



Shire of Boyup Brook
Payments 01/04/2022 - 30/04/2022
(GST Inclusive Accordingly)

Chq/EFT	Date	Name	Description	Amount
20557	26/04/2022	Water Corporation	Water Across Shire Facilities to 30/03/2022	-10,149.72
			TOTAL MUNI CHEQUES to 30 April 2022	-10,149.72



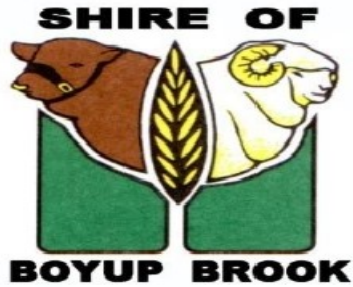
Chq/EFT	Date	Name	Description	Amount
EFT12261	01/04/2022	Ben Robinson	Reimburse Finance Manager Training Expenses	-86.40
EFT12262	01/04/2022	Ergolink	Admin PPE - Trackball Mice	-145.50
EFT12263	01/04/2022	HLS Legal Pty Ltd	Legal Costs - Contract vs. Employment Arrangement	-11,651.42
EFT12264	01/04/2022	Mallett, Carolyn	Reimburse Parks and Garden Supervisor iPhone and Accessories	-1,828.90
EFT12264	01/04/2022	Mallett, Carolyn	Reimburse Flax Mill Caravan Park Purchases	-69.90
EFT12265	04/04/2022	Ampol Petroleum Distributors Pty Ltd (prev Caltex Energy WA)	Fuel Mar2022	-3,282.40
EFT12266	04/04/2022	Australian Services Union	Payroll Deductions	-51.80
EFT12267	04/04/2022	BOC Limited	Gas Cylinder Rental Mar2022	-64.13
EFT12268	04/04/2022	BP Medical	Medical Supplies	-110.66
EFT12269	04/04/2022	Black Box Control Pty Ltd	Monthly Grader Tracking Service Apr2022	-115.50
EFT12270	04/04/2022	Boyup Brook Tyre Service	P207 Triton Duel Cab Ute - Repairs	-44.00
EFT12271	04/04/2022	Bridgetown Muffler & Towbar Centre	P192 Mazda BT-50 - Parts	-1,496.00
EFT12272	04/04/2022	Cleanaway Daniels Services Pty Ltd	Medical Centre Sharps Disposal Feb2022	-216.66
EFT12273	04/04/2022	Country Landscaping & Irrigation	Rec Grounds - Repair Cable Fault	-916.56
EFT12274	04/04/2022	DSAK Pty Ltd (Manjimup and Bridgetown)	LCRI Flax Mill Caravan Park Upgrades - Camp Kitchen Paving Paint	-178.10
EFT12275	04/04/2022	Focus Networks	SSL Wildcard Certificate Annual Renewal	-1,226.50
EFT12276	04/04/2022	GoFax (Australia)	Medical Centre - Fax Credits	-110.00
EFT12277	04/04/2022	Hales Contracting Group P/L	Occupational Health and Safety Role Dec2021	-1,452.00
EFT12277	04/04/2022	Hales Contracting Group P/L	Environmental Health Officer Role Dec2021	-924.00
EFT12277	04/04/2022	Hales Contracting Group P/L	LRCI Project Management Dec2021	-495.00
EFT12278	04/04/2022	Hales Electrical	Swimming Pool - HWS Repairs	-308.00
EFT12278	04/04/2022	Hales Electrical	LRCI Flax Mill Caravan Park Upgrades - Camp Kitchen Fridge	-1,650.00
EFT12278	04/04/2022	Hales Electrical	Medical Centre - Repair Exit Lights	-286.00
EFT12279	04/04/2022	IPEC Pty Ltd (Toll)	Freight Mar2022	-66.65
EFT12280	04/04/2022	Interfire Agencies	ESL VBFB PPE	-2,314.29
EFT12281	04/04/2022	Keen's Truck Driver Training	HR Licence Training and Test	-1,580.00
EFT12282	04/04/2022	Kings Tree Care (BH Jorgensen & TJ King t/as)	Sandakan Park - Arborist Report	-1,188.00
EFT12283	04/04/2022	Neverfail Springwater Limited	Staff Drinking Water	-31.45
EFT12284	04/04/2022	Synergy (Electricity Generation and Retail Corporation t/as)	Electricity Across Shire Facilities to 14/03/2022	-3,689.25
EFT12285	04/04/2022	The Brook Takeaway	Catering Mar2022	-115.00
EFT12286	04/04/2022	Truckline (Bunbury)	P166 Semi Tipper Trailer - Parts	-344.53
EFT12287	08/04/2022	ABCO Products Pty Ltd	Rylington Park - Cleaning Supplies	-250.88
EFT12288	08/04/2022	AgPro Management	Rylington Park - Annual Stock Pro Membership	-1,320.00
EFT12289	08/04/2022	Beulah Wines (CJ, JL & RJ Nield t/as)	Rylington Park Ladies Day - Thank You Gifts	-180.00
EFT12290	08/04/2022	Boyup Brook Accommodation (formerly Boyup Brook Bed and Breakfast)	Locum Doctor Accommodation Feb2022	-1,260.00
EFT12291	08/04/2022	Boyup Brook Co - Operative	Rylington Park - Purchases incl Fencing Supplies Mar2022	-4,555.60
EFT12292	08/04/2022	Boyup Brook Community Resource Centre	Rylington Park - Ladies Day Printing	-265.68
EFT12292	08/04/2022	Boyup Brook Community Resource Centre	Boyup Brook Gazette Advertising Apr2022	-265.00
EFT12293	08/04/2022	Boyup Brook Farm Supplies (Lakewood Downs Pty Ltd)	Rylington Park - Purchases Mar2022	-753.74
EFT12293	08/04/2022	Boyup Brook Farm Supplies (Lakewood Downs Pty Ltd)	Rylington Park - Fertiliser	-26,455.03
EFT12294	08/04/2022	Boyup Brook Tyre Service	Rylington Park - Batteries	-640.00
EFT12295	08/04/2022	Co-operative Bulk Handling Limited	Rylington Park - Destination Freight Fee	-2,433.13
EFT12296	08/04/2022	Focus Networks	Monthly MPS Support	-215.60
EFT12297	08/04/2022	Hales Electrical	Rylington Park - Dorm Power Repairs	-187.00
EFT12298	08/04/2022	Hannaford Seedmaster Services Boyup Brook & Districts	Rylington Park - Seed Cleaning	-977.04
EFT12299	08/04/2022	Hastie Waste	Rylington Park - Bulk Waste Collection Mar2022	-95.00
EFT12300	08/04/2022	Landgate	SLIP Annual Subscription 25/03/2022 to 26/03/2023	-2,405.00
EFT12301	08/04/2022	Mathwin Transport	Swimming Pool Freight Mar2022	-13.20
EFT12302	08/04/2022	Node1 Pty Ltd	Admin NBN Fixed Wireless Business Jan-Apr2022	-811.93
EFT12303	20/04/2022	AFGR1 Equipment Australia Pty Ltd	Expendable Tools	-570.00
EFT12303	20/04/2022	AFGR1 Equipment Australia Pty Ltd	P146 Small Plant - Parts	-77.15
EFT12304	20/04/2022	Amity Signs	Road Signs	-816.20
EFT12305	20/04/2022	Ampol Petroleum Distributors Pty Ltd (prev Caltex Energy WA)	Fuel Mar2022	-5,394.95
EFT12306	20/04/2022	Angela Hales	LRCI - Reimburse Flax Mill Caravan Park Camp Kitchen Blinds	-617.00
EFT12307	20/04/2022	Arrow Bronze	Niche Wall Plaque	-190.80
EFT12308	20/04/2022	Ausmic Pest Control (Rol-Wa Pty Ltd)	Rylington Park - Termite Inspection and Treatment	-528.00
EFT12309	20/04/2022	Australia Post	Postage Mar2022	-648.68
EFT12310	20/04/2022	Australian Services Union	Payroll Deductions	-51.80
EFT12311	20/04/2022	BP Medical	Medical Supplies	-2,449.70
EFT12312	20/04/2022	Boyup Brook Farm Supplies (Lakewood Downs Pty Ltd)	P146 Small Plant - Parts	-382.13
EFT12313	20/04/2022	Bridgetown Muffler & Towbar Centre	P192 Mazda BT-50 - Parts	-135.00
EFT12314	20/04/2022	Brooks Hire Service Pty Ltd	Road Maintenance - Roller Hire Feb-Mar2022	-12,796.58
EFT12315	20/04/2022	Cafe Boranup	Rylington Park - Shearing School Catering Apr2022	-828.48
EFT12316	20/04/2022	D & L Bleechmore Haulage	Rylington Park - Freight Mar2022	-4,850.45
EFT12317	20/04/2022	Downer EDI Works Pty Ltd	RRG210 BB-Arthur Road - Sealing	-163,690.56
EFT12318	20/04/2022	Fuel Brothers WA.Com Pty Ltd	Fuel Mar2022	-424.84
EFT12319	20/04/2022	Genie Solutions Pty Ltd	Medical Centre - Additional Software Licence	-1,485.00
EFT12320	20/04/2022	Haycom Technology	Medical Centre - IT Consulting Fees Mar2022	-2,622.95
EFT12321	20/04/2022	Janelle Hauti	Rylington Park - Shearer Training	-4,175.05
EFT12322	20/04/2022	Janette Kuypers	Reimburse Medical Centre Small Tables	-238.00
EFT12323	20/04/2022	Kings Tree Care (BH Jorgensen & TJ King t/as)	Music Park - Works per Arborist Report	-9,350.00
EFT12324	20/04/2022	Manjimup Liquid Waste	Tourist Centre - Septic Tank Pump Out	-980.00
EFT12325	20/04/2022	Mark Stanton	Rylington Park - Shearer Training	-3,899.00
EFT12326	20/04/2022	Modern Teaching Aids Pty Ltd	BBELC - Equipment and Educational Resources	-616.77
EFT12327	20/04/2022	Phoenix Petroleum	Rylington Park - Fuel Mar2022	-3,820.41
EFT12328	20/04/2022	Ramit Farms (I Arnstal & BL Staniforth-Smith)	RRG210 BB-Arthur Rd - Gravel	-8,046.50
EFT12329	20/04/2022	SOS Office Equipment	Photocopier Billing Mar2022 including Community Newsletters	-996.47
EFT12330	20/04/2022	SUEZ Recycling and Recovery Pty Ltd (NSW)	Paper and Cardboard Recycling Collection Mar2022	-1,169.67
EFT12331	20/04/2022	Southern Forest Home Improvements Pty Ltd	Rylington Park - House Re-roof Materials PO29246	-37,062.00
EFT12332	20/04/2022	Southern Lock & Security	Admin Building - Key Cutting	-38.50
EFT12333	20/04/2022	Southern Stump and Mulching Services	Refund Flax Mill Caravan Park Overpayment of Fees	-34.50
EFT12334	20/04/2022	Sprint Express	Freight Mar2022	-160.60



Chq/EFT	Date	Name	Description	Amount
EFT12335	20/04/2022	Synergy (Electricity Generation and Retail Corporation t/as)	Electricity Across Shire Facilities to 06/04/2022	-3,647.97
EFT12336	20/04/2022	Tara Reid	Reimburse Swimming Pool Plant Trays	-36.00
EFT12337	20/04/2022	Telstra Corporation Limited	Telephone Across Shire Facilities to 01/04/2022	-1,982.45
EFT12338	20/04/2022	The Brook Takeaway	Catering Apr2022	-105.00
EFT12339	20/04/2022	The Trustee for the Harley Trust (Harley Transport)	Rylington Park - Freight Apr2022	-440.00
EFT12340	20/04/2022	Treehouse Coffee Lounge (Webb & Troeger)	Catering Feb2022	-2,202.30
EFT12341	20/04/2022	Winc Australia Pty Limited	BBELC Cleaning Supplies	-72.60
EFT12342	20/04/2022	WingIng It (Yvette Broun)	Rylington Park - Shearing School Catering Apr2022	-1,470.00
EFT12343	20/04/2022	activ8me (Australian Private Networks Pty Ltd)	GP House and Rylington Park Internet and Phone Mar-Apr2022	-213.94
EFT12344	26/04/2022	Ampol Petroleum Distributors Pty Ltd (prev Caltex Energy WA)	Fuel Apr2022	-3,634.30
EFT12345	26/04/2022	Amy Dyer	Refund BBELC Account Credit	-77.00
EFT12346	26/04/2022	Blackwood Plant Hire	Grave Preparation	-1,485.00
EFT12347	26/04/2022	Building and Construction Training Fund BCITF	BCITF Collected Mar2022	-1,268.50
EFT12348	26/04/2022	Cleanaway Daniels Services Pty Ltd	Medical Centre - Sharps Disposal Mar2022	-116.05
EFT12349	26/04/2022	Darren Long Consulting	Assistance with Financial Reporting and Budget Mar2022	-8,662.50
EFT12350	26/04/2022	Department of Mines, Industry Regulation and Safety BSL	BSL Collected Mar2022	-2,493.20
EFT12351	26/04/2022	Department of the Premier and Cabinet - Finance Team	Government Gazette - Local Town Planning Scheme Amendments	-1,713.60
EFT12352	26/04/2022	Erlanda and Mark Deas	Rylington Park - Reimburse Mouse Traps	-88.80
EFT12353	26/04/2022	Freedom Moser	Refund BBELC Account Credit	-160.00
EFT12354	26/04/2022	Interfire Agencies	ESL VFBF PPE	-5,925.70
EFT12355	26/04/2022	Janette Kuypers	Medical Centre - Reimburse Telephone Cords	-39.75
EFT12356	26/04/2022	Jimina Shaw-Sloan	Reimburse BBELC Resource Book	-53.68
EFT12357	26/04/2022	Lamat Cleaning Services	Various Shire Buildings - Cleaning Mar2022	-2,180.00
EFT12358	26/04/2022	Mildred Chiwara	Reimburse Childcare Costs Mar2022	-1,763.32
EFT12359	26/04/2022	Moore Australia (WA) Pty Ltd (formerly Moore)	FM Training - Financial Reporting and Budget Workshops	-2,420.00
EFT12360	26/04/2022	Neverfail Springwater Limited	Council and Staff Drinking Water	-59.30
EFT12361	26/04/2022	Procurement Plus	Purchasing Policy - Review and Draft New	-2,673.00
EFT12362	26/04/2022	Shire of Boyup Brook	BSL and BCITF Commission Mar2022	-104.50
TOTAL EFT PAYMENTS to 30 April 2022				-393,358.63



Chq/EFT	Date	Name	Description	Amount
DD7188.1	06/04/2022	Salary & Wages	Payroll 06Apr2022	-1,289.32
DD7198.1	13/04/2022	Sam & Carolyn Mallett Super Fund	Payroll Deductions	-847.26
DD7198.2	13/04/2022	Public Sector Superannuation Accumulation Plan	Superannuation Contributions	-266.00
DD7198.3	13/04/2022	Aware Super	Payroll Deductions	-8,306.45
DD7198.4	13/04/2022	Rest Superannuation	Superannuation Contributions	-2,254.61
DD7198.5	13/04/2022	AMP Super Fund - SignatureSuper	Superannuation Contributions	-2,814.63
DD7198.6	13/04/2022	Australian Super	Superannuation Contributions	-2,017.10
DD7198.7	13/04/2022	Commonwealth Essential Super	Superannuation Contributions	-311.53
DD7198.8	13/04/2022	Colonial First State Superannuation	Superannuation Contributions	-492.27
DD7198.9	13/04/2022	MLC Super Fund	Superannuation Contributions	-236.04
DD7200.1	14/04/2022	Salary & Wages	Payroll 13Apr2022	-102,251.02
DD7218.1	27/04/2022	Sam & Carolyn Mallett Super Fund	Payroll Deductions	-847.26
DD7218.2	27/04/2022	Public Sector Superannuation Accumulation Plan	Superannuation Contributions	-266.00
DD7218.3	27/04/2022	Future Super	Superannuation Contributions	-232.75
DD7218.4	27/04/2022	Aware Super	Payroll Deductions	-6,964.52
DD7218.5	27/04/2022	Rest Superannuation	Superannuation Contributions	-2,223.82
DD7218.6	27/04/2022	AMP Super Fund - SignatureSuper	Superannuation Contributions	-2,774.26
DD7218.7	27/04/2022	Australian Super	Superannuation Contributions	-1,816.70
DD7218.8	27/04/2022	Commonwealth Essential Super	Superannuation Contributions	-300.25
DD7218.9	27/04/2022	Colonial First State Superannuation	Superannuation Contributions	-448.77
DD7220.1	28/04/2022	Salary & Wages	Payroll 27Apr2022	-92,305.50
DD7249.1	01/04/2022	Commonwealth Bank	Overdraft Line Fee	-30.82
DD7253.1	01/04/2022	Maia Financial Pty Ltd	Swimming Pool Gym Equipment Rental Agreement Apr2022	-7,185.00
DD7253.2	08/04/2022	Stephen & Yvonne Dent	3 Reid PI MWS House - Rent 21/04/2022-04/05/2022	-600.00
DD7253.3	22/04/2022	Stephen & Yvonne Dent	3 Reid PI MWS House - Rent 05/05/2022-18/05/2022	-600.00
DD7253.4	01/04/2022	Westnet	Admin, Medical Centre and Swimming Pool Internet Apr2022	-289.85
DD7253.5	08/04/2022	De Lage Landen Pty Ltd	Rental Agreement for Photocopier DCV11-C5573 Apr2022	-184.80
DD7253.6	22/04/2022	AGDATA Holdings Pty Ltd	Rylington Park - Phoenix Accounting Software Apr2022	-44.00
DD7253.7	08/04/2022	The Bunbury Diocesan Trustees and Anglican Parish of Boyup Brook	18 Barron St GP House - Rent 12/04/2022-25/04/2022	-600.00
DD7253.8	22/04/2022	The Bunbury Diocesan Trustees and Anglican Parish of Boyup Brook	18 Barron St GP House - Rent 26/04/2022-09/05/2022	-600.00
DD7253.9	08/04/2022	Michelle Koster and Stephen Hughes	2 Reid PI FM House - Rent 25/04/2022-08/05/2022	-660.00
DD7254.1	19/04/2022	Shire of Boyup Brook	Quest Hotels - FM Accommodation Budget Workshop 24/03/2022	-161.10
DD7254.1	19/04/2022	Shire of Boyup Brook	Quest Hotels - FM Accommodation (Duplicate Charge to be Refunded)	-162.97
DD7254.1	19/04/2022	Shire of Boyup Brook	Seek Ltd - Position Vacant Ad Online Senior Technical Project Officer	-291.50
DD7254.1	19/04/2022	Shire of Boyup Brook	Medical Centre - GoFax Credits Package	-110.00
DD7253.10	22/04/2022	Michelle Koster and Stephen Hughes	2 Reid PI FM House - Rent 09/05/2022-22/05/2022	-660.00
DD7198.10	13/04/2022	HESTA	Superannuation Contributions	-379.65
DD7218.10	27/04/2022	MLC Super Fund	Superannuation Contributions	-236.04
DD7218.11	27/04/2022	HESTA	Superannuation Contributions	-359.12
TOTAL DD MUNI ACCOUNT TO 30 April 2022				-242,420.91
DD300422	30/04/2022	Police Licensing	Police Claimed April 2022	43,524.80
TOTAL DD POLICE LICENSING ACCOUNT TO 30 April 2022				43,524.80
TOTAL DD BOYUP BROOK EARLY LEARNING CENTRE ACCOUNT TO 30 April 2022				0.00
SUMMARY				
CHQ (Muni Account)				-10,149.72
DD				-242,420.91
EFT				-393,358.63
TOTAL				-645,929.26
ALL MUNI TRANS TO 30 April 2022				-645,929.26
DD (Police Licensing Account) TO 30 April 2022				43,524.80
DD (Boyup Brook Early Learning Centre) TO 30 April 2022				0.00



SHIRE OF BOYUP BROOK

MONTHLY FINANCIAL REPORT

30 APRIL 2022

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SHIRE OF BOYUP BROOK
STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDING 30 APRIL 2022

	2021-22 ANNUAL BUDGET	2021-22 YTD ACTUAL
EXPENDITURE (Excluding Finance Costs)	\$	\$
General Purpose Funding	(137,370)	(81,432)
Governance	(403,128)	(258,627)
Law, Order, Public Safety	(400,084)	(324,510)
Health	(1,569,527)	(975,504)
Education and Welfare	(319,914)	-265,009
Housing	(152,907)	(64,265)
Community Amenities	(469,520)	(318,420)
Recreation and Culture	(1,117,428)	(681,461)
Transport	(3,976,680)	(1,155,681)
Economic Services	(651,458)	(310,987)
Other Property and Services	(688,914)	(288,122)
	(9,886,930)	(4,724,018)
REVENUE		
General Purpose Funding	3,867,689	4,936,577
Governance	0	250
Law, Order, Public Safety	158,689	136,990
Health	1,108,380	663,840
Education and Welfare	165,000	154,938
Housing	76,174	50,135
Community Amenities	223,600	228,501
Recreation and Culture	50,694	64,632
Transport	202,981	201,129
Economic Services	107,077	106,638
Other Property & Services	778,777	968,997
	6,739,061	7,512,628
<i>Increase/(Decrease)</i>	(3,147,869)	2,788,610
FINANCE COSTS		
Housing	(2,268)	(2,267)
Recreation & Culture	(4,132)	(4,132)
Other Property & Services	(2,125)	0
Total Finance Costs	(8,525)	(6,399)
NON-OPERATING REVENUE		
Recreation & Culture	192,221	79,067
Transport	1,945,165	717,735
Economic Services	521,820	0
Total Non-Operating Revenue	2,659,206	796,801
PROFIT/(LOSS) ON SALE OF ASSETS		
Housing Profit	0	0
Transport Profit	0	0
Transport Loss	0	0
<i>Total Profit/(Loss)</i>	0	0
NET RESULT	(497,188)	3,579,012
Other Comprehensive Income		
Changes on revaluation of non-current assets	0	0
<i>Total Abnormal Items</i>	0	0
TOTAL COMPREHENSIVE INCOME	(497,188)	3,579,012

SHIRE OF BOYUP BROOK
STATEMENT OF COMPREHENSIVE INCOME
BY NATURE/TYPE
FOR THE PERIOD ENDING 30 APRIL 2022

	2021-22 ORIGINAL BUDGET	2021-22 YTD ACTUAL
Expenses		
Employee Costs	(3,136,286)	(2,929,569)
Materials and Contracts	(2,352,591)	(1,179,108)
Utility Charges	(221,024)	(147,681)
Depreciation on Non-Current Assets	(3,586,939)	0
Interest Expenses	(8,525)	(6,399)
Insurance Expenses	(244,831)	(232,682)
Other Expenditure	(345,259)	(234,978)
	(9,895,455)	(4,730,417)
Revenue		
Rates	3,142,969	3,149,305
Operating Grants, Subsidies and Contributions	1,032,368	2,086,504
Fees and Charges	1,736,814	1,254,823
Interest Earnings	32,100	27,508
Other Revenue	794,810	994,488
	6,739,061	7,512,628
	(3,156,394)	2,782,211
Non-Operating Grants, Subsidies & Contributions	2,659,206	796,801
Profit on Asset Disposals	0	0
Loss on Asset Disposals	0	0
	2,659,206	796,801
Net Result	(497,188)	3,579,012
Other Comprehensive Income		
Changes on revaluation of non-current assets	0	0
Total Other Comprehensive Income	0	0
TOTAL COMPREHENSIVE INCOME	(497,188)	3,579,012

SHIRE OF BOYUP BROOK
FINANCIAL ACTIVITY STATEMENT BY FUNCTION/PROGRAM
FOR THE PERIOD ENDING 30 APRIL 2022

	2021-22 ORIGINAL BUDGET	2021-22 AMENDED BUDGET	2021-22 YTD BUDGET (a)	2021-22 YTD ACTUAL (b)	MATERIAL \$ (b)-(a)	MATERIAL % (b)-(a)/(a)	VAR
OPERATING REVENUE	\$	\$	\$	\$			
General Purpose Funding	725,725	806,578	544,771	1,787,272	1,242,501	(69.52%)	
Governance	0	25,100	0	250	Within Threshold	100.00%	▲
Law, Order Public Safety	158,689	272,066	140,129	136,990	Within Threshold	Within Threshold	▲
Health	1,108,380	1,059,830	887,368	663,840	(223,528)	33.67%	
Education and Welfare	165,000	145,650	150,365	154,938	Within Threshold	Within Threshold	▲
Housing	76,174	71,501	64,826	50,135	(14,691)	(29.30%)	▼
Community Amenities	223,600	215,229	220,184	228,501	Within Threshold	Within Threshold	▲
Recreation and Culture	50,694	43,813	50,318	64,632	14,314	22.15%	▲
Transport	202,981	193,580	197,383	201,129	Within Threshold	Within Threshold	▲
Economic Services	107,077	92,969	90,526	106,638	16,112	(15.11%)	
Other Property and Services	778,777	513,313	655,408	968,997	313,589	32.36%	▲
	3,597,097	3,439,629	3,001,278	4,363,323	1,348,297		
LESS OPERATING EXPENDITURE							
General Purpose Funding	(137,370)	(139,443)	(114,737)	(81,432)	33,305	40.90%	▲
Governance	(403,128)	(386,917)	(345,697)	(258,627)	87,070	33.67%	▲
Law, Order, Public Safety	(400,084)	(521,564)	(365,592)	(324,510)	41,082	12.66%	▲
Health	(1,569,527)	(1,443,420)	(1,186,970)	(975,504)	211,466	21.68%	▲
Education and Welfare	(319,914)	(261,268)	(284,694)	(265,009)	19,685	Within Threshold	▲
Housing	(155,175)	(173,628)	(141,118)	(66,532)	74,586	112.10%	▲
Community Amenities	(469,520)	(456,723)	(388,571)	(318,420)	70,151	22.03%	▲
Recreation and Culture	(1,121,560)	(1,220,893)	(965,103)	(685,593)	279,510	40.77%	▲
Transport	(3,976,680)	(4,056,062)	(3,229,963)	(1,155,681)	2,074,282	179.49%	▲
Economic Services	(651,458)	(662,873)	(477,097)	(310,987)	166,111	53.41%	▲
Other Property & Services	(691,039)	(569,725)	(459,380)	(288,122)	171,258	59.44%	▲
	(9,895,455)	(9,892,515)	(7,958,923)	(4,730,417)	3,228,506		
<i>Increase(Decrease)</i>	(6,298,358)	(6,452,886)	(4,957,645)	(367,094)	4,576,802		
NON-CASH OPERATING ACTIVITIES EXCLUDED FROM BUDGET							
Movement in Employee Provisions (Non-current)	40,045	43,030	0	0	Within Threshold	0.00%	
(Profit)/ Loss on the disposal of assets	0	0	0	0	Within Threshold	0.00%	
Depreciation Written Back	3,586,939	3,586,939	2,894,617	0	(2,894,617)	0.00%	
	3,626,984	3,629,969	2,894,617	0	(2,894,617)		
<i>Sub Total</i>	(2,671,374)	(2,822,917)	(2,063,028)	(367,094)	1,682,185		
INVESTING ACTIVITIES							
Purchase of Land	0		(170,000)	(219,627)	(49,627)	(22.60%)	
Purchase Buildings	(484,544)	(89,892)	(314,544)	(295,065)	19,479	Within Threshold	
Purchase Plant and Equipment	(928,500)	(173,031)	(928,500)	(200,819)	727,681	362.36%	
Purchase Furniture and Equipment	0	(46,750)	0	0	Within Threshold	0%	
Infrastructure Assets - Roads	(2,637,451)	(2,853,666)	(2,488,595)	(1,258,038)	1,230,557	97.82%	
Infrastructure Assets - Footpaths	(143,850)	0	(143,850)	0	143,850	0.00%	
Infrastructure Assets - Aerodromes	(49,575)	0	(49,575)	0	49,575	0.00%	
Infrastructure Assets - Drainage	(49,875)	(70,824)	(49,875)	(606)	49,269	(8130.20%)	
Infrastructure Assets - Parks & Ovals	(11,300)	0	(11,300)	(6,374)	Within Threshold	77.29%	
Infrastructure Assets - Recreation	(497,964)	(207,665)	(460,464)	(228,410)	232,054	101.60%	
Infrastructure Assets - Other	(646,820)	(271,519)	(398,092)	(18,594)	379,498	2040.97%	
Proceeds from Sale of Assets	62,500	195,732	62,500	27,273	(35,227)	(129.17%)	
Contributions for the Development of Assets	2,659,206	2,513,212	1,994,886	796,801	(1,198,085)	(150.36%)	
Amount Attributable to Investing Activities	(2,728,173)	(1,004,403)	(2,957,409)	(1,403,459)	1,549,024		
FINANCING ACTIVITIES							
Repayment of Debt - Loan Principal	(27,711)	(36,156)	(19,040)	(20,178)	Within Threshold	Within Threshold	
Transfer to Reserves	(138,704)	(152,567)	(4,167)	(1,369)	Within Threshold	204.35%	▲
Amount Attributable to Financing Activities	(166,415)	(188,723)	(23,207)	(21,547)	0		
<i>Sub Total</i>	(5,565,962)	(4,016,043)	(5,043,643)	(1,792,100)	3,231,209		
FUNDING FROM							
Transfer from Reserves	135,997	0	0	0	Within Threshold	0%	▲
Loans Raised	170,000	0	170,000	0	(170,000)	0%	
Estimated Opening Surplus at 1 July	2,118,000	2,239,964	2,118,000	2,248,459	130,459	Within Threshold	▲
Amount Raised from General Rates	3,141,964	3,006,287	3,141,964	3,149,305	Within Threshold	Within Threshold	▲
Closing Funds	0	0	0	0	Within Threshold	0%	▲
	5,565,961	5,246,251	5,429,964	5,397,764	(39,541)		
NET SURPLUS/(DEFICIT)	(1)	1,230,208	386,321	3,605,664			

SHIRE OF BOYUP BROOK
FINANCIAL ACTIVITY STATEMENT BY NATURE/TYPE
FOR THE PERIOD ENDING 30 APRIL 2022

	Code	2021-22 ORIGINAL BUDGET	2021-22 YTD BUDGET (a)	2021-22 YTD ACTUAL (b)	MATERIAL \$ (b)-(a)	MATERIAL % (b)-(a)/(a)	VAR
OPERATING REVENUE							
Ex-Gratia Rates & Write-offs	19	\$ 1,005	\$ 1,047	\$ 0	Within Threshold	0%	▲
Operating Grants, Subsidies and Contributions	11	1,032,368	840,089	2,086,504	1,246,415	(59.74%)	
Fees and Charges	14	1,736,814	1,467,982	1,254,823	(213,160)	16.99%	
Interest Earnings	16	32,100	26,809	27,508	Within Threshold	Within Threshold	
Other Revenue	17	794,810	665,351	994,488	329,138	(33.10%)	
Profit on Disposal of Asset	18	0	0	0	Within Threshold	0%	
		3,597,097	3,001,278	4,363,323	1,362,393		
LESS OPERATING EXPENDITURE							
Employee Costs	30	(3,136,286)	(2,422,934)	(2,659,832)	(236,898)	Within Threshold	
Materials and Contracts	32	(2,352,591)	(1,818,759)	(1,448,845)	369,914	(25.53%)	
Utility Charges	34	(221,024)	(176,987)	(147,681)	29,307	19.84%	
Depreciation on Non-Current Assets	33	(3,586,939)	(2,894,617)	0	2,894,617	0%	
Interest Expenses	36	(8,525)	(21,754)	(6,399)	15,355	239.95%	
Insurance Expenses	35	(244,831)	(242,283)	(232,682)	Within Threshold	Within Threshold	
Other Expenditure	37	(345,259)	(381,588)	(234,978)	146,610	62.39%	
Loss on Disposal of Asset	38	0	0	0	Within Threshold	0.00%	
		(9,895,455)	(7,958,923)	(4,730,417)	3,218,905		
	<i>Increase(Decrease)</i>	(6,298,358)	(4,957,645)	(367,094)	4,581,298		
NON-CASH OPERATING ACTIVITIES EXCLUDED FROM BUDGET							
Movement in Employee Provisions (Non-current)		40,045	0	0	Within Threshold	0.00%	
(Profit)/ Loss on the disposal of assets		0	0	0	Within Threshold	0.00%	
Depreciation Written Back		3,586,939	2,894,617	0	(2,894,617)	0.00%	
		3,626,984	2,894,617	0	(2,894,617)		
	<i>Sub Total</i>	(2,671,374)	(2,063,028)	(367,094)	1,686,680		
INVESTING ACTIVITIES							
Purchase of Land		0	(170,000)	(219,627)	(49,627)	22.60%	
Purchase Buildings		(484,544)	(314,544)	(295,065)	19,479	Within Threshold	▲
Purchase Plant and Equipment		(928,500)	(928,500)	(200,819)	727,681	(362.36%)	
Purchase Furniture and Equipment		0	0	0	Within Threshold	0.00%	
Infrastructure Assets - Roads		(2,637,451)	(2,488,595)	(1,258,038)	1,230,557	(97.82%)	
Infrastructure Assets - Footpaths		(143,850)	(143,850)	0	143,850	0.00%	
Infrastructure Assets - Aerodromes		(49,575)	(49,575)	0	49,575	0.00%	
Infrastructure Assets - Drainage		(49,875)	(49,875)	(606)	49,269	(8130.20%)	
Infrastructure Assets - Parks & Ovals		(11,300)	(11,300)	(6,374)	Within Threshold	(77.29%)	
Infrastructure Assets - Recreation		(497,964)	(460,464)	(228,410)	232,054	101.60%	▲
Infrastructure Assets - Other		(646,820)	(398,092)	(18,594)	379,498	2040.97%	▲
Proceeds from Sale of Assets		62,500	62,500	27,273	(35,227)	(129.17%)	▼
Contributions for the Development of Assets	13	2,659,206	1,994,886	796,801	(1,198,085)	150.36%	
Amount Attributable to Investing Activities		(2,728,173)	(2,957,409)	(1,403,459)	1,549,024		
FINANCING ACTIVITIES							
Repayment of Debt - Loan Principal		(27,711)	(19,040)	(20,178)	Within Threshold	Within Threshold	▲
Transfer to Reserves		(138,704)	(4,167)	(1,369)	Within Threshold	(204.35%)	
Amount Attributable to Financing Activities		(166,415)	(23,207)	(21,547)	0		
	<i>Sub Total</i>	(5,565,962)	(5,043,643)	(1,792,100)	3,235,704		
FUNDING FROM							
Transfer from Reserves		135,997	0	0	Within Threshold	0%	▲
Loans Raised		170,000	170,000	0	(170,000)	0%	
Estimated Opening Surplus at 1 July		2,118,000	2,118,000	2,248,459	130,459	Within Threshold	▲
Amount Raised from General Rates	10	3,141,964	3,141,964	3,149,305	Within Threshold	Within Threshold	▲
Closing Funds		0	0	0	Within Threshold	0%	▲
		5,565,961	5,429,964	5,397,764	(39,541)		
NET SURPLUS/(DEFICIT)		(1)	386,321	3,605,664			

**SHIRE OF BOYUP BROOK
SUMMARY OF CURRENT ASSETS AND LIABILITIES
FOR THE PERIOD ENDING 30 APRIL 2022**

	ACTUAL 30 APRIL 2022
<u>Current Assets</u>	
Cash at bank and on Hand	4,045,179
Restricted Cash	124,813
Restricted Cash Reserves	2,390,698
Trade Receivables	1,179,429
Stock on Hand	702,685
Total Current Assets	8,442,804
 <u>Current Liabilities</u>	
Trade Creditors	(\$760,278)
Bonds and Deposits	(\$182,615)
Accrued Wages	(\$64,569)
Accrued Interest on Loans	(\$2,392)
Accrued Expense	(\$62,318)
ATO Liabilities	\$0
Contract Liability	(\$462,655)
Loan Liability	\$0
Provisions	(\$338,207)
Total Current Liabilities	(\$1,873,034)
 Sub-Total	6,569,769
Adjustments	
LESS Cash Backed Reserves	(\$2,390,698)
LESS Restricted Cash	\$0
LESS Inventory	(\$702,685)
LESS Prepaid Expenses	\$0
ADD: Employee Leave Provisions	\$0
ADD: Accrued Interest	\$2,392
ADD: Accrued Salaries & Wages	\$64,569
ADD: Accrued Expenses	\$62,318
ADD: Current Loan Liability	\$0
Rounding	-2
Net Current Position	3,605,664

SHIRE OF BOYUP BROOK
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDING 30 APRIL 2022

EXPLANATION OF MATERIAL VARIANCES

REPORTING PROGRAM & EXPLANATION	TIMING / PERMANENT	\$ VARIANCE	% VARIANCE
OPERATING REVENUE			
General Purpose Funding			
General purpose and local road grant allocations higher than budget estimate. Increase in advanced paid general purpose and local road grants for 2022/2023.	PERMANENT	1,242,501	(69.52%)
Governance			
Variance within \$10,000 Materiality Threshold		Within Threshold	100.00%
Law Order & Public Safety -			
Variance within \$10,000 Materiality Threshold		Within Threshold	Within Threshold
Health			
Medical surgery revenue lower than anticipated for reporting period.	TIMING	(223,528)	33.67%
Education & Welfare			
Variance within \$10,000 Materiality Threshold		Within Threshold	Within Threshold
Housing			
Community Housing grant and rental income lower than anticipated for reporting period.	TIMING	(14,691)	(29.30%)
Community Amenities			
Variance within \$10,000 Materiality Threshold		Within Threshold	Within Threshold
Recreation & Culture			
Increase in swimming pool fees.	PERMANENT	14,314	22.15%
Transport			
Variance within \$10,000 Materiality Threshold		Within Threshold	Within Threshold
Economic Services			
Increase in caravan park fees. Increase in building licence fees and increase in standpipe water fees.	PERMANENT	16,112	(15.11%)
Other Property and Services			
Increase in worker compensation reimbursements. Diesel fuel rebate lower than anticipated for reporting period. Rylington Park Income higher than anticipated for reporting period.	TIMING	313,589	32.36%

SHIRE OF BOYUP BROOK
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDING 30 APRIL 2022

EXPLANATION OF MATERIAL VARIANCES

REPORTING PROGRAM & EXPLANATION	TIMING / PERMANENT	\$ VARIANCE	% VARIANCE
OPERATING EXPENDITURE			
General Purpose Funding			
Administration allocations lower than anticipated for reporting period.		33,305	40.90%
Governance			
Depreciation expenses not yet raised. Member sitting fees, Conference expenses, Member Donation expenses, and Warren-Blackwood Alliance expenses lower than anticipated for reporting period.	TIMING	87,070	33.67%
Law Order & Public Safety -			
Depreciation expenses not yet raised. Leave payout under Fire Hazard Reduction expenses not anticipated. ESL clothing expenses and plant & equipment maintenance expenses higher than budget estimate.	PERMANENT/ TIMING	41,082	12.66%
Health			
Depreciation expenses not yet raised. Administration allocations lower than anticipated for reporting period. Health administration expenses higher than budget estimate. Medical Services employee expenses and superannuation expenses lower than anticipated for reporting period. Medical Centre insurance premium expenses and computer expenses lower than anticipated for reporting period. Medical service general operations expenses higher than budget estimate. Medical Locum expenses lower than anticipated for reporting period.	PERMANENT/ TIMING	211,466	21.68%
Education & Welfare			
Depreciation expenses not yet raised. Interest on Aged Initiative loan lower than anticipated. Early Learning Centre Employee costs higher than anticipated for reporting period. Administration allocations lower than anticipated for reporting period.	PERMANENT/ TIMING	19,685	Within Threshold
Housing			
Depreciation expenses not yet raised. Staff housing expenses lower than anticipated for reporting period. Boyup Brook Citizens Lodge expenses and Community Housing Units expenses lower than anticipated for reporting period.	TIMING	74,586	112.10%
Community Amenities			
Depreciation expenses not yet raised. Boyup Transfer Station employee expenses and Boyup Brook Transfer Station expenses lower than anticipated for reporting period. Cemetery operation expenses higher than anticipated for reporting period.	TIMING	70,151	22.03%
Recreation & Culture			
Depreciation expenses not yet raised. Boyup Brook halls operation expenses higher than anticipated for reporting period. Recreation complex wages and overheads, Townsite Gardens maintenance expenses, Reserves and Parks wages and overheads expenses higher than anticipated for reporting period. Support for UBAS expenses higher than anticipated for reporting period. Swimming pool general operations expenses and swimming pool building expenses lower than anticipated for reporting period. Swimming pool employee costs higher than anticipated for reporting period. Library operational expenses lower than anticipated for reporting period.	TIMING	279,510	40.77%
Transport			
Depreciation expenses not yet raised. Depot building costs, Road maintenance and repairs expenses, maintenance grading expenses, Repairs & Maint - bridges expenses, town services tree pruning expenses, and emergency services expenses higher than anticipated for reporting period. Drains & culverts expenses, Town services verge spraying expenses lower than anticipated for reporting period.	TIMING	2,074,282	179.49%

**SHIRE OF BOYUP BROOK
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDING 30 APRIL 2022**

EXPLANATION OF MATERIAL VARIANCES

REPORTING PROGRAM & EXPLANATION	TIMING / PERMANENT	\$ VARIANCE	% VARIANCE
OPERATING EXPENDITURE			
Economic Service			
Depreciation expenses not yet raised. Rural services expenses lower than anticipated for reporting period. Community development officer expenses higher than anticipated for reporting period. Caravan Park/Flaxmill operation expenses lower than anticipated for reporting period. Saleyards expenses lower than anticipated for reporting period. Economic development project expenses lower than anticipated for reporting period.	PERMANENT/ TIMING	166,111	53.41%
Other Property & Services			
Depreciation expenses not yet raised. Training and meeting expenses, and Occupational Health & Safety expenses higher than anticipated for reporting period. Superannuation expenses lower than anticipated for reporting period. Fuel & oil expenses, parts & repairs expenses, blades & points expenses lower than anticipated for reporting period. Employer Indemnity Insurance expenses higher than anticipated for reporting period. Administration staff employee expenses, superannuation expenses, consultants expenses and telephone expenses lower than anticipated for reporting period. Rylington Park operational expenses higher than anticipated for reporting period.	TIMING	171,258	59.44%

SHIRE OF BOYUP BROOK
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDING 30 APRIL 2022

EXPLANATION OF MATERIAL VARIANCES

REPORTING PROGRAM & EXPLANATION	TIMING / PERMANENT	\$ VARIANCE	% VARIANCE
CAPITAL REVENUES			
<u>Non-Operating Grants, Subsidies & Contributions</u>			
<u>Recreation & Culture</u>			
Recreation - Capital Grants & Contributions - Oval Light Grants - Funding lower than anticipated for reporting period.	TIMING	(30,155)	
Grants and Contributions - Swimming Pool - Grant funding higher than anticipated for reporting period.	TIMING	6,000	
Non-Operating Grants - Sandakan Memorial Grant - Grant received earlier than anticipated	TIMING	16,001	
<u>Transport</u>			
Regional Road Group Grants - RRG funding lower than anticipated for reporting period.	TIMING	(422,900)	
Roads to Recovery Grants - Grant funding received lower than anticipated for reporting period.	TIMING	(435,813)	
LRCI Commonwealth Grant - Grant funding received lower than anticipated for reporting period.	TIMING	(174,896)	
Special Bridge funding MRDWA - Bridge funding received lower than anticipated for reporting period.	TIMING	(127,500)	
Non-Operating Grants & Subsidies Airport - Grant funding received lower than anticipated for reporting period.	TIMING	(23,821)	
		<u>(1,193,085)</u>	(150.36%)
<u>Proceeds from Sale of Assets</u>			
Proceeds from Sale of Assets - Trade-in of all vehicles not yet occurred.	TIMING	(35,227)	
Proceeds from Sale of Assets -		0	
		<u>(35,227)</u>	(129.17%)
<u>Transfers from Reserve</u>			
Transfers from Reserve -		0	0%

SHIRE OF BOYUP BROOK
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDING 30 APRIL 2022

EXPLANATION OF MATERIAL VARIANCES

REPORTING PROGRAM & EXPLANATION	TIMING / PERMANENT	\$ VARIANCE	% VARIANCE
CAPITAL EXPENDITURE			
<u>Transfers to Reserve</u>			
Transfers to Reserve - Interest on Reserve Accounts higher than anticipated for reporting period.	TIMING	(2,798)	204.35%
<u>Land</u>			
<u>Housing</u>			
Land Acquisition - Land acquisition costs higher than anticipated for reporting period	TIMING	(49,627)	
Total (Over)/Under Budget		(49,627)	0.00%
<u>Buildings</u>			
<u>Recreation & Culture</u>			
LRCI 2 - Lesser Hall Flooring Replacement - Project not yet commenced	TIMING	15,000	
Swimming Pool Buildings - Lands & Buildings - Project expenses lower than anticipated for reporting period.	TIMING	4,974	
LRCI 2 - Swimming Pool Buildings - Gym Access Upgrade - Project expenses higher than anticipated.	TIMING	(32,095)	
LRCI 2 - Swimming Pool Buildings - Floor Covering Replacement - Project expenses lower than anticipated for reporting period.	TIMING	25,522	
<u>Economic Services</u>			
LRCI Building Projects - Flaxmill - Project expenses lower than anticipated for reporting period	TIMING	31,435	
<u>Other Property & Services</u>			
Administration Building - Building Renewals & Upgrades - No Budget allocation **NB**	PERMANENT	(5,000)	
Rylington Park House Capital - project not yet commenced	TIMING	17,998	
Rylington Park Chemical Shed - Project not yet commenced	TIMING	5,381	
		19,479	Threshold
<u>Plant & Equipment</u>			
<u>Recreation & Culture</u>			
Swimming Pool - Plant & Equipment - Acquisition not yet occurred.	TIMING	7,500	
<u>Transport</u>			
DWS - Fleet Vehicles - Acquisition not yet occurred.		48,000	
Light Plant (eg Portable Traffic Lights) - Acquisition expenses lower than anticipated for reporting period.	TIMING	35,000	
Heavy Plant (Graders etc) Purchases - All acquisitions not yet occurred.	TIMING	540,037	
<u>Other Property & Services</u>			
Pool Vehicle - Acquisition not yet occurred.		60,000	
Rylington Park Plant & Equipment - Acquisition not yet occurred.	TIMING	60,000	
Rylington Park Dorm Rooms Air Conditioners - Air conditioning expenses higher than budget estimate.	PERMANENT	(17,856)	
Total (Over)/Under Budget		727,681	362.36%
<u>Road Construction</u>			
Roads to Recovery Road Projects - Project expenditure lower than anticipated for reporting period.	TIMING	442,388	
Regional Road Group - Project expenses lower than anticipated for reporting period.	TIMING	726,617	
Municipal Funded Gravel Sheetting Road Projects - Project not yet commenced	TIMING	55,579	
Municipal Funded - Winter Grading - Project expenses higher than anticipated for reporting period.	TIMING	(164,027)	
Total (Over)/Under Budget		1,230,557	97.82%

SHIRE OF BOYUP BROOK
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDING 30 APRIL 2022

EXPLANATION OF MATERIAL VARIANCES

REPORTING PROGRAM & EXPLANATION	TIMING / PERMANENT	\$ VARIANCE	% VARIANCE
<u>Footpath Construction</u>			
Footpaths/Bike paths Construction - Projects not yet commenced.	TIMING	75,600	
Total (Over)/Under Budget		75,600	0.00%
<u>Drainage Infrastructure</u>			
Drainage Projects - Drainage projects expenses lower than anticipated for reporting period.	TIMING	49,269	
Total (Over)/Under Budget		49,269	(8130.20%)
<u>Airport Infrastructure</u>			
Aerodrome Runway Reconstruction - Project not yet commenced	TIMING	49,575	
Total (Over)/Under Budget		49,575	0.00%
<u>Parks & Ovals Infrastructure</u>			
Sandakan Memorial Capital Improvements - Project expenses lower than anticipated for reporting period.	TIMING	4,926	
Total (Over)/Under Budget		4,926	77.29%
<u>Recreation Infrastructure</u>			
LRCI 2 Swimming Pool Capital Upgrades - Project expenses lower than anticipated for reporting period	TIMING	24,819	
LRCI 2 - Swimming Pool Chlorine System Replacement - Project expenses lower than anticipated for reporting period.	TIMING	2,767	
Recreation Infrastructure - Capital Renewals - Pipeline project not yet commenced	TIMING	112,500	
Football Oval Lighting Upgrade - CSRFF - Project expenses lower than anticipated for reporting period	TIMING	91,968	
Total (Over)/Under Budget		232,054	101.60%
<u>Other Infrastructure</u>			
<u>Economic Services</u>			
LRCI 1 - Flax Mill / Caravan Park Upgrades - Project expenses higher than anticipated for reporting period.	TIMING	(7,033)	
LRCI 1 - Tourism Centre Upgrades		0	
Boyup Brook Viewing Tower Construction - Project not proceeding - funding application unsuccessful.	PERMANENT	373,092	
<u>Other Property & Services</u>			
Rylington Park Rain Water Tank - Project expenses lower than anticipated for reporting period.	TIMING	13,439	
Total (Over)/Under Budget		379,498	2040.97%
Note: (NB) = No Budget Provision Made			

**SHIRE OF BOYUP BROOK
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDING 30 APRIL 2022**

	Note	2020-21 ACTUAL \$	2021-22 ACTUAL \$	Variance \$
Current assets				
Unrestricted Cash & Cash Equivalents		2,976,194	4,026,100	1,049,906
Restricted Cash		2,389,329	2,390,698	1,369
Trade and other receivables		621,352	1,178,739	557,387
Inventories		702,685	702,685	0
Other assets		0	0	0
Total current assets		6,693,671	8,442,113	1,748,442
Non-current assets				
Trade and other receivables		23,574	23,574	0
LG House Unit Trust		73,807	73,807	0
Land		2,302,466	2,522,093	219,627
Buildings		10,077,463	10,372,528	295,065
Furniture & Equipment		54,435	54,435	0
Plant & Equipment		2,730,905	2,904,452	173,546
Infrastructure Assets - Roads		75,298,522	76,556,560	1,258,038
Infrastructure Assets - Bridges		17,641,156	17,641,156	0
Infrastructure Assets - Footpaths		1,147,516	1,147,516	0
Infrastructure Assets - Recreation		1,617,220	1,843,194	225,974
Infrastructure Assets - Drainage		10,349,028	10,349,634	606
Infrastructure Assets - Parks/Ovals		415,130	417,565	2,436
Infrastructure Assets - Other		3,322,929	3,347,896	24,968
Total non-current assets		125,054,149	127,254,409	2,200,260
Total assets		131,747,819	135,696,522	3,948,703
Current liabilities				
Trade and other payables		417,279	888,867	-471,588
Bonds and deposits		41,331	182,615	-141,284
Contract Liabilities		685,660	462,655	223,004
Interest-bearing loans and borrowings		20,178	0	20,178
Provisions		338,207	338,207	0
Total current liabilities		1,502,654	1,872,344	-369,690
Non-current liabilities				
Interest-bearing loans and borrowings		93,502	93,502	0
Provisions		16,850	16,850	0
Total non-current liabilities		110,352	110,352	0
Total liabilities		1,613,006	1,982,696	-369,690
Net assets		130,134,813	133,713,826	3,579,012
Equity				
Retained surplus		59,469,831	59,468,462	-1,369
Net Result		0	3,579,012	3,579,012
Reserve - asset revaluation		68,275,654	68,275,654	0
Reserve - Cash backed		2,389,329	2,390,698	1,369
Total equity		130,134,813	133,713,826	3,579,012

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

**SHIRE OF BOYUP BROOK
STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDING 30 APRIL 2022**

	Note	2020-21 ACTUAL \$	2021-22 BUDGET \$	2021-22 ACTUAL \$
Cash Flows from operating activities				
Payments				
Employee Costs		(3,375,493)	(3,458,423)	(2,411,736)
Materials & Contracts		(1,285,877)	(2,336,056)	(1,315,771)
Utilities (gas, electricity, water, etc)		(191,781)	(221,024)	(147,681)
Insurance		(203,291)	(8,525)	(232,682)
Interest Expense		(76,918)	(244,831)	(6,399)
Goods and Services Tax Paid		(81,639)	0	(121,152)
Other Expenses		(201,857)	(345,259)	(234,978)
		(5,416,856)	(6,614,118)	(4,470,399)
Receipts				
Rates		2,946,636	3,142,969	3,026,904
Operating Grants & Subsidies		1,936,757	1,004,774	1,807,938
Fees and Charges		1,803,022	1,836,814	1,254,823
Interest Earnings		32,364	32,100	27,508
Goods and Services Tax		3,391	359,700	27,555
Other		768,139	801,352	1,135,772
		7,490,309	7,177,709	7,280,500
Net Cash flows from Operating Activities		2,073,454	563,591	2,810,102
Cash flows from investing activities				
Payments				
Purchase of Land		0	(170,000)	(219,627)
Purchase of Buildings		(216,335)	(314,544)	(295,065)
Purchase Plant and Equipment		(183,576)	(928,500)	(200,819)
Purchase Furniture and Equipment		(16,750)	0	0
Purchase Road Infrastructure Assets		(1,680,847)	(2,467,451)	(1,258,038)
Purchase of Bridges Assets		(722,000)	(170,000)	0
Purchase of Footpath Assets		0	(143,850)	0
Purchase Drainage Assets		(85,356)	(49,875)	(606)
Purchase Parks & Ovals Assets		(4,000)	(11,300)	(8,809)
Purchase Recreation Assets		(134,056)	(497,964)	(225,974)
Purchase Infrastructure Other Assets		(96,808)	(696,395)	(18,594)
Receipts				
Proceeds from Sale of Assets		192,727	62,500	27,273
Non-Operating grants used for Development of Assets		2,069,877	2,000,869	601,392
		(877,124)	(3,386,510)	(1,598,869)
Cash flows from financing activities				
Repayment of Debentures		(319,487)	(27,711)	(20,178)
Advances to Community Groups		0	0	0
Revenue from Self Supporting Loans		0	0	0
Proceeds from New Debentures		0	170,000	0
Net cash flows from financing activities		(319,487)	142,289	(20,178)
Net increase/(decrease) in cash held		876,843	(2,680,630)	1,191,055
Cash at the Beginning of Reporting Period		4,492,791	5,276,581	5,369,634
Cash at the End of Reporting Period		5,369,634	2,595,951	6,560,689

**SHIRE OF BOYUP BROOK
STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDING 30 APRIL 2022**

Notes

	2020-21 ACTUAL \$	2021-22 BUDGET \$	2021-22 ACTUAL \$
RECONCILIATION OF CASH			
Cash at Bank	2,654,711	57,821	4,257,574
Restricted Cash	2,708,973	2,532,180	2,296,965
Cash on Hand	5,950	5,950	6,150
TOTAL CASH	5,369,634	2,595,951	6,560,689
RECONCILIATION OF NET CASH USED IN OPERATING ACTIVITIES TO OPERATING RESULT			
Net Result (As per Comprehensive Income Statement)	1,187,530	(497,188)	3,579,012
Add back Depreciation	3,504,032	3,586,939	0
(Gain)/Loss on Disposal of Assets	(70,178)	-	0
AASB15 Adjustment			
LG House Unit trust	(2,586)		
Self Supporting Loan Principal Reimbursements	0	-	0
Contributions for the Development of Assets	(2,231,363)	(2,000,869)	(796,801)
Changes in Assets and Liabilities			
(Increase)/Decrease in Inventory	(71,503)	0	0
(Increase)/Decrease in Receivables	(331,582)	482,777	(361,977)
Increase/(Decrease) in Accounts Payable	135,294	(362,182)	389,868
Increase/(Decrease) in Contract Liability	27,595	(685,931)	0
Increase/(Decrease) in Prepayments	0	0	0
Increase/(Decrease) in Employee Provisions	(73,784)	40,045	0
Increase/(Decrease) in Accrued Expenses	0	0	0
Rounding	-	0	0
NET CASH FROM/(USED) IN OPERATING ACTIVITIES	2,073,454	563,591	2,810,102

Shire of Boyup Brook
MONTHLY FINANCIAL REPORT

Details By Function Under The Following Program Titles
 And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
Proceeds Sale of Assets							
123001	Proceeds Sale of Assets	(\$62,500)	(\$27,273)	(\$27,273)	\$0	(\$62,500)	\$0
092010	Proceeds - Sale of Land/Buildings	\$0	\$0	\$0	\$0	\$0	\$0
PROCEEDS FROM SALE OF ASSETS		(\$62,500)	(\$27,273)	(\$27,273)	\$0	(\$62,500)	\$0
Written Down Value							
	Written Down Value - Works Plant	\$62,500	\$0	\$0	\$0	\$0	\$62,500
Sub Total - WDV ON DISPOSAL OF ASSET		\$62,500	\$0	\$0	\$0	\$0	\$62,500
Total - GAIN/LOSS ON DISPOSAL OF ASSET		\$0	(\$27,273)	(\$27,273)	\$0	(\$62,500)	\$62,500
Total - OPERATING STATEMENT		\$0	(\$27,273)	(\$27,273)	\$0	(\$62,500)	\$62,500

Shire of Boyup Brook
MONTHLY FINANCIAL REPORT

Details By Function Under The Following Program Titles
 And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
RATES							
OPERATING EXPENDITURE							
031103	Rates Administration Activity Costs	\$89,768	\$75,465	\$0	\$75,465	\$0	\$107,765
031101	Collection Costs	\$4,165	\$0	\$0	\$0	\$0	\$5,000
031100	Valuation Charges	\$14,688	\$962	\$0	\$962	\$0	\$17,160
031102	Search Costs	\$164	\$0	\$0	\$0	\$0	\$300
Sub Total - GENERAL RATES OP EXP		\$108,785	\$76,428	\$0	\$76,428	\$0	\$130,225
OPERATING INCOME							
031001	Rates · GRV	(\$481,306)	\$0	\$0	\$0	(\$481,306)	\$0
031002	Rates · UV	(\$2,222,749)	\$0	\$0	\$0	(\$2,222,749)	\$0
031003	Rates · GRV - Minimum	(\$53,040)	\$0	\$0	\$0	(\$53,040)	\$0
031004	Rates · UV - Minimum	(\$384,869)	\$0	\$0	\$0	(\$384,869)	\$0
031006	Rates · Ex-Gratia Rates	(\$1,255)	\$0	\$0	\$0	(\$1,255)	\$0
031013	Rates Administration Fee	\$0	\$0	\$0	\$0	\$0	\$0
031005	Rates · Instalment Interest	(\$3,000)	(\$3,369)	(\$3,369)	\$0	(\$3,000)	\$0
031007	Rates · Non Payment Penalty - LG	(\$17,802)	(\$18,451)	(\$18,451)	\$0	(\$20,700)	\$0
01023	Pensioner Deferred Rate Interest	\$0	\$0	\$0	\$0	\$0	\$0
031008	Rates · Rate Enquiries	(\$7,700)	(\$9,824)	(\$9,824)	\$0	(\$10,000)	\$0
031009	Rates - ESL Administration Fee	(\$4,000)	\$0	\$0	\$0	(\$4,000)	\$0
031010	Rates - Reimbursements	\$0	\$0	\$0	\$0	(\$5,000)	\$0
031011	Rates · Penalty Interest - DFES	(\$700)	(\$809)	(\$809)	\$0	(\$700)	\$0
031012	Rates · Rates Interims	\$0	(\$3,149,305)	(\$3,149,305)	\$0	\$0	\$0
031104	Rates Written Off	\$208	\$0	\$0	\$0	\$250	\$0
Sub Total - GENERAL RATES OP INC		(\$3,176,213)	(\$3,181,757)	(\$3,181,757)	\$0	(\$3,186,369)	\$0
Total - GENERAL RATES		(\$3,067,428)	(\$3,105,330)	(\$3,181,757)	\$76,428	(\$3,186,369)	\$130,225

**Shire of Boyup Brook
MONTHLY FINANCIAL REPORT**

Details By Function Under The Following Program Titles
And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
OTHER GENERAL PURPOSE FUNDING							
OPERATING EXPENDITURE							
032100	General Purpose Funding - Administration Allocated	\$5,952	\$5,004	\$0	\$5,004	\$0	\$7,145
032101	General Purpose Funding - Doubtful Debts Expense	\$0	\$0	\$0	\$0	\$0	\$0
Sub Total - OTHER GENERAL PURPOSE FUNDING OP/EXP		\$5,952	\$5,004	\$0	\$5,004	\$0	\$7,145
OPERATING INCOME							
032001	General Purpose Grants Federal Commission (OP)	(\$257,483)	(\$859,620)	(\$859,620)	\$0	(\$343,310)	\$0
032002	General Purpose Grants Federal - Roads (OP)	(\$247,733)	(\$890,320)	(\$890,320)	\$0	(\$330,310)	\$0
032003	General Purpose Funding - Interest On Investments - Municipal A	(\$637)	(\$3,446)	(\$3,446)	\$0	(\$700)	\$0
032004	Interest on Investments - Reserves Account	(\$2,850)	(\$1,369)	(\$1,369)	\$0	(\$5,000)	\$0
032006	General Purpose Funding - Interest on Investments - Medical Fun	\$0	\$0	\$0	\$0	\$0	\$0
032007	General Purpose Funding - Interest on Investments - Business Or	(\$910)	\$0	\$0	\$0	(\$1,000)	\$0
032008	General Purpose Funding - Interest on Investments - Short Term	(\$910)	(\$64)	(\$64)	\$0	(\$1,000)	\$0
Sub Total - OTHER GENERAL PURPOSE FUNDING OP/INC		(\$510,522)	(\$1,754,820)	(\$1,754,820)	\$0	(\$681,320)	\$0
Total - OTHER GENERAL PURPOSE FUNDING		(\$504,570)	(\$1,749,816)	(\$1,754,820)	\$5,004	(\$681,320)	\$7,145
Total - GENERAL PURPOSE FUNDING		(\$3,571,998)	(\$4,855,145)	(\$4,936,577)	\$81,432	(\$3,867,689)	\$137,370

Shire of Boyup Brook
MONTHLY FINANCIAL REPORT

Details By Function Under The Following Program Titles
And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
MEMBERS OF COUNCIL							
OPERATING EXPENDITURE							
041100	Members - Sitting Fees.	\$62,941	\$48,062	\$0	\$48,062	\$0	\$75,560
041119	Website Expenses	\$2,916	\$0	\$0	\$0	\$0	\$3,500
041101	Members - Training Costs	\$7,452	\$3,143	\$0	\$3,143	\$0	\$10,800
041102	Members - Travelling Costs	\$4,692	\$2,697	\$0	\$2,697	\$0	\$6,800
041103	Members - Telecommunications Reimbursements	\$7,949	\$7,291	\$0	\$7,291	\$0	\$11,520
041104	Members - Other Expenses	\$4,400	\$2,819	\$0	\$2,819	\$0	\$4,400
041105	Members - Conferences/Seminars Costs	\$14,899	\$118	\$0	\$118	\$0	\$15,850
041106	Members - President's Allowance	\$4,934	\$6,853	\$0	\$6,853	\$0	\$10,280
041107	Members - Deputy President's Allowance	\$1,259	\$1,713	\$0	\$1,713	\$0	\$2,570
041108	Members - Council Chamber Expenses	\$1,008	\$1,294	\$0	\$1,294	\$0	\$1,050
041109	Members - Refreshments & Receptions	\$14,312	\$26,770	\$0	\$26,770	\$0	\$17,181
041110	Members - Bunbury Wellington GOC Projects	\$0	\$0	\$0	\$0	\$0	\$0
041111	Members - Insurance Costs For Members	\$5,904	\$7,310	\$0	\$7,310	\$0	\$5,904
041112	Members - Subscriptions	\$8,835	\$8,945	\$0	\$8,945	\$0	\$8,835
041113	Members - Election Expenses	\$4,365	\$5,273	\$0	\$5,273	\$0	\$4,400
041114	Members - Donations	\$48,200	\$30,057	\$0	\$30,057	\$0	\$48,200
041118	ICT - Councillors	\$1,980	\$0	\$0	\$0	\$0	\$2,640
041120	Warren Blackwood Alliance Expenses	\$30,000	\$5,695	\$0	\$5,695	\$0	\$30,000
041150	Members - Admin Allocation	\$47,860	\$40,235	\$0	\$40,235	\$0	\$57,455
041190	Depreciation - Membership	\$0	\$0	\$0	\$0	\$0	\$0
Sub Total - MEMBERS OF COUNCIL OP/EXP		\$273,906	\$198,275	\$0	\$198,275	\$0	\$316,945
OPERATING INCOME							
041001	Members - Reimbursements Income	\$0	\$0	\$0	\$0	\$0	\$0
041002	Other Governance - Sundry Reimbursements Income	\$0	(\$250)	(\$250)	\$0	\$0	\$0
041003	Other Governance - Other Minor Income	\$0	\$0	\$0	\$0	\$0	\$0
041004	Members - Operating Grants and Contributions	\$0	\$0	\$0	\$0	\$0	\$0
Sub Total - MEMBERS OF COUNCIL OP/INC		\$0	(\$250)	(\$250)	\$0	\$0	\$0
Total - MEMBERS OF COUNCIL		\$273,906	\$198,025	(\$250)	\$198,275	\$0	\$316,945

Shire of Boyup Brook
MONTHLY FINANCIAL REPORT

Details By Function Under The Following Program Titles
 And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
GOVERNANCE							
OPERATING EXPENDITURE							
042100	Other Governance - Admin Allocated	\$71,790	\$60,352	\$0	\$60,352	\$0	\$86,183
Sub Total - GOVERNANCE - GENERAL OP/EXP		\$71,790	\$60,352	\$0	\$60,352	\$0	\$86,183
OPERATING INCOME							
Sub Total - GOVERNANCE - GENERAL OP/INC		\$0	\$0	\$0	\$0	\$0	\$0
Total - GOVERNANCE - GENERAL		\$71,790	\$60,352	\$0	\$60,352	\$0	\$86,183
Total - GOVERNANCE		\$345,697	\$258,377	(\$250)	\$258,627	\$0	\$403,128

Shire of Boyup Brook
MONTHLY FINANCIAL REPORT

Details By Function Under The Following Program Titles
And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
LAW, ORDER AND PUBLIC SAFETY							
FIRE PREVENTION							
OPERATING EXPENDITURE							
051109	ESL - Insurances Fire Appliances and Personnel	\$36,256	\$32,395	\$0	\$32,395	\$0	\$36,256
051112	Fire Prevention And Support	\$16,061	\$23,141	\$0	\$23,141	\$0	\$16,060
051101	Fire Break Inspection Expenses	\$3,540	\$3,429	\$0	\$3,429	\$0	\$3,540
051102	Fire Hazard Reductions Expenses	\$5,230	\$21,059	\$0	\$21,059	\$0	\$6,881
051104	Minor Fire Plant & Equipment Purchases non ESL	\$333	\$0	\$0	\$0	\$0	\$400
051105	Fire Plant & Equipment Maintenance - Non ESL	\$417	\$0	\$0	\$0	\$0	\$500
051106	ESL - Fire Vehicle Maintenance Costs	\$11,010	\$11,296	\$0	\$11,296	\$0	\$11,010
051107	ESL - Brigade Utilities, rates and taxes	\$275	\$0	\$0	\$0	\$0	\$275
051108	ESL - Other Goods & Services relating to Fires	\$0	\$930	\$0	\$930	\$0	\$2,200
051111	ESL - Minor Fire Plant/Equip Under \$1500	\$5,000	\$0	\$0	\$0	\$0	\$5,000
051114	ESL - Land & Building Maintenance	\$770	\$3,017	\$0	\$3,017	\$0	\$770
051115	ESL - Clothing and Accessories	\$40,000	\$44,880	\$0	\$44,880	\$0	\$40,000
051116	ESL - Plant and Equipment Maintenance	\$1,500	\$26,965	\$0	\$26,965	\$0	\$1,500
051117	BFRC - Bushfire Risk Planning	\$1,152	\$6,708	\$0	\$6,708	\$0	\$1,458
051118	DFES Fire Defence Grant Expenses	\$12,979	\$0	\$0	\$0	\$0	\$13,520
051120	Bush Fire - Mitigation Activity Funded	\$66,411	\$15,617	\$0	\$15,617	\$0	\$66,411
051150	Admin Allocation - Fire Control	\$47,860	\$40,235	\$0	\$40,235	\$0	\$57,455
051190	Depreciation - Fire Control	\$670	\$0	\$0	\$0	\$0	\$670
Sub Total - FIRE PREVENTION OP/EXP		\$249,464	\$231,807	\$0	\$231,807	\$0	\$263,906
OPERATING INCOME							
051001	Fire Infringements/Fines Income	(\$500)	(\$550)	(\$550)	\$0	(\$500)	\$0
051002	Sale Of Fire Maps Income	(\$100)	(\$75)	(\$75)	\$0	(\$100)	\$0
051004	ESL - Funding Operating Grant Income	(\$133,782)	(\$125,135)	(\$125,135)	\$0	(\$151,789)	\$0
Sub Total - FIRE PREVENTION OP/INC		(\$134,382)	(\$126,669)	(\$126,669)	\$0	(\$152,389)	\$0
Total - FIRE PREVENTION		\$115,082	\$105,138	(\$126,669)	\$231,807	(\$152,389)	\$263,906

Shire of Boyup Brook
MONTHLY FINANCIAL REPORT

Details By Function Under The Following Program Titles
 And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
ANIMAL CONTROL							
OPERATING EXPENDITURE							
052100	Ranger Services Operation Costs	\$1,393	\$10,378	\$0	\$10,378	\$0	\$2,100
052005	Trap Hire Refunds	\$50	\$0	\$0	\$0	\$0	\$50
052101	Ranger Vehicle Operating Expenses	\$2,875	\$0	\$0	\$0	\$0	\$3,450
052102	Dog License Discs Costs	\$250	\$271	\$0	\$271	\$0	\$250
052103	Other Control Expenses	\$1,494	\$14,869	\$0	\$14,869	\$0	\$1,748
052104	Animal Impounding Costs	\$5,000	\$2,640	\$0	\$2,640	\$0	\$5,000
052109	Cat License Tags Expense	\$100	\$90	\$0	\$90	\$0	\$100
052110	Ranger Services Salary Super and Employee Costs	\$45,592	\$34,228	\$0	\$34,228	\$0	\$52,271
052150	Admin Allocation - Animal Control	\$17,984	\$15,113	\$0	\$15,113	\$0	\$21,582
052190	Depreciation	\$333	\$0	\$0	\$0	\$0	\$400
Sub Total - ANIMAL CONTROL OP/EXP		\$75,072	\$77,589	\$0	\$77,589	\$0	\$86,951
OPERATING INCOME							
052001	Animal Fines & Penalties Income	\$0	(\$2,143)	(\$2,143)	\$0	\$0	\$0
052002	Animal Impounding Fees Income	(\$300)	(\$1,514)	(\$1,514)	\$0	(\$300)	\$0
052003	Dog Registrations Charges	(\$5,447)	(\$6,664)	(\$6,664)	\$0	(\$6,000)	\$0
052004	Cat Registration Charges	\$0	\$0	\$0	\$0	\$0	\$0
052006	Animal Control Income - Grant	\$0	\$0	\$0	\$0	\$0	\$0
052105	Trap Hire Income	\$0	\$0	\$0	\$0	\$0	\$0
Sub Total - ANIMAL CONTROL OP/INC		(\$5,747)	(\$10,321)	(\$10,321)	\$0	(\$6,300)	\$0
Total - ANIMAL CONTROL		\$69,325	\$67,268	(\$10,321)	\$77,589	(\$6,300)	\$86,951

Shire of Boyup Brook
MONTHLY FINANCIAL REPORT

Details By Function Under The Following Program Titles
 And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
OTHER LAW ORDER & PUBLIC SAFETY							
OPERATING EXPENDITURE							
053100	Local Emergency Management Committee Expenses	\$300	\$0	\$0	\$0	\$0	\$300
053150	Administration Allocated - Emergency Mgt	\$17,978	\$15,113	\$0	\$15,113	\$0	\$21,582
053190	Depreciation	\$22,778	\$0	\$0	\$0	\$0	\$27,345
Sub Total - OTHER LAW ORDER & PUBLIC SAFETY OP/EXP		\$41,056	\$15,113	\$0	\$15,113	\$0	\$49,227
OPERATING INCOME							
053002	Non-Operating Grants CCTV	\$0	\$0	\$0	\$0	\$0	\$0
Sub Total - OTHER LAW ORDER & PUBLIC SAFETY OP /INC		\$0	\$0	\$0	\$0	\$0	\$0
Total - OTHER LAW ORDER PUBLIC SAFETY		\$41,056	\$15,113	\$0	\$15,113	\$0	\$49,227
Total - LAW ORDER & PUBLIC SAFETY		\$225,463	\$187,520	(\$136,990)	\$324,510	(\$158,689)	\$400,084

Shire of Boyup Brook
MONTHLY FINANCIAL REPORT

Details By Function Under The Following Program Titles
And Type Of Activities Within The Programme

G/L	JOB		YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
			Budget	Actual	Income	Expenditure	Income	Expenditure
HEALTH FAMILY STOP CENTRE								
OPERATING EXPENDITURE								
071100	B0101	Family Stop Centre - Operation	\$11,045	\$6,762	\$0	\$6,762	\$0	\$11,766
071150		Admin Allocated - Family Stop Centre	\$12,026	\$10,110	\$0	\$10,110	\$0	\$14,437
071190		Depreciation - Family Stop Centre	\$3,082	\$0	\$0	\$0	\$0	\$3,700
Sub Total - HEALTH FAMILY STOP OP/EXP			\$26,153	\$16,872	\$0	\$16,872	\$0	\$29,903
OPERATING INCOME								
Sub Total - HEALTH FAMILY STOP OP/INC			\$0	\$0	\$0	\$0	\$0	\$0
Total - HEALTH FAMILY STOP			\$26,153	\$16,872	\$0	\$16,872	\$0	\$29,903
HEALTH ADMINISTRATION & INSPECTION								
OPERATING EXPENDITURE								
072100		Health Administration Services Expenses	\$17,125	\$30,010	\$0	\$30,010	\$0	\$32,250
072101		Other Health Administration Expenses	\$118	\$469	\$0	\$469	\$0	\$150
072102		Provision for Leave Accruals	\$0	\$0	\$0	\$0	\$0	\$0
072103		Health Administration Superannuation	\$1,815	\$0	\$0	\$0	\$0	\$3,630
072150		Admin Allocation - Other Health	\$12,030	\$10,110	\$0	\$10,110	\$0	\$14,437
Sub Total - HEALTH ADMIN AND INSPECTION OP/EXP			\$31,088	\$40,588	\$0	\$40,588	\$0	\$50,467
OPERATING INCOME								
072001		Food Stall Permit Charges	\$0	(\$236)	(\$236)	\$0	\$0	\$0
072002		Temporary Camping Site Permit Charges	(\$100)	(\$300)	(\$300)	\$0	(\$100)	\$0
072003		Food Business Registration Fee	(\$615)	(\$1,094)	(\$1,094)	\$0	(\$883)	\$0
072004		Annual Inspections	\$0	\$0	\$0	\$0	\$0	\$0
072005		Lodging House Registration Fees	(\$306)	\$0	\$0	\$0	(\$306)	\$0
Sub Total - HEALTH ADMIN AND INSPECTION OP/INC			(\$1,021)	(\$1,629)	(\$1,629)	\$0	(\$1,289)	\$0
Total - HEALTH ADMIN AND INSPECTION			\$30,067	\$38,959	(\$1,629)	\$40,588	(\$1,289)	\$50,467

Shire of Boyup Brook
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Details By Function Under The Following Program Titles
And Type Of Activities Within The Programme

G/L	JOB		YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
			Budget	Actual	Income	Expenditure	Income	Expenditure
OTHER HEALTH - MEDICAL SERVICES								
OPERATING EXPENDITURE								
074100	B0105	Housing General Practitioner - Medical Service	\$11,347	\$11,421	\$0	\$11,421	\$0	\$13,963
074102		Boyup Brook Medical Services Building Costs	\$23,446	\$19,100	\$0	\$19,100	\$0	\$26,705
074101		Medical Services General Operations	\$5,698	\$22,470	\$0	\$22,470	\$0	\$9,810
074103		Medical Service Employee Costs	\$782,835	\$655,845	\$0	\$655,845	\$0	\$1,015,818
074105		Postage, Printing & Stationery	\$3,464	\$3,689	\$0	\$3,689	\$0	\$4,600
074106		Medical Ctr - Telephones	\$5,748	\$5,262	\$0	\$5,262	\$0	\$6,900
074107		Medical Ctr - Subscriptions	\$4,054	\$2,626	\$0	\$2,626	\$0	\$5,971
074108		Medical Ctr - Insurances	\$16,508	\$6,948	\$0	\$6,948	\$0	\$16,508
074109		Medical Bank Fees	\$792	\$354	\$0	\$354	\$0	\$950
074110		Medical Ctr - Computer Expenses	\$26,362	\$19,639	\$0	\$19,639	\$0	\$29,936
074111		Medical Ctr - Medical Supplies & Equipt	\$19,242	\$13,484	\$0	\$13,484	\$0	\$23,100
074112		Medical Ctr - Locum Doctor	\$32,076	\$18,605	\$0	\$18,605	\$0	\$48,600
074113		Medical Ctr - Superannuation	\$92,045	\$65,764	\$0	\$65,764	\$0	\$117,270
074114		Medical Ctr - Training	\$2,500	\$1,366	\$0	\$1,366	\$0	\$2,500
074115		Medical Ctr - Sundry Expenses	\$10,016	\$2,938	\$0	\$2,938	\$0	\$12,100
074116		Medical Service Provision for Leave Accruals	\$0	\$0	\$0	\$0	\$0	\$31,245
074117		Medical - Fringe Benefit Tax	\$1,890	\$0	\$0	\$0	\$0	\$2,520
074118		Medical Employee (Packaging) Costs	\$0	\$0	\$0	\$0	\$0	\$1,200
074119		Medical Doubtful Debts Expense	\$0	\$0	\$0	\$0	\$0	\$0
074150		Admin Allocated - Boyup Brook Medical Services	\$53,813	\$45,238	\$0	\$45,238	\$0	\$64,601
074191		Depreciation - Medical Centre	\$7,081	\$0	\$0	\$0	\$0	\$8,500
074190		Depreciation - Housing GP - 5 Rogers Ave	\$5,664	\$0	\$0	\$0	\$0	\$6,800
Sub Total - PREVENTIVE SRVS - OP/EXP			\$1,104,580	\$894,750	\$0	\$894,750	\$0	\$1,449,597
OPERATING INCOME								
074001		Surgery Turnover	(\$880,440)	(\$646,668)	(\$646,668)	\$0	(\$1,100,000)	\$0
074002		Surgery Rental Income	(\$5,907)	(\$1,636)	(\$1,636)	\$0	(\$7,091)	\$0
074003		Medical - Reimbursement	\$0	(\$13,906)	(\$13,906)	\$0	\$0	\$0
074004		Grants, Reimbursements and Contributions	\$0	\$0	\$0	\$0	\$0	\$0
Sub Total - PREVENTIVE SRVS - OP/INC			(\$886,347)	(\$662,211)	(\$662,211)	\$0	(\$1,107,091)	\$0
Total - PREVENTIVE SERVICES			\$218,233	\$232,539	(\$662,211)	\$894,750	(\$1,107,091)	\$1,449,597

Shire of Boyup Brook
MONTHLY FINANCIAL REPORT

Details By Function Under The Following Program Titles
 And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
PREVENTIVE SERVICE - OTHER							
OPERATING EXPENDITURE							
073100	Analytical Expenses	\$475	\$483	\$0	\$483	\$0	\$475
Sub Total - PREVENTIVE SRVS - OTHER OP/EXP		\$475	\$483	\$0	\$483	\$0	\$475
Total - PREVENTIVE SERVICES - OTHER		\$475	\$483	\$0	\$483	\$0	\$475
OTHER HEALTH							
OPERATING EXPENDITURE							
075100	Ambulance Centre Operation	\$12,648	\$12,702	\$0	\$12,702	\$0	\$24,648
075150	Admin Allocated - Other Health	\$12,026	\$10,110	\$0	\$10,110	\$0	\$14,437
Sub Total - OTHER HEALTH OP/EXP		\$24,674	\$22,811	\$0	\$22,811	\$0	\$39,085
OPERATING INCOME							
Sub Total - OTHER HEALTH OP/INC		\$0	\$0	\$0	\$0	\$0	\$0
Total - OTHER HEALTH		\$24,674	\$22,811	\$0	\$22,811	\$0	\$39,085
Total - HEALTH		\$299,602	\$311,664	(\$663,840)	\$975,504	(\$1,108,380)	\$1,569,527

Shire of Boyup Brook
MONTHLY FINANCIAL REPORT

Details By Function Under The Following Program Titles
 And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
OTHER EDUCATION							
OPERATING EXPENDITURE							
081100	Community Resource Centre	\$4,745	\$2,769	\$0	\$2,769	\$0	\$4,745
081101	Rylington Park Farm Complex	\$0	\$10,700	\$0	\$10,700	\$0	\$0
081102	Donations - Other Education	\$250	\$150	\$0	\$150	\$0	\$250
081103	Early Learning Centre - Employee Costs	\$170,225	\$186,218	\$0	\$186,218	\$0	\$201,036
081104	Early Learning Centre - Operating Costs	\$15,547	\$13,582	\$0	\$13,582	\$0	\$18,000
081150	Admin Allocation - Other Education	\$12,030	\$10,110	\$0	\$10,110	\$0	\$14,437
081190	Depreciation - Community Resource Centre	\$4,183	\$0	\$0	\$0	\$0	\$5,020
081191	Depreciation - Rylington Park Farm Complex	\$14,070	\$0	\$0	\$0	\$0	\$16,885
Sub Total - OTHER EDUCATION OP/EXP		\$221,050	\$223,530	\$0	\$223,530	\$0	\$260,373
OPERATING INCOME							
081001	Rylington Park Reimbursements	\$0	\$0	\$0	\$0	\$0	\$0
081003	Early Learning Centre - Fees & Charges	(\$150,365)	(\$154,938)	(\$154,938)	\$0	(\$165,000)	\$0
081004	Early Learning Centre -Operating Income	\$0	\$0	\$0	\$0	\$0	\$0
Sub Total - OTHER EDUCATION OP/INC		(\$150,365)	(\$154,938)	(\$154,938)	\$0	(\$165,000)	\$0
Total - OTHER EDUCATION		\$70,686	\$68,591	(\$154,938)	\$223,530	(\$165,000)	\$260,373

Shire of Boyup Brook
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Details By Function Under The Following Program Titles
 And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
AGED & DISABLED							
OPERATING EXPENDITURE							
082100	Support for Seniors Christmas Lunch	\$1,390	\$1,143	\$0	\$1,143	\$0	\$1,390
082104	Aged Needs Initiative Loan Interest	\$14,218	\$0	\$0	\$0	\$0	\$0
082150	Admin Allocated - Aged & Disabled	\$12,026	\$10,110	\$0	\$10,110	\$0	\$14,437
Sub Total - AGED & DISABLED OP/EXP		\$27,634	\$11,252	\$0	\$11,252	\$0	\$15,827
OPERATING INCOME							
Sub Total - AGED & DISABLED OP/INC		\$0	\$0	\$0	\$0	\$0	\$0
Total - AGED & DISABLED		\$27,634	\$11,252	\$0	\$11,252	\$0	\$15,827
OTHER WELFARE							
OPERATING EXPENDITURE							
083100	Other Welfare Expenses	\$0	\$0	\$0	\$0	\$0	\$500
083104	Depreciation	\$42	\$0	\$0	\$0	\$0	\$50
083105	Donations Expended	\$0	\$0	\$0	\$0	\$0	\$0
083150	Admin Allocated - Other Welfare	\$35,969	\$30,227	\$0	\$30,227	\$0	\$43,164
Sub Total - OTHER WELFARE OP/EXP		\$36,010	\$30,227	\$0	\$30,227	\$0	\$43,714
OPERATING INCOME							
Sub Total - OTHER WELFARE OP/INC		\$0	\$0	\$0	\$0	\$0	\$0
Total - OTHER WELFARE		\$36,010	\$30,227	\$0	\$30,227	\$0	\$43,714
Total - EDUCATION & WELFARE		\$134,330	\$110,071	(\$154,938)	\$265,009	(\$165,000)	\$319,914

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Details By Function Under The Following Program Titles
 And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
STAFF HOUSING							
OPERATING EXPENDITURE							
091100	Staff Housing	\$7,349	\$1,130	\$0	\$1,130	\$0	\$7,479
091130	Interest Paid Loan 115 - Staff House	\$2,670	\$2,267	\$0	\$2,267	\$0	\$2,268
091190	Depreciation - Staff Housing	\$4,777	\$0	\$0	\$0	\$0	\$5,735
091150	Staff Housing - Less Amt Allocated to Admin.	\$12,026	\$10,110	\$0	\$10,110	\$0	\$14,437
Sub Total - STAFF HOUSING OP/EXP		\$26,822	\$13,507	\$0	\$13,507	\$0	\$29,919
OPERATING INCOME							
Sub Total - STAFF HOUSING OP/INC		\$0	\$0	\$0	\$0	\$0	\$0
Total - STAFF HOUSING		\$26,822	\$13,507	\$0	\$13,507	\$0	\$29,919

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Details By Function Under The Following Program Titles
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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
HOUSING OTHER							
OPERATING EXPENDITURE							
092101	Boyup Brook Citizens Lodge	\$19,596	\$11,473	\$0	\$11,473	\$0	\$19,596
092102	Community Housing - Units	\$23,138	\$10,955	\$0	\$10,955	\$0	\$23,552
092103	Other	\$5,989	\$2,029	\$0	\$2,029	\$0	\$6,498
092104	6 Nix - Operating & Mtce Expense	\$143	\$0	\$0	\$0	\$0	\$145
092105	House - 1 Rogers Ave	\$13,142	\$7,944	\$0	\$7,944	\$0	\$13,418
092107	7 Knapp Street - Operating & Mtce Expense	\$4,887	\$2,526	\$0	\$2,526	\$0	\$5,145
092108	Property Selling Expenses	\$0	\$0	\$0	\$0	\$0	\$0
092109	Community Housing Maintenance - Grant Funded	\$0	\$7,887	\$0	\$7,887	\$0	\$0
092150	Admin Allocation - Other Housing	\$12,148	\$10,212	\$0	\$10,212	\$0	\$14,583
092191	Depreciation - Other Housing	\$4,640	\$0	\$0	\$0	\$0	\$5,570
092192	Depreciation - House - 1 Rogers Ave	\$3,636	\$0	\$0	\$0	\$0	\$4,365
092190	Depreciation - Boyup Brook Citizens Lodge	\$26,977	\$0	\$0	\$0	\$0	\$32,385
Sub Total - HOUSING OTHER OP/EXP		\$114,296	\$53,026	\$0	\$53,026	\$0	\$125,256
HOUSING OPERATING INCOME							
092001	Rent 24A Proctor St	(\$7,443)	(\$6,993)	(\$6,993)	\$0	(\$8,932)	\$0
092002	Rent 24B Proctor St	(\$6,666)	(\$6,029)	(\$6,029)	\$0	(\$8,000)	\$0
092003	Rent 16A Forrest St	(\$8,250)	(\$6,993)	(\$6,993)	\$0	(\$9,900)	\$0
092004	Rent 16B Forrest St	(\$7,833)	(\$6,993)	(\$6,993)	\$0	(\$9,400)	\$0
092005	Rent 1 Rogers St	\$0	\$0	\$0	\$0	\$0	\$0
092006	Rent 6 Nix St	\$0	\$0	\$0	\$0	\$0	\$0
092007	Housing Reimbursements	(\$906)	(\$156)	(\$156)	\$0	(\$1,000)	\$0
092009	Other Housing: 7 Knapp St	(\$26,066)	(\$22,971)	(\$22,971)	\$0	(\$31,280)	\$0
092012	Profit on Sale of Asset	\$0	\$0	\$0	\$0	\$0	\$0
092011	Community Housing Maintenance Grant	(\$7,662)	\$0	\$0	\$0	(\$7,662)	\$0
Sub Total - HOUSING OTHER OP/INC		(\$64,826)	(\$50,135)	(\$50,135)	\$0	(\$76,174)	\$0
Total - HOUSING OTHER		\$49,470	\$2,890	(\$50,135)	\$53,026	(\$76,174)	\$125,256
Total - HOUSING		\$76,292	\$16,397	(\$50,135)	\$66,532	(\$76,174)	\$155,175

Shire of Boyup Brook
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Details By Function Under The Following Program Titles
And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22		
		Budget	Actual	Income	Expenditure	Income	Expenditure	
SANITATION - HOUSEHOLD REFUSE								
OPERATING EXPENDITURE								
101100		Refuse Collection Boyup Brook Townsite Expense	\$38,206	\$31,444	\$0	\$31,444	\$0	\$45,849
101101		Recycling Collection Boyup Brook Town Site	\$23,782	\$18,955	\$0	\$18,955	\$0	\$28,540
101106		Transfer Station Employee Costs	\$79,156	\$24,195	\$0	\$24,195	\$0	\$93,346
101102	B0400	Boyup Brook Transfer Station Costs	\$46,180	\$33,592	\$0	\$33,592	\$0	\$58,935
101103		Land Fill Disposal Site	\$36,130	\$36,067	\$0	\$36,067	\$0	\$44,365
101104		Townsite Street Bins Collection	\$8,251	\$9,989	\$0	\$9,989	\$0	\$10,260
101107		Drum Muster Expenses	\$1,600	\$0	\$0	\$0	\$0	\$1,600
101108		BB Transfer Station Superannuation	\$1,286	\$1,430	\$0	\$1,430	\$0	\$1,700
101119		Waste Bin Maintenance and Delivery	\$1,883	\$3,053	\$0	\$3,053	\$0	\$2,340
101150		Admin Allocated - Waste Management	\$23,930	\$20,117	\$0	\$20,117	\$0	\$28,728
101190		Depreciation - Waste Management	\$18,384	\$0	\$0	\$0	\$0	\$22,070
		Sub Total - SANITATION HOUSEHOLD REFUSE OP/EXP	\$278,789	\$178,842	\$0	\$178,842	\$0	\$337,733
SANITATION OPERATING INCOME								
101001		Refuse Collection Charges - Rates	(\$188,700)	(\$196,799)	(\$196,799)	\$0	(\$188,700)	\$0
101002		Waste Disposal Charges	(\$6,000)	(\$6,633)	(\$6,633)	\$0	(\$6,000)	\$0
101003		Recycling Scheme Income	(\$900)	(\$9,323)	(\$9,323)	\$0	(\$1,800)	\$0
101004		Scrap Metal Income	(\$1,584)	\$0	\$0	\$0	(\$2,400)	\$0
		Sub Total - SANITATION H/HOLD REFUSE OP/INC	(\$197,184)	(\$212,755)	(\$212,755)	\$0	(\$198,900)	\$0
		Total - SANITATION HOUSEHOLD REFUSE	\$81,605	(\$33,914)	(\$212,755)	\$178,842	(\$198,900)	\$337,733

**Shire of Boyup Brook
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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
EFFLUENT DRAINAGE SYSTEM							
OPERATING EXPENDITURE							
103100	Septic Tank Inspection Expenses	\$200	\$0	\$0	\$0	\$0	\$200
103101	Liquid Waste Disposal Site (Stanton Road)	\$2,570	\$8,130	\$0	\$8,130	\$0	\$2,570
Sub Total - SEWERAGE OP/EXP		\$2,770	\$8,130	\$0	\$8,130	\$0	\$2,770
OPERATING INCOME							
103002	Septic Licence Fees	(\$3,440)	(\$2,832)	(\$2,832)	\$0	(\$4,000)	\$0
Sub Total - SEWERAGE OP/INC		(\$3,440)	(\$2,832)	(\$2,832)	\$0	(\$4,000)	\$0
Total - SEWERAGE		(\$670)	\$5,298	(\$2,832)	\$8,130	(\$4,000)	\$2,770
TOWN PLANNING & REGIONAL DEVELOPMENT							
OPERATING EXPENDITURE							
105100	Town Planning Admin & Control	\$22,826	\$58,284	\$0	\$58,284	\$0	\$28,752
105101	Admin Allocation - Town Planning	\$23,939	\$20,117	\$0	\$20,117	\$0	\$28,728
Sub Total - TOWN PLAN & REG DEV OP/EXP		\$46,765	\$78,401	\$0	\$78,401	\$0	\$57,480
OPERATING INCOME							
105001	Planning Application Fees	(\$3,860)	(\$2,877)	(\$2,877)	\$0	(\$5,000)	\$0
Sub Total - TOWN PLAN & REG DEV OP/INC		(\$3,860)	(\$2,877)	(\$2,877)	\$0	(\$5,000)	\$0
Total - TOWN PLANNING & REGIONAL DEVELOPMENT		\$42,905	\$75,524	(\$2,877)	\$78,401	(\$5,000)	\$57,480

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G/L	JOB	C	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
			Budget	Actual	Income	Expenditure	Income	Expenditure
OTHER COMMUNITY AMENITIES								
OPERATING EXPENDITURE								
106101			\$24,191	\$28,259	\$0	\$28,259	\$0	\$0
106101	B0420			\$0	\$0	\$0	\$0	\$29,037
106101	B0421		\$50	\$0	\$0	\$0	\$0	\$50
106101	G314		\$4,955	\$0	\$0	\$0	\$0	\$5,928
106102				\$13,556	\$0	\$13,556	\$0	\$0
106102	B0450		\$3,025	\$0	\$0	\$0	\$0	\$3,675
106102	B0451		\$3,376	\$0	\$0	\$0	\$0	\$3,635
106102	B0452		\$7,482	\$0	\$0	\$0	\$0	\$8,696
106103			\$430	\$0	\$0	\$0	\$0	\$430
106150			\$12,030	\$10,110	\$0	\$10,110	\$0	\$14,437
106151			\$1,337	\$1,123	\$0	\$1,123	\$0	\$1,604
106191			\$842	\$0	\$0	\$0	\$0	\$1,010
106192			\$2,529	\$0	\$0	\$0	\$0	\$3,035
Sub Total - OTHER COMMUNITY AMENITIES OP/EXP			\$60,247	\$53,048	\$0	\$53,048	\$0	\$71,537
OPERATING INCOME								
106001			(\$13,000)	(\$5,105)	(\$5,105)	\$0	(\$13,000)	\$0
106002			(\$1,000)	(\$2,991)	(\$2,991)	\$0	(\$1,000)	\$0
106004			(\$1,700)	(\$1,940)	(\$1,940)	\$0	(\$1,700)	\$0
Sub Total - OTHER COMMUNITY AMENITIES OP/INC			(\$15,700)	(\$10,037)	(\$10,037)	\$0	(\$15,700)	\$0
Total - OTHER COMMUNITY AMENITIES			\$44,547	\$43,011	(\$10,037)	\$53,048	(\$15,700)	\$71,537
Total - COMMUNITY AMENITIES			\$168,387	\$89,919	(\$228,501)	\$318,420	(\$223,600)	\$469,520

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And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
PUBLIC HALL & CIVIC CENTRES							
OPERATING EXPENDITURE							
111100	Boyup Brook Hall - Operation	\$29,545	\$36,837	\$0	\$36,837	\$0	\$33,700
111102	Halls - Other Public Halls	\$11,340	\$4,814	\$0	\$4,814	\$0	\$12,266
111150	Admin Allocation - Public Halls	\$23,939	\$20,117	\$0	\$20,117	\$0	\$28,728
111190	Depreciation - Public Halls	\$42,818	\$0	\$0	\$0	\$0	\$51,384
Sub Total - PUBLIC HALLS & CIVIC CENTRES OP/EXP		\$107,642	\$61,768	\$0	\$61,768	\$0	\$126,077
OPERATING INCOME							
111001	Hall Hire Fees	\$0	(\$427)	(\$427)	\$0	\$0	\$0
Sub Total - PUBLIC HALLS & CIVIC CENTRES OP/INC		\$0	(\$427)	(\$427)	\$0	\$0	\$0
Total - PUBLIC HALL & CIVIC CENTRES		\$107,642	\$61,341	(\$427)	\$61,768	\$0	\$126,077

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Details By Function Under The Following Program Titles
And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
OTHER RECREATION & SPORT							
OPERATING EXPENDITURE							
113100	Recreation Complex	\$56,562	\$79,996	\$0	\$79,996	\$0	\$63,321
113109	Walk Trails	\$1,507	\$3,965	\$0	\$3,965	\$0	\$1,507
113110	Townsite Gardens	\$40,889	\$54,561	\$0	\$54,561	\$0	\$46,022
113112	Reserves and Parks Operations	\$23,432	\$59,518	\$0	\$59,518	\$0	\$32,583
113119	Other Recreation Facilities	\$15,911	\$10,523	\$0	\$10,523	\$0	\$18,636
113120	War Memorial	\$2,751	\$4,523	\$0	\$4,523	\$0	\$3,302
113150	Admin Allocation - Other Recreation	\$40,587	\$34,108	\$0	\$34,108	\$0	\$48,706
113124	Support for UBAS	\$42,181	\$52,385	\$0	\$52,385	\$0	\$42,181
113122	Support for ANZAC Day	\$9,657	\$711	\$0	\$711	\$0	\$9,657
113125	Support for Others	\$5,699	\$21,880	\$0	\$21,880	\$0	\$6,911
113190	Depreciation - Other Recreation	\$183,676	\$0	\$0	\$0	\$0	\$220,420
113191	Depreciation - Parks & Gardens	\$41,690	\$0	\$0	\$0	\$0	\$50,030
113192	Depreciation: Plant & Equipment	\$13,741	\$0	\$0	\$0	\$0	\$16,490
Sub Total - OTHER RECREATION & SPORT OP/EXP		\$478,282	\$328,014	\$0	\$328,014	\$0	\$559,765
OPERATING INCOME							
113003	Rec Ground Use Hire Fees	(\$3,400)	(\$3,469)	(\$3,469)	\$0	(\$3,400)	\$0
113002	Reimbursements - Other Rec	(\$125)	\$0	\$0	\$0	(\$500)	\$0
113022	Recreation - Capital Grants & Contributions	(\$80,309)	(\$50,154)	(\$50,154)	\$0	(\$180,309)	\$0
Sub Total - OTHER RECREATION & SPORT OP/INC		(\$83,834)	(\$53,623)	(\$53,623)	\$0	(\$184,209)	\$0
Total - OTHER RECREATION & SPORT		\$394,448	\$274,391	(\$53,623)	\$328,014	(\$184,209)	\$559,765

Shire of Boyup Brook
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Details By Function Under The Following Program Titles
And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
SWIMMING POOL							
OPERATING EXPENDITURE							
112100	Swimming Pool General Operations	\$72,972	\$39,295	\$0	\$39,295	\$0	\$77,810
112101	Swimming Pool Building Costs	\$52,211	\$43,611	\$0	\$43,611	\$0	\$57,929
112102	Swimming Pool Employee Costs	\$69,729	\$91,178	\$0	\$91,178	\$0	\$75,058
112103	Interest on Loan 114 - upgrade pool bowl	\$4,866	\$4,132	\$0	\$4,132	\$0	\$4,132
112104	Swimming Pool Employee Superannuation	\$7,883	\$5,867	\$0	\$5,867	\$0	\$8,089
112106	Pool Staff - Fringe Benefits Tax	\$1,875	\$0	\$0	\$0	\$0	\$2,500
112150	Admin Allocation - Swimming Pool	\$26,481	\$22,262	\$0	\$22,262	\$0	\$31,790
112190	Depreciation - Swimming Pool	\$14,777	\$0	\$0	\$0	\$0	\$17,740
Sub Total - SWIMMING POOL OP/EXP		\$250,794	\$206,344	\$0	\$206,344	\$0	\$275,048
OPERATING INCOME							
112001	Swimming Lesson Fees	\$0	\$0	\$0	\$0	\$0	\$0
112003	Pool Daily Admission Fees	(\$8,999)	(\$15,795)	(\$15,795)	\$0	(\$9,000)	\$0
112004	Season Tickets Fees	(\$16,500)	(\$17,778)	(\$17,778)	\$0	(\$16,500)	\$0
112005	Pool Hire Fees	(\$200)	(\$257)	(\$257)	\$0	(\$200)	\$0
112006	Gym Equipment Hire Fees	\$0	(\$970)	(\$970)	\$0	\$0	\$0
112007	Pool Teaching Programme Fees	(\$2,000)	(\$2,437)	(\$2,437)	\$0	(\$2,000)	\$0
112008	Vacation Swimming Passes	(\$1,100)	(\$899)	(\$899)	\$0	(\$1,100)	\$0
112009	Capital Grants and Contributions	(\$6,822)	(\$12,822)	(\$12,822)	\$0	(\$6,822)	\$0
Sub Total - SWIMMING POOL OP/INC		(\$35,621)	(\$50,958)	(\$50,958)	\$0	(\$35,622)	\$0
Total - SWIMMING POOL		\$215,173	\$155,387	(\$50,958)	\$206,344	(\$35,622)	\$275,048

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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
TELEVISION & RADIO REBROADCASTING							
OPERATING EXPENDITURE							
114005	Banks Rd Telecommunications Tower	\$4,087	\$1,553	\$0	\$1,553	\$0	\$4,684
Sub Total - TV & RADIO REBROADCASTING OP/EXP		\$4,087	\$1,553	\$0	\$1,553	\$0	\$4,684
OPERATING INCOME							
114010	Radio & Mobile Tower Site (Including NBN) Fees or Charges	(\$9,278)	(\$9,509)	(\$9,509)	\$0	(\$9,278)	\$0
Sub Total - TV & RADIO REBROADCASTING OP/INC		(\$9,278)	(\$9,509)	(\$9,509)	\$0	(\$9,278)	\$0
Total - TV & RADIO REBROADCASTING		(\$5,191)	(\$7,956)	(\$9,509)	\$1,553	(\$9,278)	\$4,684
LIBRARIES							
OPERATING EXPENDITURE							
115100	Library Operations	\$21,447	\$2,301	\$0	\$2,301	\$0	\$34,973
115101	State Library Grant Expenditure	\$0	\$6,239	\$0	\$6,239	\$0	\$0
115150	Admin Allocation - Libraries	\$65,862	\$55,348	\$0	\$55,348	\$0	\$79,037
Sub Total - LIBRARIES OP/EXP		\$87,308	\$63,888	\$0	\$63,888	\$0	\$114,010
OPERATING INCOME							
115001	State Library Grant Income	(\$8,716)	(\$6,239)	(\$6,239)	\$0	(\$8,716)	\$0
Sub Total - LIBRARIES OP/INC		(\$8,716)	(\$6,239)	(\$6,239)	\$0	(\$8,716)	\$0
Total - LIBRARIES		\$78,592	\$57,650	(\$6,239)	\$63,888	(\$8,716)	\$114,010

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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
OTHER CULTURE							
OPERATING EXPENDITURE							
116100	Museum	\$4,710	\$7,425	\$0	\$7,425	\$0	\$5,121
116101	Craft Hut	\$1,383	\$1,257	\$0	\$1,257	\$0	\$1,569
116102	Support for Sandakan (Ceremony)	\$8,954	\$5,233	\$0	\$5,233	\$0	\$8,954
116150	Admin Allocated - Other Culture	\$12,030	\$10,110	\$0	\$10,110	\$0	\$14,437
116190	Depreciation - Other Culture	\$9,912	\$0	\$0	\$0	\$0	\$11,895
Sub Total - OTHER CULTURE OP/EXP		\$36,990	\$24,025	\$0	\$24,025	\$0	\$41,976
OPERATING INCOME							
116001	Reimbursements - Other Culture	\$0	(\$1,852)	(\$1,852)	\$0	\$0	\$0
116005	Non-Operating Grants & Contributions	(\$5,090)	(\$21,091)	(\$21,091)	\$0	(\$5,090)	\$0
Sub Total - OTHER CULTURE OP/INC		(\$5,090)	(\$22,943)	(\$22,943)	\$0	(\$5,090)	\$0
Total - OTHER CULTURE		\$31,900	\$1,083	(\$22,943)	\$24,025	(\$5,090)	\$41,976
Total - RECREATION AND CULTURE		\$822,564	\$541,894	(\$143,699)	\$685,593	(\$242,915)	\$1,121,560

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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
STREETS, RD, BRIDGES, DEPOT - CONSTRUCTION							
OPERATING EXPENDITURE							
Sub Total - ST,RDS,BRIDGES,DEPOT-CONST OP/EXP		\$0	\$0	\$0	\$0	\$0	\$0
OPERATING INCOME							
121001	RRG Project Grants	(\$931,400)	(\$508,500)	(\$508,500)	\$0	(\$931,400)	\$0
121002	Grants Direct - State - MRD - (OP)	(\$174,581)	(\$174,581)	(\$174,581)	\$0	(\$174,581)	\$0
121003	Grants - Federal - Roads to Recovery Grant (Cap)	(\$442,826)	(\$7,013)	(\$7,013)	\$0	(\$442,826)	\$0
121004	Capital Grants Other & Road Contributions	(\$351,364)	(\$176,468)	(\$176,468)	\$0	(\$351,364)	\$0
121007	Special Bridge Funding	(\$127,500)	\$0	\$0	\$0	(\$170,000)	\$0
Sub Total - ST,RDS,BRIDGES,DEPOT - CONST OP/INC		(\$2,027,671)	(\$866,562)	(\$866,562)	\$0	(\$2,070,171)	\$0
Total - ST,RDS,BRIDGES,DEPOT - CONST		(\$2,027,671)	(\$866,562)	(\$866,562)	\$0	(\$2,070,171)	\$0

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 And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
STREETS,ROADS, BRIDGES, DEPOTS - MAINTENANCE							
OPERATING EXPENDITURE							
122100	Depot Building Building Costs	\$38,339	\$47,138	\$0	\$47,138	\$0	\$45,715
122101	Depot General Operations	\$12,085	\$12,834	\$0	\$12,834	\$0	\$15,023
122103	Road Maintenance & Repairs	\$86,006	\$149,969	\$0	\$149,969	\$0	\$88,744
122107	Maintenance Grading	\$58,178	\$121,338	\$0	\$121,338	\$0	\$112,053
122105	Repairs & Maint - Bridges	\$127,685	\$165,661	\$0	\$165,661	\$0	\$198,130
122106	Shire Radio Network Costs	\$3,740	\$124	\$0	\$124	\$0	\$3,740
122108	Drains & Culverts	\$51,858	\$23,038	\$0	\$23,038	\$0	\$91,606
122109	Verge Pruning	\$100,164	\$99,807	\$0	\$99,807	\$0	\$104,741
122110	Verge Spraying	\$16,163	\$19,401	\$0	\$19,401	\$0	\$18,161
122111	Crossovers Maintenance	\$750	\$79	\$0	\$79	\$0	\$750
122112	Town Services Drainage	\$4,579	\$828	\$0	\$828	\$0	\$5,283
122113	Town Services - Footpaths	\$5,160	\$48	\$0	\$48	\$0	\$5,735
122114	Town Services Road Repairs	\$8,372	\$2,880	\$0	\$2,880	\$0	\$10,366
122115	Town Services - Tree Pruning	\$6,791	\$17,088	\$0	\$17,088	\$0	\$6,854
122116	Street Lighting	\$21,787	\$21,843	\$0	\$21,843	\$0	\$29,100
122117	Traffic Signs	\$3,851	\$11,166	\$0	\$11,166	\$0	\$5,810
122119	Road Building and Other Stock	\$0	(\$393)	\$0	(\$393)	\$0	\$0
122120	Roman Road Data Pickup	\$31,200	\$8,557	\$0	\$8,557	\$0	\$31,200
122121	Town Services - Verge Spraying	\$20,087	\$12,659	\$0	\$12,659	\$0	\$30,486
122122	Road Sweeping	\$4,563	\$6,055	\$0	\$6,055	\$0	\$9,125
122123	Emergency Services	\$11,767	\$86,231	\$0	\$86,231	\$0	\$19,197
122131	Rural Street Addressing	\$1,626	\$1,818	\$0	\$1,818	\$0	\$2,345
122140	Loss on Sale of Asset	\$0	\$0	\$0	\$0	\$0	\$0
122150	Admin Allocated - Road Maintenance	\$299,410	\$251,620	\$0	\$251,620	\$0	\$359,306
122190	Depreciation - Transport Other	\$17,812	\$0	\$0	\$0	\$0	\$21,375
122191	Depreciation - Infrastructure	\$21,620	\$0	\$0	\$0	\$0	\$25,945
122192	Depreciation Roads	\$1,372,874	\$0	\$0	\$0	\$0	\$1,647,515
122193	Depreciation - Bridges	\$537,937	\$0	\$0	\$0	\$0	\$645,550
122194	Depreciation - Footpaths	\$14,379	\$0	\$0	\$0	\$0	\$17,255
122195	Depreciation - Drainage	\$226,474	\$0	\$0	\$0	\$0	\$271,780
123119	Minor Assets and Sundry Items	\$15,000	\$19,529	\$0	\$19,529	\$0	\$20,000
Sub Total - MTCE STREETS ROADS DEPOTS OP/EXP		\$3,120,258	\$1,073,048	\$0	\$1,073,048	\$0	\$3,842,889

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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
OPERATING INCOME							
122002	Profit on Disposal of Assets	\$0	\$0	\$0	\$0	\$0	\$0
122003	Sale of Old Materials and Minor Items	\$0	\$0	\$0	\$0	\$0	\$0
Sub Total - MTCE STREETS ROADS DEPOTS OP/INC		\$0	\$0	\$0	\$0	\$0	\$0
Total - MTCE STREETS ROADS DEPOTS		\$3,120,258	\$1,073,048	\$0	\$1,073,048	\$0	\$3,842,889
TRAFFIC CONTROL							
OPERATING EXPENDITURE							
125100	Bank Fees - Police Licensing	\$0	\$30	\$0	\$30	\$0	\$0
125150	Administration Allocated - Traffic Control	\$89,801	\$75,465	\$0	\$75,465	\$0	\$107,765
Sub Total - TRAFFIC CONTROL OP/EXP		\$89,801	\$75,495	\$0	\$75,495	\$0	\$107,765
OPERATING INCOME							
125001	Licensing Service	(\$21,956)	(\$25,048)	(\$25,048)	\$0	(\$27,400)	\$0
125002	Motor Vehicle Plates	(\$846)	(\$1,500)	(\$1,500)	\$0	(\$1,000)	\$0
125005	Sundry Receipts - Heavy Haulage Permits etc	\$0	\$0	\$0	\$0	\$0	\$0
Sub Total - TRAFFIC CONTROL OP/INC		(\$22,802)	(\$26,548)	(\$26,548)	\$0	(\$28,400)	\$0
Total - TRAFFIC CONTROL		\$66,999	\$48,947	(\$26,548)	\$75,495	(\$28,400)	\$107,765

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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
AERODROMES							
OPERATING EXPENDITURE							
126100	Airstrip	\$964	\$7,138	\$0	\$7,138	\$0	\$3,296
126190	Depreciation - Airport	\$18,941	\$0	\$0	\$0	\$0	\$22,730
Sub Total - AERODROMES OP/EXP		\$19,905	\$7,138	\$0	\$7,138	\$0	\$26,026
OPERATING INCOME							
126003	Non-Operating Grants & Subsidies	(\$49,575)	(\$25,754)	(\$25,754)	\$0	(\$49,575)	\$0
Sub Total - AERODROMES OP/INC		(\$49,575)	(\$25,754)	(\$25,754)	\$0	(\$49,575)	\$0
Total - AERODROMES		(\$29,670)	(\$18,616)	(\$25,754)	\$7,138	(\$49,575)	\$26,026
Total - TRANSPORT		\$1,129,915	\$236,817	(\$918,864)	\$1,155,681	(\$2,148,146)	\$3,976,680

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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
RURAL SERVICES							
OPERATING EXPENDITURE							
131001	Rural Services Expenses	\$28,809	\$0	\$0	\$0	\$0	\$28,809
131005	Employee Wages, Superannuation & Employee Costs	\$0	\$0	\$0	\$0	\$0	\$0
131009	Admin Allocation - Biosecurity	\$0	\$0	\$0	\$0	\$0	\$0
Sub Total - RURAL SERVICES OP/EXP		\$28,809	\$0	\$0	\$0	\$0	\$28,809
OPERATING INCOME							
Sub Total - RURAL SERVICES OP/INC		\$0	\$0	\$0	\$0	\$0	\$0
Total - RURAL SERVICES		\$28,809	\$0	\$0	\$0	\$0	\$28,809

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Details By Function Under The Following Program Titles
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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22		
		Budget	Actual	Income	Expenditure	Income	Expenditure	
TOURISM AND AREA PROMOTION								
OPERATING EXPENDITURE								
132110		Tourist Bay	\$1,558	\$342	\$0	\$342	\$0	\$2,161
132103		Community Development Officer	\$0	\$29,545	\$0	\$29,545	\$0	\$0
132104		Tourist Centre	\$51,204	\$45,181	\$0	\$45,181	\$0	\$56,790
132106		Promotion Activities	\$17,495	\$2,003	\$0	\$2,003	\$0	\$17,495
132107	OPSMIL	Flax Mill Complex General Operations	\$26,223	\$19,959	\$0	\$19,959	\$0	\$31,240
132108	B0665	Caravan Park/Flax Mill Complex Building Operation	\$76,237	\$63,930	\$0	\$63,930	\$0	\$83,642
132111		Carnaby Beetle Collection	\$100	\$82	\$0	\$82	\$0	\$100
132113		Community Development Officer - Superannuation	\$0	\$293	\$0	\$293	\$0	\$0
132114		Community Development Expenses	\$150	\$0	\$0	\$0	\$0	\$150
132115		Community Development - Fringe Benefit Tax	\$0	\$0	\$0	\$0	\$0	\$0
132116		CDO Vehicle Op Costs GEN	\$0	\$1,105	\$0	\$1,105	\$0	\$0
132150		Admin Allocated Tourism	\$41,923	\$35,231	\$0	\$35,231	\$0	\$50,310
132151		Admin Allocated Caravan Pk	\$12,030	\$10,110	\$0	\$10,110	\$0	\$14,437
132190		Depreciation - Tourism/Area Promotion	\$3,575	\$0	\$0	\$0	\$0	\$4,290
132191		Depreciation - Caravan Pk/Flax	\$37,603	\$0	\$0	\$0	\$0	\$45,125
Sub Total - TOURISM & AREA PROMOTION OP/EXP			\$268,099	\$207,780	\$0	\$207,780	\$0	\$305,740
OPERATING INCOME								
132002		Caravan Park & Complex Fees & Charges	(\$46,570)	(\$50,491)	(\$50,491)	\$0	(\$49,000)	\$0
132003		Flax Mill Sheds Storage Charges	(\$11,291)	(\$10,236)	(\$10,236)	\$0	(\$15,000)	\$0
132007		Other Income	(\$2,502)	(\$3,740)	(\$3,740)	\$0	(\$6,600)	\$0
132010		Non-Operating Grants, Subsidies & Contributions			\$0	\$0	(\$521,820)	\$0
Sub Total - TOURISM & AREA PROMOTION OP/INC			(\$60,362)	(\$64,467)	(\$64,467)	\$0	(\$592,420)	\$0
Total - TOURISM & AREA PROMOTION			\$207,737	\$143,313	(\$64,467)	\$207,780	(\$592,420)	\$305,740

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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
BUILDING CONTROL							
OPERATING EXPENDITURE							
133100	Building Control	\$18,199	\$19,334	\$0	\$19,334	\$0	\$21,840
133101	Building Control - Other Costs	\$33,850	\$0	\$0	\$0	\$0	\$33,850
133102	Building Control Superannuation	\$1,820	\$1,480	\$0	\$1,480	\$0	\$2,184
133103	Building Control - BMO	\$12,249	\$9,141	\$0	\$9,141	\$0	\$13,760
133150	Admin Allocated - Building Control Expenses	\$12,030	\$10,110	\$0	\$10,110	\$0	\$14,437
Sub Total - BUILDING CONTROL OP/EXP		\$78,148	\$40,064	\$0	\$40,064	\$0	\$86,071
BUILDING CONTROL OP/INC							
133001	Building Licences (UFEE)	(\$8,232)	(\$18,228)	(\$18,228)	\$0	(\$10,000)	\$0
133002	BCITF Levy - Commission	(\$99)	(\$182)	(\$182)	\$0	(\$120)	\$0
133003	Builders Services Levy - Commission	(\$161)	(\$280)	(\$280)	\$0	(\$195)	\$0
Sub Total - BUILDING CONTROL OP/INC		(\$8,491)	(\$18,690)	(\$18,690)	\$0	(\$10,315)	\$0
Total - BUILDING CONTROL		\$69,657	\$21,374	(\$18,690)	\$40,064	(\$10,315)	\$86,071
SALEYARDS & MARKETS							
OPERATING EXPENDITURE							
134100	Saleyards	\$25,230	\$2,883	\$0	\$2,883	\$0	\$29,725
134190	Depreciation - Saleyards & Markets	\$0	\$0	\$0	\$0	\$0	\$113,345
Sub Total - SALEYARDS & MARKETS OP/EXP		\$25,230	\$2,883	\$0	\$2,883	\$0	\$143,070
OPERATING INCOME							
134001	Reimbursements - Saleyards	(\$5,200)	(\$1,560)	(\$1,560)	\$0	(\$6,500)	\$0
Sub Total - SALEYARDS & MARKETING OP/INC		(\$5,200)	(\$1,560)	(\$1,560)	\$0	(\$6,500)	\$0
Total - SALEYARDS & MARKETS		\$20,030	\$1,323	(\$1,560)	\$2,883	(\$6,500)	\$143,070

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Details By Function Under The Following Program Titles
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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
OTHER ECONOMIC SERVICES							
OPERATING EXPENDITURE							
135100	Standpipes Expenses	\$30,630	\$29,067	\$0	\$29,067	\$0	\$36,975
135102	Economic Development Projects	\$7,500	\$0	\$0	\$0	\$0	\$7,500
135103	Country Music Festival Expenses	\$15,000	\$15,000	\$0	\$15,000	\$0	\$15,000
135105	Abel Street Shop	\$8,430	\$6,083	\$0	\$6,083	\$0	\$9,991
135150	Admin Allocated - Other Economic Development	\$12,030	\$10,110	\$0	\$10,110	\$0	\$14,437
135190	Depreciation - Develop/Facilities	\$3,221	\$0	\$0	\$0	\$0	\$3,865
Sub Total - OTHER ECONOMIC SERVICES OP/EXP		\$76,811	\$60,259	\$0	\$60,259	\$0	\$87,768
OPERATING INCOME							
135001	Standpipe Water	(\$3,588)	(\$8,793)	(\$8,793)	\$0	(\$4,200)	\$0
135005	Abel Street Shop Rental	(\$12,884)	(\$13,127)	(\$13,127)	\$0	(\$15,462)	\$0
Sub Total - OTHER ECONOMIC SERVICES OP/INC		(\$16,473)	(\$21,921)	(\$21,921)	\$0	(\$19,662)	\$0
Total - OTHER ECONOMIC SERVICES		\$60,338	\$38,339	(\$21,921)	\$60,259	(\$19,662)	\$87,768
Total - ECONOMIC SERVICES		\$386,571	\$204,348	(\$106,638)	\$310,987	(\$628,897)	\$651,458

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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
PRIVATE WORKS							
OPERATING EXPENDITURE							
141100	Private Works - Costs	\$11,790	\$9,886	\$0	\$9,886	\$0	\$14,167
Sub Total - PRIVATE WORKS OP/EXP		\$11,790	\$9,886	\$0	\$9,886	\$0	\$14,167
OPERATING INCOME							
141001	Private Works - Recoup Charges	(\$13,097)	(\$5,644)	(\$5,644)	\$0	(\$14,167)	\$0
Sub Total - PRIVATE WORKS OP/INC		(\$13,097)	(\$5,644)	(\$5,644)	\$0	(\$14,167)	\$0
Total - PRIVATE WORKS		(\$1,308)	\$4,242	(\$5,644)	\$9,886	(\$14,167)	\$14,167

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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
PUBLIC WORKS OVERHEADS							
OPERATING EXPENDITURE							
143100	Supervision	\$217,995	\$213,616	\$0	\$213,616	\$0	\$276,503
143101	Consultant Engineer	\$5,000	\$155	\$0	\$155	\$0	\$5,000
143102	Works Manager Vehicle Op Costs	\$2,187	\$219	\$0	\$219	\$0	\$2,380
143103	FBT Works Staff	\$2,700	\$0	\$0	\$0	\$0	\$3,600
143104	Insurance on Works	\$17,358	\$18,466	\$0	\$18,466	\$0	\$17,358
143105	Superannuation of Workmen	\$117,891	\$97,469	\$0	\$97,469	\$0	\$143,106
143106	PWOH Leave - Depot	\$164,521	\$142,919	\$0	\$142,919	\$0	\$185,439
143107	Protective Clothing	\$5,400	\$917	\$0	\$917	\$0	\$5,400
143108	Uniforms	\$1,211	\$0	\$0	\$0	\$0	\$1,615
143109	Training & Meeting Expenses	\$30,391	\$59,141	\$0	\$59,141	\$0	\$41,672
143110	Occupational Health & Safety	\$30,847	\$46,766	\$0	\$46,766	\$0	\$49,882
143111	Other Expenses	\$316	\$25	\$0	\$25	\$0	\$4,115
143115	Provision for Leave Accruals	\$0	\$0	\$0	\$0	\$0	\$5,190
143116	Conferences and Training Courses (MOW)	\$5,250	\$0	\$0	\$0	\$0	\$5,250
143117	Works Manager Housing	\$0	\$13,488	\$0	\$13,488	\$0	\$2,400
143150	Admin Allocated - Works Overhead	\$23,939	\$20,117	\$0	\$20,117	\$0	\$28,728
143180	LESS PWOH ALLOCATED - PROJECTS	(\$625,007)	(\$572,493)	\$0	(\$572,493)	\$0	(\$777,638)
Sub Total - PUBLIC WORKS O/HEADS OP/EXP		\$0	\$40,805	\$0	\$40,805	\$0	\$0
OPERATING INCOME							
143001	Workers Compensation Reimbursements	(\$600)	(\$10,457)	(\$10,457)	\$0	(\$600)	\$0
Sub Total - PUBLIC WORKS O/HEADS OP/INC		(\$600)	(\$10,457)	(\$10,457)	\$0	(\$600)	\$0
Total - PUBLIC WORKS OVERHEADS		(\$600)	\$30,348	(\$10,457)	\$40,805	(\$600)	\$0

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 And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
PLANT OPERATIONS COSTS							
OPERATING EXPENDITURE							
144100	Repair Wages	\$45,257	\$55,469	\$0	\$55,469	\$0	\$59,706
144101	Fuel & Oil	\$159,500	\$126,062	\$0	\$126,062	\$0	\$200,000
144102	Tyres & Tubes	\$12,216	\$11,339	\$0	\$11,339	\$0	\$16,215
144103	Parts and Repairs	\$107,153	\$76,231	\$0	\$76,231	\$0	\$144,275
144104	Licenses	\$1,275	\$858	\$0	\$858	\$0	\$8,500
144105	Insurance	\$33,725	\$32,506	\$0	\$32,506	\$0	\$33,725
144106	Blades & Points	\$13,500	\$4,952	\$0	\$4,952	\$0	\$15,000
144107	Expendable Tools	\$10,083	\$10,411	\$0	\$10,411	\$0	\$12,100
144110	Superannuation - Mechanic	\$8,239	\$7,568	\$0	\$7,568	\$0	\$10,870
144150	Admin Allocated POC	\$7,170	\$6,025	\$0	\$6,025	\$0	\$8,604
144190	Depreciation - Plant	\$192,555	\$0	\$0	\$0	\$0	\$231,075
144180	LESS POC ALLOCATED - PROJECTS	(\$590,673)	(\$655,861)	\$0	(\$655,861)	\$0	(\$740,070)
Sub Total - PLANT OPERATIONS COSTS OP/EXP		\$0	(\$324,409)	\$0	(\$324,409)	\$0	\$0
OPERATING INCOME							
144001	Diesel Rebate	(\$23,471)	\$0	\$0	\$0	(\$35,000)	\$0
144002	Reimbursements - Operating	\$0	\$0	\$0	\$0	\$0	\$0
Sub Total - PLANT OPERATIONS COSTS OP/INC		(\$23,471)	\$0	\$0	\$0	(\$35,000)	\$0
Total - PLANT OPERATIONS COSTS		(\$23,471)	(\$324,409)	\$0	(\$324,409)	(\$35,000)	\$0

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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
SALARIES AND WAGES							
OPERATING EXPENDITURE							
145100	Gross Total Salaries and Wages	\$2,892,278	\$2,821,126	\$0	\$2,821,126	\$0	\$3,470,872
145130	LESS SALS/WAGES ALLOCATED	(\$2,892,278)	(\$2,807,237)	\$0	(\$2,807,237)	\$0	(\$3,470,872)
145101	Workers Compensation Expenses	\$0	\$32,153	\$0	\$32,153	\$0	\$0
Sub Total - SALARIES AND WAGES OP/EXP		\$0	\$46,043	\$0	\$46,043	\$0	\$0
OPERATING INCOME							
145001	Reimbursements - Administration	\$0	\$0	\$0	\$0	\$0	\$0
Sub Total - SALARIES AND WAGES OP/INC		\$0	\$0	\$0	\$0	\$0	\$0
Total - SALARIES AND WAGES		\$0	\$46,043	\$0	\$46,043	\$0	\$0

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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
ADMINISTRATION							
OPERATING EXPENDITURE							
146100	Advertising	\$5,500	\$8,735	\$0	\$8,735	\$0	\$7,745
146101	Audit Fees	\$35,000	\$0	\$0	\$0	\$0	\$35,000
146102	Bank Fees	\$9,544	\$7,464	\$0	\$7,464	\$0	\$10,400
146103	Administration Bldg Costs	\$42,725	\$37,458	\$0	\$37,458	\$0	\$57,528
146105	Administration Staff Employee Costs	\$603,573	\$574,817	\$0	\$574,817	\$0	\$803,256
146106	Consultants	\$89,402	\$69,122	\$0	\$69,122	\$0	\$145,000
146108	Insurance	\$12,889	\$13,088	\$0	\$13,088	\$0	\$12,889
146109	Legal Expenses	\$9,096	\$8,746	\$0	\$8,746	\$0	\$14,000
146110	IT System Operation & maintenance	\$107,788	\$107,914	\$0	\$107,914	\$0	\$120,174
146111	Office Equipment Maintenance	\$5,000	\$2,179	\$0	\$2,179	\$0	\$5,000
146112	Administration - Postage & Freight	\$3,721	\$4,029	\$0	\$4,029	\$0	\$5,300
146113	Printing and Stationery	\$11,539	\$8,699	\$0	\$8,699	\$0	\$12,500
146114	Administration Vehicle Costs	\$2,965	\$0	\$0	\$0	\$0	\$2,965
146115	Administration - Fringe Benefits Tax	\$2,625	\$0	\$0	\$0	\$0	\$3,500
146117	Employers Indemnity Insurance	\$16,174	\$33,181	\$0	\$33,181	\$0	\$16,174
146118	Subscriptions	\$23,440	\$16,681	\$0	\$16,681	\$0	\$23,440
146120	Uniform Allowance	\$1,980	\$295	\$0	\$295	\$0	\$3,000
146121	Telephones	\$13,041	\$6,961	\$0	\$6,961	\$0	\$15,650
146122	Minor Furn & Equip Under \$2000	\$7,500	\$3,116	\$0	\$3,116	\$0	\$7,500
146123	Conferences/Training/Professional Development	\$8,611	\$11,256	\$0	\$11,256	\$0	\$13,385
146124	Superannuation	\$103,737	\$60,317	\$0	\$60,317	\$0	\$117,610
146126	Employee (Packaging) Costs	\$725	\$0	\$0	\$0	\$0	\$725
146128	Administration - OSH	\$3,500	\$2,284	\$0	\$2,284	\$0	\$3,500
146190	Depreciation - Administration	\$18,341	\$0	\$0	\$0	\$0	\$22,010
146150	Less Administration Costs Alloc	(\$1,138,415)	(\$1,021,183)	\$0	(\$1,021,183)	\$0	(\$1,458,251)
Sub Total - ADMINISTRATION OP/EXP		\$0	(\$29,897)	\$0	(\$29,897)	\$0	\$0
OPERATING INCOME - ADMINISTRATION							
146001	Reimbursements - Administration	(\$3,760)	(\$9,722)	(\$9,722)	\$0	(\$3,760)	\$0
Sub Total - ADMINISTRATION OP/INC		(\$3,760)	(\$9,767)	(\$9,767)	\$0	(\$3,760)	\$0
Total - ADMINISTRATION		(\$3,760)	(\$39,664)	(\$9,767)	(\$29,897)	(\$3,760)	\$0

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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
UNCLASSIFIED							
OPERATING EXPENDITURE							
147010	Local (District) Planning Strategy	\$0	\$0	\$0	\$0	\$0	\$0
147011	Purchase of Land - Consultants	\$0	\$0	\$0	\$0	\$0	\$0
147013	Loan 119 Interest Expense	\$0	\$0	\$0	\$0	\$0	\$2,125
149001	Rylington Park Operational Expenses	\$447,590	\$545,695	\$0	\$545,695	\$0	\$674,747
149002	Rylington Park Asset Depreciation	\$0	\$0	\$0	\$0		
Sub Total - UNCLASSIFIED OP/EXP		\$447,590	\$545,695	\$0	\$545,695	\$0	\$676,872
OPERATING INCOME							
147100	Revaluation Profit on Local Govt House Unit Trust	\$0	\$0	\$0	\$0		
149101	Rylington Park Income	(\$614,480)	(\$943,129)	(\$943,129)	\$0	(\$725,250)	\$0
Sub Total - UNCLASSIFIED OP/INC		(\$614,480)	(\$943,129)	(\$943,129)	\$0	(\$725,250)	\$0
Total - UNCLASSIFIED		(\$166,890)	(\$397,434)	(\$943,129)	\$545,695	(\$725,250)	\$676,872
Total - OTHER PROPERTY AND SERVICES		(\$196,028)	(\$680,875)	(\$968,997)	\$288,122	(\$778,777)	\$691,039

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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
TRANSFERS TO/FROM RESERVES							
EXPENDITURE							
300101	Transfer to Reserves	\$4,167	\$1,369	\$0	\$1,369	\$0	\$138,704
Sub Total - TRANSFER TO OTHER COUNCIL FUNDS		\$4,167	\$1,369	\$0	\$1,369	\$0	\$138,704
INCOME							
300102	Transfer from Reserves	\$0	\$0	\$0	\$0	(\$135,997)	\$0
Total - TRANSFER FROM OTHER COUNCIL FUNDS		\$0	\$0	\$0	\$0	(\$135,997)	\$0
Total - FUND TRANSFER		\$4,167	\$1,369	\$0	\$1,369	(\$135,997)	\$138,704
000000	(Surplus) / Deficit - Carried Forward	(\$2,118,000)	(\$2,248,459)	(\$2,248,459)	\$0	\$0	\$0
Sub Total - SURPLUS C/FWD		(\$2,118,000)	(\$2,248,459)	(\$2,248,459)	\$0	\$0	\$0
Total - SURPLUS		(\$2,118,000)	(\$2,248,459)	(\$2,248,459)	\$0	\$0	\$0
NEW LONG TERM LOANS							
INCOME							
147500	New Loan Land Acquisition	(\$170,000)	\$0	\$0	\$0	(\$170,000)	\$0
Sub Total - LONG TERM LOANS		(\$170,000)	\$0	\$0	\$0	(\$170,000)	\$0
Total - DEFERRED ASSETS		(\$170,000)	\$0	\$0	\$0	(\$170,000)	\$0

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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
LIABILITY LOANS - PRINCIPAL REPAYMENTS							
CAPITAL EXPENDITURE							
146800	Principal Repayment on Loans	\$19,040	\$20,178	\$0	\$20,178	\$0	\$27,711
Sub Total - LOAN REPAYMENTS		\$19,040	\$20,178	\$0	\$20,178	\$0	\$27,711
CAPITAL INCOME							
Sub Total - LOANS RAISED		\$0	\$0	\$0	\$0	\$0	\$0
Total - NON CURRENT LIABILITIES		\$19,040	\$20,178	\$0	\$20,178	\$0	\$27,711
OPERATING ACTIVITIES EXCLUDED FROM BUDGET							
000000	Depreciation Written Back	(\$2,894,617)	\$0	\$0	\$0	\$0	(\$3,586,939)
000000	Book Value of Assets Sold Written Back	(\$62,500)	\$0	\$0	\$0	\$0	(\$62,500)
000000	Profit/Loss on Sale of Asset Written Back	\$0	\$0	\$0	\$0	\$0	\$0
	Movement in Accrued Interest on Loans	\$0	\$0	\$0	\$0	\$0	\$0
	Movement in Stock On Hand	\$0	\$0	\$0	\$0	\$0	\$0
	Movement in Accrued Expenses	\$0	\$0	\$0	\$0	\$0	\$0
	Movement in Accrued Wages	\$0	\$0	\$0	\$0	\$0	\$0
	Movement in Employee Benefits (Current)	\$0	\$0	\$0	\$0	\$0	\$0
000000	Long Service Leave - Non Cash	\$0	\$0	\$0	\$0	\$0	(\$40,045)
000000	Deferred Pensioner Rates	\$0	\$0	\$0	\$0	\$0	\$0
Sub Total - OPERATING ACTIVITIES EXCLUDED		(\$2,957,117)	\$0	\$0	\$0	\$0	(\$3,689,484)
Total - OPERATING ACTIVITIES EXCLUDED		(\$2,957,117)	\$0	\$0	\$0	\$0	(\$3,689,484)

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		Budget	Actual	Income	Expenditure	Income	Expenditure
FURNITURE AND EQUIPMENT							
TRANSPORT							
CAPITAL EXPENDITURE							
122405	Depot Furniture & Equipment Renewal	\$0	\$0	\$0	\$0	\$0	\$0
Sub Total - CAPITAL WORKS		\$0	\$0	\$0	\$0	\$0	\$0
Total - TRANSPORT		\$0	\$0	\$0	\$0	\$0	\$0
Total - FURNITURE AND EQUIPMENT		\$0	\$0	\$0	\$0	\$0	\$0

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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
HOUSING							
CAPITAL EXPENDITURE							
092406	Land Acquisition	\$170,000	\$219,627	\$0	\$219,627	\$0	\$170,000
Sub Total - CAPITAL WORKS		\$170,000	\$263,298	\$0	\$263,298	\$0	\$170,000
Total - HOUSING		\$170,000	\$263,298	\$0	\$263,298	\$0	\$170,000
LAND AND BUILDINGS							
RECREATION AND CULTURE							
CAPITAL EXPENDITURE							
111403	LRCI 2 - Lesser Hall Flooring Replacement	\$15,000	\$0	\$0	\$0	\$0	\$15,000
112400	Swimming Pool Buildings - Lands & Buildings	\$13,644	\$8,670	\$0	\$8,670	\$0	\$13,644
112504 LRC006	LRCI 2 - Swimming Pool Buildings - Gym Access Upgrade	\$55,000	\$87,095	\$0	\$87,095	\$0	\$55,000
112504 LRC007	LRCI 2 - Swimming Pool Buildings - Floor Covering Replacement	\$52,000	\$26,478	\$0	\$26,478	\$0	\$52,000
Sub Total - CAPITAL WORKS		\$135,644	\$122,243	\$0	\$122,243	\$0	\$135,644
Total - RECREATION AND CULTURE		\$135,644	\$122,243	\$0	\$122,243	\$0	\$135,644
LAND AND BUILDINGS							
ECONOMIC SERVICES							
EXPENDITURE							
132400	Tourist Centre - Land & Building CAPITAL EXPENDITURE	\$0	\$0	\$0	\$0	\$0	\$0
132411 LRC004	Local Roads & Community Building Projects - FlaxMill	\$108,900	\$77,465	\$0	\$77,465	\$0	\$108,900
Sub Total - CAPITAL WORKS		\$108,900	\$77,465	\$0	\$77,465	\$0	\$108,900
Total - ECONOMIC SERVICES		\$108,900	\$77,465	\$0	\$77,465	\$0	\$108,900

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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
LAND AND BUILDINGS							
OTHER PROPERTY AND SERVICES							
CAPITAL EXPENDITURE							
146605	Administration Building - Building Renewals & Upgrades	\$0	\$5,000	\$0	\$5,000	\$0	\$0
147400	Land Purchase	\$0	\$0	\$0	\$0	\$0	\$0
149503	Rylington Park House Capital	\$55,000	\$37,002	\$0	\$37,002	\$0	\$55,000
149501	Rylington Park Chemical Shed	\$15,000	\$9,619	\$0	\$9,619	\$0	\$15,000
Sub Total - CAPITAL WORKS		\$70,000	\$51,621	\$0	\$51,621	\$0	\$70,000
Total - OTHER PROPERTY AND SERVICES		\$70,000	\$51,621	\$0	\$51,621	\$0	\$70,000
Total - LAND AND BUILDINGS		\$484,544	\$514,692	\$0	\$514,692	\$0	\$484,544

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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
PLANT AND EQUIPMENT							
RECREATION AND CULTURE							
CAPITAL EXPENDITURE							
112500	Swimming Pool - Plant & Equipment	\$7,500	\$0	\$0	\$0	\$0	\$7,500
Sub Total - CAPITAL WORKS		\$7,500	\$5,000	\$0	\$5,000	\$0	\$7,500
Total - RECREATION AND CULTURE		\$7,500	\$5,000	\$0	\$5,000	\$0	\$7,500
PLANT AND EQUIPMENT							
TRANSPORT							
CAPITAL EXPENDITURE							
123603	DWS - Fleet Vehicles	\$48,000	\$0	\$0	\$0	\$0	\$48,000
123605	Heavy Plant (Prime Movers etc) - Plant & Equipment	\$0	\$0	\$0	\$0	\$0	\$0
123609	Light Plant (eg Portable Traffic Lights) - Plant & Equip	\$35,000	\$0	\$0	\$0	\$0	\$35,000
123610	Heavy Plant (Graders etc) Purchases	\$706,500	\$166,463	\$0	\$166,463	\$0	\$706,500
Sub Total - CAPITAL WORKS		\$789,500	\$166,463	\$0	\$166,463	\$0	\$789,500
Total - TRANSPORT		\$789,500	\$166,463	\$0	\$166,463	\$0	\$789,500

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G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
PLANT AND EQUIPMENT							
OTHER PROPERTY & SERVICES							
CAPITAL EXPENDITURE							
146500	Pool Vehicle	\$60,000	\$0	\$0	\$0	\$0	\$60,000
147450	Rylington Park Plant & Equipment	\$60,000	\$0	\$0	\$0	\$0	\$60,000
149502	Rylington Park Dorm Rooms Air Conditioners	\$11,500	\$29,356	\$0	\$29,356	\$0	\$11,500
Sub Total - CAPITAL WORKS		\$131,500	\$29,356	\$0	\$29,356	\$0	\$131,500
Total - OTHER PROPERTY & SERVICES		\$131,500	\$29,356	\$0	\$29,356	\$0	\$131,500
Total - PLANT AND EQUIPMENT		\$928,500	\$200,819	\$0	\$200,819	\$0	\$928,500

Shire of Boyup Brook
MONTHLY FINANCIAL REPORT

Details By Function Under The Following Program Titles
And Type Of Activities Within The Programme

G/L	JOB	C	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22		
			Budget	Actual	Income	Expenditure	Income	Expenditure	
ROAD INFRASTRUCTURE CAPITAL									
ROAD CONSTRUCTION									
121403	x		ROADS TO RECOVERY PROJECTS						
121403	RTR003		RTR Scotts Brook Road	\$123,987	\$927	\$0	\$927	\$0	\$123,987
121403	RTR004		Winnejup Road	\$0	\$0	\$0	\$0	\$0	\$0
121403	RTR007		Kulikup Rd South	\$255,006	\$5,360	\$0	\$5,360	\$0	\$255,006
121403	RTR008		Jayes Road	\$0	\$0	\$0	\$0	\$0	\$0
121403	RTR013		RTR - Westbourne Road	\$70,408	\$726	\$0	\$726	\$0	\$70,408
121403	RTR029		Terry Road	\$0	\$0	\$0	\$0	\$0	\$0
121403	RTR115		Beatty Street	\$0	\$0	\$0	\$0	\$0	\$0
121404	xx		REGIONAL ROAD GROUP						
121404	RRG148		RRG Boyup Brook-Cranbrook Rd	\$333,000	\$68,435	\$0	\$68,435	\$0	\$333,000
121404	RRG210		RRG Boyup Brook-Arthur River Rd 2020/21 C/Fwd	\$501,000	\$382,660	\$0	\$382,660	\$0	\$501,000
121404	RGA210		RRG Boyup Brook-Arthur River Rd	\$526,000	\$417,763	\$0	\$417,763	\$0	\$526,000
121404	RRG004		RRG Winnejup Road	\$237,000	\$1,526	\$0	\$1,526	\$0	\$237,000
121400			MUNICIPAL ROAD PROJECTS						
121400	MU148		Muni - Boyup Brook-Cranbrook Shoulders	\$0	\$0	\$0	\$0	\$0	\$0
121400	MU500		Muni - Back Slopes and Shoulders	\$0	\$0	\$0	\$0	\$0	\$0
121400	MU501		Muni - Gravel Pit Rehabilitation	\$15,554	\$0	\$0	\$0	\$0	\$20,000
121401			Municipal Funded Gravel Sheeting Road Projects	\$40,025	\$0	\$0	\$0	\$0	\$40,025
121402	LRC109		LRCI 1 - Forrest Street Car Parking	\$0	\$0	\$0	\$0	\$0	\$0
121402	LRC148		LRCI 1 - Boyup Brook-Cranbrook Road	\$0	\$0	\$0	\$0	\$0	\$0
121410			Municipal Funded - Winter Grading	\$216,615	\$380,642	\$0	\$380,642	\$0	\$361,025
121450	MR0000		BRIDGES						
121450	MR0741		BRIDGES - Bridge 0741 - Boree Gully Rd	\$170,000	\$0	\$0	\$0	\$0	\$170,000
121450	MR3310		BRIDGES - Bridge 3310	\$0	\$0	\$0	\$0	\$0	\$0
121450	MR3306		BRIDGES - Bridge 3306	\$0	\$0	\$0	\$0	\$0	\$0
121450	MR0742		BRIDGES - Bridge 0742	\$0	\$0	\$0	\$0	\$0	\$0
121450	MR3313		BRIDGES - Aegers Bridge	\$0	\$0	\$0	\$0	\$0	\$0
Sub Total - CAPITAL WORKS				\$2,488,595	\$1,258,038	\$0	\$1,258,038	\$0	\$2,637,451
Total - ROADS				\$2,488,595	\$1,258,038	\$0	\$1,258,038	\$0	\$2,637,451
Total - INFRASTRUCTURE ASSETS ROADS				\$2,488,595	\$1,258,038	\$0	\$1,258,038	\$0	\$2,637,451

Shire of Boyup Brook
MONTHLY FINANCIAL REPORT

Details By Function Under The Following Program Titles
And Type Of Activities Within The Programme

G/L	JOB	C	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
			Budget	Actual	Income	Expenditure	Income	Expenditure
FOOTPATHS								
121700								
121700	FP111		\$26,250	\$0			\$0	\$26,250
121700	FP107		\$42,000	\$0			\$0	\$42,000
121701			\$75,600	\$0	\$0	\$0	\$0	\$75,600
Sub Total - CAPITAL WORKS			\$143,850	\$0	\$0	\$0	\$0	\$143,850
Total - TRANSPORT - FOOTPATHS			\$143,850	\$0	\$0	\$0	\$0	\$143,850
Total - FOOTPATH ASSETS			\$143,850	\$0	\$0	\$0	\$0	\$143,850
AIRPORT								
126400			\$49,575	\$0	\$0	\$0	\$0	\$49,575
Sub Total - CAPITAL WORKS			\$49,575	\$0	\$0	\$0	\$0	\$49,575
Total - TRANSPORT - AERODROMES			\$49,575	\$0	\$0	\$0	\$0	\$49,575
Total - AERODROME ASSETS			\$49,575	\$0	\$0	\$0	\$0	\$49,575
DRAINAGE								
121411								
121411	DC007		\$0	\$606	\$0	\$606	\$0	\$0
121411	DC027		\$44,672	\$0	\$0	\$0	\$0	\$44,672
121411	DC163		\$5,203	\$0	\$0	\$0	\$0	\$5,203
Sub Total - CAPITAL WORKS			\$49,875	\$606	\$0	\$606	\$0	\$49,875
Total - TRANSPORT - DRAINAGE			\$49,875	\$606	\$0	\$606	\$0	\$49,875
Total - DRAINAGE ASSETS			\$49,875	\$606	\$0	\$606	\$0	\$49,875

Shire of Boyup Brook
MONTHLY FINANCIAL REPORT

Details By Function Under The Following Program Titles
And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22	
		Budget	Actual	Income	Expenditure	Income	Expenditure
PARKS & OVALS INFRASTRUCTURE							
113903	Sandakan Memorial Capital Improvements	\$11,300	\$6,374	\$0	\$6,374	\$0	\$11,300
Sub Total - CAPITAL WORKS		\$11,300	\$6,374	\$0	\$6,374	\$0	\$11,300
Total - OTHER SPORT & RECREATION - PARKS & OVALS		\$11,300	\$6,374	\$0	\$6,374	\$0	\$11,300
Total - PARKS & OVALS ASSETS		\$11,300	\$6,374	\$0	\$6,374	\$0	\$11,300
RECREATION INFRASTRUCTURE							
112503	LRCI 2 Projects - Swimming Pool						
112503	LRC010 LRCI 2 Swimming Pool Capital Upgrades	\$84,464	\$59,645	\$0	\$59,645	\$0	\$84,464
112503	LRC016 LRCI 2 - Swimming Pool Chlorine System Replacement	\$33,500	\$30,733	\$0	\$30,733	\$0	\$33,500
113906	Recreation Infrastructure - Capital Renewals	\$112,500	\$0	\$0	\$0	\$0	\$150,000
113911	Football Oval Lighting Upgrade - CSRFF	\$230,000	\$138,032	\$0	\$138,032	\$0	\$230,000
Sub Total - CAPITAL WORKS		\$460,464	\$228,410	\$0	\$228,410	\$0	\$497,964
Total - RECREATION INFRASTRUCTURE		\$460,464	\$228,410	\$0	\$228,410	\$0	\$497,964
Total - INFRASTRUCTURE ASSETS - RECREATION		\$460,464	\$228,410	\$0	\$228,410	\$0	\$497,964

Shire of Boyup Brook
MONTHLY FINANCIAL REPORT

Details By Function Under The Following Program Titles
And Type Of Activities Within The Programme

G/L	JOB	YTD COMPARATIVES PERIOD 10 30 APRIL 2022		CURRENT YEAR YTD ACTUALS 30 APRIL 2022		ADOPTED BUDGET 2021-22		
		Budget	Actual	Income	Expenditure	Income	Expenditure	
INFRASTRUCTURE OTHER								
ECONOMIC SERVICES								
132410	LRC002	LRCI 1 - Flax Mill / Caravan Park Upgrades	\$0	\$7,033	\$0	\$7,033	\$0	\$0
132410	LRC003	LRCI 1 - Tourism Centre Upgrades	\$0	\$0	\$0	\$0	\$0	\$0
132902		Boyup Brook Viewing Tower Construction	\$373,092	\$0	\$0	\$0	\$0	\$621,820
		Sub Total - CAPITAL WORKS	\$373,092	\$7,033	\$0	\$7,033	\$0	\$621,820
		Total - ECONOMIC SERVICES	\$373,092	\$7,033	\$0	\$7,033	\$0	\$621,820
INFRASTRUCTURE OTHER								
OTHER PROPERTY & SERVICES								
149500		Rylington Park Rain Water Tank	\$25,000	\$11,561	\$0	\$11,561	\$0	\$25,000
		Sub Total - CAPITAL WORKS	\$25,000	\$11,561	\$0	\$11,561	\$0	\$25,000
		Total - OTHER PROPERTY & SERVICES	\$25,000	\$11,561	\$0	\$11,561	\$0	\$25,000
		Total - INFRASTRUCTURE ASSETS - OTHER	\$398,092	\$18,594	\$0	\$18,594	\$0	\$646,820
		GRAND TOTALS	(\$386,321)	(\$3,605,664)	(\$10,585,161)	\$6,979,497	(\$9,766,764)	\$11,884,765

**SHIRE OF BOYUP BROOK
RESERVE ACCOUNTS
FOR THE PERIOD ENDING 30 APRIL 2022**

LEAVE RESERVE

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

	ACTUAL 2021-22	BUDGET 2021-22
Opening Balance	123	123
Transfer from Accumulated Surplus		
- Interest Earned	0	363
- Other Transfers	0	33,000
Less Transfer to Accumulated Surplus		
-Transfer to Municipal Fund	0	0
CLOSING BALANCE	<u>123</u>	<u>33,486</u>

UNSPENT GRANTS RESERVE

Purpose - To quarantine forward grant payments, to fund expenses incurred in the intended year.

	ACTUAL 2021-22	BUDGET 2021-22
Opening Balance	79	78
Transfer from Accumulated Surplus		
- Interest Earned	0	0
- Other Transfers	0	0
Less Transfer to Accumulated Surplus		
-Transfer to Municipal Fund	0	0
CLOSING BALANCE	<u>79</u>	<u>78</u>

PLANT RESERVE

Purpose - To be used to fund the purchase of plant items, including graders, trucks, utes, sedans, rollers.

	ACTUAL 2021-22	BUDGET 2021-22
Opening Balance	149,961	148,497
Transfer from Accumulated Surplus		
- Interest Earned	86	313
- Other Transfers	0	75,170
Less Transfer to Accumulated Surplus		
-Transfer to Municipal Fund	0	0
CLOSING BALANCE	<u>150,047</u>	<u>223,980</u>

BUILDING RESERVE

Purpose - to be used to fund future maintenance of shire owned buildings, including heritage buildings.

	ACTUAL 2021-22	BUDGET 2021-22
Opening Balance	714,025	714,025
Transfer from Accumulated Surplus		
- Interest Earned	409	1,491
- Other Transfers	0	25,170
Less Transfer to Accumulated Surplus		
-Transfer to Municipal Fund	0	0
CLOSING BALANCE	<u>714,434</u>	<u>740,686</u>

**SHIRE OF BOYUP BROOK
RESERVE ACCOUNTS
FOR THE PERIOD ENDING**

30 APRIL 2022

COMMUNITY HOUSING RESERVE

Purpose - to be used to fund maintenance of the Homeswest Housing Units in Forrest & Proctor Streets.

	ACTUAL 2021-22	BUDGET 2021-22
Opening Balance	214,518	214,517
Transfer from Accumulated Surplus		
- Interest Earned	122	451
- Other Transfers	0	0
Less Transfer to Accumulated Surplus		
-Transfer to Municipal Fund	0	0
CLOSING BALANCE	<u>214,640</u>	<u>214,968</u>

EMERGENCY RESERVE

Purpose - to be used to fund emergency situations outside working hours for example trees on roads, ETC

	ACTUAL 2021-22	BUDGET 2021-22
Opening Balance	12,479	12,479
Transfer from Accumulated Surplus		
- Interest Earned	7	26
- Other Transfers	0	0
Less Transfer to Accumulated Surplus		
-Transfer to Municipal Fund	0	0
CLOSING BALANCE	<u>12,486</u>	<u>12,505</u>

INSURANCE CLAIM RESERVE

Purpose - to be used to fund the excess on certain insurance claims.

	ACTUAL 2021-22	BUDGET 2021-22
Opening Balance	15,207	15,207
Transfer from Accumulated Surplus		
- Interest Earned	9	32
- Other Transfers	0	0
Less Transfer to Accumulated Surplus		
-Transfer to Municipal Fund	0	0
CLOSING BALANCE	<u>15,216</u>	<u>15,239</u>

**SHIRE OF BOYUP BROOK
RESERVE ACCOUNTS
FOR THE PERIOD ENDING 30 APRIL 2022**

OTHER RECREATION RESERVE

Purpose - to be used to fund improvements to the recreation facilities and grounds.

	ACTUAL 2021-22	BUDGET 2021-22
Opening Balance	50,557	50,557
Transfer from Accumulated Surplus		
- Interest Earned	29	106
- Other Transfers	0	0
Less Transfer to Accumulated Surplus		
-Transfer to Municipal Fund	0	0
CLOSING BALANCE	<u>50,586</u>	<u>50,663</u>

COMMERCIAL RESERVE

Purpose - to be used to fund future economic development, enhancement & promotion of the district.

	ACTUAL 2021-22	BUDGET 2021-22
Opening Balance	451,591	451,591
Transfer from Accumulated Surplus		
- Interest Earned	259	944
- Other Transfers	0	0
Less Transfer to Accumulated Surplus		
-Transfer to Municipal Fund	0	0
CLOSING BALANCE	<u>451,850</u>	<u>452,535</u>

BRIDGES RESERVE

Purpose - to be used to fund future requirements of bridge works.

	ACTUAL 2021-22	BUDGET 2021-22
Opening Balance	155	155
Transfer from Accumulated Surplus		
- Interest Earned	1	0
- Other Transfers	0	0
Less Transfer to Accumulated Surplus		
-Transfer to Municipal Fund	0	0
CLOSING BALANCE	<u>156</u>	<u>155</u>

AGED ACCOMMODATION RESERVE

Purpose - to be used to fund future requirements of aged accommodation.

	ACTUAL 2021-22	BUDGET 2021-22
Opening Balance	31,608	27,841
Transfer from Accumulated Surplus		
- Interest Earned	18	59
- Other Transfers	0	0
Less Transfer to Accumulated Surplus		
-Transfer to Municipal Fund	0	0
CLOSING BALANCE	<u>31,626</u>	<u>27,900</u>

**SHIRE OF BOYUP BROOK
RESERVE ACCOUNTS
FOR THE PERIOD ENDING**

30 APRIL 2022

ROAD CONTRIBUTIONS RESERVE

Purpose - to set aside contributions from developers.

	ACTUAL 2021-22	BUDGET 2021-22
Opening Balance	28,609	28,330
Transfer from Accumulated Surplus		
- Interest Earned	17	60
- Other Transfers	0	0
Less Transfer to Accumulated Surplus		
-Transfer to Municipal Fund	0	0
CLOSING BALANCE	<u>28,626</u>	<u>28,390</u>

IT/OFFICE EQUIPMENT RESERVE

Purpose - to be used to fund future IT requirements.

	ACTUAL 2021-22	BUDGET 2021-22
Opening Balance	39,917	39,527
Transfer from Accumulated Surplus		
- Interest Earned	22	83
- Other Transfers	0	0
Less Transfer to Accumulated Surplus		
-Transfer to Municipal Fund	0	0
CLOSING BALANCE	<u>39,939</u>	<u>39,610</u>

CIVIC RECEPTIONS RESERVE

Purpose - to quarantine unspent 'Refreshments and Receptions' budgets to fund future receptions needs.

	ACTUAL 2021-22	BUDGET 2021-22
Opening Balance	16,776	16,612
Transfer from Accumulated Surplus		
- Interest Earned	10	35
- Other Transfers	0	0
Less Transfer to Accumulated Surplus		
-Transfer to Municipal Fund	0	0
CLOSING BALANCE	<u>16,786</u>	<u>16,647</u>

**SHIRE OF BOYUP BROOK
RESERVE ACCOUNTS
FOR THE PERIOD ENDING 30 APRIL 2022**

UNSPENT COMMUNITY GRANTS RESERVE

Purpose - for the purpose of holding unallocated/spent community donation/MOU budgets (2% of annual rates), to fund extraordinary community donations or MOU's.

	ACTUAL 2021-22	BUDGET 2021-22
Opening Balance	122	121
Transfer from Accumulated Surplus		
- Interest Earned	0	0
- Other Transfers	0	0
Less Transfer to Accumulated Surplus		
-Transfer to Municipal Fund	0	0
CLOSING BALANCE	122	121

RYLINGTON PARK WORKING CAPITAL RESERVE

Purpose - to be used as working capital for the running and maintenance of Rylington Park Farm.

	ACTUAL 2021-22	BUDGET 2021-22
Opening Balance	250,774	250,774
Transfer from Accumulated Surplus		
- Interest Earned	143	529
- Other Transfers	0	0
Less Transfer to Accumulated Surplus		
-Transfer to Municipal Fund	0	(85,997)
CLOSING BALANCE	250,917	165,306

RYLINGTON PARK COMMUNITY PROJECTS RESERVE

Purpose - to be used for community contributions towards major community projects within the Boyup Brook community.

	ACTUAL 2021-22	BUDGET 2021-22
Opening Balance	412,828	412,828
Transfer from Accumulated Surplus		
- Interest Earned	237	871
- Other Transfers	0	0
Less Transfer to Accumulated Surplus		
-Transfer to Municipal Fund	0	(50,000)
CLOSING BALANCE	413,065	363,699

TOTAL RESERVES

2,390,698	2,385,968
------------------	------------------

**SHIRE OF BOYUP BROOK
LOAN SCHEDULE
FOR THE PERIOD ENDING 30 APRIL 2022**

LOAN DESCRIPTION	LOAN No.	PRINCIPAL 01.07.21	LOANS RAISED		INTEREST		PRINCIPAL		CLOSING BALANCE
			Budget 2021-22	Actual 2021-22	Budget 2021-22	Actual 2021-22	Budget 2021-22	Actual 2021-22	
HOUSING Staff House	115	40,324	0	0	2,268	2,267	7,158	3,528	36,796
Recreation & Culture Swimming Pool	114	73,356	0	0	4,132	4,132	13,019	6,415	66,941
		113,680	0	0	6,400	6,399	20,177	9,943	103,737



Our Ref: D23879
Your Ref:

Adrian Nicoll
Shire of Boyup Brook
anicoll@plancreate.com.au

Dear Mr Nicoll

RE: LOTS 2 & 3 (415) CONDINUP ROAD, DINNINUP – PROPOSED TREE PLANTATION

I refer to your email dated 24 March 2022 regarding the submission of a Plantation Management Plan, prepared by Bunbury Fibre Exports and dated 10 February 2022, for the above development application. The Plantation Management Plan is accompanied by a report from the proponent dated 8 March 2022 for the above development application (DA).

This advice relates only to the *FESA Guidelines for Plantation Fire Protection (2011)*. It is the responsibility of the proponent to ensure the proposal complies with relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, health or any other approvals required by a relevant authority under written laws.

Assessment

- DFES acknowledge that the site currently operates as a Eucalypt Tree Plantation and that the development application seeks to change the species of the Tree Plantation to Pine and the Shire of Boyup Brook is requesting an assessment of the technical details relating to Bushfire.
- DFES has assessed the Plantation Management Plan against Guidelines for Plantation Fire Protection (2011).

Comments:

DFES notes the Plantation Management Plan includes a reference to the Guidelines for Plantation Fire Protection (1998) and recommends the documents be updated to comply with the most recent 2011 version of the Guidelines.

DFES recommends the use of dedicated firefighting water tanks as there is no guarantee that the dams will have an adequate supply of water all year-round.

The minimum trafficable surface width should be 6m throughout the plantation as opposed to the 4m minimum demonstrated on the Fire Management Plan Map.

It is noted that initial response to bushfire in the Fire Management Plan relies on Brigade units to be primary fire-fighting source, supported by DFES and the LG is reluctant to allow brigades to fight bushfires with inadequate infrastructure. DFES notes the Draft Tree Plantation Policy states:

“Where the total area of plantation blocks exceeds 140ha (i.e., more than 7 X 20ha plantation blocks), an approved fire unit manned by suitably trained personnel, is to be stationed on the property named on the Development Approval for firefighting purposes.”

DFES has expressed that this may set an impractical and unreasonable requirement for the plantation industry that is inconsistent with other industries carrying a similar fire risk (See attached letter dated 22 March 2022 from DFES to FIFWA).

If you require further information, please contact me on telephone number 9395 9709.

Yours sincerely



Richard Trinh
SENIOR LAND USE PLANNING OFFICER

6 May 2022



Our Ref: 22/053502; D08184
Your Ref:

Adele Farina
A/Chief Executive Officer
Forest Industries Federation (WA) Inc
Unit 1, Abridge House
5 Turner Avenue
BENTLEY WA 6102

Dear Ms Farina

SHIRE OF BOYUP BROOK TREE PLANTATION POLICY – FIRE PRECAUTIONS

Thank you for your letter dated 14 March 2022 raising the Forest Industries Federation of Western Australia (FIFWA) concerns about the Shire of Boyup Brook's draft *Tree Plantation Policy*.

The State Government's announcement in September last year to invest \$350 million over 10 years in new softwood plantations across the south-west is expected to create and support sustainable forestry jobs across the region. Local governments will have a key role in supporting this initiative through the application of their local planning policies. It is important that these policies acknowledge the value of mixed land uses while also ensuring tree plantations are planned appropriately.

Tree plantations do not necessarily increase the bushfire risk in an area however they can require a higher level of bushfire response capability than other land uses during fire suppression. Bushfire risk needs to be assessed in context and in relation to the proximity and nature of any surrounding vulnerable assets. Plantations themselves can also be considered an 'at risk' asset and plantation managers should take reasonable measures to protect their plantation from the threat of fire.

This *draft Tree Plantation Policy* is developed under the *Planning and Development (Local Planning Schemes) Regulations 2015* and is a matter for the local government. Given the consultation period closed on 14 March 2022 it is not appropriate for DFES to write to the Shire of Boyup Brook in this instance. DFES will continue to work collaboratively with local governments and industry to promote consistent application of bushfire risk management standards.

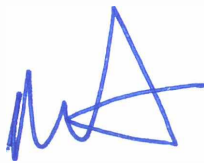
The fire precautions in the *draft Tree Plantation Policy* from the Shire of Boyup Brook are largely consistent with the *Guidelines for Plantation Fire Protection* published by Fire and Emergency Services Authority in 2011. I understand FIFWA's concern about policy position 5 that requires an approved fire unit manned by suitably trained personnel to be

stationed on plantations over 140 hectares during the high threat period. This may set an impractical and unreasonable requirement for the plantation industry that is inconsistent with other industries carrying a similar fire risk.

I commend the plantation industry's commitments to the bushfire risk management and response including the FIFWA Fire Managers Cooperative and the redevelopment of the Plantation Fire Fighter training courses being developed in collaboration with the DFES Bushfire Centre of Excellence, Forest Products Commission and representatives of the private forest sector. I also understand the Guidelines for Plantation Fire Protection will be reviewed in 2022 and would encourage the involvement of south-west local governments in its review.

Thank you again for your correspondence and FIFWA's continued contribution to the State Bushfire Advisory Council.

Yours sincerely



Murray Carter
Executive Director
Rural Fire Division

22 March 2022

Proposed Plantation

Lots 2 & 3 (415) Condinup Road, Dinninup

Prepared for Mitsui Bussan Woodchip Oceania Pty Ltd

DOCUMENT CONTROL

ISSUE	DATE	ISSUE DETAILS	APPROVED
Draft	February 2022	For client review	KH
One	2 March 2022	For client review	KH
Two	8 March 2022	For Lodgement	KH

COMMERCIAL IN CONFIDENCE

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Executive Summary

Planned Focus acts on behalf of Mitsui Bussan Woodchip Oceania Pty Ltd, trading as Bunbury Fibre Exports in Western Australia, the owner of the Armstrong Plantation at Lots 2 and 3 (415) Condinup Road, Dinninup.

This report supports the landowner's application for Development Approval to convert the existing and recently harvested short rotation Eucalypt plantation on the Armstrong property to a longer rotation pine Plantation.

The proposed Plantation is considered to meet the objectives of the Rural zone and planning requirements for Plantations under Town Planning Scheme No. 2.

The continued use of this property for a plantation does not reduce the amount of land available for agriculture in vicinity, and nor does it 'jeopardise the potential' of land with high values of agricultural production because this is effectively an ongoing, existing land use.

Rather, the proposed plantation reinforces diversification and continuation of rural activities which does not diminish the rural character or appearance of the area and supports the environmental, social, and economic sustainability of the Shire of Boyup Brook.

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1 Subject Land

The subject land is located over two lots, along either side of Condinup Road approximately 10 kilometres to the north of the Boyup Brook townsite in the locality of Dinninup.

The site is legally described as Lots 2 and 3 on Diagram 83703, held on Certificates of Title Volume 1950 Folio 401 and Volume 1950 Folio 402 respectively (see Appendix 1 – Certificates of Title).

The site has an area of 374ha, comprising Lot 2 256ha and Lot 3 118ha. The topography of the site is flat to moderate, and the land is located within the Blackwood River catchment.

Vehicular access to the site is from Condinup and Newgalup Roads with Lot 3 to the north of Condinup Road and Lot 2 to the south. There are no structures or buildings on the site.

2 Background

The subject land has been used for the last 20 years as a short rotation Eucalypt plantation, which was gradually harvested, completing in 2020. Plantation grown timbers are a recognised renewable resource, and plantation grown timbers can provide positive and long-lasting social, environmental, and economic benefits to Western Australia and its communities.

According to the Forest Products Commission, the main plantation species used by the industry are pine (*Pinus radiata*), with the softwood plantation sector contributing more than \$1.4 billion per year and supports the employment of more than 1,900 people within Western Australia

With the historic decision to end logging of native forests by 2024, the current State Government is providing substantial investment to further develop and enhance the operations of the softwood industry, including protecting the industry from wildfire and ensuring integrated benefits are delivered to communities.

The parent company of the landowner Mitsui, Mitsui & Co Japan opened its first office in Australia in 1901. Since then, Mitsui has invested tens of billions in Australian resource industries.

Mitsui's forestry divisions have been growing plantations in Australia for more than 2 decades and they have exported forest products from Australia for over 3 decades. Mitsui Bussan Woodchip Oceania Pty Ltd has owned and operated Bunbury Fibre Exports (formerly Hansol PI) since 2011.

Mitsui enjoys an excellent reputation in regional WA as a reliable employer, log buyer and land lessee, having stood strong through the troubled MIS forestry era. Mitsui enjoys the same reputation in Victoria and South Australia. Mitsui is proud of its history in regional Australia and hope to continue its legacy as a trusted partner of Australian industry.

3 Proposed Development – 'Armstrong Plantation'

This application is to continue plantation activities over the subject site for a long rotation pine (*Pinus radiata*) sawlog plantation. The proposed plantation will cover 269ha over the subject site and is grouped into planting compartment areas with a maximum size of 27.7ha. This is as per the Shire's preference for <30ha and it is consistent with FESA guidelines.

The proposal is depicted on the site layout plan provided in Appendix 2.

Given the site has been previously used for plantation activities, there are no buildings or dwellings, with the only infrastructure present being external fencing and dams, plus internal access roads aligned to the former plantation. The internal access will be slightly adjusted to accommodate the new plantation compartments.

A Plantation Management Plan is provided at Appendix 3. This includes detailed information about the planting strategy and the steps the owner will take to manage the site and its operations.

It is noted that all historical as well as proposed operations involved with the management of this plantation are to be carried out in accordance with the *'Code of Practice for Timber Plantations in Western Australia'*. Additionally, the plantation will be managed in accordance with industry best practice, which includes applying herbicide and fertilizer according to the label rates, in appropriate weather conditions and subject to appropriate buffers. No aerial application is anticipated on this plantation.

The plantation is proposed to be initially harvested (thinned) at 15 years of age, with a further thinning at 22 years and then a final harvest at approximately 30 years of age. The initial harvest is proposed to occur around 2037. At harvest time, a detailed harvesting plan will be developed, and this will include seeking Shire endorsement to use Multi Combination Vehicles for road haulage via Condinup Road.

It is noted that the Armstrong plantation forms part of the carbon offset project known as Western Treefarm Project Phase 1, which has been registered with the Clean Energy Regulator. As well as generating employment and renewable products for the construction industry, this plantation will generate carbon abatement. The project will be audited and issued Australian Carbon Credit Units (ACCU) which will be sold to customers including Australian resources companies to fulfill their regulatory obligations.

4 Local Planning Considerations – Key Issues

4.1 Zoning

The site is zoned Rural under the Shire of Boyup Brook Town Planning Scheme No. 2 (TPS2).

The Scheme states that the Rural zone

“...is intended primarily for the preservation of agriculturally significant land. Land within the Scheme Area is capable of high levels of agricultural production and is therefore a valuable resource worthy of protection. Council shall therefore seek to ensure that no action is taken to jeopardise that potential.”

Clause 5.2.1 of TPS2 states that when considering applications for Planning Consent (development approval) within the Rural zone that Council shall have regard to:

- (a) the need to protect the agricultural practices of the Rural zone in light of its importance to the District's economy;*
- (b) the need to protect the area from uses which will reduce the amount of land available for agriculture;*
- (c) the need to preserve the rural character and rural appearance of the area; and*
- (d) where rural land is being subdivided for closer development, the proposal should be supported with evidence outlining the land's suitability and capability for further development.*

The existing use of the site has been for a Eucalypt plantation. Therefore, the proposal to redevelop this as a pine plantation will not change or reduce the amount of land currently available for agriculture or change the land use.

The rural character and appearance of the area will also continue to be preserved. The intention of the Rural zone is primarily for the preservation of agriculturally significant land, with high levels of agricultural production.

Plantations are a form of agricultural production, noting there is limited information available within the Scheme to clarify this point in terms of the location of designated priority agricultural land.

Clause 5.2.2 of TPS2 further states:

“Council shall encourage the continued use of land within the Rural Zone for the entire spectrum of broadacre and intensive rural activities except in close proximity to the town where such activities, by their very nature, may detract from the residential and environmental quality within the town.”

The proposed development does not specifically fall within the use classifications of broadacre and intensive agriculture, however, it is a complimentary, acceptable, and productive agricultural land use within the Rural zone and the nature of this use is thus that it does not detract from the rural amenity which is held in high regard by the Scheme provisions. The property is not located close to a town.

In 1998 (now some 24 years ago and before the former Armstrong Eucalypt plantation was likely approved) an amendment was made to TPS2 to include the following provisions:

5.2.3 Council, in considering the granting of approval to plantations in the Rural Zone will take into account the landscape and amenity of the area and may refuse to grant approval for the planting of tree species which it does not consider to be appropriate for the area.

5.2.4 With a view to protecting the agricultural base of the District, Council shall discourage the wholesale planting of broadacre rural holdings for plantations and shall instead, encourage the diversification of rural activities.

5.18 In addition to those other matters contained in Clause 5.2, Council shall, in considering applications for ‘Plantations’, have regard to –

- a) The Code of Practice for Timber Plantations in Western Australia;*
- b) Council’s Firebreak Order; and*
- c) FESA’s Guidelines for Plantation Fire Protection.*

With regards to these clauses, the subject land has been previously approved for a Eucalypt plantation and operated as such for over 20 years. The continuation of the site for a plantation is not considered to alter or detrimentally impact the landscape and amenity of the area.

Mitsui has assessed the land and determined it is very suitable for pine plantation based on its soils and rainfall. The species is also appropriate to the region. Similar plantations are common in the agricultural landscape because it produces an in demand agricultural product.

In terms of cl. 5.2.4, the proposed development, with its continued use as a plantation, does not remove agricultural land from production. The continued use of the site for a plantation is an ongoing agricultural use and it sustains ongoing diversification of rural activities that will not negatively impact or change on the broadacre activities that occur around the subject land or within the district.

The application is supported by compliance with *The Code of Practice for Timber Plantations in Western Australia*, the *Shire of Boyup Brook’s Firebreak Order* and the *Department of Fire and Emergency Services’ Guidelines for Plantation Fire Protection*. Detailed information addressing these requirements are contained within the Plantation Management Plan at Appendix 3.

4.2 Land Use

Under TPS2 the proposed development falls within the definition of Plantation, which is designated as a discretionary ('AA') use in the Rural zone and is described by TPS2 as:

'...has the same meaning as in the Code of Practice for Timber Plantations in Western Australia (2006) published by the Department of Conservation and Land Management and the Australian Forest Growers.'

The definition provided by the Code of Practice (2006) is:

'...a stand of trees of ten hectares (or as defined by the Local Government Authority), or larger, that has been established by sowing or planting of either native or exotic tree species selected and managed intensively for their commercial and/or environmental benefits. A plantation includes roads, tracks, and firebreaks.'

The definition of an 'AA' use means a use which Council, in exercising the discretionary powers available to it may approve under this Scheme. The plantation is considered to fit within the definition provided by the Code of Practice (2006) and can therefore be considered for approval by Council.

4.3 Development Requirements

TPS2 includes specific consideration points relating to:

Bushfire Planning

Parts of the subject site are located within identified Bushfire Prone Areas however, given the proposed development does not result in an intensification of development (or land use) nor does it result in an increase of residents or employees on site for any considerable amount of time, the development is considered exempt from the provisions of State Planning Policy 3.7 (SPP3.7).

Instead, bushfire planning and the management of this risk is addressed via the application of FESA (now DFES) *Guidelines for Plantation Fire Protection* in accordance with the requirements of TPS2.

As such the application includes fire management considerations within the Plantation Management Plan, provided at Appendix 3, to address this development requirement which includes the following measures to address the risk of bushfire:

- Compartment sizes proposed under the plantation establishment plan have been reduced to be less than 30ha.
- Compartment boundaries follow existing roads and natural features.
- Fuel load management techniques such as farm forestry grazing are proposed.
- Firebreaks will be sufficiently maintained and in accordance with the Shire annual fire break notice.
- Access is provided to and into plantations to comply with fire suppression requirements.
- Private and volunteer fire units to be engaged along with plantation industry firefighting resources.

MWO and its subsidiary Bunbury Fibre Exports (BFE) are experienced plantation managers. They are certified by the Forest Stewardship Council (FSC) and 'Responsible Wood' under the Program for the Endorsement of Forest Certification (PEFC). These certifications verify that MWO and BFE's management, systems and processes ensure the sustainability of plantations from economic, environmental, and social perspectives. Mitsui has been managing land and plantations in Australia for a long time.

MWO and BFE are committed to planning, establishing, and managing the proposed plantation in accordance with the *Code of Practice for Timber Plantations in WA* and the *FESA Guidelines for Plantation Fire Protection*.

The FESA Guidelines encourage Local Government, Fire and Emergency Services Authority and plantation managers to work closely together to achieve a balance between protecting plantations and protecting local communities. MWO intends to continue working closely with the Shire of Boyup Brook to achieve a balanced outcome.

Additionally, the Forest Industry Federation WA (FIFWA) has entered a Memorandum of Understanding with the Department of Fire and Emergency Services (DFES), Department of Biodiversity, Conservation and Attractions, Parks and Wildlife Service (DBCA) and participating local governments.

The purpose of the MOU is to establish mutual emergency response capability arrangements for bushfires within or near plantation estates and bushfires not impacting plantation estates but where plantation resources may be requested to support the local bush firefighting response. MWO or BFE is committed to supporting this initiative and will demonstrate that commitment by entering into a Plantation Managers Fire Agreement referred to in the abovementioned MOU.

Visual Impact

The subject site has previously contained a Eucalypt plantation therefore the continued use of the site for a Pine plantation is not considered to considerably impact the visual amenity of the area.

Impacts on visual amenity are also minimised due to the site being in a relatively unelevated position, approximately 10km from Boyup Brook, 2km from the closest rural dwelling and being located away from major tourist routes.

An alternate view however is that the site, with large stands of trees, will be a point of interest and attractive in this non-urban, active agricultural landscape. As depicted on the site layout plan, no pre-existing native vegetation is to be removed, with the plantation occurring in areas previously used as plantation.

Transport

The subject site has been previously used for plantation activities and this has included the harvesting and transportation of the resource via local road networks.

The proposed haulage route will be via Condinup Road and is subject to appropriate approvals from the local government.

MWO will continue to work with the Shire of Boyup Brook on roading matters and remains committed to working in accordance with the *Code of Practice for Timber Plantations in WA*, including as it relates to road use. Armstrong plantation exists on a road listed in the Main Roads WA Heavy Vehicle Services (HVS) network. MWO will continue to follow the HVS protocols, including providing prior notice to the shire and seeking the shire's endorsement of MWO's haulage plans at harvest.

4.4 Draft Local Planning Policy – Tree Plantations

The applicant is aware that the Shire of Boyup Brook is presently seeking public comment on a proposed new Local Planning Policy – Tree plantations.

The LPP is in draft form, so although it sets out intention, it presently carries minimal decision-making weight. Even if it was further advanced to seriously entertained, policy is given due regard, it cannot be prescriptive.

This said, much of the draft LPP is already contained within TPS2 and serves to reinforce the Scheme position. The application material demonstrates the suitability of this proposal in context of the Scheme.

The policy suggests applicants for Plantations should prepare a Social and Economic Impact statement in support of their proposal. Although this is potentially excessive for a single plantation, and this proposal is effectively continuation of an existing plantation, consideration to these impacts has been given and commentary has been prepared and is provided at Appendix 4. This demonstrates the positive benefits of the timber industry in the South West of WA and more broadly in Australia. This establishes the important value of pine plantations as a valuable, renewable, carbon generating resource that is essential in the building industry.

The proposed policy also sets out other extra obligations. Although the intent of providing high quality fire risk management is accepted, some of the obligations are overly onerous and impractical, let alone cost prohibitive. Fire is a natural part of the Australian landscape, and it cannot be fully managed away. As set out in the Plantation Management Plan, there are sufficient management measures proposed, as well as fire resources available locally, which the landowner may be prepared to supplement. It is noted that the landowner will make separate submission to the Shire on the proposed policy.

4.5 Draft Local Planning Strategy

There is no formally endorsed Local Planning Strategy for the Shire of Boyup Brook that provides guidance on the matter of tree farming in rural areas or identifies the extent of high-quality agricultural land across the Shire. We understand one may be under preparation, however this is not presently available or seriously entertained.

4.6 State and Regional Planning Considerations

State Planning Policy 2.5 – Rural Planning

SPP2.5 supports tree farms in rural areas and promotes local government approval regimes that respond to community views and local circumstances.

SPP2.5 broadly identifies that tree farming should generally not occur on priority agriculture land.

As previously identified the subject site has an approval history as a tree plantation and the continuation of use for this purpose is not considered to impact on priority agricultural land.

It is noted there has been no clear demarcation of where priority agricultural land is located within the Shire (other than a broadscale approach of all Rural zoned land being considered priority agricultural land).

SPP2.5 recommends that tree farming should generally be a permitted use on rural land, except where development of a tree farm would create an extreme bushfire risk. Plantation is an AA use in TPS2 which enables the discretion of Council to be exercised. In reference to this point, it is noted that the site has previously been successfully managed in accordance with the *Guidelines for Plantation Fire Protection* and this will continue the same and as outlined in the development requirements section of this report.

4.7 Clause 67 matters

In addition to TPS2, Cl.67 Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* sets out matters that the local government is to have due regard to.

Within this context and in response to matters that are considered relevant to the development, the following comments are provided:

Clause 67 provision	Applicant Comment
<i>Aims and provisions of the Scheme</i>	Addressed above.
<i>The requirements of orderly and proper planning including any other proposed planning instrument that the local government is seriously considering adopting.</i>	<p>Given the Shire of Boyup Brook Council first considered the <i>Draft Local Planning Policy – Tree Plantations</i> only their December 2021 meeting and that public advertising has not concluded, to apply the policy to this application would be premature, and arguably not in keeping with the requirements of orderly and proper planning.</p> <p>Furthermore, TPS2 is considered to provide the same sufficient parameters for consideration of critical planning matters for the proposed development.</p>
<i>Any approved State Planning Policy</i>	The Application has responded to SPP2.5 – Rural Planning above.
<i>Any policy of the State</i>	As discussed in the background, further development of the softwood plantation industry is supported at a State and Federal level.
<p><i>The compatibility of the development with its setting including-</i></p> <p><i>i. the compatibility of the development with the desired future character of its setting</i></p>	<p>Armstrong plantation is not expected to impede any view of note. Pine plantations are generally considered to be a common and inoffensive component of a rural landscape.</p> <p>Pine plantations are grown over a longer rotation than eucalypts and are thinned to become a more open forest comparing to a pulp crop. The open forest appearance tends to be more appealing to most people.</p>

<p><i>I. the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation, and appearance of the development.</i></p>	<p>In many parts of Australia, mature pine plantations have become such a welcome part of the landscape that they have become recreational spaces and even tourist attractions. Armstrong will not be used as a recreational area or tourist attraction, but this anecdote does demonstrate how pine plantations can be a positive component of the landscape from the visual perspective.</p>
<p><i>The amenity of the locality including-</i></p> <p><i>I. Environmental impacts of the development.</i></p>	<p>The proposed development is considered to provide environmental benefits.</p> <p><i>Carbon abatement</i></p> <p>Timber plantations are recognized by the Federal Government and the Clean Energy Regulator as making a positive contribution to reducing atmospheric carbon.</p> <p>The Armstrong plantation has been registered and approved by the regulator as an eligible offset project in accordance with the Carbon Credits (Carbon farming Initiative) Act 2011. The project will be issued Australian Carbon Credit Units (ACCUs) which will be used to offset the emissions of other businesses hence supporting the ongoing operation of those businesses.</p> <p><i>Renewable resource</i></p> <p>Timber is also a renewable, reusable, recyclable resource that stores carbon during its growth, use and even disposal. Timber contains substantially less embodied energy (energy used during its production) than other building materials such as steel, concrete, and aluminum. Green building codes encourage the use of sustainably sourced wood, such as the wood which is proposed to be grown at the Armstrong plantation. The growing use of mass timber for multi-level buildings is being driven not only by time and costs savings, but to improve the sustainability of the construction itself.</p> <p><i>Biodiversity</i></p> <p>While pine is an introduced species, the structure of the forest provides benefits to native species. Some species such as cockatoos feed on pine nuts, while other bird species use them as roosts and nesting sites. Plantations also connect patches of native forest allowing species to travel between habitats via the cover the plantation provides. Many species of small birds, reptiles and marsupials will not travel through an open paddock for fear of being exposed to predators. Without these species visiting them, remnant trees or patches can suffer from infestations of insects.</p> <p><i>Salinity mitigation</i></p>

	<p>Plantations contribute to reducing and reversing land degradation resulting from dryland salinity, which has a positive impact on agricultural productivity in surrounding areas.</p> <p>The property lies in the southern section of the East Darling Range hydrozone. While the risk in the zone has been described as moderate by the WA Department of Agriculture and Food in 2013, the property exists in the southern end of the hydrozone which has been found to have considerably more bores with a rising trend, particularly in wetter years. Bores in the Southern Zone of Rejuvenated Drainage Hydrozone, immediately to the east of the southern end of the East Darling Range hydrozone have also shown rising bore trends.</p> <p>Given its location in the hydrozone, the Armstrong plantation is likely to play a positive role in slowing or reversing dryland salinity in the local area, hence contributing to a reduction in land degradation and therefore an improvement in agricultural productivity, economic activity, and employment.</p>
<p><i>The character of the locality</i></p>	<p>As discussed above, the continued use of the subject site for a plantation will not alter the rural character of the locality. The planting regime proposed may arguably improve the current presentation of the site as the pine grows and develops over time.</p>
<p><i>Social impacts of the development</i></p>	<p>The Shire has a documented view that the introduction of plantations to rural areas directly contributes to the loss of agricultural production, families, and employment. As harvesting has recently concluded, the subject site does not currently support any agricultural use.</p> <p>Should the Armstrong property be permitted to move to a longer-term plantation which is more compatible with grazing, then this can support the establishment of a farm forestry grazing project, therefore contributing positively to the amenity of the locality.</p> <p>Establishment, management and harvesting the plantation creates employment, and the operator contributes to the local brigade to assist in mitigating risk, both of which have broader benefits to the community at large. Refer to Appendix 4 Social and Economic Impact Assessment.</p>
<p><i>The likely effect of the development on the natural environment or water resources and any means that are proposed to protect, mitigate impacts on the natural environment or the water resource</i></p>	<p>The proposed development is considered to positively contribute to the natural environment.</p> <p>As discussed above, plantations, if located and managed correctly, protect soil and water resources, protect biodiversity, and sequester large volumes of carbon dioxide from the atmosphere. Mitsui believes this plantation is well located and will be managed appropriately to deliver these benefits locally and globally.</p>

<p><i>The suitability of the land for the development taking into account the possible risk of bushfire</i></p>	<p>As discussed above, the management of fire risk is a primary consideration of the landowner, who is an experienced plantation operator. Fire Management is addressed within the Plantation Management Plan at Appendix 3.</p>
<p><i>The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.</i></p>	<p>The amount of traffic to be generated generally is negligible and no more than regular agricultural activity as the plantation is established and managed. At harvest, larger equipment and regular large truck movements will temporarily occur, and at this time the operator will seek relevant haulage approvals.</p>
<p><i>The history of the site where the development is to be located.</i></p>	<p>The subject site has been previously developed for the purposes of a short rotation Eucalypt plantation that was only recently harvested. This is relevant history given that this is not a new use being introduced.</p>
<p><i>The impact of the development on the community as a whole, notwithstanding the impact of the development on particular individuals.</i></p>	<p>The impact of the development on the community is positive given the environmental, economic, and social benefits outlined in this report and appendices.</p> <p>The Shire of Boyup Brook Strategic Community Plan includes several strategies that recognise the importance of stimulating the economy to increase population, along with increasing resilience through the development of sustainable, renewable resources. The proposed development will assist in meeting these whole of community objectives.</p>

5 Conclusion

Timber plantations are an established agricultural activity and landscape feature in the South West of Western Australia, including within the Shire of Boyup Brook.

The pine industry is increasingly recognised as a valuable supplier of renewable resources that are in high demand in the building sector and to sequester carbon.

The industry creates reliable jobs and there is no evidence to suggest the continued use of the Armstrong plantation in Dinninup will diminish or take away any local agricultural jobs. In fact, the evidence may well suggest the opposite, more financially secure, value adding employment is likely to be created from the timber industry, and when compared to other industries.

This proposal does not remove land from agricultural production, rather it keeps land in active production, preserving the pre-existing land use. The subject land does not contain a house. The new rotation of plantation will therefore not reduce the number of farming families in the local community.

The proposal satisfies the objectives of the Scheme, and particularly the planning principles of orderly and proper planning, including fire management.



PLANTATION MANAGEMENT PLAN

MWO Armstrong PROPERTY

P 2022

Prepared by

BUNBURY FIBRE EXPORTS

Last updated 10 Feb 2022

Bunbury Fibre Exports Plantation Management Plan

Introduction

Mitsui Bussan Woodchips Oceania Pty Ltd (MWO) owns a property near the town of Boyup Brook that has previously grown eucalypts (*E globulus* and *E smithii*) established under a joint venture with Nippon Paper Resources. These eucalypts have since been harvested and MWO is planning to re-establish 269 hectares with pine softwood (*P radiata*).

Establishment and maintenance of the pine plantation will be conducted by Bunbury Fibre Exports as MWO's appointed property management company.

Situated in the Boyup Brook Shire, the property is located approximately 10km north east of Boyup Brook.

This document outlines the following in relation to this plantation –

1. Property summary
2. Land information
3. Plantation Establishment Plan
4. Plantation Tending Plan
5. Fire Management Plan
6. Timber Harvesting Plan
7. Carbon Abatement Plan

All relevant maps and plans are attached.

- Property Location Map
- Contract Map

References: - *Code of Practice for Timber Plantations in Western Australia*
- *Guidelines for Plantation Fire Protection (1998)*
- *Local Shire Council Firebreak Orders*
- *Plantation Managers Fire Agreement 2020/2021*

1. PROPERTY SUMMARY

Plantation Name:	Armstrong
Landowner:	Mitsui Bussan Woodchip Oceania Pty Ltd
Planting Year:	2022
Area:	269 ha (<i>P radiata</i>)
Location Number:	Nelson Location 2 & Nelson Location 3
Catchment:	Blackwood River
Avg Annual Rainfall:	645 mm (Boyup Brook Weather Station Ref. No: 9504)
Landscape Position:	Lower to upper slopes
Topography:	Flat to moderate
Aspect:	Mostly northerly with some easterly

2 LAND INFORMATION

2.1 Area

The general area is zoned for the purpose of agriculture/plantations. The area is remaining under plantation with the current short rotation eucalypt plantation being converted to a long rotation pine sawlog plantation.

2.2 Locality plan and access roads

A location plan is attached. Access to the property is from Condinup and Newlgalup Roads.

2.3 Natural features

2.3.1 Principle soil types:

The soils are predominantly a clayey loam ranging to gravelly loams.

2.3.2 Streams, rivers, lakes, ponds, swamps, drains:

Waterways are excluded from the planting area and will be left undisturbed.

2.3.3 Areas of native vegetation with high natural integrity:

No areas of quality native vegetation, notifiable under the Soil and Land Conservation Act of Western Australia, are included in the plantation area.

2.3.4 Areas of remnant vegetation with low natural integrity:

No areas of remnant vegetation, notifiable under the Soil and Land Conservation Act of Western Australia, are included in the plantation area.

2.3.5 Significant landscape, cultural and heritage values:

No such areas of significance are present on this property.

2.3.6 Rare Flora:

CALM's Rare Flora database has been checked for the presence of DRF and plant species worthy of special care. No plants were recorded on the property. There are also no areas of potential DRF habitat due to previous land uses.

2.4 Improvements

2.4.1 Buildings

There are no buildings within the plantation establishment area.

2.4.2 Roads, bridges, creek crossings

Internal access roads have been upgraded as part of the harvesting and establishment operation; these roads will be retained when the site is re-established allowing adequate access throughout the plantation for fire control purposes.

2.4.3 Fences, gates and dams

There are no internal fences on the property because of its previous land use. The condition of the external fences is variable although they are all fit for purpose. There are dams on the property which hold water throughout the year. There are access gates to the property from Condinup and Newgalup Roads.

2.4.4 Powerlines, Telstra cables etc.

There are no powerlines on the property however there are signs of a Telstra cable running along the fence line adjoining Condinup Road.

2.5 Locality plan and access roads

A location plan is attached. Access to the property is from Condinup and Newgalup Roads.

3 PLANTATION ESTABLISHMENT PLAN – (SUMMARY)

3.1 Areas of native vegetation, including paddock trees to be cleared

There is no additional native vegetation that requires removal as part of the re-establishment. The slash piles from the eucalypt harvest operation will be burnt to remove harvested debris prior to ripping and mounding planting rows on the contour.

3.2 Management of logging residue (pine sawlog rotation)

The intended management of logging debris is chopper rolling. Alternative management options include extraction for sale as biomass/biofuel or heaping and burning of debris (leaves, branch material and timber deemed non-merchantable).

3.3 Control of vermin and declared weeds

BFE will take all reasonable steps to control rabbits and other pests. They will also be responsible for the control of declared plants within the property.

BFE will participate in any community/neighbors based joint fox control.

The site has been checked for the presence of declared weeds.

3.4 Areas to be planted, compartment size

The plan attached shows the plantation area; the area has been divided into compartments according to the Guidelines for Plantation Protection.

3.5 Species to be planted and source of seedlings

The site is to be planted with *Pinus radiata* sourced from Tree Breeding Australia seed orchards and raised in Boyanup Botanical Nursery WA.

3.6 Direction of planting lines in relation to contours and natural drainage

The direction of the planting lines will be dictated by the existing planting direction, due to the stumps left after harvesting.

3.7 Description of soil preparation methods

The site will be ripped or mounded where necessary using a 4x4-tractor / plough configuration to achieve an optimal seedling planting espacement configuration with a total initial stocking of ≤ 1111 spha.

Weed control will follow the ripping/mounding operations prior to planting.

3.8 Description of weed control methods, including herbicide application rates and buffer zones

The eucalypt coppice from existing stumps will be the main issue so far as vegetation growth competing with pine seedling establishment. The post-harvest coppice will be sprayed to eliminate this competition.

Pre-planting Coppice

Broadspray using 2 litre per hectare of Glyphosate mixed with 60 grams of Metsulfuron-methyl and 300ml of Pulse per hectare with a wetting agent in 400 litres per hectare of water.

Strip spraying

To control the occurrence of annual grasses across the site, the pre-plant strip spray prescription for mounds is 1 litre per hectare of Glyphosate with 5 litres per hectare of Simazine in 100 litres of water per hectare.

Appropriate buffer zones, herbicide label rates and “Code of Practice for Timber Plantations in Western Australia” guidelines will be observed to prevent contamination of waterways. All operations will be carried out in accordance with the weed control guidelines stated in the “Code of Practice for Timber Plantations in Western Australia” by licensed contractors.

3.9 Planting technique

Trees will be planted using a hand-held tree planter. Planting contractors will carry plants from a central plant dump from within the property to sections within the proposed planting area by 4x4 utilities and 4x4 ATV motorbikes.

The proposed plantation is to be planted using an optimal seedling espacement configuration with a total initial stocking of ≤ 1111 spha.

3.10 Access roads and firebreaks

Access roads and firebreaks are shown on the plans attached. External firebreaks will be maintained to a width consistent with the Annual Firebreak Notice and FESA guidelines with 6 metre wide access roads / firebreaks internally. Firebreak maintenance to Local Authority guidelines is the responsibility of BFE on behalf of the landowner.

4 PLANTATION TENDING PLAN

4.1 Grazing strategy

The planting area is suitable for grazing by livestock. MWO have been approached by neighbors to consider allowing them to graze their cattle on our property when the pine plantation trees are old enough not to be damaged by livestock

4.2 Pruning and thinning schedule

Only tree branches that intrude onto designated firebreaks will be mechanically pruned to meet Local Authority guidelines. Trees will be thinned twice before the final harvest but no other pruning is scheduled.

4.3 Fertilising schedule

There will be an initial fertilizer application, banded form pre mounding to prevent nitrification of waterways, to raise soil conditions to an appropriate nutrient level for tree establishment. Type and rates of fertilizer used will be determined following nutrient analysis of soil samples.

Fertiliser applications to sustain tree vigour and health will be applied at ages 0, 2 and 15 years. The fertiliser will be applied by ground or air. Rates and types of fertilisers will be dependent on results from soil and foliar sample analysis.

4.4 Weed management

As part of the ongoing maintenance to the tree crop area a second weed control application will occur during the next winter of the year following planting. (i.e.: winter of year 2023). Weed types will determine the weed control prescription.

4.5 Monitoring and contingencies for diseases and pests

Early Growth Monitoring will occur weekly from the end of planting through to the end of February in the following year. It is not envisaged that any diseases will be found that will affect the plantation or surrounding native vegetation. Upon detection of any pest found to be causing damage to the plantation, an appropriate bait and/or spray will be applied where required.

4.6 Road and break maintenance

Access roads and firebreaks are shown on the plans attached. Firebreak maintenance to Local Authority guidelines is the responsibility of BFE on behalf of the landowner. BFE will monitor firebreak maintenance to ensure compliance.

5 FIRE MANAGEMENT PLAN

5.1 Landowner property details

NAME	Mitsui Bussan Woodchip Oceania Pty Ltd
ADDRESS	Level 15, 120 Collins Street, Melbourne VIC 3000
PHONE NUMBER	Managing Director: Masaru Namiki (03) 9605 8800
LOCATION NUMBER(S)	Nelson Location 2 & 3
SPECIES OF TREES PLANTED	<i>P radiata</i>
TOTAL AREA PLANTED	269 hectares
PREVIOUS LAND USE AND CONDITION (ie pasture, ex bush)	Eucalypt plantations

5.2 Property details of neighboring locations

NAME	PHONE NUMBER	LOCATION NUMBER(S)
Steve Jackson	0428 931 331	12204
Rodney Halden	TBA	3494
John and Lynne Lawson	TBA	1528 & 3496
MP & LE Stretch (Mark)	0487 871 112	12205,7140 and Lot 2
CE and GA Lee Steere (Chris)	0427 069 446	6250
DH and JE Goerling (David)	0428 969 674	12203
Contine Pty Ltd (Chook)	0427 266 979	Lot 1

5.3 Local fire agencies:

AGENCY	ADDRESS	PHONE NUMBER	CONTACT PERSON
DPaW Blackwood District	Kirup	9731 6232	Duty Officer
BFE Pty Ltd	Berth 8 Leschenault Drive Bunbury WA 6230	9781 4500	Manager
Boyup Brook Shire Office	Abel Street Boyup Brook WA 6244	97 651 200	Reception
Chief Bush Fire Control Officer Boyup Brook	Abel Street Boyup Brook WA 6244	0497 671 340	Tristan Mead
Deputy Chief Bush Fire Control Officer Boyup Brook	Abel Street Boyup Brook WA 6244	9767 1280 0429 900 058	Ron Bingham

5.4 Risk of ignition

Potential ignition sources are mainly restricted to lightning strikes; adjoining roads, escapes from burning operations on surrounding land and machinery caused fires from both plantation and cereal harvesting operations.

5.5 Detection of fires

The landowner/ land manager; neighbors, passers-by and the existing brigade system will undertake fire detection.

The Department of Biodiversity, Conservation and Attractions (DBCA) spotter aircraft regularly fly within smoke spotting distance of the area and will report all smoke sighted. In the event of a fire, the Shire Chief Fire Control Officer should be immediately notified. The CFCO should in turn contact Bunbury Fibre Exports

5.6 Location of Fire Control Equipment

Fire units that may be available are both privately owned and volunteer brigade units derived from neighboring properties and central depots, as well as plantation industry firefighting resources.

In addition, the plantation industry as a whole has recognised the importance of a unified approach to the control and management of fires within or close to its plantation estate and has developed the Plantation Managers Fire Agreement to ensure the most efficient and effective responses are made to wildfires. BFE are one of nine plantation industry signatories to this Agreement. The combined resources of the industry in terms of both manpower and equipment are extensive and are strategically located both in major centres and on or near plantations throughout the South West and Great Southern Regions. In the event of a fire on or threatening these properties BFE can call on the combined resources of the plantation industry in accordance with the protocols laid out in the

Agreement. Information relating to suppression resources at an industry level is also tabled below.

5.7 Location and capacity of Brigade fire appliances:

Location	Light Units Min. 450L	Med. Duty Units Min. 1900L	HD Units Min. 2700L
Gibbs Road			

Location and capacity of fire appliances:

Location	Light Units Min. 450L	Med. Duty Units Min. 1900L	HD Units Min. 2700L
Ents Forestry Bunbury	2		1
PF Olsen Collie	1		1
WAPRES Manjimup and Bunbury	2		2

Note: WAPRES also have a 950 loader and 10,000 litre water truck located at Manjimup

5.8 Location and capacity of DBCA fire appliances:

Location	Light Units Min. 450L	Med. Duty Units Min. 1900L	HD Units Min. 2700L
DBCA Blackwood Region – Collie and Kirup	8	2	8

5.9 Initial attacks on fires

Brigade units will be the primary fire-fighting source supported by The Department of Fire and Emergency Services (DFES) funded through the Western Australian Emergency Services levy.

Initial attack on fires will be via the Bush Fire Brigade system coordinated by the local Fire Control Officer, FESA and the Boyup Brook Shire. DBCA may also attend given the properties proximity to State Forest. BFE and the plantation industry will also supply units for fire suppression, mop-up and control.

Initial attack on a fire will be dependent on head fire rates of spread and fire intensities. It is proposed that experienced personnel will assess each fire, in response to the following values in order of priority.

1. Human Life.

2. Community assets, property or special values (including environmental values).
3. Cost of suppression in relation to values threatened.

With fire behaviour and values in mind response strategies should follow this order of priority as a guide -

- 1 Direct attack on headfires where (Head Fire Forward Rate of spread) HFROS allows.
- 2 Indirect attack on headfire by extinguishing flank fire working towards the headfire.
- 3 Limit fire spread to pre-determined internal strategic firebreaks.
- 4 Limit fire spread to compartment breaks.
- 5 Limit fire spread to property boundary firebreaks where property is block planted.
- 6 Fall back to neighboring properties, roads or where fire can be safely extinguished.

5.10 Access in and around plantation

Fire maps will be placed in a waterproof canister at the access to the property on Condinup Road and Newgalup Road, consistent with 3.g) of the FESA guidelines. Access to the plantation is via Condinup Road. The plantation already has trafficable firebreaks in and around the perimeter in accordance with Shire by laws and Guidelines for Plantation Fire Protection.

Access will also be maintained to water supplies. (See map for details)

5.11 Method of road, track and firebreak maintenance

Most firebreaks will be sprayed to ensure the appropriate width of mineral earth break is obtained prior to the fire season. Appropriate buffer zones will be observed in order to prevent contamination of waterways.

Grading will be used if required to improve trafficability on the roads and firebreaks and to construct water barriers if required to manage water-flow on the firebreaks and to minimise the potential for erosion.

5.12 Measures to protect powerlines and gas pipelines

No powerlines or pipelines exist on this property.

5.13 Direction indicators of water points, road signs and other features

Water points will be marked on the fire control plan and will be signposted in the field with regard to direction and position.

Copies of the maps will also be placed in a waterproof canister at the access to the property on Condinup Road and Newgalup Road.

5.14 Water supplies

The water points on the property will be maintained in order to provide permanent water supplies throughout the summer months for fire control purposes.

Portable pumps may be required to access water during dry seasons.

5.15 Surrounding fuels

There are no plans, at this stage, to carry out a fuel reduction program on or adjoining the property.

5.16 Fire breaks

Firebreaks will be maintained in accordance with Shire regulations and the Guidelines for Plantation Fire Protection, as shown on the attached map by the landowner.

5.17 Existing plantations in the area

The nearest plantation, named Highfield, is managed by PF Olsen and is located 1 kilometre to the east on Condinup Road.

5.18 Surrounding values

The closest houses are located 2 kilometres to the east.

5.19 Proximity to town sites

The plantation is approximately 10 km north east of the Boyup Brook town centre via Condinup and the North Boyup Brook Roads

6 TIMBER HARVESTING PLAN

6.1 Location of harvesting operation

The first and second harvesting or thinning operations on this proposed plantation will take place over the entire area of the plantation as shown on the attached map and will be based on a harvesting plan to be developed closer to the time of harvesting which will be in about 2037. Haulage route is planned to be via Condinup Road.

BFE will liaise with the Shire when submitting application for Shire Endorsement to use Multi Combination Vehicle (MCV) for road haulage.

Condinup and Newlgalup Roads are currently on the Main Roads WA HVS Rav Network for Network 3 and Network 4 Vehicles.

6.2 Timetable

Thinning will occur when the plantation is approximately 15 years of age, and a further thinning at 22 years of age with the final harvest at approximately 30 years of age.

6.3 Harvesting operations

Harvesting is planned to be carried out using conventional plantation harvesting equipment. This currently consists of track mounted harvesters fitted with a felling / delimiting head which leave processed logs in the plantation to be picked up by an all-wheel drive rubber tyre forwarder which are later loaded on to trucks. The operation is planned to be a clear fall, which means all standing trees will be removed.

6.4 Machinery and transport

Transport will be by truck configurations, which are legal and permitted by Main Roads and Local Authorities.

Condinup and Newlgalup Roads are currently on the Main Roads WA HVS Rav Network for Network 3 and Network 4 Vehicles.

6.5 Environmental safeguards

The extraction of timber will be carried out using appropriate equipment for the plantation and soil conditions and competent personnel to achieve the standards of safety, environmental care and economic efficiency.

6.6 Safety

Plantation operations will be as safe as possible and comply with occupational health and safety legislation, and the Safety Code for Western Australian Logging Operations must be observed.

7 CARBON ABATEMENT PLAN

Armstrong plantation forms part of the carbon offset project known as Western Treefarm Project Phase 1, which has been registered with the Clean Energy Regulator [[insert link to project details on CER site](#)]

The plantation is planned and modelled to employ the following silvicultural treatments. Variation from these treatments are allowed, but must be modelled and reported on within the relevant monitoring report at the end of the reporting period (which schedule is TBA).

	Silvicultural treatment	Date	Comment
Project RP	Planting	01 07 2022	
	Weed control	02 07 2022	
	Fertilizer	03 07 2022	
	Weed control	01 10 2023	
	55% thin T1	01 07 2037	Stocking 1100-500
	Fertilizer	01 09 2037	
	40% thin T2	01 07 2044	Stocking 500-300
	Fertilizer	01 09 2044	
	Thin 100% CF	01 07 2052	
	Chopper Roll	01 09 2052	
	Planting	01 07 2053	
	Repeat		

Note: A map including areas to be planted, fire breaks, water points, initial access points and other protective measures must accompany the plan.

<p>Updated 10/02/2022</p> <p>by</p> <p>Mark Pettit & Tom Rouse</p> <p>reviewed by</p> <p>Lach Cook & Leon Savage</p> <p>Approved by MWO Managing Director</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">_/_/_</p>

Appendix 4 – Social & Economic Impact



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ECONOMIC AND SOCIAL IMPACT STATEMENT

Supporting Armstrong plantation proposal

February 2022

1. Background and Scope

The Shire of Boyup Brook has requested Mitsui Bussan Woodchip Oceania (MWO) provide, as part of its planning application to convert the Armstrong plantation in Dinninup to a pine plantation, an Economic and Social Impact Statement (ESI) with a specific reference to the number of jobs lost or created and the resulting social impact.

The Shire has stated preference to avoid broadscale plantations, to protect the agricultural sector and to promote small-scale forestry / farm forestry within the Shire. While MWO respects the Shire's position to avoid perceived adverse impacts of plantation establishment, MWO agrees with the *FESA Guidelines for Plantation Fire Protection* and other authorities who state that "tree plantings are considered a legitimate rural land use activity".

The scope for preparing any ESI is broad. In context of the Armstrong plantation, which has been used over the last 20 years as a short rotation Eucalypt plantation, MWO has considered two land uses for comparison in this ESI. Based on MWO's local experience owning, managing, and disposing of land in the Shire, the two most likely land uses for the Armstrong plantation, given its circumstances and that of the sector, would be:

- Reversion to broadacre farming; and
- Conversion to long rotation (pine) plantation.

The land in question does not include any habitable structures, sheds, or power supply. It does however include established access arrangements around plantation compartments. Considering this, and the general trend of land use discussed further below, "lifestyle" or "mixed farming" is not considered to be a likely land use for this property.

While MWO agrees that small scale forestry / farm forestry would be a positive strategy for the Shire to attract investment, diversify farm incomes, achieve environmental benefits, and enhance productivity of existing farms, the merits of farm forestry as a standalone land use are outside the scope of this ESI. This said, the viability of small-scale forestry becomes more viable when it is located close to larger scale forestry operations.

2. Approach

MWO has drawn on published reputable information sources to provide an analysis of regional land use trends, to identify and broadly compare the two most likely land uses for the subject property, and finally to describe the contribution of plantation forestry to regional employment and economies. Also provided is some project specific employment and economic contributions.

3. Project contributions to employment and investment

The Armstrong project will contribute significant employment and investment into the region and to the Shire of Boyup Brook. MWO plans to invest approximately \$500,000 in



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operational expenditure in the first year, and considerably more than that over the life of the project. An indicative sum to be paid to harvest and haulage contractors for thinning and final harvest operations over the rotation of the plantation is over \$7 million. Further spending in value adding the logs will occur post-harvest. The project will pay various other contractors for additional services during the rotation.

A summary of the expected employment contribution of the project is provided below. Employment beyond the property in value adding and the building industry is massive, and this is discussed further in this report.

Operation	Employment	Timing	Location
Planning	In-house	Full time	Local and National
Seed growing	Service provider	Continuous	State/National
Nursery (seedlings)	Service provider	Continuous	Local
Weed control	Service provider	Seasonal	Local
Fire break maintenance	Service provider	Seasonal	Local
Planting	Service provider	Seasonal	Local/State
Monitoring	In-house	Continuous	Local
Forest inventory	Service provider	Years 10,15,20	Local/State/National
Thinning/haulage	Service provider	Years 12,18	Local/State
Road maintenance	Service provider	Age 12,18,30	Local
Harvest/haulage	Service provider	Year 30	Local/State
Harvest supervision	In-house	Year 30	Local
Business management	In-house	Full time	Local/State/National
Property maintenance	Service provider	Continuous	Local

MWO (or its subsidiary Bunbury Fibre Exports) plans to employ full time staff to manage the Armstrong property and it is noted that MWO have similar intentions for the other existing plantations they own within the Shire.

4. Societal and land use trends

Trends which MWO considers particularly pertinent to this ESI are:

- Regional demand for building and forest products; and
- Broadacre farm size and production.

4.1 Housing and demand for timber products

Domestic demand for pine sawlogs is growing rapidly. Lumber for Australian housing is predominantly supplied by domestic sawmills, with the balance supplied by imports. The domestic sawn timber industry cannot currently keep pace with demand, which is leading to timber shortages and construction delays (ABARES 2019).

Dwelling unit commencements and new private sector house commencements in the June Quarter 2021 are both up over 50% compared to the same period in 2020 (Australian Bureau of Statistics, Building Activity, Australia June 2021), and this trend is anecdotally continuing with strength. Imports are also currently unable to supply the shortfall of lumber to the Australian building industry.



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Given that the building industry generates massive employment and economic activity for WA, and the declining availability of pine sawlogs, the Government of Western Australia has decided to invest \$350m into growing the pine plantation estate. The State Government funds are mentioned only to highlight the acute need for additional plantations in WA, MWO is not currently a recipient of any of these funds.

4.2 Broadacre farm size and production

It is well understood that across regional Australia, production farms are consolidating. The number of farms has dropped by over 50% between 1978 and 2018, while production has continued to grow (ABARES) – meaning less farms producing more output.

The trend of farm consolidation is widely considered to be the result of farmers pursuing economies of scale. This economy of scale is demonstrated by data produced by ABARES in 2021 that showed “the largest 10% of broadacre farms produced around half of total output, while the smallest 50% of farms produced around 10% of total output.” Farms are getting bigger and more efficient, and for good reason.

5. Agriculture and Forestry compatibility

While it is the case that farming and forestry compete for land in some regions, the two industries can be compatible and even complimentary.

5.1 Farm forestry

Using livestock to manage fuel loads beneath plantation trees is common. In a plantation nearby the subject plantation, the Forest Products Commission of WA (FPC) has an agreement with a neighbouring farmer to allow stock beneath the plantation for the mutual benefit of farmer and forester. Mitsui is open to a similar approach at a point where trees have grown to a stage which would allow grazing to occur without damaging plantation trees and when doing so doesn't threaten the health of remnant vegetation.

Farm forestry can improve a farms productivity, profitability, resilience, and sustainability. A multi-year or multi-decade crop like a tree plantation allows farmers to diversify their income and adjust the harvest year to when it suits their cash needs or when timber markets are stronger. Successful small scale farm forestry requires forestry expertise, quality seedlings, professional management and efficient operations and logistics.

Small, poorly managed plantations are commonly unsuccessful and financially unviable. Larger plantations such as the one proposed at Armstrong provide the scale necessary to attract and retain the expertise and efficiency to ensure affiliated financially viable small scale farm forestry. MWO is committed to working with local farmers in the region to help them establish farm forestry plantings and assist them to access to the Australian Carbon Credit Unit (ACCU) market.

5.2 Posts and poles

There exists two post and pole producers in South West WA. These are Koppers Wood Products in Picton and Timber Treeters in Bridgetown. The posts and poles are an important source of materials for agricultural businesses in the region. Pine posts and poles are a light, durable and cost competitive fencing material for farmers. Without the pine plantation industry, farmers may be forced to use relatively heavy and expensive concrete or steel posts.



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6. Likely land use and employment impact

The trend of consolidation of Australian farms, and the local experience of Mitsui in regional Australia indicates that if the Armstrong plantation, at 373ha was converted to agriculture, it would likely be absorbed into a larger agricultural enterprise. Even if it was not consolidated into a larger enterprise, combined with the parallel trend of increasing farm machinery size and efficiency, it is unlikely any additional or a greater amount of agricultural employment would be generated than compared to the current circumstances.

Similarly, the shift from short rotation Eucalypt to pine does not adjust the jobs involved at a property level. As a standalone plantation, it is also likely Armstrong could only be feasibly developed as a new pine plantation as part of a broader plantation business. Beyond the property level, however, is the multiplier effect of the product being harvested. Virtually all pine sawlogs in the region are processed in South West WA and final timber products consumed by Australian businesses and families. Considering the full life cycle of a pine plantation from seed production to wall-stud installation, Australian employment is generated at every step, mostly regional employment, and a large proportion in South West WA.

The flow on employment of pine saw logs, which are used almost exclusively for domestic processing and consumption - compared to agriculture, from which 70% of products are exported (ABARES), MWO contends that the total employment on a regional scale is arguably greater for pine plantation than broadacre farming.

The quality of employment is also a consideration. Based on ABARES data and research by Schirmer et al. 2017, the plantation forestry industry generates a greater proportion of full-time employment than other sectors of the economy (84% Vs 68% respectively). On a national scale, less than 30% of jobs generated by broadacre farming are full time jobs (ABARES). As a result of plantation forestry's high proportion of full-time employment, plantation forestry workers in WA are less likely to earn lower incomes and more likely to earn higher incomes. This research demonstrates that plantation forestry jobs are of a high quality, providing workers with reliable, disposable income to spend in the wider economy and community.

7. Social impact

Given that it is most likely that both broadacre farming and a standalone plantation forestry project would absorb this property into a larger enterprise, the employment generated by either land use is unlikely to be significant enough to have a material impact on society in proximity of the property. MWO contends that social impact at a local scale is more likely to be connected to the quality of employment generated by the land use. Given that plantation forestry generates more full time, high paying jobs than other sectors in WA (Schirmer et al. 2017), it is unlikely that any negative social impact would result from the plantation being established.

As has occurred before, MWO remains committed to positive social impact and can again sponsor within the local community via its subsidiary Bunbury Fibre Exports.



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8. Economic and employment impacts of the pine plantation sector

This section considers two key publications based on social and economic research. One is WA specific and the other considers the South West Slopes region of NSW – where a large and mature pine plantation sector exists. The periods covered by both publications overlap because they coincide with the publication of, among other things: the ABS' *2016 Census of Population and Housing*, and the *2016 Regional Wellbeing Survey*.

The University of Canberra and Econsearch were commissioned by Forest and Wood Products Australia to complete a socio-economic impact study of Western Australia in 2017 (Schirmer et. al. 2017). The report considers employment from *primary production* (growing and harvesting timber), *primary processing* (sawmilling etc.) and *secondary processing* (cabinetry, etc.). The paper does not include peripheral economic activity generated by plantations such as livestock grazing, seed production, recycling timber products after use, recreation etc. A summary of the findings of Schirmer et al. (2017) are presented here.

8.1 Economic value

The total direct and indirect value of output generated by the WA forest industry at the point of sale of primary processed products in 2015-16 was approximately \$1.4 billion. Of this, the greatest share was generated by the pine plantation sector. Using another measure- Gross Regional Product (GRP)- the contribution was \$643m generated by the WA forest industry. The greatest proportion was, again, delivered by the pine plantation sector.

The South West of WA (which includes Boyup Brook shire) contributed \$327m which represented more than half of the total GRP figure and the greatest share. The pine plantation sector generated the greatest proportion of GRP in the WA forest industry.

8.2 Direct expenditure

Total direct expenditure by the WA forest industry by growing, harvesting and primary processing in 2015-16 was \$979m. South West WA accounted for around 60% of this expenditure. Of the nearly \$1b of expenditure, the pine plantation sector accounted for \$366m. Given the push by industry and the State and Federal governments for an increased investment in softwood plantations, the share of expenditure in the pine plantation sector is expected by MWO to significantly increase in coming years.

8.3 Household income

The WA forest industry generated \$354m in household income in 2015-16. Of the three WA regions considered in the research, South West WA received the greatest share of household income at \$196m (56%).

8.4 Employment

The WA forest industry contributed 4,570 direct and indirect jobs to the WA economy in the 2015-16. An additional 1,495 jobs were contributed by secondary processing in 2016. Combined, the total employment contribution is around 6,000 jobs in WA. Of these, almost half, or 2,763 jobs were generated in South West WA. A large proportion of jobs are generated during primary processing.

South West WA is a hub for processing, so the proposed plantation will not only generate jobs at a property level, but the harvested logs will also support many more jobs in the



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region. Although these might not all be for people who reside within the Shire of Boyup Brook, neither are secondary agricultural jobs all self-contained within the Shire boundaries.

Of the total jobs generated by primary processing in the WA forest industry, the greatest proportion of jobs were generated by the pine plantation sector and the greatest proportion were also generated in South West WA.

8.5 Working conditions

The WA forest industry generates more full-time jobs than other industries. The forest industry employs 84% as full-time staff, compared to the broader workforce which employs 68% as full-time staff. The trend for full-time proportion has remained reasonably steady between 2006-2016 for the forest industry and consistent with the trend of the broader workforce of other industries in WA.

In 2016, forest industry workers were less likely than those in other industries to earn lower incomes (less than \$649 per week), and more likely to earn higher incomes (more than \$1,250 per week). The relatively better incomes are likely to be linked to the high rates of full-time work. The trend between 2006 and 2016 was also positive for both the above metrics – with less workers earning lower incomes and more workers earning higher incomes. Of those earning full-time incomes, the proportion on lower incomes has declined between 2006-2016 and the proportion earning higher incomes has grown over the same period – these are both positive trends.

9. Economic and social impacts of the NSW pine plantation sector

A report published and funded by the NSW Department of Industry and Forest and Wood Products Australia (DPI 2017) investigated the contribution of the large, mature pine industry in the South West Slopes region of NSW in 2015-16. Some key findings are presented below.

- The direct gross output from timber processors in the SW Slopes region was over \$1 billion.
- The total gross output by the agricultural sector to the point of farm gate in the same region was approximately half the above.
- The total expenditure of the tourism sector in the Snowy Mountains region (including ski resorts in the Kosciusko region) was less than half the pine plantation sector's direct gross output.
- When indirect gross output is added in the SW Slopes region, the total output by the pine plantation industry doubles to over \$2 billion.
- The gross regional product of the pine plantation sector was over \$1 billion.
- The household income generated by pine plantation sector was almost \$470 million.
- The greatest proportion of forestry industry expenditure (21%) was wages and salaries.

The above figures are further evidence that the pine plantation sector is a significant contributor to regional and state economies.



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10. Summary

The Armstrong project converts an existing plantation operation into a new one. The project relies on significant investment into the Armstrong property, predominantly paid to local contractors. The project will also generate significant employment during its establishment, ongoing management, and harvesting.

MWO is not aware of any evidence that would suggest converting this plantation land to agriculture would generate any more jobs than the conversion proposed from short rotation Eucalypt to long rotation pine. Jobs will be retained by establishing Armstrong plantation, and these jobs are likely to be of a higher quality than other industries in terms of job security (full-time) and income level

The benefits of relatively high and stable incomes flowing to forestry workers will increase the likelihood of workers having disposable income to spend in the community.

The proposed plantation development will contribute to the pine plantation sector, generating significant ongoing economic activity, employment, and household income for regional WA. The products from the proposed plantation are likely to be processed in South West WA and the products used by the WA building industry to build housing for West Australians.

If agriculture can be incorporated into the management of the property (livestock to control fuel levels etc.), and if the plantation can provide a level of scale which enables smaller farm forestry to also be developed on neighbouring farms, the social, environmental, and economic benefits are likely to be multiplied again.

11. References

Decline in Farm numbers and increase in production:

<https://www.awe.gov.au/abares/products/insights/snapshot-of-australian-agriculture-2021#employment-on-australian-farms-is-significant-and-varies-throughout-the-year>

Production and farm size: <https://www.awe.gov.au/abares/research-topics/surveys/disaggregating-farm-size>

Schirmer et al 2017. Forestry impact WA:

https://www.fwpa.com.au/images/WA_Report_Dec2017_Final.pdf

WA government investment in plantations:

<https://www.wa.gov.au/government/announcements/premier-announces-softwood-investment#:~:text=The%20Honourable%20Mark%20McGowan%20MLA,Australia's%20softwood%20plantation%20timber%20industry.&text=The%20softwood%20processing%20industry%20currently,State's%20housing%20and%20construction%20market.>

ABARES 2019. Demand for timber.

https://www.awe.gov.au/sites/default/files/abares/documents/PlantationEstablishmentOutlook2050_v1.0.0.pdf

DPI 2017. SW slopes economic contribution.

https://www.dpi.nsw.gov.au/data/assets/pdf_file/0005/721724/socio-economic-impacts-of-the-softwood-plantation-industry.pdf



Mitsui Bussan Woodchip Oceania Pty. Ltd

Proposed P.radiata Plantation Armstrong

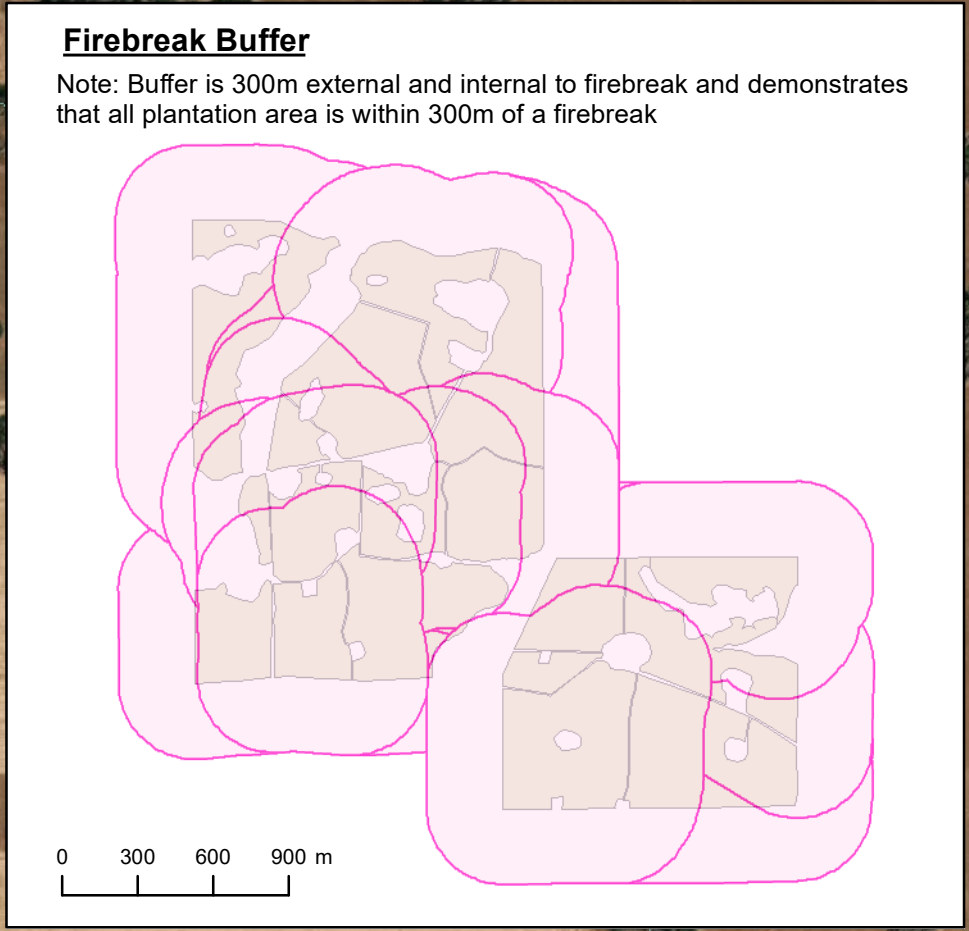
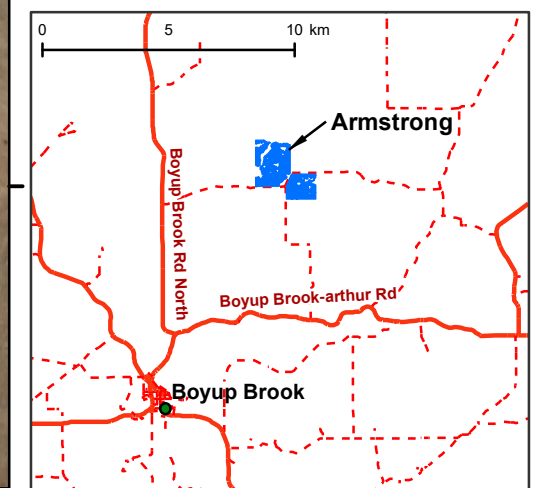
Plantation Details
 Address: 415 Condinup Road, Dinninup, WA 6253
 Title: Lot 2 D083703, Lot 3 D083703
 Title Area: 373.7ha
 Land Owner: Mitsui Bussan Woodchip Oceania
 Contact: Leon Savage
 Phone: 08 9781 4500
 Plantation Manager: Bunbury Fibre Exports
 Contact: Leon Savage / duty officer
 Phone: 08 9781 4567
 Shire: Boyup Brook

Plantation Area
 Proposed Planting Area
 Total Plantation Area: 268.8ha

- Legend**
- Access Gate
 - Main Access Gate
 - Permanent Water Point
 - Sealed Road - 2 lanes
 - Unsealed Road - 2 lanes
 - Unsealed Track - 1 lane
 - Hydrology
 - Dam
 - Firebreak
 - Native Vegetation
 - Unproductive
 - Shire Boundaries
 - Cadastre
 - Heritage Area

Note: External firebreaks are a minimum of 15m wide and internal breaks are a minimum 6m wide, with a minimum 4m trafficable and 4.5m vertically. All breaks do not exceed a maximum grade of 1 in 8, or a maximum cross fall of 1 in 33. Internal tracks are a minimum 3m clearance on either side of the pavement with (total 6m) have a minimum 4m vertical clearance and a minimum load limit of 15 tonnes. Turnarounds have a minimum inner radius of 12m.

Map Scale: 1:10,000 @ A3
 Projection GDA94 Zone 50
 Author: H.Nermut, Esk Mapping & GIS, 0417 163 558
 Date: 18/03/2022



20 April 2022

Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Submitted via ePlan on-line lodgement

**DEPARTMENT OF PLANNING, LANDS
AND HERITAGE**

DATE
22-Apr-2022

FILE
162282

Dear Sir/Madam,

Subdivision Application – Lot 913 (No. 63) Fern Valley Road, Boyup Brook

On behalf of owners of Lot 913 (No. 63) Fern Valley, Road, Boyup Brook (subject land), Robert Geoffrey Jones and Samantha Gayle Curran, we submit this application to subdivide Lot 913 into two lots, as shown in the plan of subdivision included as **Attachment 1**.

Relevant background, details, and justification in support of this proposal are provided below.

Background

On 9 June 2020, Mr Andrew McRobert (on our client's behalf) applied to the Western Australian Planning Commission (WAPC) to subdivide Lot 913 (No. 63) Fern Valley Road, Boyup Brook, into Proposed Lot A (20.1352ha) and Proposed Lot B (20.3334ha), as depicted in Figure 1 below (WAPC Ref. 159325). The subdivision followed Scheme Amendment No. 17 to change the zoning from 'Rural' to 'Rural Small Holdings Zone 2', published in the Government Gazette on 9 April 2020, and the lodgement and approval of a Local Structure Plan, endorsed on 4 October 2019.



Figure 1 - Approved Plan of Subdivision

The WAPC approved the subdivision on 24 July 2020, subject to eight conditions, as provided in **Attachment 2**.

Our client was aggrieved by several conditions of the approval and Mr McRobert subsequently lodged a reconsideration request on their behalf, on 19 August 2020 seeking:

1. Deletion of Condition 1;
2. Modification of Condition 2 to remove the phrase 'and the Blackwood River'; and
3. Modification of Condition 7 to remove reference to an underground electricity supply.

While the WAPC supported requests 1 and 2 (above), it did not support request 3. In its decision letter dated 27 October 2020, the WAPC referred to the following advice from Western Power regarding Condition 7;

- "the existing overhead lines can be extended through the lots (because the lots are above 10 hectares); and
- The final connection to proposed Lot A will have to be via an underground pillar."

As it stands, our client's current subdivision approval (as modified by the WAPC's reconsideration decision) is subject to the following seven conditions and one advice note:

Conditions:

1. A re-vegetation plan being prepared, approved and implemented for the re-vegetation of areas adjacent to creeks with appropriate native species to the satisfaction of the Local Government. (Local Government)
2. A fence restricting stock and feral animal access to an appropriate standard is to be constructed on the re-vegetation area boundary(s) to protect native vegetation. (Local Government)
3. A notification, pursuant to Section 165 of the Planning and Development Act 2005 is to be placed on the certificate(s) of title of the proposed lot(s) with a Bush-fire Attack Level (BAL) Rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this Notification is to be included on the diagram or plan of survey (deposited plan). The Notification is to state as follows:

"This land is within a bush-fire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan, (Lot 913 Fern Valley Road, Boyup Brook, Verion (sic) .3, 12/9/2019). Additional Planning and Building Requirements may apply to development of this land". (Western Australian Planning Commission)
4. The Bushfire Management Plan is to be updated to include an Implementation table(s). (Local Government)
5. Information is to be provided to demonstrate that the measures contained in the bush-fire management plan have been implemented during subdivisional works. This information should include a notice of 'Certification by Bushfire Consultant'. (Local Government)
6. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply to the lot(s) shown on the approved plan of subdivision. (Western Power)
7. The transfer of land as a crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power).

Advice:

- i. In relation to Condition 5 the Bushfire Management Plan Implementation tables are to specify requirements for the subdivider, lot owner/developer and the Shire in accordance with the WAPC templates.*

After obtaining a quotation from Western Power, our client determined it was not financially viable to extend an underground power supply to proposed Lot A, given the cost of doing so relative to the market value of the proposed lot. Our client subsequently obtained a quote from a local electrician to install an entirely off-grid stand-alone power system. This system has a lower upfront capital cost and provides unlimited sustainable energy free from future service charges.

Unfortunately, the opportunity to contest conditions 6 and 7 is no longer available under the current subdivision approval. Accordingly, we submit this new subdivision application and respectfully request that the Commission only impose those conditions fairly and reasonably required to give effect to the proposal.

Lot description

Robert Geoffrey Jones and Samantha Gayle Curran own the subject land described as Lot 913 (No. 63) Fern Valley Road, on Deposited Plan 103309, Certificate of Title Volume No. 813, Folio No. 95.

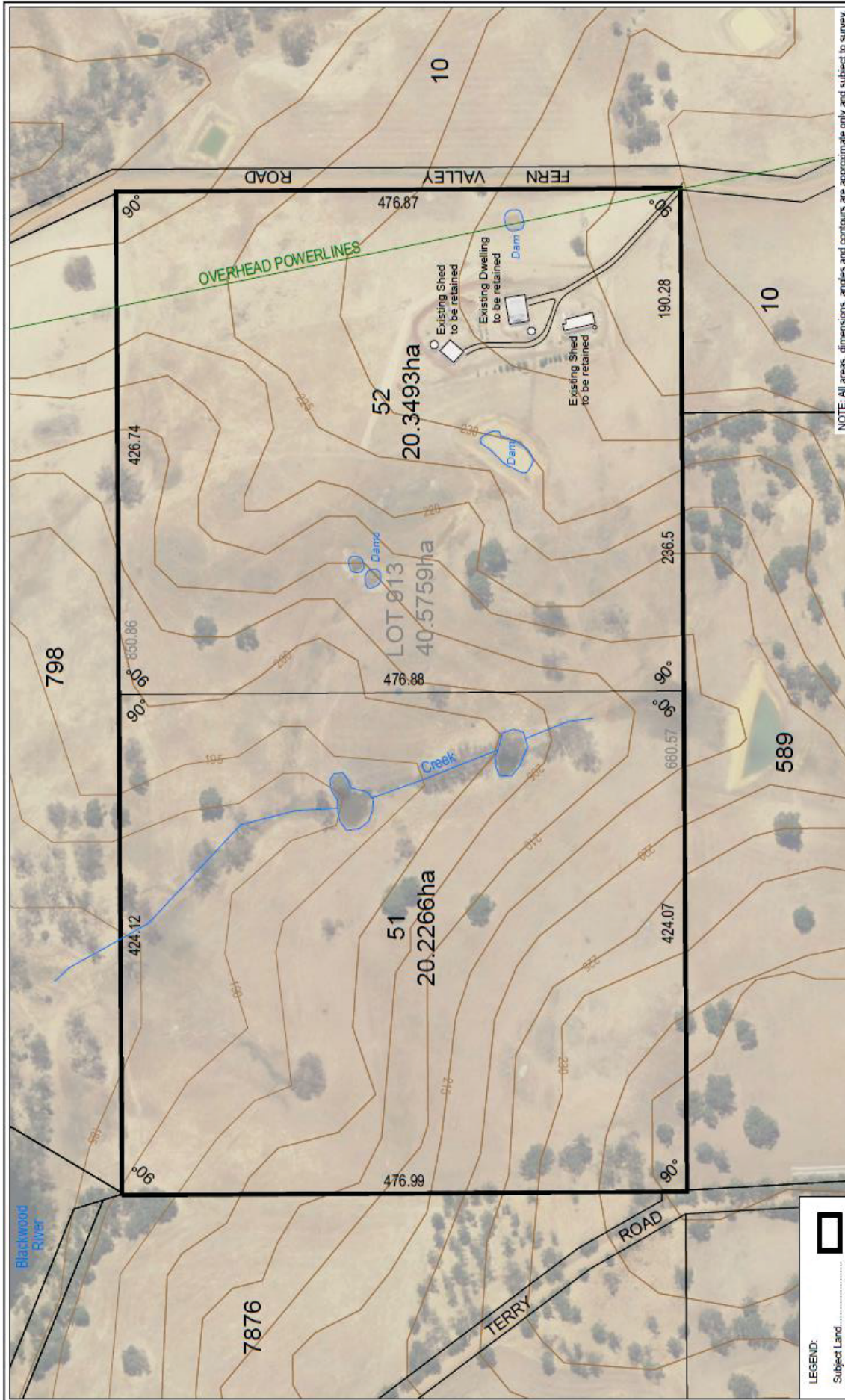
Lot 913 is 40.5759 hectares in area and is located approximately 2km south of the Boyup Brook Townsite in a straight line and 7.1km (by road) via Terry and Stanton Roads. The lot has a regular shape, a 20.12m frontage to Terry Road on its Western boundary and a 476.89m frontage to Fern Valley Road on its Eastern boundary, as shown in **Attachment 1**.

The property is bound to the east by Fern Valley Road; to the west by a 20-metre frontage to Terry Road and Lot 7876 (12.3 hectares, zoned Rural); to the north by Lot 798 (22 hectares, zoned Rural) which has direct frontage to the Blackwood River; and to the south by Lot 589 (36 hectares, zoned Rural) and a 5.45-hectare portion of Lot 10 (also zoned Rural) which straddles Fern Valley Road. Despite their Rural zoning, many lots in the immediate locality are already far smaller than the 20 hectare lots proposed by this subdivision application.

Site characteristics

Lot 913 comprises a single dwelling with associated outbuildings situated near the southeast corner of the property (to be contained on proposed Lot 52). Much of the property has been cleared through its historical agricultural use (primarily grazing) over many decades, with vegetation scattered sparsely across the property and along a minor drainage route flowing into the Blackwood River. An existing private underground electricity connection services the existing dwelling via an overhead high voltage distribution line traversing the eastern portion of the property, as shown in **Attachment 1**.

The ground levels across the property vary from RL185m AHD in the north-western corner to RL240m AHD in the south-western and south-eastern corners. A natural valley west of the proposed lot boundary drains northward into the Blackwood River catchment, as shown in **Attachment 1**, which is also reproduced below in Figure 2.



LEGEND:
 Subject Land: [Outline]

NOTE: All areas, dimensions, angles and contours are approximate only and subject to survey.

 NORTH
 0 50 100 150 200m
SCALE: 1:500
 ORIGINAL PLAN: AS
 DATE: 15th MARCH 2022

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PROPOSED SUBDIVISION
 LOT 913 (No. 63) FERN VALLEY ROAD
 BOYUP BROOK
 Shire of Boyup Brook

Figure 2 – Plan of subdivision

Local Planning Framework

Lot 913 Fern Valley Road is zoned Rural Small Holdings 2 (RSH2) under the Shire of Boyup Brook (Shire) Town Planning Scheme No. 2 (TPS 2), which was originally gazetted on 7 November 1997.

Sub-clause 5.3.1 of TPS 2 states – *"The Rural Small Holdings zone is intended to accommodate lots generally of 4 – 40 ha where the land is used for a dwelling with minor rural pursuits, hobby farm, conservation lot or alternative residential lifestyle purposes."*

Lot 913 and surrounding lots, south to Stanton Road and north to the Blackwood River are also contained within Structure Planning Area 4 (SPA4) under TPS 2. This designation generally requires a Structure Plan to be in place before the Shire will support subdivision or development, unless the proposal is of a minor nature, complies with the objectives of the zone, and will not adversely affect future subdivision or land use opportunities.

While the proposed subdivision of Lot 913 satisfied the above-mentioned exemption criteria, a Structure Plan for the property was nonetheless prepared by our client and approved by the WAPC in October 2019. The proposed subdivision accords with the approved Structure Plan.

The Shire does not currently have an approved Local Planning Strategy, although a Draft Local Planning Strategy was certified by the WAPC for public advertising on 22 November 2019 (copy available [here](#)). Under that Draft Strategy (pg. 70), Lot 913 falls within 'Investigation Area – Site 20 – Stanton, Terry and Fern Roads' and is identified for future Rural Small Holdings subdivision with lot sizes ranging from 4 – 7 ha. The proposed subdivision will in no way impinge on this strategic intent.

Proposal

This application proposes to subdivide Lot 913 into two new lots, as shown in the subdivision plan provided in **Attachment 1**. There is no material difference between this subdivision and the previous subdivision approved by the WAPC on 24 July 2020 (Ref. 159325).

Proposed Lot 51 will be 20.2266 hectares in area with a 20.12m frontage to Terry Road. Proposed Lot 52 will be 20.3493 hectares in area with a 476.87m frontage to Fern Valley Road. The areas and dimensions of the proposed lots vary slightly from those indicated on the previous subdivision approval, to reflect a recent survey undertaken to prepare a draft deposited plan (see Figure 3).

All existing buildings and structures on the property are to be retained as part of this subdivision, on proposed Lot 52.

This subdivision application:

- (a) Accords with the WAPC's previous subdivision approval and the endorsed Structure Plan for the property;
- (b) Will result in the creation of two large rural smallholding lots that are consistent with the prevailing lot sizes in the locality and much larger than the minimum lot size contemplated by the planning framework;
- (c) Aligns with the Shire's strategic objectives for the locality and the TPS 2 objectives of the Rural Small Holdings zone;
- (d) Utilises existing road reservations for vehicle access;
- (e) Does not result in the need to clear any remnant vegetation; and
- (f) Does not generate the need to upgrade or extend any utilities or public infrastructure.

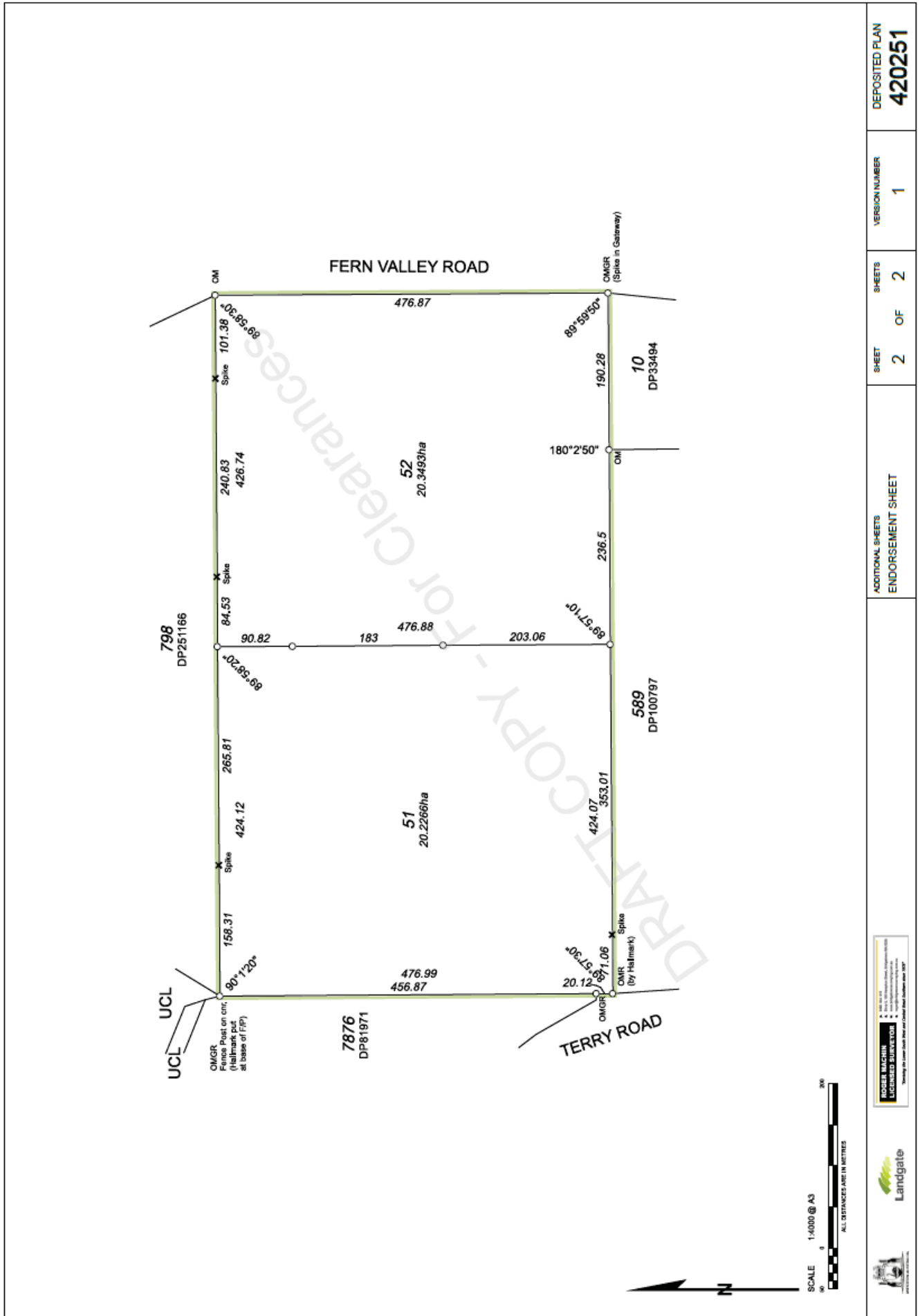


Figure 3 – Draft Deposited Plan

Planning Assessment

This proposed subdivision is almost identical to an earlier subdivision approved by the WAPC in July 2020, which remains valid. Therefore, rather justifying the creation of the two proposed lots, this application seeks to contest some of the conditions imposed on the earlier subdivision approval by providing additional information and justification, given the timeframe has passed to lodge a reconsideration request under s.151(1) of the *Planning and Development Act (2005)*.

Previously imposed conditions of approval that are acceptable to our client are addressed in this application, through the provision of additional information or requested alternate wording to clarify clearance requirements.

Principally, this application contests the validity of conditions 6 and 7 of the earlier subdivision approval, which are reproduced below:

- “6. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply to the lot(s) shown on the approved plan of subdivision. (Western Power)
7. The transfer of land as a crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power).”

These conditions were originally numbered 7 and 8 (respectively) in the WAPC’s subdivision approval dated 24 July 2020 but were later renumbered to 6 and 7 by the deletion of condition 1 through the WAPC’s reconsideration decision dated 27 October 2020.

It is respectfully requested that the conditions 6 and 7 are not reimposed on the WAPC’s approval for this latest subdivision application. Our reasons for this are set out below in numbered paragraphs for your ease of reference.

Conditions 6 and 7

1. We assert that conditions 6 and 7 do not pass the test for validity of a planning condition, established in the cases of *Newbury District Council v Secretary of State for the Environment* [1981] AC 578 and endorsed by the High Court of Australia in *Western Australian Planning Commission v Temwood Holdings Pty Ltd* (2004) 221 CLR 30 at [57].
2. There are four ‘limbs’ to this established test for validity of a planning condition, as follows:
 - (i) The condition must have a planning purpose;
 - (ii) The condition must fairly and reasonably relate to the development proposed;
 - (iii) The condition must not be so unreasonable that no reasonable planning authority could have imposed it; and
 - (iv) The condition must be certain and final.
3. Any condition that fails any one or more of the above ‘limbs’ is not considered to be a valid planning condition and should not be imposed. Our assessment of conditions 6 and 7 against each of these four ‘limbs’ is provided in the following paragraphs.

Limb 1 – Planning purpose

4. The approved subdivision of Lot 913:
 - Simply divides the existing 40-hectare lot used for rural living purposes into two 20 hectare lots, consistent with the approved Structure Plan for the site, and within a local planning framework that contemplates further subdivision of the property into 4-hectare lots;

- Does not materially change the land-use intensity or development potential of the property, save for the eventual construction of a dwelling and associated outbuilding(s) on proposed Lot 51 in future; and
- Does not generate any additional demand for a network electricity supply that cannot more economically, efficiently, and effectively be supplied by a renewable off-grid energy system.

5. Creating one lot (proposed Lot 51) without a grid-supplied electricity source can be supported pursuant to *sub-clauses 6.5.1 (d)(ii) & (iii) of State Planning Policy 2.5: Rural Planning (SPP 2.5)*, which states (emphasis added):

"6.5.1 Servicing conditions

Electricity

For rural and rural living subdivisions, WAPC policy is for electricity supply to be commensurate with the intended land use.

The policy measures are:

(d) Where connection to a network electricity supply requires an infrastructure upgrade that is not commensurate with the scale of the proposal, the WAPC may not impose, or may clear, a condition of subdivision requiring an electricity supply, provided that:

- i. A notification is placed on the title advising that an electricity supply is not supplied to the lot/s; or*
- ii. The subdivider voluntarily places a notification on title advising that an electricity supply is not supplied to the lot/s; and*
- iii. It is demonstrated that the lot can be serviced by renewable energy source/s"*

6. SPP 2.5 indicates that the electricity supply is to be 'commensurate with the intended land use'. We assert that the proposed subdivision and intended land use are minor and insufficient to warrant connecting to the grid. Furthermore, in place of conditions 6 and 7, our clients have no objection to the imposition of the following variation to Model Subdivision Condition E4:

"A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of the proposed Lot 51. Notice of this Notification is to be included on the diagram or plan of survey (deposited plan).

The Notification is to state as follows: "This lot is not connected to a reticulated network electricity supply. Contact Western Power for more information." (Western Power)"

7. This approach is identical to a recent WAPC reconsideration decision (dated 28 March 2022) on a similar electricity supply condition imposed on a two-lot rural subdivision of Lots 200 and 201 Walter Street, Balingup, originally approved on 12 January 2022 (WAPC Ref. 161445). That subdivision falls within the same electricity supply catchment (Bridgetown Sub-Station) as this proposed subdivision of Lot 913, which is discussed under 'Limb 3' later in this submission.

8. In support of the above, a quotation is included in **Attachment 4** from Sunwise Solar Energy Specialists for an off-grid renewable energy supply for proposed Lot 51. This is discussed in paragraphs further below.

9. Deletion of condition 6 will render condition 7 meaningless and without a planning purpose, as there will be no requirement for a Western Power electricity supply and therefore no need to transfer any land to the crown to accommodate such electricity infrastructure.

10. Based on the above, we assert that conditions 6 and 7 do not have a planning purpose and therefore fail to meet 'Limb 1' of the test for validity of a planning condition.

Limb 2 – Fairly and reasonably relate to the development

11. After receiving the WAPC's reconsideration decision of 27 October 2020, our client obtained a quote from Western Power to design and deliver the works required to clear conditions 6 and 7, which indicated the costs would be in the order of \$60,000 (plus GST), see **Attachment 3**. This cost does not include:
 - The cost for our client to separately engage a licensed electrical contractor to connect a new dwelling on proposed Lot 51 to the underground connection point, which may be 100m or more away; or
 - Ongoing utility costs to draw energy from Western Power's grid supply; or
 - The reduction in lot size and cost of ceding an undefined portion of land to the crown "for the provision of electricity supply infrastructure".
12. The significant upfront and ongoing costs to clear conditions 6 and 7 are untenable to our client, prompting them to obtain a quote from Sunwise Solar Energy Specialists to design and deliver a 20kWhr per day off-grid hybrid solar system. The system comprises photovoltaic panels, a battery and a backup generator for around \$40,000 (plus GST) to generate free renewable energy on an ongoing basis; see **Attachment 4** for system specifications.
13. This subdivision does not generate any demand for a grid-connected electricity supply, nor any need to change or expand Western Power's existing supply infrastructure, as a more efficient, affordable, and sustainable energy solution is available for proposed Lot 51. We therefore contend there is no nexus whatsoever between the creation of proposed Lot 51 and the insistence on expansion of and connection to Western Power's energy network. On this basis, conditions 6 and 7 are onerous, unnecessary, do not fairly or reasonably relate to the nature and scale of development proposed, and consequently fail to meet 'Limb 2' of the test for validity of a planning condition.

Limb 3 – Not be unreasonable

14. Regarding the third test for the validity of a planning condition, it is helpful to understand the value of proposed Lot 51 relative to Western Power's quoted cost to provide an electricity supply to the property. In early 2022, our client obtained a market appraisal from a local real estate agent to determine the market value of the proposed new lots. The attached Harcourts Comparative Market Analysis (4 February 2022 – **Attachment 5**) indicates that proposed Lot 51, with no dwelling, would have a value of \$260,000 – \$280,000.
15. Therefore, the cost of delivering a grid-connected electricity supply to proposed Lot 51, in accordance with condition 6, represents between 21.5% and 23% of the estimated market value of that lot. This significant and unwarranted expense does not include the additional costs to connect a dwelling to that electricity supply, to draw power from that supply, and to cede an undefined portion of land to the crown (in accordance with condition 7).
16. In our opinion:
 - a. When imposing conditions 6 and 7 on its previous subdivision determination, the WAPC could not have foreseen the cost and extent of works required by Western Power to fulfil those conditions relative to the value of the lot being created; and
 - b. If the WAPC had been aware of Western Power's requirements, then acting reasonably, it would not have imposed those conditions and/or would have applied advice notes to confine those requirements to the minimum works necessary to pass the test for validity of a planning condition, including for the provision an alternate off-grid renewable energy source.
17. While an off-grid system is more affordable and efficient than a grid-connected supply, it is also proven to be a more reliable energy source than a network connection in this area, as explained below.

18. The Boyup Brook townsite and surrounds are serviced by the Bridgetown Sub-Station (BTN), which currently operates beyond capacity. According to Western Power data, the BTN is among the worst-performing sub-stations in the South Western Interconnected Network (SWIN). As a result, the network connected to the BTN Sub-Station experiences regular power outages, particularly during recent out of control bush-fire events.
19. To address the above issue, Western Power is increasingly supporting the deployment of alternative technologies to service the needs of the SWIN. For example, Section 1.3 – Network of the Future in Western Power's Network Opportunity Map 2021 (NOM)¹, states:

"Western Power is embracing this changing environment and transforming how we plan, build and operate our network. New technologies and customers who are more conscious of their energy source are also driving demand for renewable energy and non-traditional solutions."

20. This section of the NOM is supplemented by the diagram in Figure 4, which showcases Western Power's intent to transition to more 'islanded' systems over time, as the technology is now more available and commercially viable than in the past.

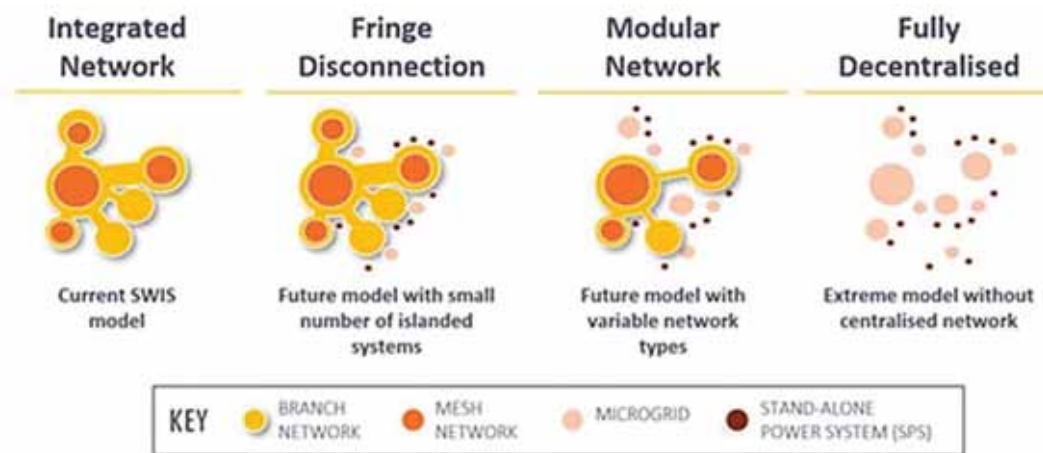


Figure 4 - Network of the Future

21. Western Power's approach to establishing more islanded systems is also consistent with its Grid Strategy, which has a high-level objective to:

"Manage systems across their lifecycle to deliver an optimal balance of costs, performance and safety while satisfying short and long-term expenditure constraints and minimising constraints on customer choice."

22. After a successful trial with six Stand-alone Power System (SPS) units in the Great Southern, Western Power installed 52 more units in 2020 and a further 88 units in 2021 and 2022. The initial trial in Esperance provided more reliable power to Western Power's customers and enabled the removal of 120km of poles and wires from private property, thereby reducing maintenance, fire risk and obstructions to farming activities. The program's success means Western Power now predicts it will deploy an additional 6,000 SPS units in the coming decades, recognising their benefits over traditional technology.
23. In 2017, Western Power prepared and lodged a Consultation Paper with the Australian Energy Market Commission, titled National Electricity Amendment (Alternative to grid-supplied network services) Rule 20172, seeking a rule change to facilitate deployment of alternative technologies and methods of providing distribution service (such as transitioning to off-grid supply).

¹ <https://www.westernpower.com.au/media/5840/network-opportunity-map-2021-20211112.pdf>

² <https://www.aemc.gov.au/sites/default/files/content/9669d72d-070e-4aaf-9848-b30fd5ce29c3/ERC0215-Western-Power-final-determination-to-publish.pdf>

24. The main arguments provided by Western Power in support of its request were as follows:

- **"Least cost investment:** The near-term opportunity from the deployment of SPSs as an alternative to network renewal can provide significant benefits to customers in the national electricity market. Using assumptions that appear relatively conservative, Western Power's modelling identifies an estimated 2,702 SPS candidates on its network over the next ten years, resulting in a net benefit of \$388m (over 50 years) compared to the cost of replacing existing network assets. Western Power considers that similar opportunities are likely to emerge across all regions within the national electricity market
- **Reliability:** SPSs may present a more reliable supply of electricity than poles and wires, particularly in bush-fire prone areas. Many areas in which SPSs are being considered are in fringe-of-grid areas subject to extreme weather and/or rough terrain. This often results in low levels of reliability for customers. SPSs are likely to be more reliable, as they are less prone to external risks such as fire, wind, lightning, and traffic.
- **Safety:** The fact that SPSs are less prone to external risks such as fire, wind, lightning, and traffic are also likely to increase safety to consumers.
- **Improved aesthetics and practicalities associated with maintaining and preserving land:** Customers surveyed by Western Power considered an SPS less of an intrusion than poles and wires, both in terms of visual amenity and in terms of maintaining the assets and surrounding land."

25. The above reasons to support an off-grid electricity supply are relevant and applicable to this subdivision application. The proposed off-grid power system for Lot 51 will reduce costs for our client and Western Power (due to fewer maintenance liabilities); reduce demand for power from a sub-station that is already operating beyond capacity; and will be safer, more reliable, and more practical than a network connection. This approach is clearly aligned with Western Power's transition to SPS units, islanded micro-grid systems, and privately funded, site-specific solutions, as proposed by our client.

26. In terms of reliability, Western Power's NOM provides insight into the performance of the SWIN and its challenges over the coming 5 to 10 years. Table 2.1 Zone Sub-Station Utilisation Heatmap in the NOM identifies the Bridgetown (BTN) sub-station (which services Boyup Brook and surrounds) as one of the worst-performing sub-stations in the SWIN. In 2020, the BTN sub-station was operating at 96% utilisation and was forecasted to exceed 100% by 2021, increasing in severity to 107% by 2030 (refer to the red rectangle in Figure 5 below). Only 7 of 111 zone sub-stations performed worse than the BTN sub-station in 2020, and there is currently no planned mitigation of this, except 'demand side management'.

Region	Substation	Substation Capacity MVA	Actual Utilisation	Forecast Utilisation (POE10)						Comment
			2020	2021	2022	2023	2024	2025	2030	
South	BEENUP (BNP)	14	42%	46%	47%	48%	48%	47%	42%	
South	BODDINGTON (BOD)	10	45%	54%	54%	54%	54%	54%	55%	
South	BRIDGETOWN (BTN)	29	96%	104%	104%	104%	105%	105%	107%	Demand side management
South	BUNBURY HARBOUR (BUH)	62	107%	105%	105%	105%	106%	106%	108%	Managed by distribution transfer
South	BUSSELTON (BSN)	71	70%	71%	72%	74%	75%	76%	81%	
South	CAPEL (CAP)	22	92%	113%	113%	126%	126%	126%	125%	Transformer upgrade (Scoping, RIS year 2027)
South	COLLIE (CO)	30	53%	52%	52%	51%	51%	50%	48%	
South	COOLUP (CLP)	12	48%	41%	41%	41%	N/A	N/A	N/A	Substation retirement and transfer to WGP (Execution, RIS year 2022)
South	KATANING (KAT)	20	72%	72%	73%	73%	73%	73%	74%	
South	KOJONUP (KOJ)	10	27%	27%	27%	27%	27%	27%	27%	
South	MANJIMUP (MJP)	29	50%	49%	48%	46%	45%	45%	41%	
South	MARGARET RIVER (MR)	37	47%	46%	46%	47%	47%	47%	48%	
South	MARRIOTT ROAD (MRR)	67	55%	92%	92%	93%	93%	93%	95%	Demand side management
South	MOUNT BARKER (MBR)	44	15%	17%	17%	16%	16%	15%	13%	
South	NARROGIN (NGN)	40	41%	39%	40%	40%	41%	41%	43%	
South	PICTON (PIC)	74	57%	65%	66%	67%	68%	69%	73%	
South	WAGERUP (WGP)	30	41%	48%	47%	64%	64%	64%	63%	Load transfer from CLP (Execution, RIS year 2022)
South	WAGIN (WAG)	6	89%	88%	88%	87%	86%	86%	83%	

Figure 5 - Zone Sub-Station Utilisation Heatmap

27. Western Power's 2021 Network Reliability Data demonstrates how electricity supply interruptions disproportionately affect rural areas. Unfortunately, our client's property is located within the catchment of a rural area serviced by one of the worst-performing and at/beyond-capacity substations. Figure 6 reveals that the average total length of electricity disruptions in the last year alone has increased from just under 23 hours in 2019/20 to nearly 29 hours in 2020/21. Furthermore, in the 2018/19 financial year, the average total length of electricity disruptions in rural areas was just over 12 hours. Therefore, the performance of the electricity network in rural areas is rapidly deteriorating, with Western Power data indicating the aggregate length of outages in rural areas has more than doubled since 2018/19. Continuing to increase connections to the BTN network will only exacerbate this problem.

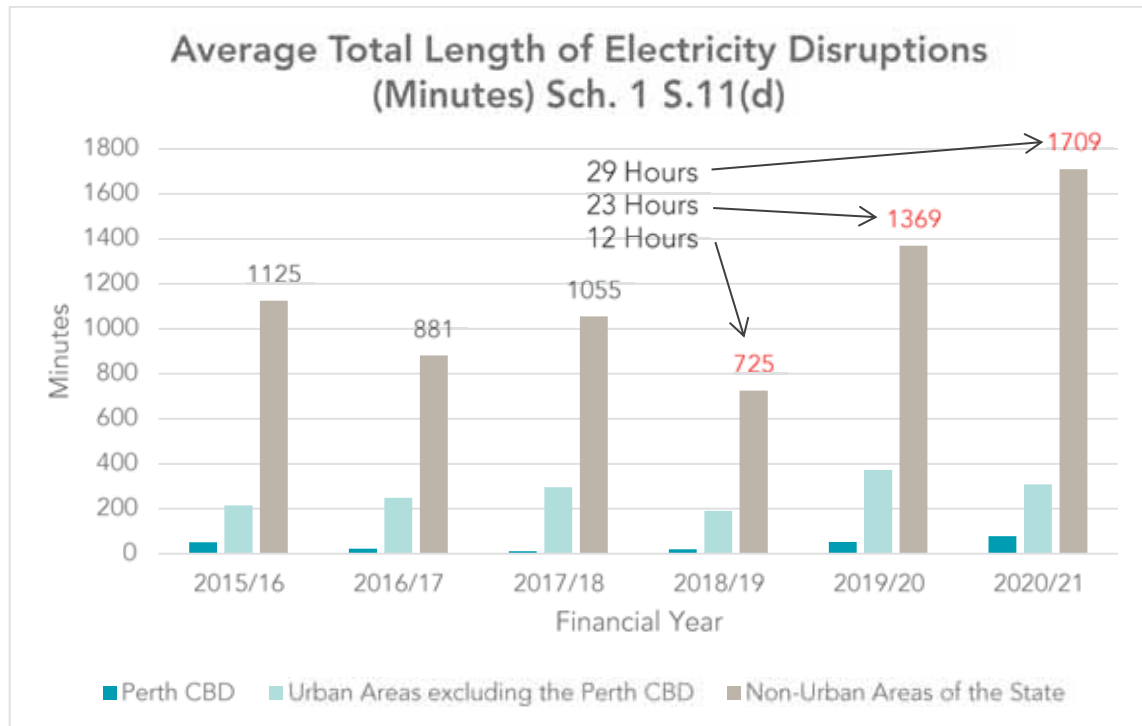


Figure 6 - Western Power Network Reliability Data (2021)

28. Encouraging alternative, off-grid, micro-grid and SPS units in Boyup Brook is complementary to Western Power's 'demand side management' approach and supports the longevity of the BTN.
29. In support of this claim, on 23 March 2022, WA Energy Minister Bill Johnston released an independent review into the Christmas 2021 Power outages – Final Report after over 100,000 Western Power customers were unacceptably impacted by outages during a period of record-breaking high temperatures.
30. Relevantly, recommendation 3 of the Final Report states the following:

"Recommendation 3:

Western Power should continue existing strategies and consider improved ways to prepare for and manage outages.

The strategies to be considered include, but are not limited to:

- batteries, micro-grids, network undergrounding and standalone power systems;*
- demand response, including asking customers to voluntarily reduce demand;*
- use of load shifting and last resort load shedding, including increasing interconnection, automation and improved visibility of customer demand; and*
- reduce the length of outages, operational changes such as available fault crew numbers, back-up generation fleet size, and fire risk management as per Recommendation 4.*

Western Power should report to the Minister for Energy on its proposed utilisation, and in due course, the effectiveness of solutions b, c, and d, noting that 'a' is incorporated into information which Western Power already publishes."

31. Our clients are proposing to lessen the load on the already overloaded BTN by providing a renewable energy supply using a standalone power system and voluntarily eliminating their future demand on the network.
32. Considering the above, we assert that conditions 6 and 7 fail to meet 'Limb 3' of the test for validity of a planning condition, as they are so unreasonable that no reasonable planning authority would impose them in light of the justification and evidence now provided.

Limb 4 – Certain and final

33. For a planning condition to pass this fourth test for validity, it must be clear, certain and final. The obligations to satisfy the condition must be absolute, unambiguous, discernible from the condition itself, and not left to another agency or decision-making process to determine.
34. In *Brown & Anor and Western Australian Planning Commission [2007] WASAT 241*, the Tribunal found that the terminology in one of the contested conditions of approval (condition 6) did not pass this test as it relied on another agency determining the specific requirements to fulfill the condition.
35. We contend that conditions 6 and 7 of the current subdivision approval for Lot 913 also fail to pass this test for validity of a planning condition, given those conditions respectively require:
 - Indeterminate 'arrangements' being made with Western Power for provision of an underground power supply to proposed Lot 51, to a specification and cost that was only discovered after the subdivision approval was granted and once our client had paid for and obtained a formal quote from Western Power; and
 - The transfer of an unspecified and (still) unknown area and location of land to Western Power as a crown reserve for its 'electricity supply infrastructure'.
36. Each of the remaining conditions of the current subdivision approval for Lot 913 (as modified by the WAPC's reconsideration decision) are addressed in Table 1 below.

Table 1 – Remaining conditions

Condition	Comment
1. A re-vegetation plan being prepared, approved and implemented for the re-vegetation of areas adjacent to creeks with appropriate native species to the satisfaction of the Local Government. (Local Government)	<p>The need to re-vegetate areas adjacent to the creek on the property is acknowledged as a requirement of the Structure Plan for Lot 913. However, we request that clarification on this matter is provided by way of an advice note, such as the following:</p> <p><i>"The plan required by condition ... should:</i></p> <ul style="list-style-type: none"> • <i>Provide for the re-vegetation and natural regeneration of denuded land within ... metres either side of the creek line identified on the plan of subdivision within proposed Lot 51;</i> • <i>Identify the location of fencing to be installed in accordance with condition ...;</i> • <i>Incorporate re-vegetation with native plant species endemic to the area and which are suitable for the site characteristics;</i> • <i>Describe the measures to be implemented to encourage natural regeneration and optimise vegetation survival rates; and</i> • <i>Identify the number, location, maturity, and species of any vegetation to be planted."</i>

Condition	Comment
<p>2. A fence restricting stock and feral animal access to an appropriate standard is to be constructed on the re-vegetation area boundary(s) to protect native vegetation. (Local Government)</p>	<p>The fencing of re-vegetation areas to prevent access by stock is not currently a requirement of the planning framework. This is presently only referenced in the Shire's Draft Local Planning Strategy under Natural Environment on page 40. The Draft Strategy recommends the Shire 'consider' introducing various Scheme provisions that deal with vegetation, re-vegetation, rivers, and acid sulphate soils. However, those provisions do not yet form part of the planning framework.</p> <p>The recommended provisions to protect riparian areas from livestock apply to rivers, not creeks. Furthermore, the provisions include additional controls that restrict development from being within 30m of a watercourse and a minimum 100m setback for effluent disposal systems, which are also not applicable to creeks. Accordingly, it is unclear why this condition was imposed on the current subdivision, particularly as the creek only flows intermittently during periods of sustained high rainfall.</p> <p>Because it is not currently a requirement of the planning framework, we assert that this condition has no planning purpose and therefore fails the 'First Limb' test for the validity of a planning condition. Furthermore, the condition is not reasonable within the context of the subdivision proposed, which does not propose any material change to land-use intensity. Any new dwelling or associated earthworks on proposed Lot 51 will have no discernible impact on the creek.</p> <p>Notwithstanding the above, our client is prepared to fence both sides of the creek line through proposed Lot 51 with standard post and three-strand wire fencing, to prevent stock (only) from accessing any re-vegetation areas. However, it would be unreasonable to insist on this fencing also restricting 'feral animals', which can include jumping, climbing and burrowing animals such as foxes, rabbits, and cats. The cost of constructing a feral animal-proof fence along both sides of the creek line would:</p> <ul style="list-style-type: none"> • Be grossly disproportionate to the scale of subdivision proposed and the value of the single additional lot being produced; • Not be sanctioned by any requirement of the current planning framework; and • Be futile for controlling feral animals in the locality given that equivalent barriers and supplementary management practices are, to our knowledge, not being implemented or insisted upon elsewhere. <p>Considering the above, we respectfully request this condition is amended and an advice note added to require fencing along both sides of the creek line through proposed Lot 51 to a rural standard only, comprising post and three-strand wire, to prevent stock from accessing any re-vegetation areas.</p>

Condition	Comment
<p>3. A notification, pursuant to Section 165 of the <i>Planning and Development Act 2005</i> is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) Rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this Notification is to be included on the diagram or plan of survey (deposited plan).</p> <p>The Notification is to state as follows:</p> <p><i>"This land is within a bush-fire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan, Lot 913 Fern Valley Road, Boyup Brook, Version (sic) 3, 12/9/2019). Additional Planning and Building Requirements may apply to development of this land". (Western Australian Planning Commission)</i></p>	<p>The need for this condition is acknowledged; however, it should be modified to refer to the correct Bushfire Management Plan, which is provided as Attachment 6 to this subdivision application and includes an implementation table.</p>
<p>4. The Bushfire Management Plan is to be updated to include an Implementation table(s). (Local Government)</p> <p><u>Advice Note:</u></p> <p>i) In relation to Condition 5 the Bushfire Management Plan Implementation tables are to specify requirements for the subdivider, lot owner/developer and the Shire in accordance with the WAPC templates.</p>	<p>This condition is no longer required. An updated Bushfire Management Plan is provided as Attachment 6 to this subdivision application and includes an implementation table.</p>
<p>5. Information is to be provided to demonstrate that the measures contained in the bush-fire management plan have been implemented during subdivisional works. This information should include a notice of 'Certification by Bushfire Consultant'. (Local Government)</p>	<p>The implementation table in Attachment 6 only requires bushfire management measures to be implemented during the development application process, as this proposal does not involve any subdivisional works.</p>

Conclusion

Having regard to the additional information and justification provided herein, we respectfully request that the Commission approves this subdivision application without the previously imposed Western Power conditions 6 and 7. Instead, we have no objection to the Commission imposing the variation to Model Subdivision Condition E4, as described in paragraph 6 earlier.

We also respectfully request the previously imposed conditions 1 – 5 are either modified or not included on this subdivision approval, in accordance with our comments in Table 1 above.

Please do not hesitate to contact me on (08) 6500 7800 or len@lkadvisory.com.au if you have any queries or require further information regarding this proposal.

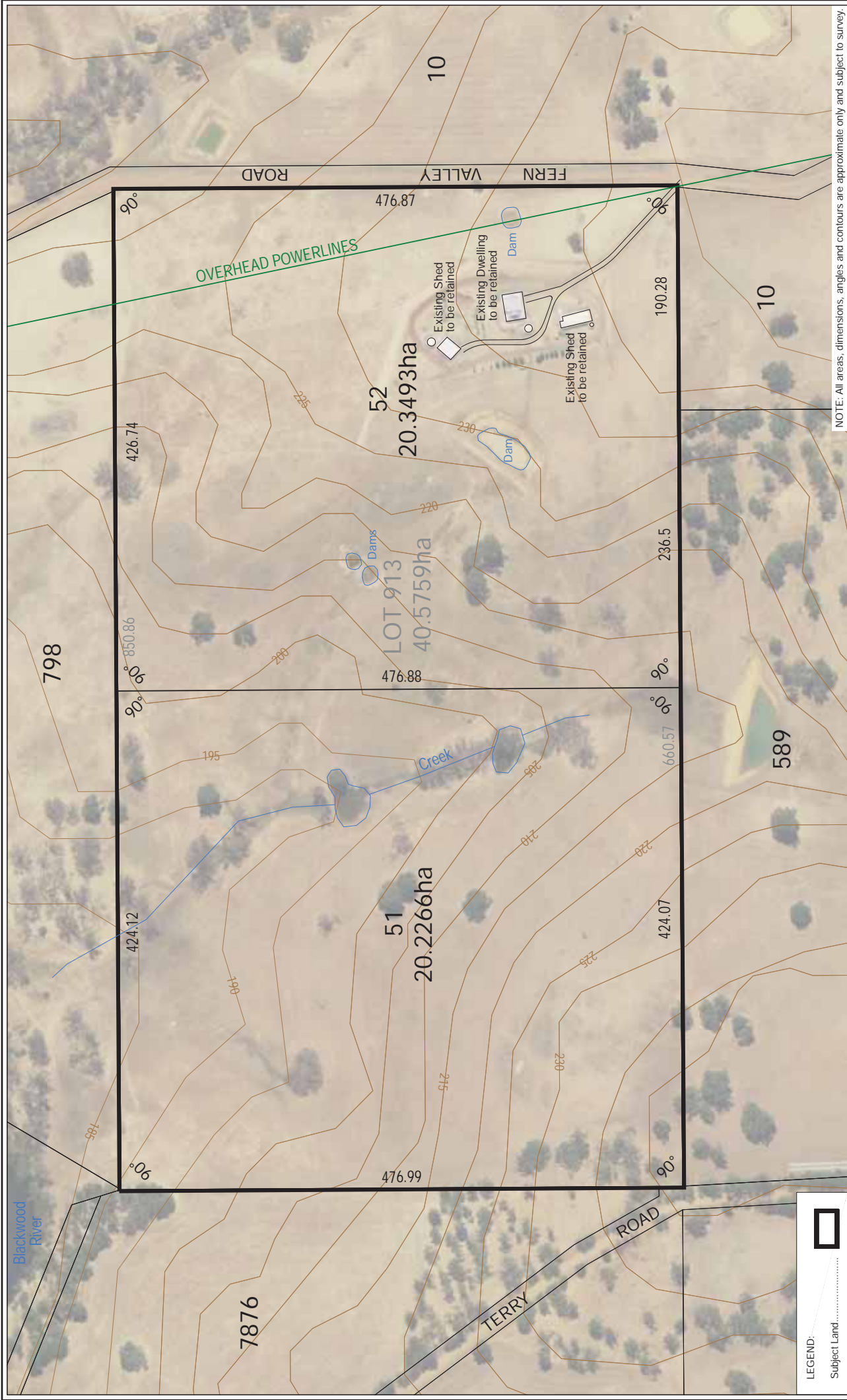
Thank you for your consideration.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Len Kosova', written in a cursive style.

LEN KOSOVA
Director

Attachment 1 – Plan of Subdivision



SCALE 1:3000
 ORIGINAL PLAN SIZE: A3
 DATE: 18th MARCH 2022

PROPOSED SUBDIVISION

LOT 913 (No. 63) FERN VALLEY ROAD
 BOYUP BROOK
 Shire of Boyup Brook

LK ADVISORY

Urban & Regional Planning | Strategy | Policy | Governance | Performance
 t. (08) 6500 7800
 w. lkadvisory.com.au
 o. Suite 3, 1 Wexford Street, Subiaco WA 6008
 p. PO Box 244, Applecross WA 6953

Attachment 2 – Current Subdivision Approval



Your Ref : 63 Fern Valley Road Boyup

Mc Robert Planning Pty Ltd
P.O. Box 2156
BUNBURY WA 6231

**Approval Subject To Condition(s)
Freehold (Green Title) Subdivision**

Application No : 159325

Planning and Development Act 2005

Applicant	: Mc Robert Planning Pty Ltd P.O. Box 2156 BUNBURY WA 6231
Owner	: Samantha Gayle Curran P.O. Box 177 BOYUP BROOK WA 6244; Robert Geoffrey Jones P.O. Box 177 BOYUP BROOK WA 6244
Application Receipt	: 9 June 2020

Lot Number	: 913
Diagram / Plan	:
Location	:
C/T Volume/Folio	: 813/95
Street Address	: Lot 913 Fern Valley Rd, Boyup Brook
Local Government	: Shire of Boyup Brook

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped **09 June 2020** once the condition(s) set out have been fulfilled.

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

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **24 July 2023** or this approval no longer will remain valid.

Reconsideration - 28 days

South West Office, Sixth Floor, Bunbury Tower, 61 Victoria Street, Bunbury, Western Australia 6230
Tel: (08) 9791 0577; Fax: (08) 9791 0576; TTY: (08) 9264 7533; Intoline: 1800 626 477
e-mail: info@dph.wa.gov.au; web address: <http://www.dph.wa.gov.au>
ABN 35 482 341 493



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

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

Deposited plan

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

Condition(s)

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

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

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

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



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

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

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

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

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

CONDITION(S):

1. Prior to the commencement of subdivisional works, the landowner/ applicant is to provide a site and soil evaluation to determine the type of on-site sewage treatment system required and the appropriate location for on-site sewage disposal. (Local Government)
- * 2. A revegetation plan being prepared, approved and implemented for the revegetation of areas adjacent to creeks and the Blackwood River with appropriate native species to the satisfaction of the Local Government. (Local Government)
- * 3. A fence restricting stock and feral animal access to an appropriate standard is to be constructed on the re-vegetation area boundary(s) to protect native vegetation. (Local Government).
4. A notification, pursuant to Section 165 of the *Planning and Development Act 2005* is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level(BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan, (Lot 913 Fern Valley Road, Boyup Brook, Verion,3, 12/9/2019). Additional planning and building requirements may apply to development on this land". (Western Australian Planning Commission)



5. The Bushfire Management Plan is to be updated to include an Implementation table(s).(Local Government)
6. Information is to be provided to demonstrate that the measures contained in the bushfire management plan have been implemented during subdivisional works. This information should include a notice of 'Certification by Bushfire Consultant', (Local Government)
7. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply to the lot(s) shown on the approved plan of subdivision. (Western Power).
8. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)

ADVICE:

- i) In relation to Condition 5 the Bushfire Management Plan Implementation tables are to specify requirements for subdivider, lot owner/developer and the Shire in accordance with the WAPC templates.

A handwritten signature in cursive script, appearing to read "S Fagan".

Ms Sam Fagan
Secretary
Western Australian Planning Commission
24 July 2020

Enquiries : Tim Richings (Ph 9791 0584)



Your Ref : 63 Fern Valley Road Boyup

Mc Robert Planning Pty Ltd
P.O. Box 2156
BUNBURY WA 6231

**Approval Subject to Condition(s)
Freehold (Green Title) Subdivision
Reconsideration Of Condition(s)**

Application No : 159325

Planning and Development Act 2005

Applicant	: Mc Robert Planning Pty Ltd P.O. Box 2156 BUNBURY WA 6231
Owner	: Samantha Gayle Curran P.O. Box 177 BOYUP BROOK WA 6244; Robert Geoffrey Jones P.O. Box 177 BOYUP BROOK WA 6244
Application Receipt	: 9 June 2020

Lot Number	: 913
Diagram / Plan	:
Location	:
C/T Volume/Folio	: 813/95
Street Address	: Lot 913 Fern Valley Rd, Boyup Brook
Local Government	: Shire of Boyup Brook

The Western Australian Planning Commission has considered your request for reconsideration received on 19 August 2020 and has resolved as follows:

Condition 1 is deleted, as requested.

* Condition 2 is modified with the words: "and the Blackwood River" deleted from the condition, as requested.

Condition 7 is retained with the following advice from Western Power :

South West Office, Sixth Floor, Bunbury Tower, 61 Victoria Street, Bunbury, Western Australia 6230
Tel: (08) 9791 0577; Fax: (08) 9791 0576; TTY: (08) 9264 7535; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address: <http://www.dplh.wa.gov.au>
ABN 35 482 341 493



- the existing overhead lines can be extended through the lots (because the lots are above 10 hectares) and
-
- the final connection to Proposed Lot A will have to be via an underground pillar.

All other terms and conditions remain as per the Commission's original decision dated 24 July 2020.

All other terms and conditions remain as per the Commission's original decision dated 24 July 2020.

Right to apply for review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9216 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

A handwritten signature in cursive script, appearing to read "S Fagan".

Ms Sam Fagan
Secretary
Western Australian Planning Commission
27 October 2020

Enquiries : Tim Richings (Ph 9791 0584)

Attachment 3 – Western Power Scope of Works and Quotation

Your reference: WS-112522B8Q3

Request reference: SP048275

16 February 2022

Robert Jones
L63 Fern Valley Road
BOYUP BROOK WA 6244

Attention: Robert Jones

Dear Robert,

**LOT 913 FERN VALLEY RD BOYUP BROOK
WESTERN POWER REF: SP048275, WAPC No: 159325**

Western Power wishes to advise that we have completed the design work for your request and we are pleased to provide you with this quote for your consideration.

The included design drawing SP048275 (Rev. A) contains:

- Western Power's scope of work
- Specific items you must complete before we can start work
- Any other specific items you must consider or action

On acceptance of this quote you are agreeing to abide by all conditions identified on the design drawing and the Terms and Conditions accepted on your application form.

QUOTE

Customer kVA charge criteria not met (full cost applicable)	\$59,855.00
Minus Revenue Offset	\$0.00
Equals Customer Contribution	\$59,855.00
Minus Design Fee excl GST	\$1,200.00
Customer Contribution (exc GST)	\$58,655.00

For further information regarding the kVA charge please visit our web page:

<https://westernpower.com.au/industry/distribution-low-voltage-connection-headworks-scheme-dlvchs/>



363 Wellington Street Perth 6000

GPO Box L921 Perth WA 6842

westernpower.com.au



† 13 10 87

f (08) 9225 2660

TTY 1800 13 13 51

TIS 13 14 50

Electricity Networks Corporation
ABN: 18 640 492 861

ANY QUESTIONS?

If you have any questions, please telephone our Customer Service Centre on 13 10 87 during business hours.

Yours faithfully

Manager
Customer Projects

Attachment 4 – Off-Grid Energy System Quotation



SunWise Energy
Tel. 08 9791 1117
124 Blair Street
Bunbury WA 6230

admin@sunwiseenergy.com.au
www.sunwiseenergy.com.au
ABN 33115585736
Licence # EC8636

QUOTATION NO. 22505

Rob Jones
Lot 63 Fern Valley Rd
Boyup Brook WA 6244

Site: Lot 63 Fern Valley Rd Boyup Brook
Email: jonesboy500@hotmail.com
Phone:
Salesperson: Daniel Bassett-Scarfe
Created Date: 29/09/2021

Re: Lot 63 Fern Valley Rd Boyup Brook

Hi Rob,

Thank you for the opportunity to quote on your solar project at Lot 63 Fern Valley Rd Boyup Brook. Please find below the details.

Description

20kWhr per Day Off Grid Hybrid Solar System

21 x Longi MonoCrystalline 370W Solar Panels = 7.77kW PV Capacity

12 Year Manufacturer Warranty & 25 year Production Warranty

1 x BYD LVS 16kWhr Batteries

5 Year Manufacturers Warranty (>50kWh Total Capacity) or 10 Year Manufacturers Warranty (< 50kWh Total Capacity)

10kVA Silenced Diesel Genset

1 x SMA SunnyBoy Solar Inverter 6.0kW

5 + 5 Year Manufacturer Warranty

1 x SMA Sunny Island S18 Inverter Charger Battery Management System

10 Year Manufacturer Warranty

Sunwise Energy Professional Installation and Manufacturer Owners Manuals

Quote is Subject to Site Assessment

22027

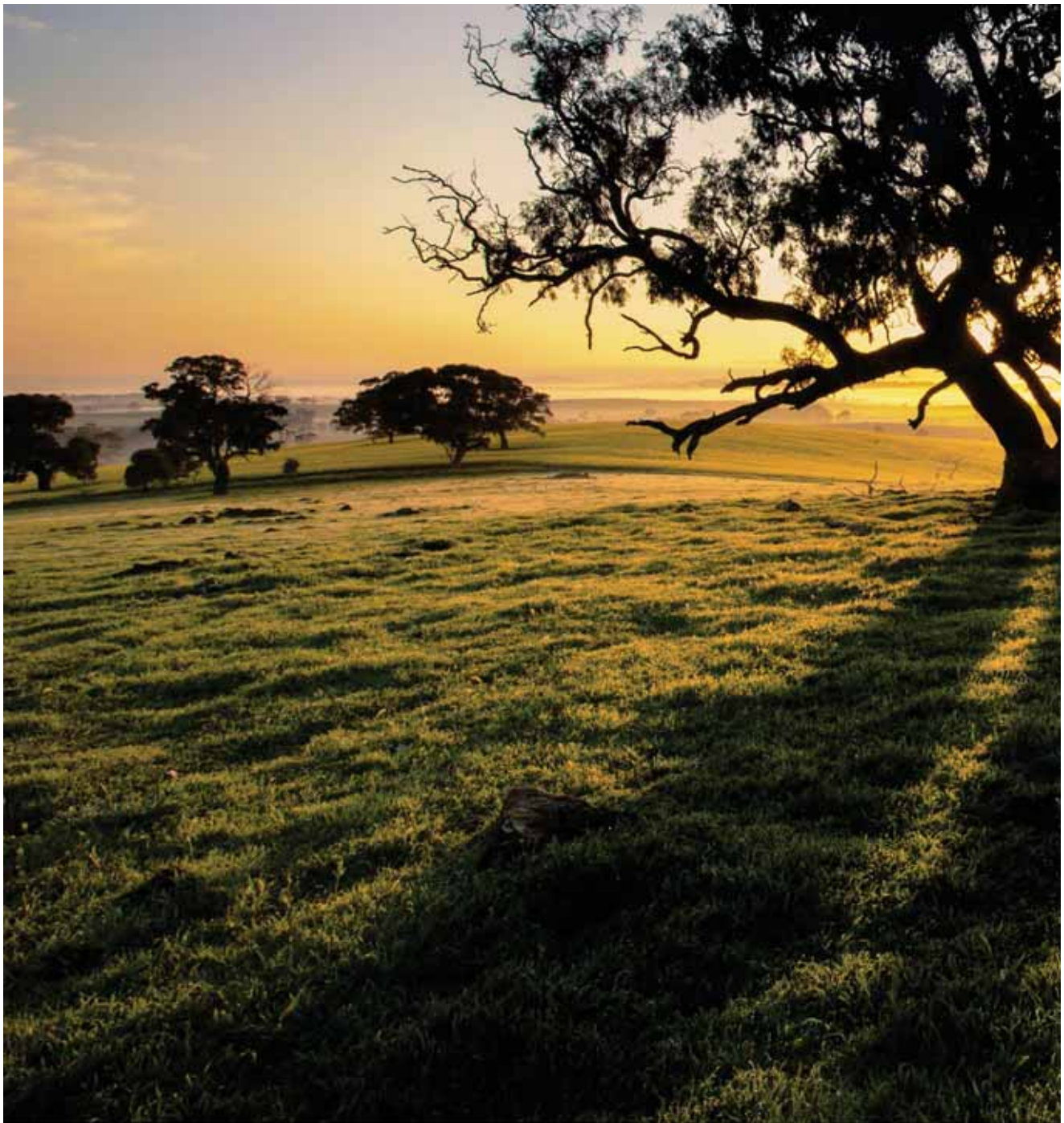
Sub-Total ex GST	\$39,271.31
GST	\$3,927.13
Total inc GST	\$43,198.44
STCs	\$3,819.90
Total after STCs	\$39,378.54

If you have any questions or queries please don't hesitate to contact me. I look forward to talking to you soon.

Kind Regards,

Daniel Bassett-Scarfe
Sales Person

Attachment 5 – Harcourts Comparative Market Analysis



63 Fern Valley Road Boyup Brook WA 6244

Prepared on 4th February 2022



Arron Kelemen
Harcourts Bridgetown

126 Hampton Street
BRIDGETOWN WA 6255

m: 0474 700 861

w: 9761 1566

arron.kelemen@harcourts.com.au

Your Property

63 Fern Valley Road Boyup Brook WA 6244

4  2  -  40.59ha  361m² 



Your Property History

28 Mar, 2006 - Sold for \$252,000

2009 - Property Built

4th February 2022
Robert Geoffrey JONES
63 Fern Valley Road,
Boyup Brook WA 6244

Dear Rob,

RE: MARKET APPRAISAL – 63 Fern Valley Road, Boyup Brook WA 6244

Thank you for the opportunity to conduct an appraisal on your property.

Our research is based on recent sales and current competition of similar properties, with due regard for market trends and local conditions, building and land costs, position, and presentation. Enclosed is a list of recent Sales and the current Listings in a comparable price range in the area.

Based on the above and experience with the buyers in the market over the past 12 months we believe that we will be able to attract a buyer for you within a reasonable period if the property is *positioned in the marketplace* in the below ranges;

- *Entire 100-acre property with home - \$760,000 - \$790,000,*
- *Subdivided 50 acres with home - \$650,000 - \$680,000*
- *Subdivided 50 acres without home - \$260,000 - \$280,000*

This report should not be considered as a valuation but rather as a general assessment of what your property may sell for in the current market. There are several ways to market the home, and should you decide to put the property on the market we are happy to discuss different marketing strategies and decide on an initial listing price to ensure that we work towards *the mutual goal of achieving the highest price for you.*

Sales Commission:

Please see our Scale of Selling Fees attached - the Selling Fee is payable on the successful settlement of your property and is inclusive of GST.

Marketing

At Harcourts we value the importance of successful marketing of your property. In today's media saturated environment your property needs to stand out.

Our fee includes listing on the following web sites:

<i>realestate.com.au</i>	<i>homehound.com.au</i>
<i>REIWA .com.au</i>	<i>harcourts.com.au</i>
<i>domain.com.au</i>	<i>Realestateview.com.au</i>
<i>squiz.com.au</i>	<i>Bridgetown.harcourts.com.au</i>

And:

- *A Harcourts 'For Sale' sign at the property.*
- *Window display card and inclusion on our weekly updated property catalogue.*

Our responsibility to you is to:

- Market your property as widely and effectively as possible
- Attract as many potential buyers as possible
- Negotiate the best price for you
- Assist your sale through to successful settlement

Listing with Harcourts provides you with confidence that we will give honest and regular feedback during the selling/sale process. We look forward to working with you to achieve the desired outcome of a satisfactory sale.

Kind Regards,



Arron Kelemen
Sales Consultant
0474 700 861
arron.kelemen@harcourts.com.au

Disclaimer: This appraisal has been prepared solely for the party to whom it is addressed, and information is for the use of the party to whom it addressed and for no other purpose and not for any third party. Although every care has been taken in arriving at the figure above, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way. No responsibility is accepted to any third party who may use or rely upon the whole or any part of the contents of this appraisal.

Disclaimer

Based on information provided by and with the permission of the Western Australian Land Information Authority (2021) trading as Landgate.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

Attachment 6 – Updated Bushfire Management Plan (inclusive of Implementation Table)

Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address:

Site visit: Yes No

Date of site visit (if applicable): Day Month Year

Report author or reviewer:

WA BPAD accreditation level (please circle):

Not accredited Level 1 BAL assessor Level 2 practitioner Level 3 practitioner

If accredited please provide the following.

BPAD accreditation number: Accreditation expiry: Month Year

Bushfire management plan version number:

Bushfire management plan date: Day Month Year

Client/business name:

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the bushfire protection criteria elements)?	<input type="checkbox"/>	<input type="checkbox"/>

Is the proposal any of the following (see [SPP 3.7 for definitions](#))?

	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input type="checkbox"/>	<input type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input type="checkbox"/>
Vulnerable land-use	<input type="checkbox"/>	<input type="checkbox"/>


None of the above

Note: Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

Why has it been given one of the above listed classifications (E.g. Considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

The information provided within this bushfire management plan to the best of my knowledge is true and correct:

Signature of report author or reviewer



Date

AS 3959 Bushfire Hazard Level (BHL) and Bushfire Management Plan (BMP)

Site Details			
Address:	Lot 913 Fern Valley Road		
Suburb:	Boyup Brook	State:	W.A.
Local Government Area:	Shire of Boyup Brook		
Description of Building Works:	WAPC subdivision condition (WAPC #159325)		
Stage of WAPC Planning	WAPC condition clearances		

BAL Contour Plan Details			
Report / Job Number:	MSC0150	Report Version:	FINAL vers. 4
Assessment Date:	21/6/2017	Report Date:	29/03/2022
Practitioner	Kathryn Kinnear	Accreditation No.	BPAD 30794



SECTION 1: Proposal Details

This Bushfire Hazard Level (BHL) and Bushfire Management Plan (BMP) has been prepared to support the Western Australian Planning Commission (WAPC) Local Structure Plan application for Lot 913 Fern Valley Road Boyup Brook. The LSP contemplates the creation of one additional lot, two lots 20.2438ha and 20.3258ha in size. The proposed LSP is shown in Figure 1.

The subject site is located approximately 9km south of the Boyup Brook Townsite in the locality of Boyup Brook and is approximately 40.5ha. The Subject Site is predominately cleared land used for agricultural purposes. The location of the Subject Site is shown on Figure 2.

This Bushfire Hazard Assessment has been prepared to assess the subject site to the current and endorsed Guidelines for Planning in Bushfire Prone Areas Vers 1.3 (WAPC, 2017) and State Planning Policy 3.7 (WAPC, 2015).

Such planning takes into consideration standards and requirements specified in various documents such as Australian Standard (AS) 3959-2018, Western Australian Planning Commission (WAPC) Guidelines for Planning in Bushfire Prone Areas Vers 1.3 (WAPC, 2017) and State Planning Policy 3.7 (WAPC, 2015). These policies, plans and guidelines have been developed by WAPC to ensure uniformity to planning in designated “Bushfire Prone Areas” and consideration of the relevant bushfire hazards when identifying or investigating land for future development.

This BMP has been updated to address WAPC conditional approval No 159325 (condition 5) and referred to the Shire of Boyup Brook for approval. This BMP was prepared under the previous endorsed guidelines at the time of approval, the changes to this report relate to the addition of Section 6 – Implementation Table as requested in WAPC 159325 (condition 5).

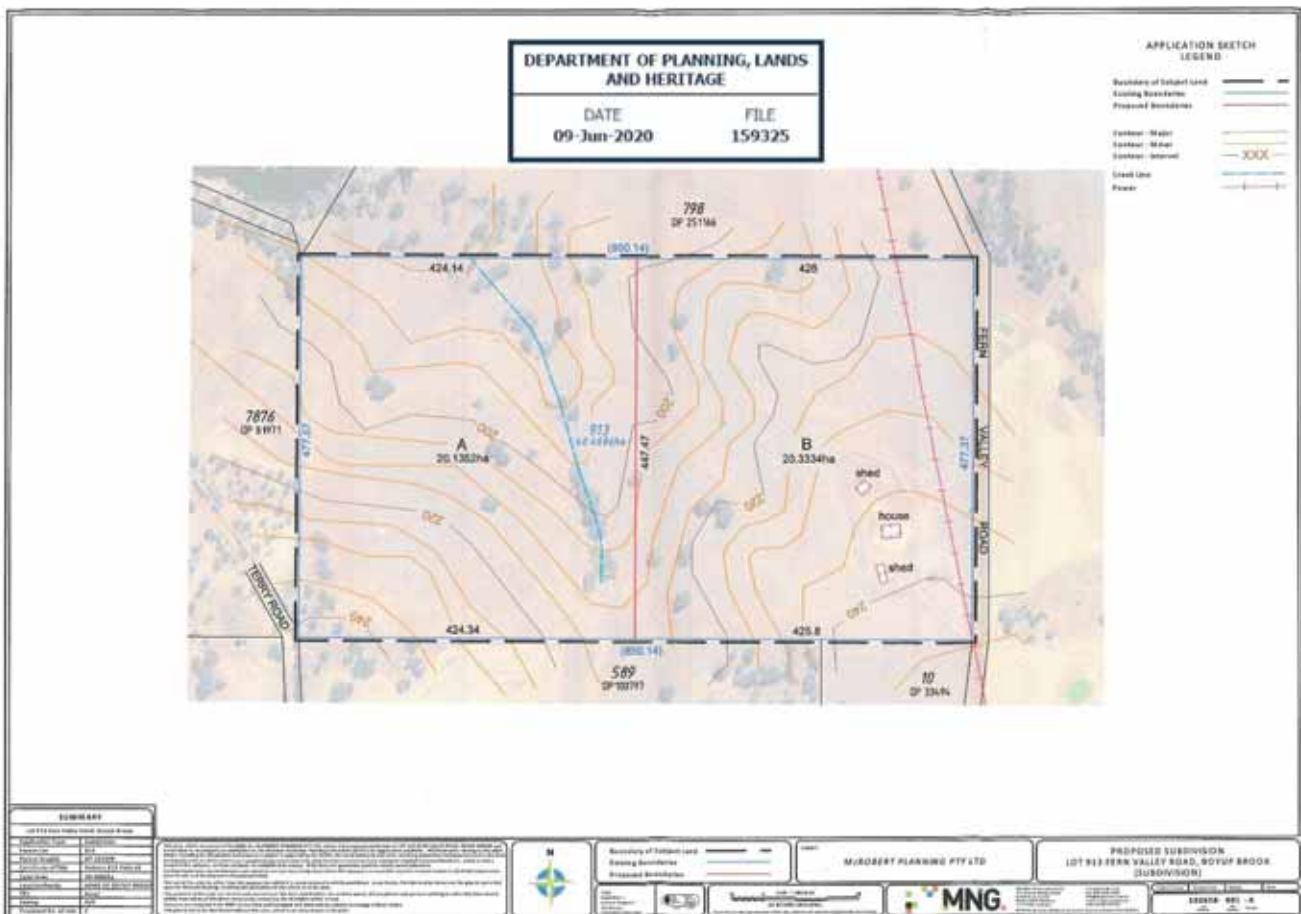


Figure 1: Local Structure Plan

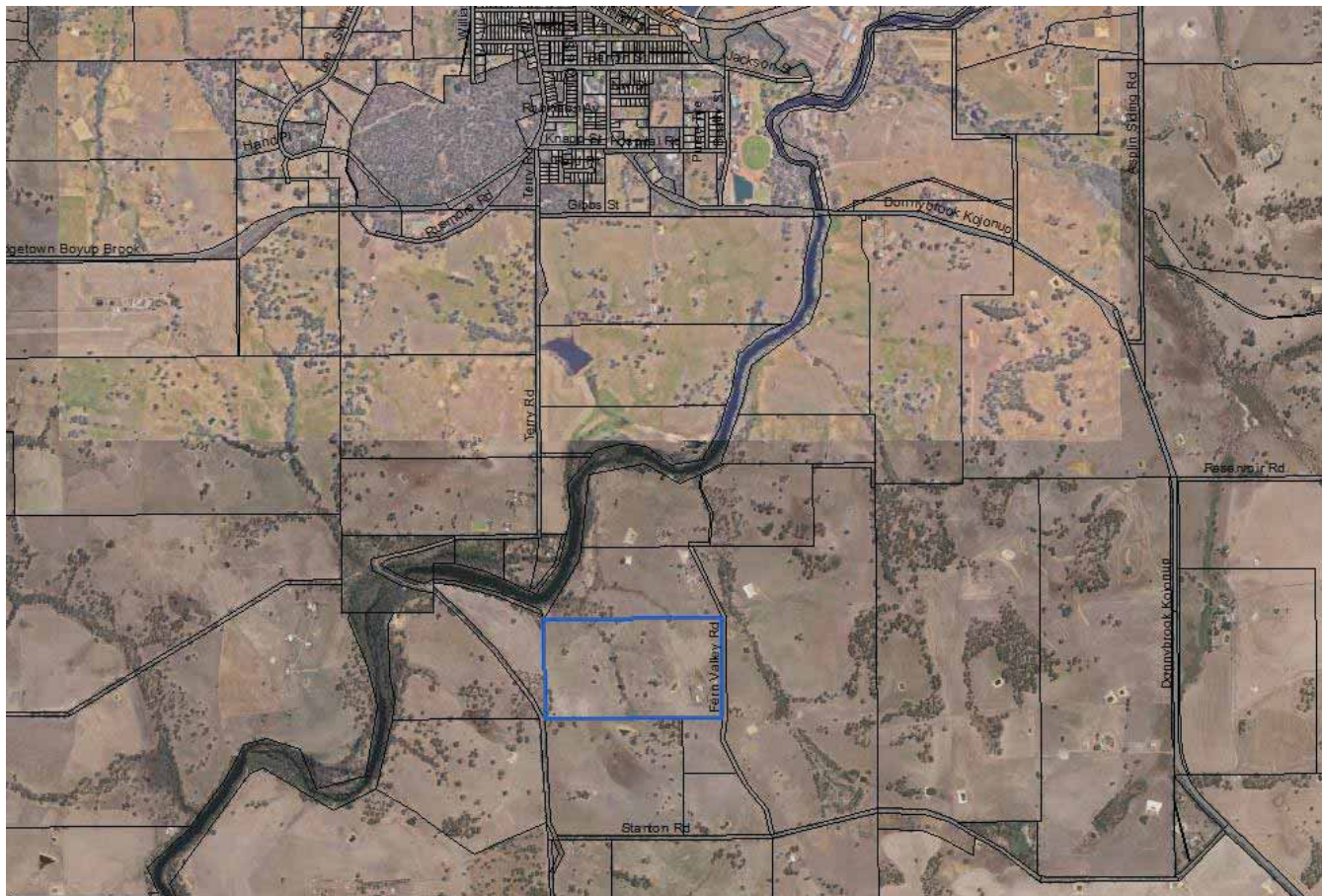


Figure 2: Location Plan



Figure 3: State Bushfire Prone Area Mapping (SLIP 2019)

SECTION 2: Environmental Considerations

Vegetation modification proposed:

No vegetation modification is proposed.

Re-vegetation/landscape plans:

No revegetation or landscaping plans are proposed.

SECTION 3: Bushfire Assessment Results

SECTION 3.1 – Assessment Inputs

Bushfire Assessment inputs for the site has been calculated using the Method 1 procedure as outlined in AS3959. This incorporates the following factors:

- WA adopted Fire Danger Index (FDI), being FDI 80;
- Vegetation Classes;
- Slope under classified vegetation; and
- Distance between proposed development site and classified vegetation.

Vegetation Classification (Bushfire Fuels)

All vegetation within 150m of the site / proposed development was classified in accordance with Table 2.3 and Exclusion clauses 2.2.3.2 of AS 3959. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified in the following pages and shown on the Vegetation Classes Map (Figure 4) Page 5.

THIS PLAN WAS PREPARED BY:
 KENNETH STONER, BIO DIVERSE SOLUTIONS
 Accreditation No. BPA023784
 Jurisdiction: Level 2 - WA



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 Australia
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Overview Map Scale 1:100,000

- Legend**
- Subject Site
 - 100m Assessment Boundary
 - 150m Assessment Boundary
 - Existing House
 - Cadastre
 - 5m Contours
 - Slope Degrees
 - Separation Distance
 - Photos
 - Vegetation/Plot Boundary
 - Forest Type A
 - Woodland Type B
 - Grassland Type G
 - Low fuel or non vegetated 2.2.3.2



Scale
 1:4,000 @ A3
 GDA MGA 94 Zone 50

Data Sources
 Aerial Imagery: ELP Visual Monks VMS Service, Langgaie 2017
 Cadastre: Reef Centre and Roads, Langgaie 2017
 Contours: ELP Visual Monks VMS Service, Langgaie 2017
 Curves: Map World Topographic map service, ESB 2012

CLIENT

Robert Jones
 Lot 913 Fern Valley Road
 Boyup Brook, WA 6244

Vegetation Classes

FILE	FINAL	FILE	MSC0160	DATE	23/03/2022
QA Check	BT	Drawn By	BT		

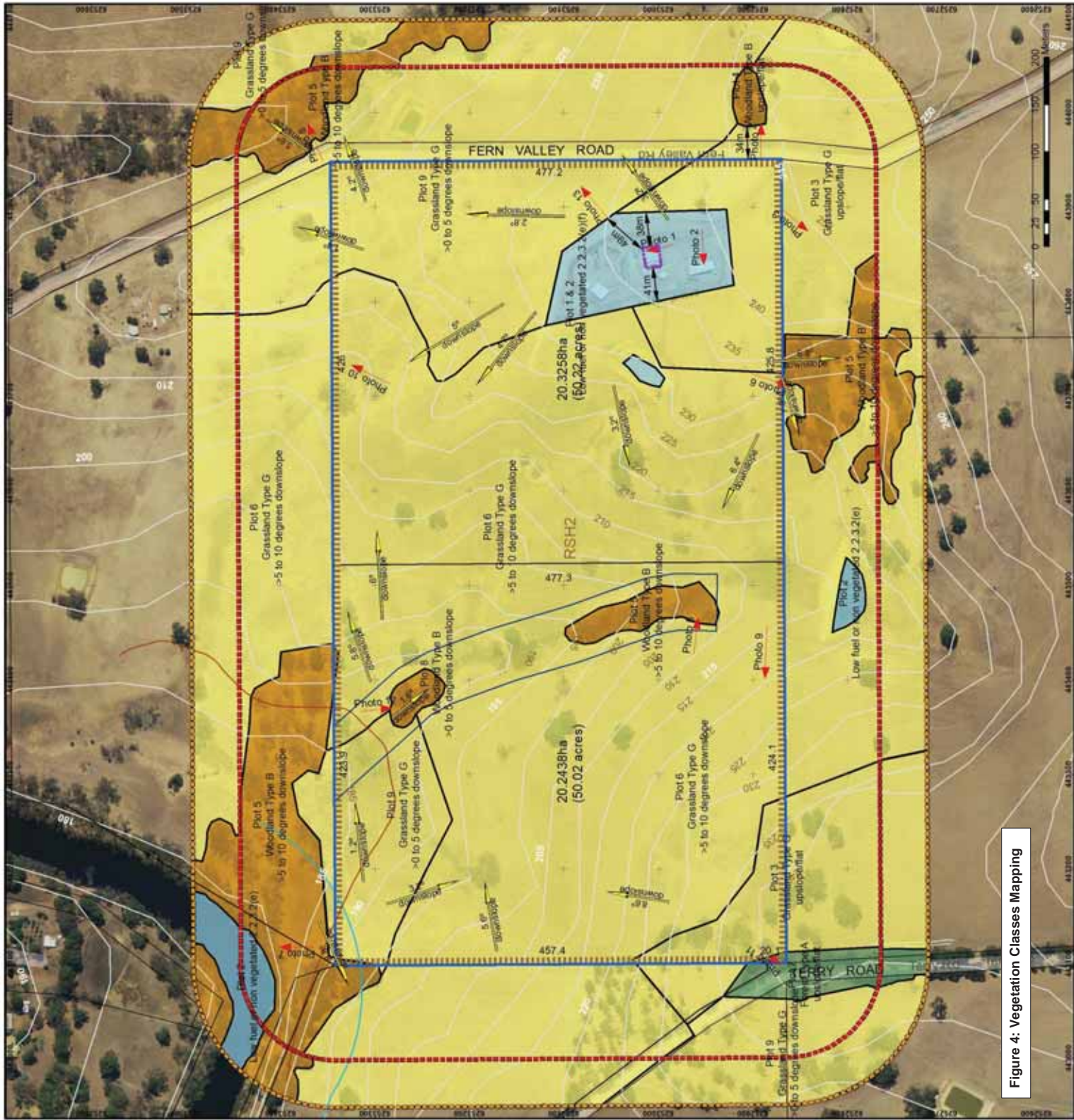


Figure 4: Vegetation Classes Mapping


Plot	1	Classification or Exclusion Clause	Low fuel and non-vegetated areas Exclusion 2.2.3.2 (f)
			<p>Location: Located adjacent to the house in existing APZ area. Maintained lawns and gardens in a low fuel state. As per Exclusion 2.2.3.2 (f) of AS3959-2018</p> <p>Separation distance: N/A.</p> <p>Dominant species & description: N/A.</p> <p>Average vegetation height: N/A.</p> <p>Vegetation Coverage: N/A.</p> <p>Available fuel loading: 2t/ha.</p> <p>Effective slope: N/A.</p>

Photo Id 1: View of Existing house and APZ area, view from the south to the north


Plot	2	Classification or Exclusion Clause	Low fuel and non-vegetated areas Exclusion 2.2.3.2 (e)
			<p>Location: Buildings, roads, dams and other bare areas associated with Exclusion clause 2.2.3.2 (e) of AS3959-2018.</p> <p>Separation distance: N/A</p> <p>Dominant species & description: N/A</p> <p>Average vegetation height: N/A</p> <p>Vegetation Coverage: N/A</p> <p>Available fuel loading: 2t/ha</p> <p>Effective slope: N/A</p>

Photo Id 2: View of sheds to the south of the house.


Plot	3	Classification or Exclusion Clause	Grassland Type G
			<p>Location: Located in the south east of the subject site on top of hill. Paddock areas grazed by stock.</p> <p>Separation distance: 41m (existing house).</p> <p>Dominant species & description: Short grasses, kikuyu, cape weed and clovers.</p> <p>Average vegetation height: 50mm-100mm.</p> <p>Vegetation Coverage: <10% trees.</p> <p>Available fuel loading: 4.5t/ha.</p> <p>Effective slope: Upslope.</p>

Photo Id 3: View to the south west of paddock to the south of the subject site.


Plot	4	Classification or Exclusion Clause	Forest Type A
			<p>Location: Small isolated plot of Woodland in paddock areas for shelter for stock to the south east in adjacent private property. Remnant trees with a grassy understorey, rocky ground.</p> <p>Separation distance: 34m.</p> <p>Dominant species & description: Wandoo eucalypts with paddock grasses understorey. Grazed by stock, little vegetation structure no multilayering.</p> <p>Average vegetation height: 8-12m.</p> <p>Vegetation Coverage: 10-30% foliage cover.</p> <p>Available fuel loading: 15t/ha.</p> <p>Effective slope: Upslope.</p>

Photo Id 4: View from Fern Valley Road to the east of isolated patch of Woodland


Plot	5	Classification or Exclusion Clause	Forest Type A
			<p>Location: Small isolated plots of forest in paddock areas for shelter for stock located central (internal) along creek line. Remnant trees with a grassy understorey.</p> <p>Separation distance: 0m.</p> <p>Dominant species & description: Flooded gum eucalypts in highly disturbed state with paddock grasses understorey. Grazed by stock, no vegetation structure, no multilayering.</p> <p>Average vegetation height: 8-12m.</p> <p>Vegetation Coverage: 10-30% foliage cover.</p> <p>Available fuel loading: 15t/ha.</p> <p>Effective slope: Downslope >5 to 10 degrees.</p>

Photo 1d 5: View of central forest area along creek line, view from south west to north east.


Plot	5	Classification or Exclusion Clause	Forest Type A
			<p>Location: Small isolated plots of forest in paddock areas for shelter for stock located external to the site in the south, north west and north east. Remnant trees with a grassy understorey.</p> <p>Separation distance: 0m.</p> <p>Dominant species & description: Wandoo and marri eucalypts with paddock grasses understorey. Grazed by stock, little vegetation structure no multilayering.</p> <p>Average vegetation height: 8-12m.</p> <p>Vegetation Coverage: 30-70% foliage cover.</p> <p>Available fuel loading: 25-35t/ha.</p> <p>Effective slope: Downslope >5 to 10 degrees.</p>

Photo 1d 6: View to the south west of adjacent private property, small belt of trees in gully (south of subject site).


Plot	5	Classification or Exclusion Clause	Forest Type A
			<p>Location: To the north west adjacent to the river in foreshore area.</p> <p>Separation distance: 0m.</p> <p>Dominant species & description: Flooded gum and marri eucalypts with grassy and small sedges understorey. Previously grazed and disturbed areas adjacent to the river. Little vegetation structure no multilayering.</p> <p>Average vegetation height: 8-12m.</p> <p>Vegetation Coverage: 30-70% foliage cover.</p> <p>Available fuel loading: 25-35t/ha.</p> <p>Effective slope: Downslope >5 to 10 degrees.</p>

Photo Id 7: View to the north near river in foreshore area.


Plot	5	Classification or Exclusion Clause	Forest Type A
			<p>Location: Small isolated plots of vegetation in paddock areas for shelter for stock located near creek in north east in adjacent private property.</p> <p>Separation distance: 0m</p> <p>Dominant species & description: Wandoo eucalypts with grassy understorey. Previously grazed and disturbed areas adjacent to the creek line. Little vegetation structure no multilayering.</p> <p>Average vegetation height: 8-12m.</p> <p>Vegetation Coverage: 30-70% foliage cover.</p> <p>Available fuel loading: 25-35t/ha.</p> <p>Effective slope: Downslope >5 to 10 degrees.</p>

Photo Id 8: View to the north east of adjacent private property, small belt of trees in creek line.


Plot	6	Classification or Exclusion Clause	Grassland Type G
			<p>Location: Internal to the site in paddock areas grazed by stock.</p> <p>Separation distance: 0m.</p> <p>Dominant species & description: short grasses, kikuyu, cape weed and clovers.</p> <p>Average vegetation height: 50mm-100mm.</p> <p>Vegetation Coverage: <10% trees.</p> <p>Available fuel loading: 4.5t/ha.</p> <p>Effective slope: Downslope >5-10 degrees.</p>

Photo Id 9: View to the west of internal grazed paddocks.

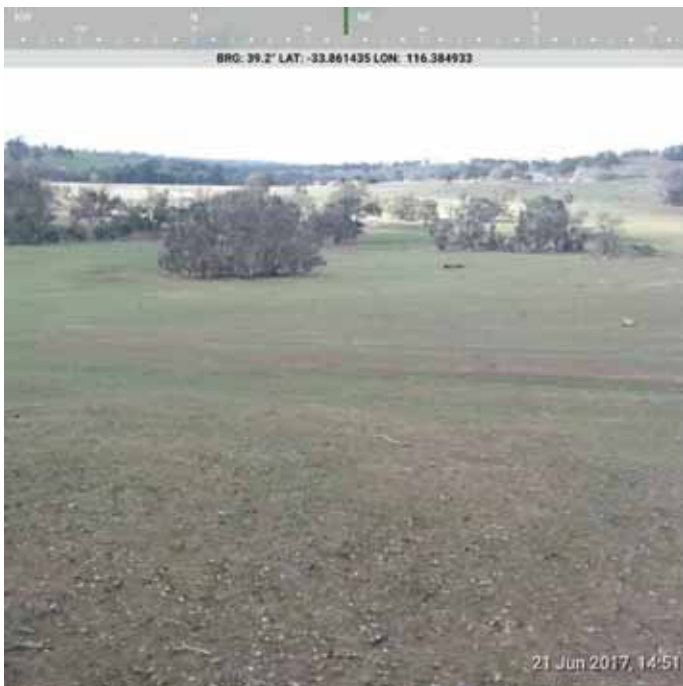
Plot	6	Classification or Exclusion Clause	Grassland Type G
			<p>Location: External and internal to the site in paddock areas grazed by stock.</p> <p>Separation distance: 0m.</p> <p>Dominant species & description: short grasses, kikuyu, cape weed and clovers.</p> <p>Average vegetation height: 50mm-100mm.</p> <p>Vegetation Coverage: <10% trees.</p> <p>Available fuel loading: 4.5t/ha.</p> <p>Effective slope: Downslope >5-10 degrees.</p>

Photo Id 10: View to the north of paddock areas grazed by stock. Subject site in foreground, adjacent property in background.


Plot	7	Classification or Exclusion Clause	Forest Type A
			<p>Location: Located to the south west, small section inside the subject site but predominantly associated with Terry Road public road reserve to the west of the site.</p> <p>Separation distance: 0m.</p> <p>Dominant species & description: Jarrah and Marri low open forest. Eucalyptus trees with tea tree, acacia, hibbertia, sedges and grasses. Multilayered.</p> <p>Average vegetation height: 8-12m.</p> <p>Vegetation Coverage: 30-70% foliage cover.</p> <p>Available fuel loading: 25-35t/ha.</p> <p>Effective slope: Upslope.</p>

Photo Id 11: View to the south west of Forest Type A in road reserve.

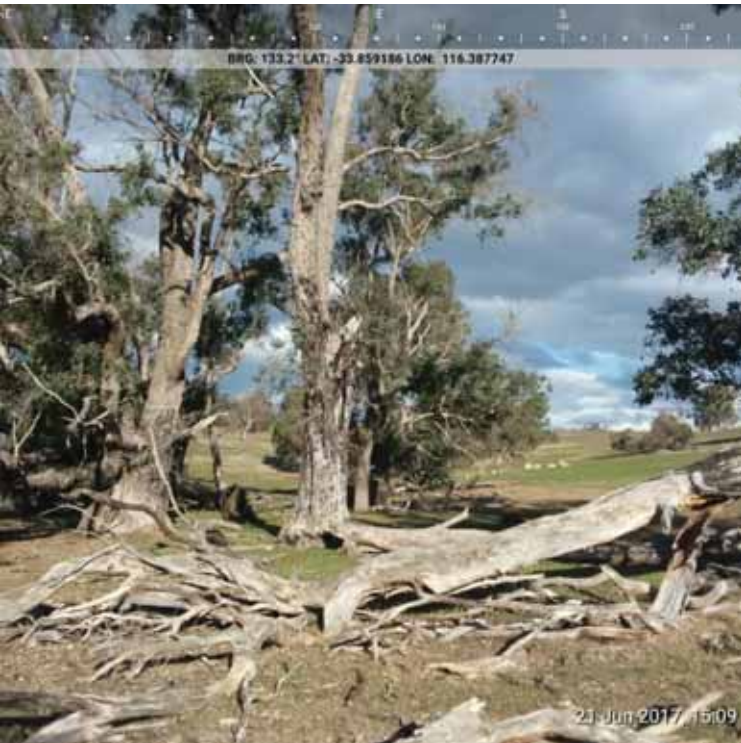

Plot	8	Classification or Exclusion Clause	Forest Type A
			<p>Location: Internal to the north in paddock areas, shelter for stock located along creek line. Remnant trees (degraded) with a grassy understorey.</p> <p>Separation distance: 0m.</p> <p>Dominant species & description: Flooded gum eucalypts in highly disturbed state with paddock grasses understorey. Grazed by stock, little vegetation structure no multilayering.</p> <p>Average vegetation height: 8-12m.</p> <p>Vegetation Coverage: 30-70% foliage cover.</p> <p>Available fuel loading: 25-35t/ha.</p> <p>Effective slope: Downslope >0 to 5 degrees.</p>

Photo Id 12: View to the south along creek line, degraded remnant trees.

Plot	9	Classification or Exclusion Clause	Grassland Type G
		<p>Location: External and internal to the site in the north-east paddock areas grazed by stock.</p> <p>Separation distance: 49m from existing house.</p> <p>Dominant species & description: Short cropped grasses, kikuyu, cape weed and clovers.</p> <p>Average vegetation height: 50mm-100mm.</p> <p>Vegetation Coverage: <10% trees.</p> <p>Available fuel loading: 4.5t/ha.</p> <p>Effective slope: Downslope >0-5 degrees.</p>	
<p><i>Photo Id 13: View to the north east of paddock areas grazed by stock.</i></p>			

COMMENTS ON VEGETATION CLASSIFICATIONS:

- Distances from vegetation were made based on surface fuels to edge of lot (subject site) boundary;
- Effective slopes were measured in the field using a Nikon Forestry Pro and represented on the respective plots;
- Method 1 (AS3959-2018) Simplified procedure was used for vegetation classification and;
- All vegetation was classified within the subject site and within 150m of the lot boundaries to AS3959 Table 2.3 and exclusions 2.2.3.2; and
- The perimeter of the vegetation was measured using field GPS and notations on field GIS maps.

SECTION 4: Bushfire Outputs

The BHL process provides an indication of the likely impact of a bushfire event as it interacts with the bushfire hazards within and adjacent to the site. The BHL is a measure of the likely intensity of a bushfire and the likely level of bushfire attack on a site by categorizing the hazard (WAPC, 2017). The allocation of category of the bushfire hazard is determined as per Table 3 of the Guidelines for Planning in Bushfire Prone Areas (WAPC, 2017). Refer to Figure 5 below.

Table 3: BHL and classified vegetation (as per AS-3959)

HAZARD LEVEL	CHARACTERISTICS
Extreme	<ul style="list-style-type: none"> • Class A: Forest • Class B: Woodland (05) • Class D: Scrub • Any classified vegetation with a greater than 10 degree slope
Moderate	<ul style="list-style-type: none"> • Class B: Open woodland (06), Low woodland (07), Low open woodland (08), Open shrubland (09)* • Class C: Shrubland • Class E: Mallee/Mulga • Class G: Grassland, including sown pasture and crops • Vegetation that has a low hazard level but is within 100 metres of vegetation classified as a moderate or extreme hazard, is to adopt a moderate hazard level.
Low	<ul style="list-style-type: none"> • Low threat vegetation may include areas of maintained lawns, golf courses, public recreation reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks. • Managed grassland in a minimal fuel condition (insufficient fuel is available to significantly increase the severity of the bushfire attack). For example, short-cropped grass to a nominal height of 100 millimetres. • Non-vegetated areas including waterways, roads, footpaths, buildings and rock outcrops.

Figure 5: BHL Assessment allocation of category (WAPC, 2017)

Potential Bushfire Impacts

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below and shown on the Bushfire Hazard Assessment Mapping Figure 6, Page 15.

Table 1: Potential Bushfire impacts to AS3959

Plot number	Vegetation Type (Table 2.3)	Slope (Table 2.4.3)	Bushfire Hazard Level
1	Low fuel and non-vegetated areas Exclusion 2.2.3.2 (f)	N/A	Moderate
2	Low fuel and non-vegetated areas Exclusion 2.2.3.2 (e)	N/A	Moderate
3	Grassland Type G	Upslope/flat	Moderate
4	Forest Type A	Upslope/flat	Extreme
5	Forest Type A	Upslope/flat	Extreme
6	Grassland Type G	Downslope >5-10 degrees	Moderate
7	Forest Type A	Upslope/flat	Extreme
8	Forest Type A	Downslope >0 to 5 degrees.	Extreme
9	Grassland Type G	Downslope >0-5 degrees	Moderate

NOTES ON BHL ASSESSMENT

- The BHL assessment was prepared by an Accredited Level 2 Bushfire Planning Practitioner (BPAD30794);
- The BHL Assessment and BHL Map has been prepared in accordance with Department of Planning (WAPC) Guidelines for Planning in Bushfire Prone Areas Version 1.3 (WAPC, 2017) Appendix 2;
- Planning proposal based on plan as supplied by McRobert Planning Pty Ltd, (Figure 1); and
- Subject site is partially located in a Bushfire Prone Area, see Figure 3 (SLIP, 2019).

This BAL Plan was prepared by:
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Overview Map Scale 1:100,000

- Legend**
- Subject Site
 - 100m-Assessment Boundary
 - 150m-Assessment Boundary
 - Existing House
 - APZ
 - Cadastral
 - Bushfire Hazard Level**
 - Extreme
 - Moderate
 - Low

Scale
 1:4,000 @ A3
 GDA MGA 94 Zone 50

Data Sources: *Sup View* Maps: NIMS Series, Lidgate 2017
 Cadastre of Coonook and Road, Lidgate 2017
 RIG Road Network, Main Roads Western Australia 2017
 Overview Map: World Topographic map service, ESRI 2012

CLEW7 Robert Jones
 Lot 913 Fern Valley Road
 Boyup Brook, WA 6244

Bushfire Hazard Level Mapping

BAL Assessor	QA Check	Drawn by	DATE
KK	BT	BT	23/02/2022
STATUS	FILE		
FINAL	MSC0150		



Figure 6: Bushfire Hazard Level Mapping

SECTION 5: Assessment Against Bushfire Protection Criteria

SECTION 5.1. Compliance Table

The Guidelines for Planning in Bushfire Prone Areas (WAPC, 2017) outlines bushfire protection criteria which subdivision and development proposals are assessed for compliance. The bushfire protection criteria (Appendix 4, WAPC, 2017) are performance-based criteria utilised to assess bushfire risk management measures and they outline four elements, being:

- Element 1: Location
- Element 2: Siting and Design of Development;
- Element 3: Vehicle Access; and
- Element 4: Water.

(WAPC, 2017)

The proposal is required to meet the “Acceptable Solutions” of each element of the bushfire mitigation measures (WAPC, 2017). The proposal will be assessed against the bushfire protection criteria Acceptable Solutions for Elements A1, A2, A3 and A4. A summary of the assessment is provided below in Table 2. The Subject Site was assessed against the bushfire protection criteria Acceptable Solutions for Elements A1, A2, A3 and A4. Please refer to the summary table over the page, Table 2.

Table 2: Bushfire protection criteria applicable to the site

Element	Acceptable Solution	Applicable or not Yes/No	Meets Acceptable Solution
Element 1 – Location	A1.1 Development Location	Yes	As per SPP.3.7 and the Guidelines for Panning in Bushfire Prone Areas, the Local Structure Plan (LSP) and subsequent subdivision development will not be subject to a higher BHL than moderate. The existing house and additional new lot are located within a “Moderate” BHL area. Compliant. Local Structure Plan compliant to Acceptable Solution A1.1.
Element 2 – Siting and Design	A2.1 Asset Protection Zone	Yes	Compliant. An APZ can be applied and maintained within the (lots) and will be required to meet BAL 29 or less. A 20m APZ area is demonstrated on the existing buildings Figure 6. APZ areas associated with BAL 29 or less are deemed to be achievable in the environment and proposed lot sizes. Moderate BHL will prevail over the lots post development. APZ standards to be as per WAPC requirements, see Appendix 1. LSP is deemed compliant to Acceptable Solution A2.1.
Element 3 – Vehicular Access	A3.1 Two Access Routes	Yes	Compliant. Access is presently from Fern Valley Road to the east and Terry Drive to the west. Both Terry Road and Fern Valley Road are formed gravel-maintained Shire roads. Fern Valley Road connects to Stanton Road which links to Boyup Brook-Kojonup Road to the east and providing access to the north and south. Stanton Road also connects to Terry Road to the west providing access to the north and south. This will give unimpeded access in alternative directions to the lots at all times, see further information below. The LSP is deemed compliant to Acceptable Solution A3.1.
	A3.2 Public Road	No	No public roads are proposed for this Local Structure Plan. Not assessed to A3.2.
	A3.3 Cul-de-sacs	No	No Cul-de-sacs proposed. Not assessed to A3.3.
	A3.4 Battle axes	No	No battle axes are proposed. Not assessed to A3.4.
	A3.5 Private driveways	Yes	Compliant. Private driveways are to have a minimum trafficable surface of 4m and horizontal clearance of 6m. see Table 3, column 1. Private driveways may exceed 50m in length, where this applies the individual lot owner will be responsible for implementing a turnaround area at the house to ensure fire appliances have adequate room to manoeuvre. Where driveways exceed 200m passing pays will be required. Refer to Figure 7 indicating standards to apply. LSP is deemed compliant to Acceptable Solution A3.5.

Table 2 cont.

Element	Acceptable Solution	Applicable or not Yes/No	Meets Acceptable Solution
Element 3 – Vehicular Access cont.	A3.6 Emergency Access Ways	No	No EAWs proposed. Not assessed to A3.6
	A3.7 Fire Service Access Ways	No	No FSA's proposed as the public road network will be utilised. Not assessed to A3.7.
	A3.8 Firebreaks	Yes	Compliant. Firebreaks are currently in place around the subject site and should remain in perpetuity as per the SoBB Fire Management Notice. The SoBB Fire Management Notice states <i>“On all land zoned Special Rural under the Scheme, you must (a) clear a 2.5m wide bare earth firebreak immediately inside all external boundaries of the land by removing all inflammable matter and vegetation within the 2.5m wide firebreak between the ground and 4m above the ground; and (b) clear a 10m wide bare earth firebreak around all buildings and fuel storage areas by removing all inflammable matter and vegetation within the 10-metre-wide firebreak between the ground and 4m above the ground.”</i> This notice is updated annually and should be sought from individual land owners from the website or Shire office. Until lots are sold the developer is to be responsible for firebreaks on the perimeter of any unsold lots. LSP is deemed compliant to Acceptable Solution A3.8.
Element 4 – Water	A4.1 Reticulated areas	No	Not assessed to A4.1.
	A4.2 Non-reticulated areas	No	Not assessed to A4.2. Compliant.
	A4.3 Individual lots in non-reticulated areas	Yes	The existing house has a domestic water supply near the house and a 10,000L standalone water supply for bushfire located at the shed area. This water tank is filled (10,000L capacity) with Storz valve couplings and adjacent to a hardstand turnaround area, with the turnaround area meeting WAPC Standards (Figure 7). The newly created lot will require a standalone water tank for bushfire and should be noted on plans at building approval stages. LSP is deemed compliant to Acceptable Solution A4.3.

Table 3: Vehicular Access Technical Requirements (adapted from Table 6 WAPC, 2017)

Technical requirements	Private Driveways & Battle Axes
Minimum trafficable surface (m)	4
Horizontal clearance (m)	6
Vertical clearance (m)	4.5
Maximum grades	1 in 10
Minimum weight capacity (t)	15
Maximum crossfall	1 in 33
Curves minimum inner radius (m)	8.5
Maximum Length	50m

*Denotes the width can include a 4m wide paving with one metre wide constructed road shoulders.

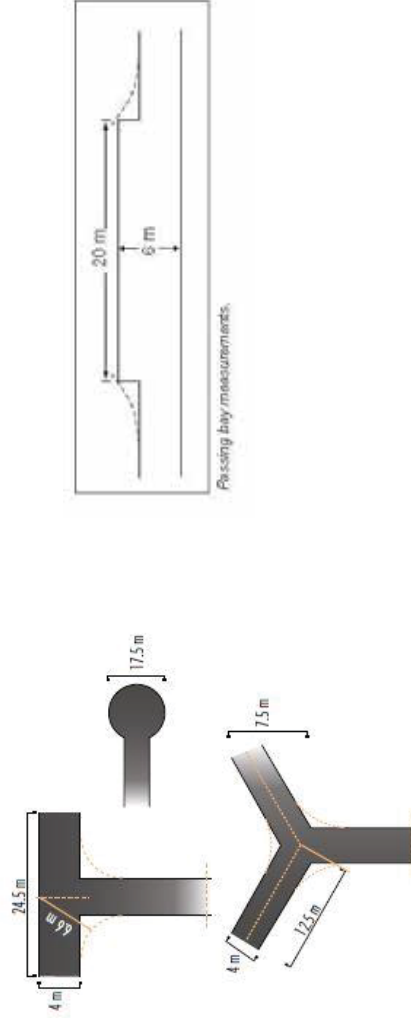


Figure 7: Turnaround areas and passing bay standards to apply

SECTION 6: Responsibilities for Implementation

SECTION 6.1. Future Lot Owner's Responsibilities

It is recommended the future property owners shall be responsible for the following:

Table 4: Implementation actions future lot owners.

Future Lot owner– Ongoing management				
No	Implementation Action	Initial	Annual	All times
1	If future buildings are located in the WA bushfire prone area mapping, the owner is to build to AS3959 as it applies to their property, a detailed and certified BAL assessment will be required prior to building approval.	✓		
2	Establish/maintain APZ's to the standard stated in this BMP.	✓		✓
3	Maintain individual lot fuels in accordance with the Shire of Shire of Boyup Brook and WAPC APZ standards (Appendix 1).		✓	
4	Construct/maintain private driveways to the standards stated in Table 3.	✓		✓
5	Install a minimum 10,000ltr water tank at proposed Lot A, prior to occupancy.	✓		

SECTION 6.2. Developers Responsibilities

It is recommended the developer be responsible for the following:

Table 5: Implementation actions current land owners/developer.

Developer – Prior to issue of titles		
No	Implementation Action	Subdivision Clearance
1	A Notification, pursuant to Section 165 of the Planning and Development Act 2005 may be required to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factors. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows: <i>'This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements apply to development on this land'.</i>	✓
2	Prior to sale of the lots the subject site is to be compliant with the relevant local government's annual firebreak notice issued under s33 of the <i>Bushfires Act 1954</i> .	✓

SECTION 6.3. Local Government Responsibilities

It is recommended the local government be responsible for the following:

Table 6: Implementation actions Shire of Boyup Brook.

LGA– Clearance of conditions		
No	Implementation Action	Subdivision Clearance
1	Ensure the private driveway to proposed Lot A is constructed to the minimum technical requirements established by the Guidelines post occupancy.	✓
2	Monitor landowner compliance with the Bushfire Management Plan and the annual Shire of Boyup Brook Firebreak Notice.	✓
3	Ensure the future owner of proposed lot A installs a minimum 10,000ltr water tank prior to occupancy.	

SECTION 7: DISCLAIMER

The recommendations and measures contained in this assessment report are based on the requirements of the Australian Standards 3959-2009 – Building in Bushfire Prone Areas, WAPC State Planning Policy 3.7 (WAPC, 2015), WAPC Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015), and CSIRO’s research into Bushfire behaviour. These are considered the minimum standards required to balance the protection of the proposed dwelling and occupants with the aesthetic and environmental conditions required by local, state and federal government authorities. They DO NOT guarantee that a building will not be destroyed or damaged by a bushfire. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed dwelling are made in good faith on the basis of the information available to the fire protection consultant at the time of assessment. The achievement of the level of implementation of fire precautions will depend amongst other things on actions of the landowner or occupiers of the land, over which the fire protection consultant has no control. Notwithstanding anything contained within, the fire consultant/s or local government authority will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the fire consultant/s and the local government authority, their servants or agents) arising out of the services rendered by the fire consultant/s or local government authority.

AS3959-2018 disclaimer: It should be borne in mind that the measures contained within this Standard (AS3959-2018) cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather condition. (AS3959, 2018)

Building to AS3959-2018 is a standard primarily concerned with improving the ability of buildings in designated bushfire prone areas to better withstand attack from bushfire thus giving a measure of protection to the building occupants (until the fire front passes) as well as to the building itself.

SECTION 5: Certification

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS3959-2018 (Incorporating Amendment Nos 1, 2 and 3) and the Guidelines for Planning in Bushfire Prone Areas Ver 1.3 (WAPC, 2017).



SIGNED, ASSESSOR: DATE:

Kathryn Kinnear, Bio Diverse Solutions
Accredited Level 2 Bushfire Practitioner (Accreditation No: BPAD30794)



References

Shire of Boyup Brook Fire Break notice, retrieved from:

<https://www.boyupbrook.wa.gov.au/services/emergency-services/bushfire-control.aspx>

Western Australian Planning Commission (WAPC) (2017) Guidelines for Planning in Bushfire Prone Areas Version 1.3. Western Australian Planning Commission and Department of Planning WA, Government of Western Australia.

Western Australian Planning Commission (WAPC) (2015) State Planning Policy 3.2 Planning in Bushfire Prone Areas. Department of Planning WA and Western Australian Planning Commission.

State Land Information Portal (SLIP) (2019) Map of Bushfire Prone Areas. Office of Bushfire Risk management (OBRM) data retrieved from: <https://maps.slip.wa.gov.au/landgate/bushfireprone/>

Appendix 1

Standards for an Asset Protection Zone (APZ) (WAPC, 2017)

Fences: within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.

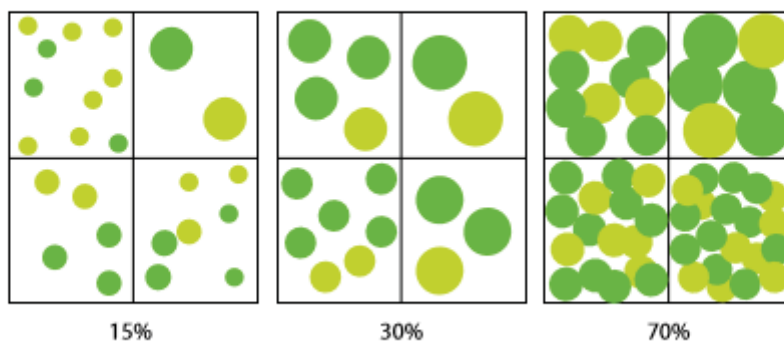
Objects: within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.

Fine Fuel load: combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an average of two tonnes per hectare.

Trees (> 5 metres in height): trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy. See Figure 2 (WAPC Figure 16, Appendix 4) below.

Figure 2 – Tree Canopy Cover

Figure 16: Tree canopy cover – ranging from 15 to 70 per cent at maturity



(WAPC, 2017)

Shrubs (0.5 metres to 5 metres in height): should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m² in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.

Ground covers (<0.5 metres in height): can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs. –

Grass: should be managed to maintain a height of 100 millimetres or less.

Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address:

Site visit: Yes No

Date of site visit (if applicable): Day Month Year

Report author or reviewer:

WA BPAD accreditation level (please circle):

Not accredited Level 1 BAL assessor Level 2 practitioner Level 3 practitioner

If accredited please provide the following.

BPAD accreditation number: Accreditation expiry: Month Year

Bushfire management plan version number:

Bushfire management plan date: Day Month Year

Client/business name:

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the bushfire protection criteria elements)?	<input type="checkbox"/>	<input type="checkbox"/>

Is the proposal any of the following (see [SPP 3.7 for definitions](#))?

	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input type="checkbox"/>	<input type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input type="checkbox"/>
Vulnerable land-use	<input type="checkbox"/>	<input type="checkbox"/>


None of the above

Note: Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

Why has it been given one of the above listed classifications (E.g. Considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

The information provided within this bushfire management plan to the best of my knowledge is true and correct:

Signature of report author or reviewer



Date



AS 3959 Bushfire Hazard Level (BHL) and Bushfire Management Plan (BMP)

Site Details			
Address:	Lot 913 Fern Valley Road		
Suburb:	Boyup Brook	State:	W.A.
Local Government Area:	Shire of Boyup Brook		
Description of Building Works:	WAPC subdivision condition (WAPC #159325)		
Stage of WAPC Planning	WAPC condition clearances		

BAL Contour Plan Details			
Report / Job Number:	MSC0150	Report Version:	FINAL vers. 4
Assessment Date:	21/6/2017	Report Date:	29/03/2022
Practitioner	Kathryn Kinnear	Accreditation No.	BPAD 30794



SECTION 1: Proposal Details

This Bushfire Hazard Level (BHL) and Bushfire Management Plan (BMP) has been prepared to support the Western Australian Planning Commission (WAPC) Local Structure Plan application for Lot 913 Fern Valley Road Boyup Brook. The LSP contemplates the creation of one additional lot, two lots 20.2438ha and 20.3258ha in size. The proposed LSP is shown in Figure 1.

The subject site is located approximately 9km south of the Boyup Brook Townsite in the locality of Boyup Brook and is approximately 40.5ha. The Subject Site is predominately cleared land used for agricultural purposes. The location of the Subject Site is shown on Figure 2.

This Bushfire Hazard Assessment has been prepared to assess the subject site to the current and endorsed Guidelines for Planning in Bushfire Prone Areas Vers 1.3 (WAPC, 2017) and State Planning Policy 3.7 (WAPC, 2015).

Such planning takes into consideration standards and requirements specified in various documents such as Australian Standard (AS) 3959-2018, Western Australian Planning Commission (WAPC) Guidelines for Planning in Bushfire Prone Areas Vers 1.3 (WAPC, 2017) and State Planning Policy 3.7 (WAPC, 2015). These policies, plans and guidelines have been developed by WAPC to ensure uniformity to planning in designated “Bushfire Prone Areas” and consideration of the relevant bushfire hazards when identifying or investigating land for future development.

This BMP has been updated to address WAPC conditional approval No 159325 (condition 5) and referred to the Shire of Boyup Brook for approval. This BMP was prepared under the previous endorsed guidelines at the time of approval, the changes to this report relate to the addition of Section 6 – Implementation Table as requested in WAPC 159325 (condition 5).

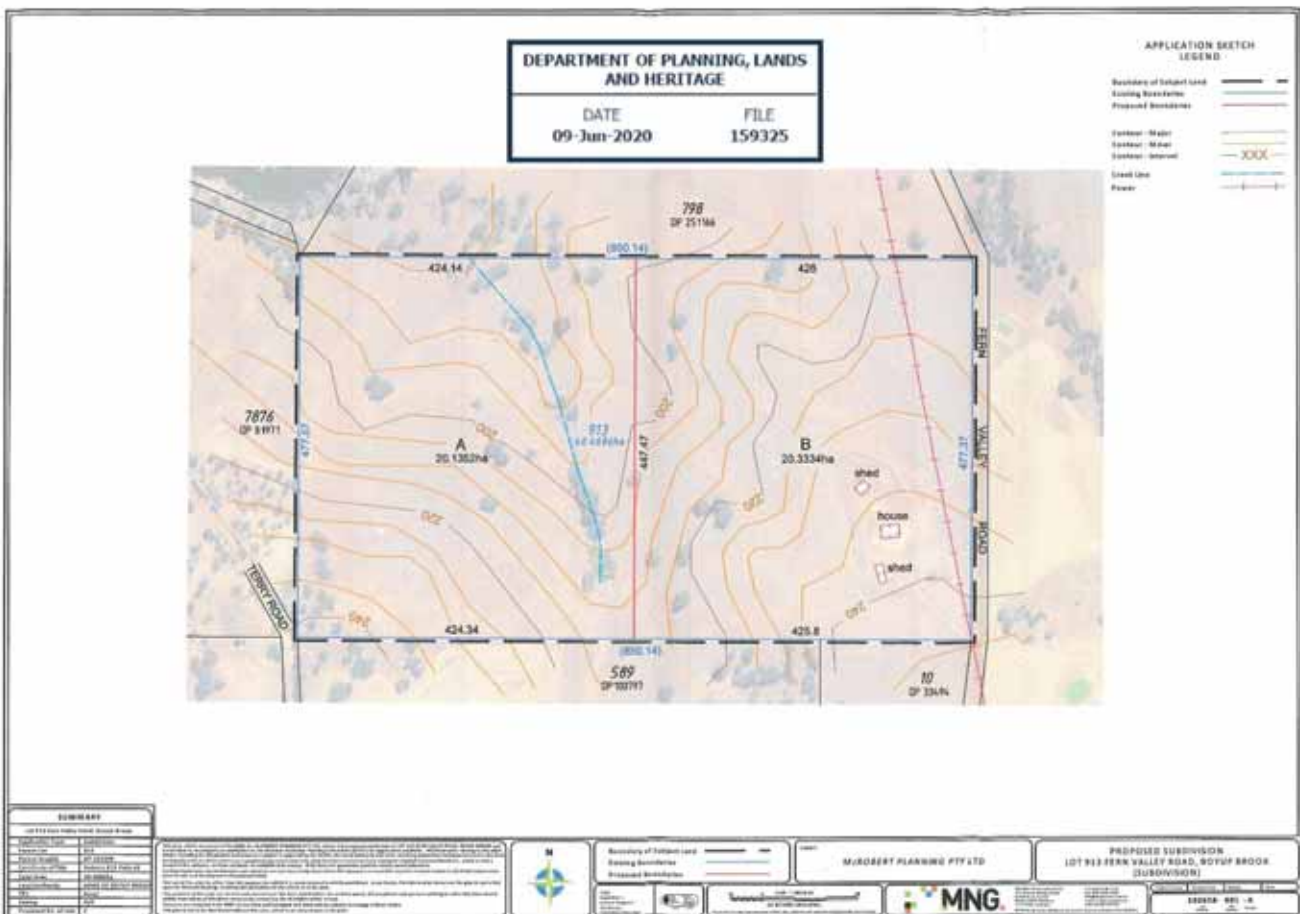


Figure 1: Local Structure Plan

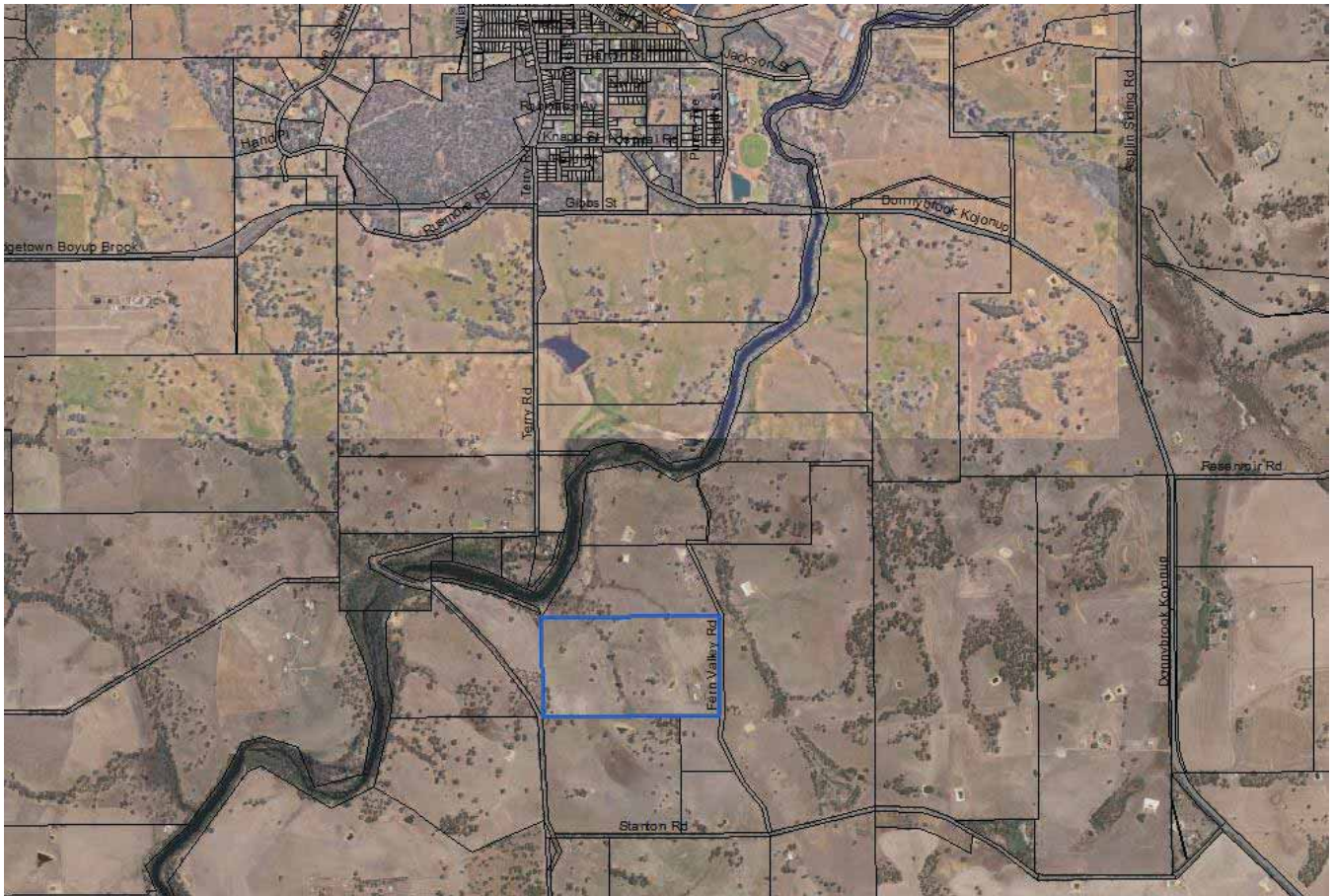


Figure 2: Location Plan



Figure 3: State Bushfire Prone Area Mapping (SLIP 2019)

SECTION 2: Environmental Considerations

Vegetation modification proposed:

No vegetation modification is proposed.

Re-vegetation/landscape plans:

No revegetation or landscaping plans are proposed.

SECTION 3: Bushfire Assessment Results

SECTION 3.1 – Assessment Inputs

Bushfire Assessment inputs for the site has been calculated using the Method 1 procedure as outlined in AS3959. This incorporates the following factors:

- WA adopted Fire Danger Index (FDI), being FDI 80;
- Vegetation Classes;
- Slope under classified vegetation; and
- Distance between proposed development site and classified vegetation.

Vegetation Classification (Bushfire Fuels)

All vegetation within 150m of the site / proposed development was classified in accordance with Table 2.3 and Exclusion clauses 2.2.3.2 of AS 3959. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified in the following pages and shown on the Vegetation Classes Map (Figure 4) Page 5.



Overview Map Scale 1:100,000

- Legend**
- Subject Site
 - 100m Assessment Boundary
 - 150m Assessment Boundary
 - Existing House
 - Cadastre
 - 5m Contours
 - Slope Degrees
 - Separation Distance
 - ▲ Photos
 - Vegetation/Plot Boundary
 - Forest Type A
 - Woodland Type B
 - Grassland Type G
 - Low fuel or non vegetated 2.2.3.2

Scale
 1:4,000 @ A3
 GDA MGA 94 Zone 50

Data Sources:
 ELP Visual Monitors Survey, Langgaie 2017
 Cadastre, River Catchment and Roads, Langgaie 2017
 Aerial Imagery, Langgaie 2017
 Curves Map, Wind Topographic map service, ESB 2012

CLIENT
 Robert Jones
 Lot 913 Fern Valley Road
 Boyup Brook, WA 6244

Vegetation Classes			
SAL ADDRESS	QA Check	Drawn By	DATE
KK	BT	BT	23/03/2022
STATUS	FILE	MSC0160	
FINAL			

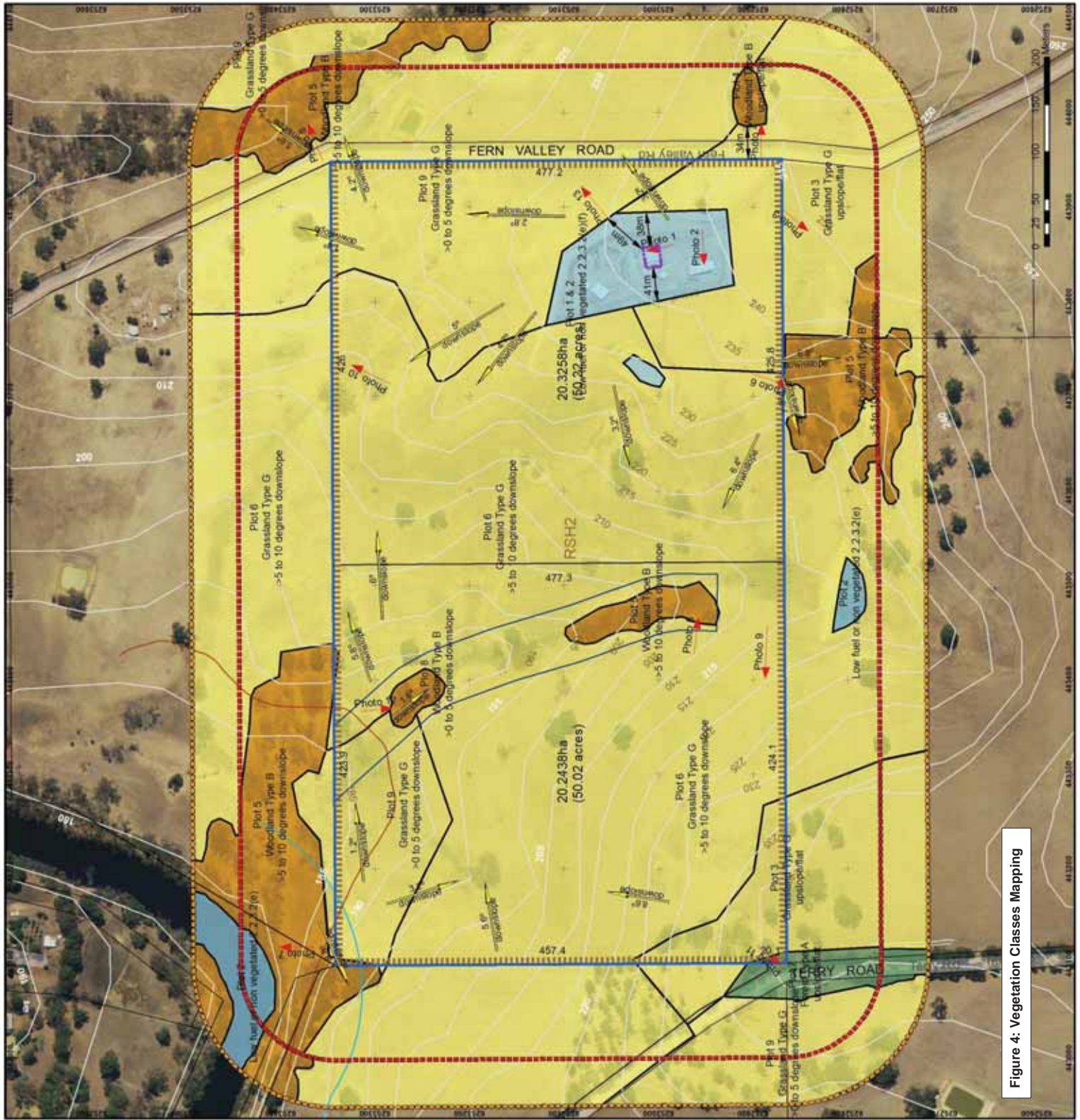


Figure 4: Vegetation Classes Mapping


Plot	1	Classification or Exclusion Clause	Low fuel and non-vegetated areas Exclusion 2.2.3.2 (f)
			<p>Location: Located adjacent to the house in existing APZ area. Maintained lawns and gardens in a low fuel state. As per Exclusion 2.2.3.2 (f) of AS3959-2018</p> <p>Separation distance: N/A.</p> <p>Dominant species & description: N/A.</p> <p>Average vegetation height: N/A.</p> <p>Vegetation Coverage: N/A.</p> <p>Available fuel loading: 2t/ha.</p> <p>Effective slope: N/A.</p>

Photo Id 1: View of Existing house and APZ area, view from the south to the north


Plot	2	Classification or Exclusion Clause	Low fuel and non-vegetated areas Exclusion 2.2.3.2 (e)
			<p>Location: Buildings, roads, dams and other bare areas associated with Exclusion clause 2.2.3.2 (e) of AS3959-2018.</p> <p>Separation distance: N/A</p> <p>Dominant species & description: N/A</p> <p>Average vegetation height: N/A</p> <p>Vegetation Coverage: N/A</p> <p>Available fuel loading: 2t/ha</p> <p>Effective slope: N/A</p>

Photo Id 2: View of sheds to the south of the house.

Plot	3	Classification or Exclusion Clause	Grassland Type G
			<p>Location: Located in the south east of the subject site on top of hill. Paddock areas grazed by stock.</p> <p>Separation distance: 41m (existing house).</p> <p>Dominant species & description: Short grasses, kikuyu, cape weed and clovers.</p> <p>Average vegetation height: 50mm-100mm.</p> <p>Vegetation Coverage: <10% trees.</p> <p>Available fuel loading: 4.5t/ha.</p> <p>Effective slope: Upslope.</p>

Photo Id 3: View to the south west of paddock to the south of the subject site.

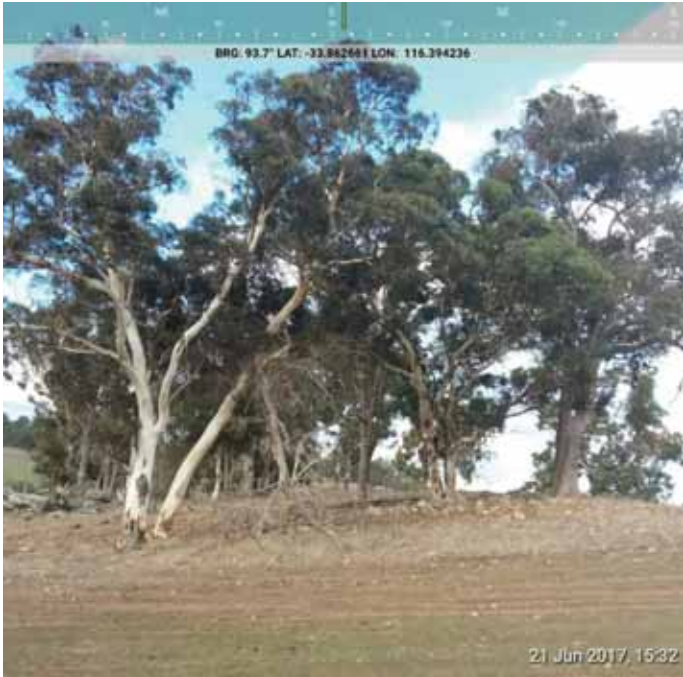
Plot	4	Classification or Exclusion Clause	Forest Type A
			<p>Location: Small isolated plot of Woodland in paddock areas for shelter for stock to the south east in adjacent private property. Remnant trees with a grassy understorey, rocky ground.</p> <p>Separation distance: 34m.</p> <p>Dominant species & description: Wandoo eucalypts with paddock grasses understorey. Grazed by stock, little vegetation structure no multilayering.</p> <p>Average vegetation height: 8-12m.</p> <p>Vegetation Coverage: 10-30% foliage cover.</p> <p>Available fuel loading: 15t/ha.</p> <p>Effective slope: Upslope.</p>

Photo Id 4: View from Fern Valley Road to the east of isolated patch of Woodland


Plot	5	Classification or Exclusion Clause	Forest Type A
			<p>Location: Small isolated plots of forest in paddock areas for shelter for stock located central (internal) along creek line. Remnant trees with a grassy understorey.</p> <p>Separation distance: 0m.</p> <p>Dominant species & description: Flooded gum eucalypts in highly disturbed state with paddock grasses understorey. Grazed by stock, no vegetation structure, no multilayering.</p> <p>Average vegetation height: 8-12m.</p> <p>Vegetation Coverage: 10-30% foliage cover.</p> <p>Available fuel loading: 15t/ha.</p> <p>Effective slope: Downslope >5 to 10 degrees.</p>

Photo 1d 5: View of central forest area along creek line, view from south west to north east.


Plot	5	Classification or Exclusion Clause	Forest Type A
			<p>Location: Small isolated plots of forest in paddock areas for shelter for stock located external to the site in the south, north west and north east. Remnant trees with a grassy understorey.</p> <p>Separation distance: 0m.</p> <p>Dominant species & description: Wandoo and marri eucalypts with paddock grasses understorey. Grazed by stock, little vegetation structure no multilayering.</p> <p>Average vegetation height: 8-12m.</p> <p>Vegetation Coverage: 30-70% foliage cover.</p> <p>Available fuel loading: 25-35t/ha.</p> <p>Effective slope: Downslope >5 to 10 degrees.</p>

Photo 1d 6: View to the south west of adjacent private property, small belt of trees in gully (south of subject site).


Plot	5	Classification or Exclusion Clause	Forest Type A
			<p>Location: To the north west adjacent to the river in foreshore area.</p> <p>Separation distance: 0m.</p> <p>Dominant species & description: Flooded gum and marri eucalypts with grassy and small sedges understorey. Previously grazed and disturbed areas adjacent to the river. Little vegetation structure no multilayering.</p> <p>Average vegetation height: 8-12m.</p> <p>Vegetation Coverage: 30-70% foliage cover.</p> <p>Available fuel loading: 25-35t/ha.</p> <p>Effective slope: Downslope >5 to 10 degrees.</p>

Photo Id 7: View to the north near river in foreshore area.


Plot	5	Classification or Exclusion Clause	Forest Type A
			<p>Location: Small isolated plots of vegetation in paddock areas for shelter for stock located near creek in north east in adjacent private property.</p> <p>Separation distance: 0m</p> <p>Dominant species & description: Wandoo eucalypts with grassy understorey. Previously grazed and disturbed areas adjacent to the creek line. Little vegetation structure no multilayering.</p> <p>Average vegetation height: 8-12m.</p> <p>Vegetation Coverage: 30-70% foliage cover.</p> <p>Available fuel loading: 25-35t/ha.</p> <p>Effective slope: Downslope >5 to 10 degrees.</p>

Photo Id 8: View to the north east of adjacent private property, small belt of trees in creek line.


Plot	6	Classification or Exclusion Clause	Grassland Type G
			<p>Location: Internal to the site in paddock areas grazed by stock.</p> <p>Separation distance: 0m.</p> <p>Dominant species & description: short grasses, kikuyu, cape weed and clovers.</p> <p>Average vegetation height: 50mm-100mm.</p> <p>Vegetation Coverage: <10% trees.</p> <p>Available fuel loading: 4.5t/ha.</p> <p>Effective slope: Downslope >5-10 degrees.</p>

Photo Id 9: View to the west of internal grazed paddocks.

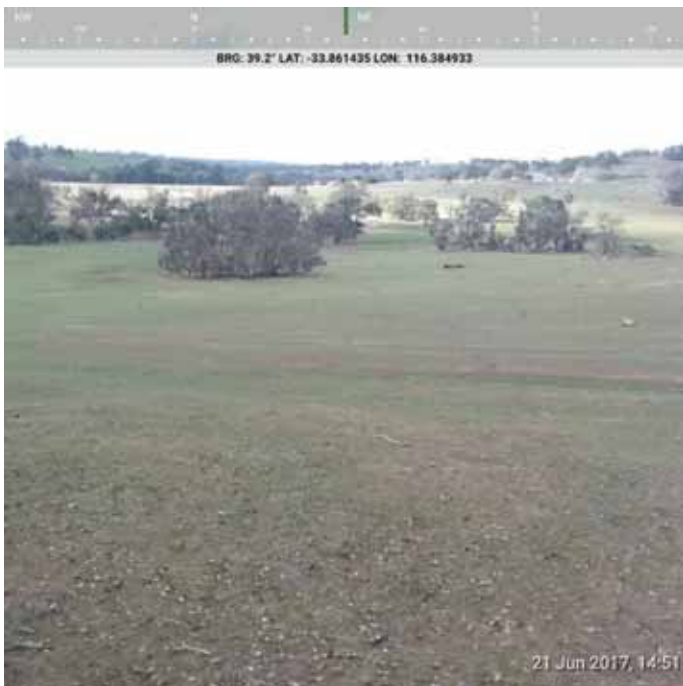
Plot	6	Classification or Exclusion Clause	Grassland Type G
			<p>Location: External and internal to the site in paddock areas grazed by stock.</p> <p>Separation distance: 0m.</p> <p>Dominant species & description: short grasses, kikuyu, cape weed and clovers.</p> <p>Average vegetation height: 50mm-100mm.</p> <p>Vegetation Coverage: <10% trees.</p> <p>Available fuel loading: 4.5t/ha.</p> <p>Effective slope: Downslope >5-10 degrees.</p>

Photo Id 10: View to the north of paddock areas grazed by stock. Subject site in foreground, adjacent property in background.


Plot	7	Classification or Exclusion Clause	Forest Type A
		<p>Location: Located to the south west, small section inside the subject site but predominantly associated with Terry Road public road reserve to the west of the site.</p> <p>Separation distance: 0m.</p> <p>Dominant species & description: Jarrah and Marri low open forest. Eucalyptus trees with tea tree, acacia, hibbertia, sedges and grasses. Multilayered.</p> <p>Average vegetation height: 8-12m.</p> <p>Vegetation Coverage: 30-70% foliage cover.</p> <p>Available fuel loading: 25-35t/ha.</p> <p>Effective slope: Upslope.</p>	

Photo Id 11: View to the south west of Forest Type A in road reserve.

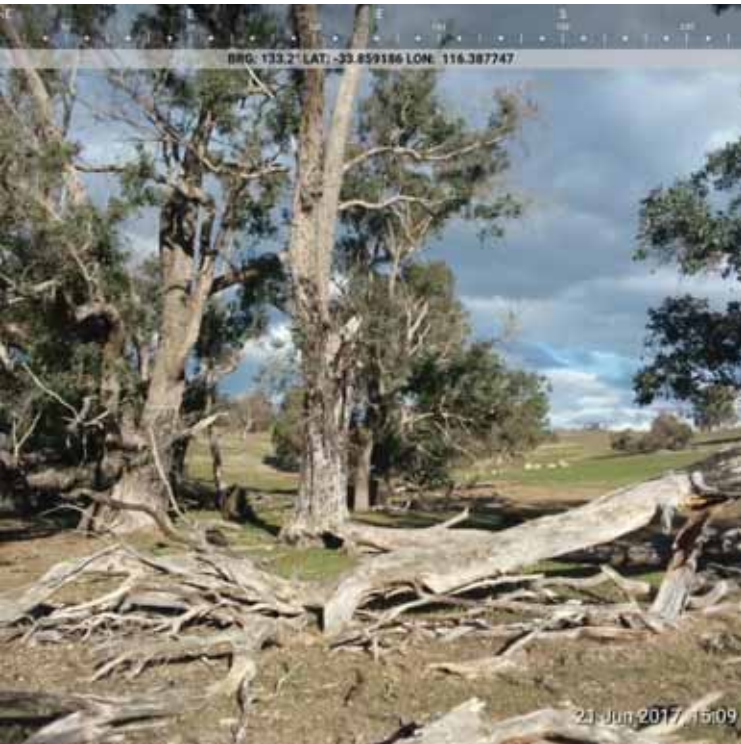

Plot	8	Classification or Exclusion Clause	Forest Type A
		<p>Location: Internal to the north in paddock areas, shelter for stock located along creek line. Remnant trees (degraded) with a grassy understorey.</p> <p>Separation distance: 0m.</p> <p>Dominant species & description: Flooded gum eucalypts in highly disturbed state with paddock grasses understorey. Grazed by stock, little vegetation structure no multilayering.</p> <p>Average vegetation height: 8-12m.</p> <p>Vegetation Coverage: 30-70% foliage cover.</p> <p>Available fuel loading: 25-35t/ha.</p> <p>Effective slope: Downslope >0 to 5 degrees.</p>	

Photo Id 12: View to the south along creek line, degraded remnant trees.

Plot	9	Classification or Exclusion Clause	Grassland Type G
		<p>Location: External and internal to the site in the north-east paddock areas grazed by stock.</p> <p>Separation distance: 49m from existing house.</p> <p>Dominant species & description: Short cropped grasses, kikuyu, cape weed and clovers.</p> <p>Average vegetation height: 50mm-100mm.</p> <p>Vegetation Coverage: <10% trees.</p> <p>Available fuel loading: 4.5t/ha.</p> <p>Effective slope: Downslope >0-5 degrees.</p>	
<p><i>Photo Id 13: View to the north east of paddock areas grazed by stock.</i></p>			

COMMENTS ON VEGETATION CLASSIFICATIONS:

- Distances from vegetation were made based on surface fuels to edge of lot (subject site) boundary;
- Effective slopes were measured in the field using a Nikon Forestry Pro and represented on the respective plots;
- Method 1 (AS3959-2018) Simplified procedure was used for vegetation classification and;
- All vegetation was classified within the subject site and within 150m of the lot boundaries to AS3959 Table 2.3 and exclusions 2.2.3.2; and
- The perimeter of the vegetation was measured using field GPS and notations on field GIS maps.

SECTION 4: Bushfire Outputs

The BHL process provides an indication of the likely impact of a bushfire event as it interacts with the bushfire hazards within and adjacent to the site. The BHL is a measure of the likely intensity of a bushfire and the likely level of bushfire attack on a site by categorizing the hazard (WAPC, 2017). The allocation of category of the bushfire hazard is determined as per Table 3 of the Guidelines for Planning in Bushfire Prone Areas (WAPC, 2017). Refer to Figure 5 below.

Table 3: BHL and classified vegetation (as per AS-3959)

HAZARD LEVEL	CHARACTERISTICS
Extreme	<ul style="list-style-type: none"> • Class A: Forest • Class B: Woodland (05) • Class D: Scrub • Any classified vegetation with a greater than 10 degree slope
Moderate	<ul style="list-style-type: none"> • Class B: Open woodland (06), Low woodland (07), Low open woodland (08), Open shrubland (09)* • Class C: Shrubland • Class E: Mallee/Mulga • Class G: Grassland, including sown pasture and crops • Vegetation that has a low hazard level but is within 100 metres of vegetation classified as a moderate or extreme hazard, is to adopt a moderate hazard level.
Low	<ul style="list-style-type: none"> • Low threat vegetation may include areas of maintained lawns, golf courses, public recreation reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks. • Managed grassland in a minimal fuel condition (insufficient fuel is available to significantly increase the severity of the bushfire attack). For example, short-cropped grass to a nominal height of 100 millimetres. • Non-vegetated areas including waterways, roads, footpaths, buildings and rock outcrops.

Figure 5: BHL Assessment allocation of category (WAPC, 2017)

Potential Bushfire Impacts

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below and shown on the Bushfire Hazard Assessment Mapping Figure 6, Page 15.

Table 1: Potential Bushfire impacts to AS3959

Plot number	Vegetation Type (Table 2.3)	Slope (Table 2.4.3)	Bushfire Hazard Level
1	Low fuel and non-vegetated areas Exclusion 2.2.3.2 (f)	N/A	Moderate
2	Low fuel and non-vegetated areas Exclusion 2.2.3.2 (e)	N/A	Moderate
3	Grassland Type G	Upslope/flat	Moderate
4	Forest Type A	Upslope/flat	Extreme
5	Forest Type A	Upslope/flat	Extreme
6	Grassland Type G	Downslope >5-10 degrees	Moderate
7	Forest Type A	Upslope/flat	Extreme
8	Forest Type A	Downslope >0 to 5 degrees.	Extreme
9	Grassland Type G	Downslope >0-5 degrees	Moderate

NOTES ON BHL ASSESSMENT

- The BHL assessment was prepared by an Accredited Level 2 Bushfire Planning Practitioner (BPAD30794);
- The BHL Assessment and BHL Map has been prepared in accordance with Department of Planning (WAPC) Guidelines for Planning in Bushfire Prone Areas Version 1.3 (WAPC, 2017) Appendix 2;
- Planning proposal based on plan as supplied by McRobert Planning Pty Ltd, (Figure 1); and
- Subject site is partially located in a Bushfire Prone Area, see Figure 3 (SLIP, 2019).

This BAL Plan was prepared by:
 KATHRYN KIRKBY, Bio Diverse Solutions
 Accreditation No: BPAD03284
 Jurisdiction: Level 2 - WA



29 Hercules Crescent
 Albany, WA 6332
 Australia
 Tel: 08 9842 1575
 Fax: 08 9842 1578



Overview Map Scale 1:100,000

- Legend**
- Subject Site
 - 100m-Assessment Boundary
 - 150m-Assessment Boundary
 - Existing House
 - APZ
 - Cadastral
 - Bushfire Hazard Level**
 - Extreme
 - Moderate
 - Low

Scale
 1:4,000 @ A3
 GDA MGA 94 Zone 50

Data Sources: *Sup View* Maps; *NIMS Series*; *Leggate 2017*
Cartography of Contours and Roads; *Leggate 2017*
RIS Road Network; *Main Roads Western Australia 2017*
Overview Map; *World Topographic map services*; *ESRI 2012*

CLEW7 Robert Jones
 Lot 913 Fern Valley Road
 Boyup Brook, WA 6244

Bushfire Hazard Level Mapping

BAL Assessor	QA Check	Drawn by	DATE
KK	BT	BT	23/02/2022
STATUS	FILE		
FINAL	MSC0150		



Figure 6: Bushfire Hazard Level Mapping

SECTION 5: Assessment Against Bushfire Protection Criteria

SECTION 5.1. Compliance Table

The Guidelines for Planning in Bushfire Prone Areas (WAPC, 2017) outlines bushfire protection criteria which subdivision and development proposals are assessed for compliance. The bushfire protection criteria (Appendix 4, WAPC, 2017) are performance-based criteria utilised to assess bushfire risk management measures and they outline four elements, being:

- Element 1: Location
- Element 2: Siting and Design of Development;
- Element 3: Vehicle Access; and
- Element 4: Water.

(WAPC, 2017)

The proposal is required to meet the “Acceptable Solutions” of each element of the bushfire mitigation measures (WAPC, 2017). The proposal will be assessed against the bushfire protection criteria Acceptable Solutions for Elements A1, A2, A3 and A4. A summary of the assessment is provided below in Table 2. The Subject Site was assessed against the bushfire protection criteria Acceptable Solutions for Elements A1, A2, A3 and A4. Please refer to the summary table over the page, Table 2.

Table 2: Bushfire protection criteria applicable to the site

Element	Acceptable Solution	Applicable or not Yes/No	Meets Acceptable Solution
Element 1 – Location	A1.1 Development Location	Yes	As per SPP.3.7 and the Guidelines for Panning in Bushfire Prone Areas, the Local Structure Plan (LSP) and subsequent subdivision development will not be subject to a higher BHL than moderate. The existing house and additional new lot are located within a “Moderate” BHL area. Compliant. Local Structure Plan compliant to Acceptable Solution A1.1.
Element 2 – Siting and Design	A2.1 Asset Protection Zone	Yes	An APZ can be applied and maintained within the (lots) and will be required to meet BAL 29 or less. A 20m APZ area is demonstrated on the existing buildings Figure 6. APZ areas associated with BAL 29 or less are deemed to be achievable in the environment and proposed lot sizes. Moderate BHL will prevail over the lots post development. APZ standards to be as per WAPC requirements, see Appendix 1. LSP is deemed compliant to Acceptable Solution A2.1. Compliant.
Element 3 – Vehicular Access	A3.1 Two Access Routes	Yes	Access is presently from Fern Valley Road to the east and Terry Drive to the west. Both Terry Road and Fern Valley Road are formed gravel-maintained Shire roads. Fern Valley Road connects to Stanton Road which links to Boyup Brook-Kojonup Road to the east and providing access to the north and south. Stanton Road also connects to Terry Road to the west providing access to the north and south. This will give unimpeded access in alternative directions to the lots at all times, see further information below. The LSP is deemed compliant to Acceptable Solution A3.1.
	A3.2 Public Road	No	No public roads are proposed for this Local Structure Plan. Not assessed to A3.2.
	A3.3 Cul-de-sacs	No	No Cul-de-sacs proposed. Not assessed to A3.3.
	A3.4 Battle axes	No	No battle axes are proposed. Not assessed to A3.4.
	A3.5 Private driveways	Yes	Compliant. Private driveways are to have a minimum trafficable surface of 4m and horizontal clearance of 6m. see Table 3, column 1. Private driveways may exceed 50m in length, where this applies the individual lot owner will be responsible for implementing a turnaround area at the house to ensure fire appliances have adequate room to manoeuvre. Where driveways exceed 200m passing pays will be required. Refer to Figure 7 indicating standards to apply. LSP is deemed compliant to Acceptable Solution A3.5.

Table 2 cont.

Element	Acceptable Solution	Applicable or not Yes/No	Meets Acceptable Solution
Element 3 – Vehicular Access cont.	A3.6 Emergency Access Ways	No	No EAWs proposed. Not assessed to A3.6
	A3.7 Fire Service Access Ways	No	No FSA's proposed as the public road network will be utilised. Not assessed to A3.7.
	A3.8 Firebreaks	Yes	Compliant. Firebreaks are currently in place around the subject site and should remain in perpetuity as per the SoBB Fire Management Notice. The SoBB Fire Management Notice states <i>“On all land zoned Special Rural under the Scheme, you must (a) clear a 2.5m wide bare earth firebreak immediately inside all external boundaries of the land by removing all inflammable matter and vegetation within the 2.5m wide firebreak between the ground and 4m above the ground; and (b) clear a 10m wide bare earth firebreak around all buildings and fuel storage areas by removing all inflammable matter and vegetation within the 10-metre-wide firebreak between the ground and 4m above the ground.”</i> This notice is updated annually and should be sought from individual land owners from the website or Shire office. Until lots are sold the developer is to be responsible for firebreaks on the perimeter of any unsold lots. LSP is deemed compliant to Acceptable Solution A3.8.
Element 4 – Water	A4.1 Reticulated areas	No	Not assessed to A4.1.
	A4.2 Non-reticulated areas	No	Not assessed to A4.2. Compliant.
	A4.3 Individual lots in non-reticulated areas	Yes	The existing house has a domestic water supply near the house and a 10,000L standalone water supply for bushfire located at the shed area. This water tank is filled (10,000L capacity) with Storz valve couplings and adjacent to a hardstand turnaround area, with the turnaround area meeting WAPC Standards (Figure 7). The newly created lot will require a standalone water tank for bushfire and should be noted on plans at building approval stages. LSP is deemed compliant to Acceptable Solution A4.3.

Table 3: Vehicular Access Technical Requirements (adapted from Table 6 WAPC, 2017)

Technical requirements	Private Driveways & Battle Axes
Minimum trafficable surface (m)	4
Horizontal clearance (m)	6
Vertical clearance (m)	4.5
Maximum grades	1 in 10
Minimum weight capacity (t)	15
Maximum crossfall	1 in 33
Curves minimum inner radius (m)	8.5
Maximum Length	50m

*Denotes the width can include a 4m wide paving with one metre wide constructed road shoulders.

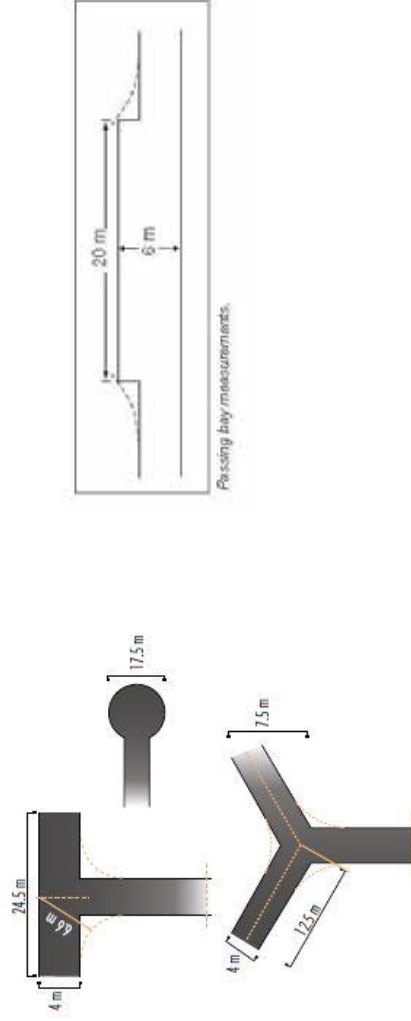


Figure 7: Turnaround areas and passing bay standards to apply

SECTION 6: Responsibilities for Implementation

SECTION 6.1. Future Lot Owner's Responsibilities

It is recommended the future property owners shall be responsible for the following:

Table 4: Implementation actions future lot owners.

Future Lot owner– Ongoing management				
No	Implementation Action	Initial	Annual	All times
1	If future buildings are located in the WA bushfire prone area mapping, the owner is to build to AS3959 as it applies to their property, a detailed and certified BAL assessment will be required prior to building approval.	✓		
2	Establish/maintain APZ's to the standard stated in this BMP.	✓		✓
3	Maintain individual lot fuels in accordance with the Shire of Shire of Boyup Brook and WAPC APZ standards (Appendix 1).		✓	
4	Construct/maintain private driveways to the standards stated in Table 3.	✓		✓
5	Install a minimum 10,000ltr water tank at proposed Lot A, prior to occupancy.	✓		

SECTION 6.2. Developers Responsibilities

It is recommended the developer be responsible for the following:

Table 5: Implementation actions current land owners/developer.

Developer – Prior to issue of titles		
No	Implementation Action	Subdivision Clearance
1	A Notification, pursuant to Section 165 of the Planning and Development Act 2005 may be required to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factors. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows: <i>'This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements apply to development on this land'.</i>	✓
2	Prior to sale of the lots the subject site is to be compliant with the relevant local government's annual firebreak notice issued under s33 of the <i>Bushfires Act 1954</i> .	✓

SECTION 6.3. Local Government Responsibilities

It is recommended the local government be responsible for the following:

Table 6: Implementation actions Shire of Boyup Brook.

LGA– Clearance of conditions		
No	Implementation Action	Subdivision Clearance
1	Ensure the private driveway to proposed Lot A is constructed to the minimum technical requirements established by the Guidelines post occupancy.	✓
2	Monitor landowner compliance with the Bushfire Management Plan and the annual Shire of Boyup Brook Firebreak Notice.	✓
3	Ensure the future owner of proposed lot A installs a minimum 10,000ltr water tank prior to occupancy.	

SECTION 7: DISCLAIMER

The recommendations and measures contained in this assessment report are based on the requirements of the Australian Standards 3959-2009 – Building in Bushfire Prone Areas, WAPC State Planning Policy 3.7 (WAPC, 2015), WAPC Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015), and CSIRO’s research into Bushfire behaviour. These are considered the minimum standards required to balance the protection of the proposed dwelling and occupants with the aesthetic and environmental conditions required by local, state and federal government authorities. They DO NOT guarantee that a building will not be destroyed or damaged by a bushfire. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed dwelling are made in good faith on the basis of the information available to the fire protection consultant at the time of assessment. The achievement of the level of implementation of fire precautions will depend amongst other things on actions of the landowner or occupiers of the land, over which the fire protection consultant has no control. Notwithstanding anything contained within, the fire consultant/s or local government authority will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the fire consultant/s and the local government authority, their servants or agents) arising out of the services rendered by the fire consultant/s or local government authority.

AS3959-2018 disclaimer: It should be borne in mind that the measures contained within this Standard (AS3959-2018) cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather condition. (AS3959, 2018)

Building to AS3959-2018 is a standard primarily concerned with improving the ability of buildings in designated bushfire prone areas to better withstand attack from bushfire thus giving a measure of protection to the building occupants (until the fire front passes) as well as to the building itself.

SECTION 5: Certification

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS3959-2018 (Incorporating Amendment Nos 1, 2 and 3) and the Guidelines for Planning in Bushfire Prone Areas Ver 1.3 (WAPC, 2017).



SIGNED, ASSESSOR: DATE:

Kathryn Kinnear, Bio Diverse Solutions
Accredited Level 2 Bushfire Practitioner (Accreditation No: BPAD30794)



References

Shire of Boyup Brook Fire Break notice, retrieved from:

<https://www.boyupbrook.wa.gov.au/services/emergency-services/bushfire-control.aspx>

Western Australian Planning Commission (WAPC) (2017) Guidelines for Planning in Bushfire Prone Areas Version 1.3. Western Australian Planning Commission and Department of Planning WA, Government of Western Australia.

Western Australian Planning Commission (WAPC) (2015) State Planning Policy 3.2 Planning in Bushfire Prone Areas. Department of Planning WA and Western Australian Planning Commission.

State Land Information Portal (SLIP) (2019) Map of Bushfire Prone Areas. Office of Bushfire Risk management (OBRM) data retrieved from: <https://maps.slip.wa.gov.au/landgate/bushfireprone/>

Appendix 1

Standards for an Asset Protection Zone (APZ) (WAPC, 2017)

Fences: within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.

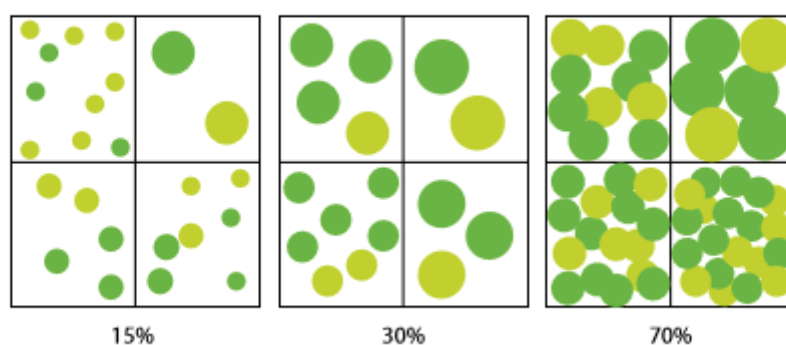
Objects: within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.

Fine Fuel load: combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an average of two tonnes per hectare.

Trees (> 5 metres in height): trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy. See Figure 2 (WAPC Figure 16, Appendix 4) below.

Figure 2 – Tree Canopy Cover

Figure 16: Tree canopy cover – ranging from 15 to 70 per cent at maturity



(WAPC, 2017)

Shrubs (0.5 metres to 5 metres in height): should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m² in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.

Ground covers (<0.5 metres in height): can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs. –

Grass: should be managed to maintain a height of 100 millimetres or less.