

Ordinary Council Meeting Agenda

27 August 2024

3.30pm



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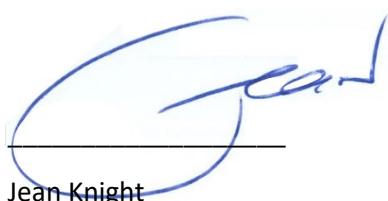


Shire of Dalwallinu

NOTICE OF MEETING

NOTICE is hereby given that the next Ordinary Meeting of Council of the Shire of Dalwallinu will be held on Tuesday, 27 August 2024 in the Council Chambers, Dalwallinu commencing at 3.30pm.

Signed:



Jean Knight

Chief Executive Officer

22 / 08 / 2024

Date

DISCLAIMER

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

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



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SHIRE OF DALWALLINU

AGENDA for the Ordinary Meeting of Council to be held at the Council Chambers, Shire Administration Centre, Dalwallinu on Tuesday 27 August 2024 commencing at 3.30pm.

1. OPENING & ANNOUNCEMENT OF VISITORS

Under s5.6(3) of the *Local Government Act 1995*, in the absence of the Shire President and Deputy Shire President to preside at the Council Meeting, Council is to choose one of the Councillors present to preside at the meeting.

MOTION

Moved Cr

Seconded Cr

That Cr be nominated to chair the meeting.

Cr _____ accepted the nomination.

0/0

Cr _____ took the Chair and opened the meeting at _____ pm.

2. ANNOUNCEMENTS OF PRESIDING MEMBER

3. ATTENDANCE RECORD

3.1 Present

Cr JL Counsel

Cr DS Cream

Cr JH Cruz

Cr MM Harms

Chief Executive Officer Ms JM Knight

Public

3.2 Apologies

3.3 Leave of Absence Previously Granted

Shire President Cr KL Carter

Deputy Shire President Cr SC Carter



4 DECLARATIONS OF INTEREST

5 PUBLIC QUESTION TIME

5.1 Response to Previous Public Questions Taken on Notice
Nil

5.2 Public Question Time

6 MINUTES OF PREVIOUS MEETINGS

6.1 Ordinary Council Meeting – 23 July 2024

MOTION

Moved Cr
Seconded Cr

That the Minutes of the Ordinary Meeting of Council held 23 July 2024 be confirmed.

0/0

7 PETITIONS/PRESENTATIONS/DEPUTATIONS/DELEGATES/REPORTS/SUBMISSIONS

7.1 Petitions

7.2 Presentations

7.3 Deputations

7.4 Delegates Reports/Submissions

8 METHOD OF DEALING WITH AGENDA BUSINESS (Show of hands)
As agreed.



9 REPORTS

9.1 WORKS & SERVICES

9.1.1 Unbudgeted Expenditure – Wheatbelt Secondary Freight Network Line Marking*

Report Date	27 August 2024
Applicant	Shire of Dalwallinu
File Ref	RO/10
Previous Meeting Reference	Nil
Prepared by	Marc Bennett, Manager Works & Services
Supervised by	Jean Knight, Chief Executive Officer
Disclosure of interest	Nil
Voting Requirements	Simple Majority
Attachments	Agreement for WSNF Line marking – LGs – Attachment One

Purpose of Report

Council is requested to authorise the expenditure of unbudgeted funds for line marking associated with roads within the Wheatbelt Secondary Freight Network (WSFN).

Background

WSFN Executive have been successful with their application to Main Roads Western Australia (MRWA) for line marking on all WSNF roads, even if they would not ordinarily meet the requirements for line marking. An indicative cost has been provided.

Shire	Total Indicative Cost	Estimated Shire Contribution
Dalwallinu	\$571,431	\$38,285

This would include Bell Road SLK 0.00-27.81 (full Length), Dalwallinu - Kalannie Road 0.00-31.47, 37.08-38.15, 49.64-51.70 and Roche Street 0.00-0.95. The remainder of Dalwallinu Kalannie Road would be line marked next financial year once construction has been completed this financial year.

Consultation

Chief Executive Officer

Legislative Implications

Nil

Policy Implications

Nil

Financial Implications

There has been no specific allocation in the 2024-2025 budget for WSNF line marking however the Shire contribution of \$38,242 could be expensed against the Capital Jobs for these projects. This unbudgeted expenditure can be noted in the 2024-2025 budget review in February 2025.

Strategic Implications

Nil



Site Inspection

Site inspection undertaken: No

Triple Bottom Line Assessment

Economic implications

There are no known significant economic implications associated with this proposal.

Social implications

There are no known significant social implications associated with this proposal.

Environmental implications

There are no known significant environmental implications associated with this proposal.

Officer Comment

Line Marking is a proven road safety measure, and we request that it be supported by Council, especially with a relatively small Shire contribution of \$38,242.

Officer Recommendation

That Council:

1. Authorise the expenditure of unbudgeted funds of \$571,431 from:
W0272 – Bell Road
R2413 – Dalwallinu-Kalannie Rd
R0244 – Roche Street
2. Authorise the income of unbudgeted funds of \$533,146 from Main Roads WA to I121061;
3. Authorise the Chief Executive Officer to make alterations to amounts in Points 1 and 2 as per actual costs provided by MRWA.

Officer Recommendation/Council Resolution

MOTION

Moved Cr
Seconded Cr

0/0



AGREEMENT FOR THE PROVISION OF WORKS AND SERVICES BY MAIN ROADS WESTERN AUSTRALIA

(THIS FORM IS ONLY TO BE USED FOR GOVERNMENT ORGANISATIONS)

For the Commissioner of Main Roads Western Australia carrying out the following works/services. I/we, the Customer, whose signature appears below, agree to provide a Purchase Order Number to Main Roads Western Australia for the works/services to be performed at an estimated price (stipulated below) which includes a GST component of 1/11th of such services.

After the services have been provided, if the actual cost exceeds the estimated cost, the Customer shall remit to the Commissioner of Main Roads Western Australia the actual cost including GST within 30 days of having received a Tax Invoice from the Commissioner.

Location

Shire of Dalwallinu – various roads as per below:

Description of services

Design, barrier mark and spot for line marking as follows:

- Bell Road SLK 0.03-27.81 - \$25,938
- Roche St SLK 0-0.95 - \$1,142
- Dalwallinu Kalannie Rd SLK 31.47-37.08, 38.15-49.64 - \$15,822
- Dalwallinu Kalannie Rd SLK 0-31.47, 37.08-38.15, 49.64-51.7 - \$32,381

Total Estimate Spotting & Barrier Marking = \$75,283 + GST

Estimate for line marking as follows:

- Bell Road SLK 0.03-27.81 - \$171,430
- Roche St SLK 0-0.95 - \$5,677
- Dalwallinu Kalannie Rd SLK 31.47-37.08, 38.15-49.64 - \$105,524
- Dalwallinu Kalannie Rd SLK 0-31.47, 37.08-38.15, 49.64-51.7 - \$213,516

Total Estimate Line Marking = \$496,148 + GST
Estimated Cost (inc GST)

 \$75,283 + \$496,148 + GST =
\$628,574
File Number

20/8268

Works Request No

N/A

Date

22 / 7 / 2024

Invoicing Terms
At Completion of works ☒

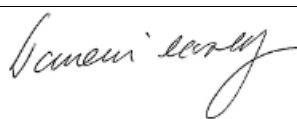
PLEASE NOTE – COST ESTIMATE ONLY – ACTUAL COST WILL BE CHARGED ON COMPLETION OF WORKS. THIS WORK IS PART OF THE WSFN FUNDING AGREEMENT.

Main Roads Responsibility area

1008

Project Cost Allocation Number

For and on behalf of the commissioner of Main Roads Western Australia

Signature

Print Name

Jacqui Early

OFFICIAL

I/We, the Customer, agree to the above terms and conditions. I understand this work forms part of the WSNF Funding Agreement (i.e. 93.333% Federal & State funded, LG portion 6.667%).

Customer Details: Organisation ABN* *(required for Organisations)

Legal Entity Name

Address 1

Address 2

Suburb/Town State Post Code

Contact Phone Number

Customer Signature

Date **Purchase Order No.**

9.1.2 Request to Call Tenders – Drainage Services*

Report Date	27 August 2024
Applicant	Shire of Dalwallinu
File Ref	FM/28
Previous Meeting Reference	Nil
Prepared by	Marc Bennett, Manager Works & Services
Supervised by	Jean Knight, Chief Executive Officer
Disclosure of interest	Nil
Voting Requirements	Simple Majority
Attachments	Draft RFT2425-02 Tender Specifications

Purpose of Report

Council is requested to authorise the calling of tenders for the provision of Drainage Services.

Background

Leahy Street, Cousins Road and Nugadong West Road works are currently scheduled for commencement in January 2025 while Pithara East, Wubin East, Wubin Pull-in Bay and are scheduled for commencement in September 2024. Councils annual culvert replacement occurs throughout the year.

Consultation

Nil

Legislative Implications

State

Local Government Act 1995 Section 3.57- Provision of goods and services.

Local Government (Functions and General) Regulations 1996

Policy Implications

Local

Council Policy 3.3 Regional Price Preference

Council Policy 3.5 Purchasing

Financial Implications

An allocation for Drainage Works has been included within the road projects in the 2024-2025 budget.

Strategic Implications

Nil

Site Inspection

Site inspection undertaken. Yes

Triple Bottom Line Assessment

Economic implications

There are no known significant economic implications associated with this proposal.



Social implications

There are no known significant social implications associated with this proposal.

Environmental implications

There are no known significant environmental implications associated with this proposal.

Officer Comment

The tender specifications are included as an attachment to this report. The tender is proposed to be for a three (3) year period with an option of a further three (3) years.

The Tender is proposed to be advertised in the West Australian on Saturday 31 August 2024 with the closing date being 16 September 2024 with the tender being presented to Council at their Ordinary Meeting scheduled for 24 September 2024.

The proposed weighting for scoring of the tenders is listed below:

Criteria	Weighting
Quoted Price	70%
Relevant Experience in Similar Projects	20%
Tenderer's WHS procedures	10%

Officer Recommendation

That Council:

1. Authorises the Chief Executive Officer to call for tenders for RFT2425-02 Drainage Services
2. Sets the qualitative criteria as follows:

Price	70%
Relevant Experience in Similar Projects	20%
Tenderer's WHS procedures	10%

Officer Recommendation/Council Resolution

MOTION

Moved Cr
Seconded Cr

o/o





RFT 2425-02

Drainage Services

CLOSING DATE: 2pm, Monday 16 September 2024

RFT 2425-02

Drainage Services

Proposals are invited from Civil Drainage Contractors to assist the Shire of Dalwallinu with the annual drainage works.

It is proposed that this tender would be for a three (3) year period to allow the Shire to engage the contractor for current and future works within the next three (3) year period with an option of a further three (3) years.

General Information

Supply a quote for the following Hourly Rates for installation of stormwater drainage in the town sites of the Shire of Dalwallinu and on rural roads within the Shire of Dalwallinu.

- Drainer Lasers and associated tools
- 1 x offsider
- Plate Compactor
- Excavator with Fuel
- Tilt Bucket
- Rockbreaker
- Truck with float
- Truck with sidetipper
- Accommodation
- Mobilisation
- Roller up to 8 tonne

For technical information please contact Manager Works & Services, Marc Bennett on 9661 0500 or email mws@dalwallinu.wa.gov.au.

Selection Criteria

Tenders to address all selection criteria

Criteria	Weighting
Price	70%
Relevant Experience in Similar Projects	20%
Tenderer's WHS Procedures & Policies	10%

Submissions

Proposals addressing the requirements are to be sent by post to:

Chief Executive Officer
Shire of Dalwallinu
PO Box 141
DALWALLINU WA 6609

Or by email to tenders@dalwallinu.wa.gov.au

In order to remain confidential, please do not send to any email address other than the one stated above or copy in any Shire Officers to your submission.

By 2pm, Monday 16 September 2024.

No late proposals will be accepted.

Canvassing of Councillors and Staff will disqualify.

1 TENDERER'S OFFER

1.1 OFFER FORM

Chief Executive Officer
Shire of Dalwallinu
58 Johnston Street
DALWALLINU WA 6609

I/We _____ (BLOCK LETTERS)

of _____ (ADDRESS)

ABN/GST Status _____ ACN (if any) _____

Telephone No: _____ Facsimile No: _____

E-mail (if any): _____

In response to RFT2425-02 Drainage Services

Hourly Rate (ex GST)	Mark as Attachment 1
Relevant Experience	Mark as Attachment 2
WHS procedures	Mark as Attachment 3

Signature of authorised signatory of Tenderer: _____

Name of authorised signatory (BLOCK LETTERS): _____

Dated this _____ day of _____ 2024

9.1.3 Request to Call Tenders – Wet Mixing and Stabilisation*

Report Date	27 August 2024
Applicant	Shire of Dalwallinu
File Ref	FM/28
Previous Meeting Reference	Nil
Prepared by	Marc Bennett, Manager Works & Services
Supervised by	Jean Knight, Chief Executive Officer
Disclosure of interest	Nil
Voting Requirements	Simple Majority
Attachments	Draft RFT2425-03 Tender Specifications

Purpose of Report

Council is requested to authorise the calling of tenders for the provision of Wet Mixing and Stabilisation

Background

An allowance for Wet Mixing and Stabilisation has been made as part of Councils Capital Works Program. Wet Mixing is common practice in achieving the correct moisture for optimum compaction. Emulsion Stabilisation of Nugadong West Road will assist in mitigation of salt incursion to the pavement.

The Shire issued RFQ2425-11 Wet Mix on 9 July 2024 with a closing date of 6 August 2024. At the conclusion of the assessment process, it was found that the winning quote was above the tender threshold of \$250,000, therefore a Request for Tender is required to be called.

Consultation

Chief Executive Officer

Legislative Implications

State

Local Government Act 1995 Section 3.57- Provision of goods and services.

Local Government (Functions and General) Regulations 1996

Policy Implications

Local

Council Policy 3.3 Regional Price Preference

Council Policy 3.5 Purchasing

Financial Implications

An allocation for Wet Mixing and Stabilisation works has been included within the road projects in the 2024-2025 budget.

Strategic Implications

Nil



Site Inspection

Site inspection undertaken: No

Triple Bottom Line Assessment

Economic implications

There are no known significant economic implications associated with this proposal.

Social implications

There are no known significant social implications associated with this proposal.

Environmental implications

There are no known significant environmental implications associated with this proposal.

Officer Comment

The tender specifications are included as an attachment to this report.

The Tender is proposed to be advertised in the West Australian on Saturday 31 August 2024 with the closing date being 16 September 2024 with the tender being presented to Council at their Ordinary Meeting scheduled for 24 September 2024.

The proposed weighting for scoring of the tenders is listed below:

Criteria	Weighting
Quoted Price	70%
Relevant Experience in Similar Projects	20%
Tenderer's WHS Procedures & Policies	10%

Officer Recommendation

That Council:

1. Authorises the Chief Executive Officer to call for tenders for RFT2425-03 Wet Mixing and Stabilisation;
2. Sets the qualitative criteria as follows:

Price	70%
Relevant Experience in Similar Projects	20%
Tenderer's WHS Procedures & Policies	10%

Officer Recommendation/Council Resolution

MOTION

Moved Cr
Seconded Cr

0/0



9.1.4 Request to Call Tenders – Cartage of Road Building Materials for 24-25 WSN Road Projects*

Report Date	27 August 2024
Applicant	Shire of Dalwallinu
File Ref	FM/28
Previous Meeting Reference	Nil
Prepared by	Marc Bennett, Manager Works & Services
Supervised by	Jean Knight, Chief Executive Officer
Disclosure of interest	Nil
Voting Requirements	Simple Majority
Attachments	Draft RFT2425-04 Tender Specifications

Purpose of Report

Council is requested to authorise the calling of tenders for the Cartage of Road Building Materials for 24-25 Wheatbelt Secondary Freight Network (WSN) Road Projects.

Background

RFT2223-06 – Cartage of Road Building Materials was awarded to Dudawa Haulage Pty Ltd at the Ordinary Council Meeting held 27 June 2023. This contract was for a three (3) year period.

On 21 August 2024, the Manager Works & Services was advised by Dudawa Haulage Pty Ltd that they may not be able to fulfil the contract with regards to the WSN road projects which are due to commence in September 2024.

As the expenses relating to the cartage of the materials is expected to exceed the tender threshold, Council is requested to authorise the calling of tenders.

Consultation

Chief Executive Officer

Legislative Implications

State

Local Government Act 1995 Section 3.57- Provision of goods and services.

Local Government (Functions and General) Regulations 1996

Policy Implications

Local

Council Policy 3.3 Regional Price Preference

Council Policy 3.5 Purchasing

Financial Implications

An allocation for cartage of road building materials has been included within the WSN road projects in the 2024-2025 budget.

Strategic Implications



Nil

Site Inspection

Site inspection undertaken. Yes

Triple Bottom Line Assessment

Economic implications

There are no known significant economic implications associated with this proposal.

Social implications

There are no known significant social implications associated with this proposal.

Environmental implications

There are no known significant environmental implications associated with this proposal.

Officer Comment

The tender specifications are included as an attachment to this report.

The Tender is proposed to be advertised in the West Australian on Wednesday 28 August 2024 with the closing date being 12 September 2024. It is hoped that Council can have a Special Council Meeting to award the tender the following week.

The proposed weighting for scoring of the tenders is listed below:

Criteria	Weighting
Quoted Price	70%
Relevant Experience in Similar Projects	20%
Tenderer's WHS Procedures & Policies	10%

Officer Recommendation

That Council:

1. Authorises the Chief Executive Officer to call for tenders for the Cartage of Road Building Materials for 24-25 Wheatbelt Secondary Freight Network (WSFN) Road Projects;
2. Sets the qualitative criteria as follows:

Price	70%
Relevant Experience in Similar Projects	20%
Tenderer's WHS Procedures & Policies	10%



Officer Recommendation/Council Resolution

MOTION

Moved Cr
Seconded Cr

0/0





RFT 2425-04
Cartage of Road Building Materials
for 24-25 WSFN Road Projects

SECTION A – INFORMATION FOR TENDERERS
SECTION B – CONDITIONS OF TENDERING
SECTION C – TENDER SPECIFICATIONS
SECTION D – TENDER RETURN SCHEDULE

Tender closes: 2.00pm, Thursday 12 September 2024

Enquiries on the contents of this document should be directed to:

Marc Bennett
Manager Works & Services
Telephone: (08) 9661 0500

mws@dalwallinu.wa.gov.au

Section A

Information for Tenderers

1. STRUCTURE OF THE TENDER DOCUMENTS

Tender documents have been structured to allow easy reference. Any questions should be directed to the relevant person noted on the front of this document.

The documentation is made up of the following **FOUR (4)** parts:

Section A - Information for Tenderers

This Section gives the background to and an overview of the requirements of the Contract and the type of response sought from tenderers.

Section B - Conditions of Tendering

This Section specifies the tendering process and conditions of tendering and describes the selection criteria that will be applied in the evaluation of tenders received.

Section C – Specifications

This Section is the specification for the services to be delivered.

Section D - Tender Return Schedules

This Section comprises the Tender Return Schedules on which tender responses must be submitted.

2. GENERAL

This Section provides Tenderers with a brief description of the services required and a background to the Tender process. If there is any conflict between it and the detailed Specifications in the later Sections of these documents, the requirements in the later Sections shall have precedence.

Area to be serviced

The area to be serviced is the local government area of the Shire of Dalwallinu.

3. SCOPE OF THE CONTRACT

Services to be provided

This is a contract for the provision of Load and Cart Shire stockpiled supplied gravel for the 2024-2025 Wheatbelt Secondary Freight Network (WSFN) road projects within the Shire of Dalwallinu.

Service Standards

Service standards are as set out in Section C - the Specification.

Term of the Contract

The term of the proposed contract shall be one (1) year from the date of its commencement with an extension option.

Transition to the New Contract

The following dates are expected for transitions to occur from existing arrangements:

- (a) Contract begins 16 September 2024.
- (b) Service commences 16 September 2024

4. CONTRACT AIMS AND OBJECTIVES

The Aims and Objectives of the Contract are:

- to achieve and maintain a high standard of performance in provision of the Services by the Contractor;
- to promote the health, safety and welfare of all persons engaged in or affected by the Services;
- to ensure the provision of ongoing effective communication and cooperation between the Shire and the Contractor;
- to provide high standard of services, based on “best practice” principles;
- to provide cost-effective Services that users perceive as offering value for money.

5. INVITATION TO TENDER

Suitably qualified persons or corporations are invited to tender to provide the Services to the Council as set out in the tender specifications.

This Tender is conducted in accordance with the requirements of the tendering requirements under the *Local Government Act 1995*.

Section B

Conditions of Tendering

GENERAL

Tender Documents

The Tender Documents comprise the following:

Section A – Information for Tenderers;
Section B - Conditions of Tendering;
Section C – Specifications;
Section D - Tender Return Schedules; and
Any addenda issued for this tender.

Addenda

- (a) Addenda may be issued at any time prior to the closing date. Each addendum will be issued to all Tenderers and, upon issue, will form part of the Tender Documents.
- (b) Receipt of each addenda must be acknowledged by the Tenderer by signing and returning a copy of the covering letter of issue as part of the tender submission.
- (c) Any of the Tender Documents may be amended to reflect the requirements of any addenda.

Precedence of Documents

To the extent that there is any inconsistency between:

- (a) Any addenda and the other Tender Documents, the addenda shall prevail; and,
- (b) If two or more addenda are issued in relation to a matter, the last issued addenda shall prevail.

Type of Contract

This is a schedule of rates per service contract.

Work to be performed

The Services to be provided are described in Section C - the Specification.

Tenderers should read the Specification fully to ascertain the exact nature of the work to be performed, and the terms on which it is to be performed, as the agreement will be evidenced solely by the Contract.

Tenderers **MUST** complete and return the Tender Return Schedules and may attach supporting documentation.

Tenderer to be informed

Tenderers shall, prior to submitting their Tender, become acquainted with the nature and extent of the Contract and the services to be undertaken, and make all necessary examinations, investigations, inspections and deductions.

No claims arising from a failure to take any such actions will be considered and the Council does not accept any responsibility if a Tenderer fails to make its own enquiries, interpretations, deductions and conclusions when preparing its tender.

The Tenderer should satisfy itself that it has sufficient and complete information to prepare its tender and no claims will be accepted that information is missing or incomplete once tenders have been submitted.

Tenderers are required to familiarise themselves with all regulatory requirements relating to the Services and the elements necessary to perform the Services.

This includes the extent, if any, of any GST payable for the supply of any goods and services pursuant to the Contract.

Tenderers must form their own assessment of the amount of Services, materials, plant and all other items necessary to perform the true intent of the proposed Contract and of the conditions, difficulties and hazards that may attend the performance of the Services.

The Council will accept no responsibility for a Tenderer's failure to make its own enquiries, interpretations and conclusions from information contained within the Tender Documents or otherwise.

Enquiries

Any enquiries regarding the services specified in the Tender Documents should be directed to the relevant officer at the Shire of Dalwallinu as listed at the front of these Conditions of Tendering.

No statement made by the nominated contact person(s), or any other member of the Council should be construed as modifying these Conditions of Tendering or any other Tender Documents, unless confirmed in writing by the nominated contact person(s).

Discrepancies and Omissions

Should a Tenderer find discrepancies, errors and/or omissions in the Request for Tender, or should there be any doubt as to their meaning, the Tenderer should at once notify in writing the contact person nominated in the Request for Tenders.

Eligible Tenderers

This is an open tender, open to any organisation able to demonstrate to the selection panel that it is able to supply the Services described in these documents.

Tender

The Tender will comprise the attached Tender Return Schedules duly completed by the Tenderer.

The Tenderer shall sign the Tender, or if the Tenderer is a corporation, affix its seal or otherwise attest to the Tender and these signatures shall be witnessed.

The Tenderer may attach to the Tender Return Schedules any additional documentation that it wishes to submit in support of its Tender.

Tender Validity Period

Any Tender shall be an irrevocable offer by the Tenderer to perform the Services on the terms of the draft Contract and shall clearly state that the offer is such an offer and is subject to the terms and conditions set out in these Conditions of Tendering. The Tender will remain open for acceptance by the Council for a period of **sixty (60)** calendar days from the Closing Date.

Tenderer Not to Solicit the Client and its Advisors

The Tenderer and its representatives must not interfere or attempt to interview or to discuss this tender with Councillors or employees of the Council, other than the nominated contact person(s). Council reserves the right to reject any tender submitted by a Tenderer which contravenes this Clause.

Release of Tender Details

Tenderers should note that the name of each Tenderer will be presented in Council reports and may be made public. This will include the apparent order of tenders on the basis of tendered price with the specific amounts tendered. The names of tenderers will also be recorded in the tenders register in accordance with tendering requirements of *Local Government (Functions and General) Regulations 1996*.

Tenderers are advised not to enter into any commitments unless advised in writing by the Council that their tender has been accepted.

Public Access to Tender Information

Tenderers should note that any information submitted within tenders may be made public unless it is clearly marked commercial in confidence.

In-House Tender

There will not be an in-house tender submitted for this Contract from the Shire of Dalwallinu.

General

This Tender is conducted in accordance with the requirements of the tendering requirements under the *Local Government Act 1995* and *Local Government (Functions and General) Regulations 1996*.

Local Preference Policy

Council will offer a price preference for local suppliers up to 10% on the net price when the contract is for goods and services, up to a maximum price reduction of \$50,000.

- 1.17.1** The region for the price preference is to be the Shire of Dalwallinu.
- 1.17.2** The tenderer is to have been operating the business providing the good and/or services continuously out of a premises within the Shire of Dalwallinu for at least 6 months before the closing date of this tender.
- 1.17.3** Only those goods and services identified in the tender as being from the Shire of Dalwallinu may be included in the discount calculations that form part of the assessment of a tender when the Regional Price Preference Policy is in Operation.
- 1.17.4** Despite the Local Preference Policy, price is only one of the factors to be assessed when the Shire of Dalwallinu is to decide on which tender is deemed to be the most advantageous.

TENDER PREPARATION AND LODGEMENT

Conforming Tenders

To submit a conforming Tender, the Tenderer must:

- (a) Comply with all of the requirements contained in the Tender Documents;
- (b) Complete and execute all the Tender Return Schedules relevant to its offer in the manner indicated.

Non-Conforming Tenders

A non-conforming Tender is one that does not comply with all of the requirements. Where a non-conforming Tender is submitted, the following applies:

- (a) The Council may at its sole discretion consider a non-conforming Tender other than where this is in conflict with the tendering requirements under the *Local Government (Functions and General) Regulations 1996*.
- (b) The Council will only consider a non-conforming Tender where it is submitted with a conforming Tender, unless the non-conformity is merely technical in nature.
- (c) Tenderers submitting a non-conforming Tender shall fully detail any variance from the requirements of the Tender Documents.

Communication by the Council on a tender does not imply that the tender is a complying tender.

Tender Lodgement

Tenders must be addressed:

RFT2425-04 Cartage of Road Building Materials for 24-25 WSN Projects

The Tender is to be deposited in the Tender Box located at:

Shire of Dalwallinu Administration Office
58 Johnston St
DALWALLINU WA 6609

Prior to 2pm, Thursday 12 September 2024.

Facsimile and Electronic Tenders

Tenders submitted by electronic means will be accepted. Electronic tenders are to be sent to tenders@dalwallinu.wa.gov.au. Please note the mailbox limit is 5MB.

In order to remain confidential, please do not send to any email address other than the one stated above or copy in any Shire Officers to your submission.

Late Tenders received after the Closing Time on the Closing Date **will not** be accepted.

Ownership of Tenders and Tender Information

Tenders lodged by the Tenderer shall become the property of the Council and on no account will they be returned to the Tenderer.

ACKNOWLEDGMENT BY TENDERER

The Tenderer acknowledges that:

- (a) The Council makes no representations and offer no undertakings in issuing this tender;
- (b) The Council is not bound to accept the lowest tender or required to accept any tender;
- (c) The Council may consider and may accept non-conforming Tenders if accompanied by a conforming Tender or the non-conformity is merely technical;
- (d) The Council may accept a single Tender to provide all Services under this Contract;
- (e) The Council may require the Tenderer to supply further information and/or attend a conference or interview;
- (f) The Tender Submission cannot be withdrawn without the consent of the Council unless it is withdrawn in writing before the close of the Tender Period by placing the withdrawal in the Tender Box;
- (g) The Tender Evaluation Panel and the Council may undertake 'due diligence' checks, including, but not limited to, verifying references and/or referees, and undertaking company searches and credit checks;
- (h) The Council will not be responsible for any costs or expenses incurred by a tenderer arising in any way from the preparation and submission of Tenders;
- (i) The Council accepts no responsibility for a tenderer misunderstanding or failing to respond correctly to this tender;
- (j) Where information is supplied in tender documents regarding historical quantities and types of materials and contamination levels this is offered on the basis that such information is believed by the Council to be complete and correct at the time of its compilation. Tenderers should note that this information may not be representative of the present or future material stream. Accordingly, the Council accept no responsibility for the accuracy of this information or the assumptions that the Tenderers may make based on this information.

ACCEPTANCE OF TENDER

The successful Tenderer will be notified in writing of the acceptance of its Tender. Unsuccessful Tenderers will also be informed of the outcome of the tender process.

CONTRACT

The notification of the acceptance of Tender will create a contract between the Council and the successful Tenderer on the basis of the selected Tender and the terms and conditions, if any, of Council's letters of acceptance.

The successful Tenderer will be required to execute two (2) copies of a Formal Instrument of Contract incorporating the terms of the Contract, the successful Tenderer's Tender and the Council letter of acceptance within fourteen (14) days of these documents being presented to the Tenderer for execution.

If the Contract is not executed by the successful Tenderer and returned to the Council, together with any payment or security, within the fourteen (14) day period, the Council may:

- (a) treat that failure as a breach constituting a repudiation of the binding agreement created by the Council's acceptance of the successful Tenderer's Tender and accept that repudiation; and,
- (b) terminate the agreement; and,
- (c) Recover any damages arising from the repudiation by the Tenderer.

The form of the Contract will incorporate the Specification (Section C) and relevant parts of the Tender Return Schedules (Section D).

USE OF SUBCONTRACTORS

Where a Tenderer proposes to provide any part of the Services using resources from organisations other than the Tenderer itself, substantial information relating to the contractual arrangements for such resources must be detailed in the tender, together with information on the relevant experience of such other organisation.

Failure to provide such information may result in the Tender being excluded from further consideration.

Subcontractors will be required to satisfy the terms and conditions of these Tender Documents and will be required as a condition of their acceptance by the Council to comply with all relevant conditions of the Contract.

Tenderers will be required to ensure that subcontractors satisfy the terms and conditions of the Tender Documents and to include all relevant conditions of the contract in subcontracts.

PROVISION OF INFORMATION BY TENDERERS

Tender Return Schedules

Tenderers are required to complete the Tender Return Schedules and submit these as part of their tender. They should also supply any information or documents specified at the conclusion of the Schedules. While such information may be used in evaluation of tenders, it will not necessarily form part of the Contract.

Conflict of Interest

Tenderers must inform the Council of any circumstances or relationships which will constitute a conflict or potential conflict of interest if the Tenderer is awarded the contract.

If any conflict or potential conflict exists the Tender should advise how it proposes to address this.

Information for Evaluation

Tenderers are required to submit all the documents or information specified with their tenders.

Tenderers may submit additional information in support of their tender as may be considered necessary for evaluation of any methods, systems, processes, personnel, plant or equipment they propose to use in the performance of the Contract. Without limiting the *Local Government (Functions and General) Regulations 1996* tendering requirements, the Council reserves the right to clarify with any Tenderer the contents of any information.

Tenderers must complete all relevant Tender Return Schedules in Section D, to provide the Council with the information required to fully and fairly evaluate the tender.

TIMING OF TENDER

The proposed timing for the tendering process is as follows:

Call for Tenders:	28 August 2024
Close of Tenders:	12 September 2024
Award of Contract (indicative):	16 September 2024
Service Commencement Date:	As required from 16 September 2024

CONFIDENTIALITY

Control of Confidential Information

The Council and Tenderers must maintain effective systems to protect Confidential Information.

Neither may:

- (a) Use Confidential Information for any purpose other than the performance of that person's obligations under the Contract or in the assessment of a tender;
- (b) Disclose (and must ensure that its employees do not disclose) Confidential Information to any third party, except in accordance with the procedure set out in this Clause;
- (c) Allow its employees access to Confidential Information without ensuring that those employees are aware of and comply with these systems for the protection of Confidential Information;

The Council or a Tenderer may disclose Confidential Information to a third party only where that entity has obtained the prior written approval of the other party to such disclosure. This approval must not be unreasonably withheld if the other party has procured a confidentiality undertaking in the same terms as this Clause in respect of the information from such third party.

Information Provided by Council

Information provided in this Request for Tender or imparted to any Tenderer as part of the tendering process is confidential and shall not be used by the Tenderer for any other purpose, or distributed to, or shared with any other person or organisation.

If the Tenderer does not accept this condition, then it must return these Tender Documents within two (2) days to the nominated contact person.

Information Provided by Tenderers

The Council reserves the right to disclose any or all information provided by Tenderers where disclosure is:

- (a) Required or compelled by any order of a Court;
- (b) Required or compelled by any law;
- (c) Required or compelled by notice validly issued by any Authority;
- (d) Necessary for the conduct of any legal proceedings;

- (e) Necessary for the provision of advice by the Council's legal advisers, accountants or other consultants;
- (f) Necessary for the evaluation of this tender.

EVALUATION CRITERIA - CHECKLIST FOR TENDERERS

Tenderers should ensure that their proposals address the following criteria.

These criteria will be used to assess the Tenderers proposals but are not necessarily in weighted order:

- Tendered price: 70%
- WHS policies and procedures: 10%
- Relevant experience in similar projects: 20%

DEFINITIONS

In these Tender Documents, the following terms shall, unless inconsistent with the context, have the meanings indicated:

"Addenda" means addenda to this Request for Tender issued by the Council from time to time. Addenda may be issued to amend, alter, clarify, add to or remove from the form and contents of the Request for Tender or to effect modifications to the Request for Tender.

"Closing Date" means the last date for lodgement of Tenders as specified in the Conditions of Tendering or such later date as may be notified in writing to the Tenderer by the Council.

"Closing Time" means the last time for lodgement of Tenders as specified in the Conditions of Tendering or such later time as may be notified in writing to the Tenderer by the Council.

"Conditions of Tendering" means the conditions of tender set out in this document.

"Confidential Information" includes all information not in the public domain (otherwise than through breach of the confidentiality requirements of the Conditions of Tendering) provided by the Council or a Tenderer to the other which is in the nature of commercial information.

"Request for Tender" means all the documents issued by the Council which are referred to in Clause 0 of this document.

"Section" means an identified Section of the **Tender Documents**.

"Tender" includes any response to the Request for Tender signed by the Tenderer comprising the Tender Return Schedules and all required documentation and information.

"Tender Box" means the tender box located at the place specified in the Conditions of Tendering.

"Tenderer" means a person or corporation who lodges a Tender in accordance with this Request for Tender.

"Tender Evaluation Panel" means a panel appointed to evaluate Tenders.

Section C

Tender Specifications

1 DEFINITIONS AND INTERPRETATIONS

In the Contract the following words have the meanings hereby assigned to them except when the context otherwise requires:

- **'Principal'** means the person stated in the Form of Tender and, so far as concerns the functions exercisable by the Principal's Representative, includes a Principal's Representative.
- **'Contract'** means the tender documents as defined in the Conditions of Tendering.
- **'Contractor'** means the person or persons, firm or company whose tender has been accepted by the Principal and includes his, their or any of their personal representatives, successors and permitted assigns.
- **'Superintendent'** means the Superintendent appointed from time to time by the Principal and notified in writing to the Contractor to act as Superintendent for the purpose of the Contract. The Superintendent on all jobs shall be the Shire of Dalwallinu's Manager Works and Services.
- **'Works'** means the works to be executed in accordance with the Contract.
- **'Principal's Representative'** means the Shire of Dalwallinu's Works Supervisor or any person appointed in writing by the Principal under Clause 28.

Words importing the singular only also include the plural and vice versa where the context requires and words importing a gender shall include every gender. The words "include", "includes" or "including" and other words introducing one or more examples of a thing are not to be construed as words of limitation.

2 GENERAL OBLIGATIONS

The Contractor shall execute the Works in accordance with the Contract to the satisfaction of the Superintendent and shall be solely liable for the care of the Works, temporary works, materials and constructional plant until such time as the Superintendent is satisfied. After the Superintendent is satisfied, the Contractor is solely liable for the care of outstanding work and items to be removed from site until completion of the outstanding work or removal of the item. If loss or damage occurs to the Works during the period of the Contractor's care, the Contractor shall, at its cost, rectify such loss or damage.

The Contractor shall provide all labour, plant, equipment, tools and everything whether of a temporary or a permanent nature required for the execution of the Works except where otherwise stated in the Contract.

3 REQUIREMENTS OF STATUTES AND FOR SAFETY

The Contractor shall comply with the provisions of all relevant Acts of Parliament, regulations, by-laws, orders, rules, determinations and Awards and all requirements of any authority as shall be in force in the place where the Works are to be executed and as may relate to the Works and shall pay all fees or charges in relation thereto.

The Contractor shall comply with the appropriate provisions of the *Work Health and Safety Act 2020* and the *Work Health and Safety (General) Regulations 2022* as amended from time to time and shall provide and maintain all reasonable safety precautions required for the protection of the Works or other property or for the safety and convenience of workmen and the public.

If the Contractor or any sub-contractor defaults in the performance or observance of the requirements of this clause, the Superintendent may direct the Contractor to rectify the default within a reasonable period. If the Contractor or any sub-contractor refuses or declines to rectify the default, then the Superintendent may suspend the work relative to the default until the default is rectified and the Contractor shall be responsible for all costs arising out of or in consequence of the default and the suspension.

4 DAMAGE TO PERSONS AND PROPERTY OTHER THAN THE WORKS

4.1 The Contractor shall indemnify the Principal against:

- (a) Loss of or damage to the Principal's property including existing property in or upon which the Works are being carried out; and
- (b) claims by any persons in respect of personal injury or death or loss of, or damage to any other property,

arising out of or as a consequence of the carrying out of the Works, but the indemnity shall be reduced proportionally to the extent that the act or omission of the Superintendent, the Principal or others for whom it is responsible may have contributed to the injury, death, loss or damage.

This sub-clause shall not apply to:

- (a) The extent that the Contractor's liability is limited by another provision of the Contract;
- (b) Exclude any other right of the Principal to be indemnified by the Contractor;
- (c) Things for the care of which the Contractor is responsible; and
- (d) Claims in respect of the right of the Principal to have the Works carried out.

4.2 The Principal shall indemnify the Contractor in respect of claims referred to in paragraph (d) of clause 4.1.

5 CONTRACTOR'S RISK AND PUBLIC LIABILITY INSURANCE

5.1 The following shall apply where Annexure A to the Minor Works General Conditions of Contract states the Contract is covered by Principal Controlled Insurance:

- (a) The Principal has comprehensive "Principal Controlled Insurance" for material loss or damage to contract property and for liabilities to third parties for personal injury and damage to property arising out of the Contract.

The Principal shall maintain this insurance policy or a replacement policy materially on the same terms and conditions until all work including any remedial work is completed or otherwise while the Contractor has an insurable interest.

- (b) If, having made reasonable enquiries of the market, the Principal considers that it is not commercially feasible to comply strictly with Clause 5.1(a) the Principal may replace or renew the insurance policy on terms and conditions which are materially different and the Principal shall, within a reasonable period of time:
 - i) Notify the Contractor that the insurance policy has been replaced or renewed on terms and conditions materially different; and
 - ii) Provide to the Contractor access to copies of the relevant policy wording and schedules.
- (c) The Principal does not hold out any interpretation of the policy wordings and nothing in this Clause 5 affects or limits any liability of the Contractor under the Contract except to the extent that the amount of any claim is paid under the policy.
- (d) The Contractor shall not do or permit any act or permit or suffer any circumstances which may cause the policy to become void or voidable. The Contractor shall comply with the conditions of the policy and the requirements of the insurer, at its own expense, so as to prevent:
 - i) The invalidation of the policy; or
 - ii) Prejudice of the rights of any of the insured under the policy.

- (e) If any deductible, as specified in the Principal Controlled Insurance schedule, is deducted by the insurer from any payment to the Principal (in response to a claim under the policy) by reason of an act or omission of the Contractor, the amount of the deductible shall be a debt due to the Principal from the Contractor and may be deducted by the Principal from moneys due to the Contractor under Clause 22.
- (f) All dealings by the Contractor with the insurer under the Contract shall be conducted through the Principal.
- (g) The Contractor acknowledges and agrees that before entering into the Contract, the Contractor has satisfied itself as to the provisions, terms, conditions, exclusions and excesses of the policy taken out by the Principal and that the Contractor accepts these in full.

6 INSURANCE OF EMPLOYEES

The Contractor shall effect and continuously maintain, or continuously maintain, until the Superintendent issues the Final Certificate in accordance with Clause 19, Workers Compensation insurance in accordance with the provisions of the *Workers Compensation and Injury Management Act 1981* (WA), including cover for common law liability for an amount of not less than \$20 million for any one occurrence in respect of workers of the Contractor. The insurance policy must be extended to cover the Principal for any claims and liability that may arise with an indemnity under section 175(2) of the *Workers Compensation and Injury Management Act 1981*. The Contractor shall lodge with the Superintendent, satisfactory proof of such insurance before commencement of the Works.

7 PATENT RIGHTS AND ROYALTIES

The Contractor shall hold harmless and indemnify the Principal from and against all claims and proceedings for or on account of infringement of any patent rights, design, trade mark or name or other protected rights in respect of any machine, plant, work, material or thing, system or method of using, fixing, working or arrangement used or fixed or supplied by the Contractor in connection with the execution of the Contract and from and against all claims, demands, proceedings, damages, costs, charges and expenses whatsoever in respect thereof or in relation thereto.

8 ASSIGNMENT AND SUB-CONTRACTING

The Contractor shall not sub-contract the whole of the Works and shall not assign the Contract or assign, mortgage, charge or encumber any of the moneys payable under the Contract or any other benefit whatsoever arising under the Contract. The Contractor shall not sub-contract any part of the Works under the Contract unless it has made prior application in writing to the Superintendent giving full particulars of the part of the Works it wishes to sub-contract and of the proposed sub-contractor and it has obtained the written approval of the Superintendent. The approval of the Superintendent shall not relieve the Contractor from any liability or obligation under the Contract.

The Contractor shall inform all Subcontractors including Nominated and Selected Subcontractors that the contractual relationship between the Contractor and the Subcontractor does not include or imply any obligation on the Principal to the Subcontractor.

9 CONTRACT REQUIREMENTS IN BRIEF

The Shire of Dalwallinu is seeking an experienced individual/ organisation for the provision of truck cartage services for the carting of road building materials.

This contract is for an initial period of three (3) years with an option to a further three (3) years, to be exercised at the sole discretion of the Chief Executive Officer.

10 SPECIFIC REQUIREMENTS OF THE CONTRACT

The contract will be managed by Marc Bennett, or his delegate, and any difficulties in maintaining any aspects of this tender must be discussed with him.

Tenderers shall tender on the cartage of gravel with double road train side tippers. An hourly rate for both double road train side tippers and single trailers is also required in the schedule of rates.

11 GENERAL

The works and services under this contract is for the provision of Load and Cart stockpiled Shire supplied gravel materials from a gravel pit located 2.64km from SLK 35.50 on Dalwallinu Kalannie Road. The sections for material to be carted are listed below.

Dalwallinu Kalannie Road SLK 31.47-37.08 - 5,369 tonnes

Dalwallinu Kalannie Road SLK 38.15-46.09 - 26,202 tonnes

Dalwallinu Kalannie Road SLK 46.09-49.64 - 11,715 tonnes

Materials to be carted under this contract shall include but are not limited to:

Gravel and road base;

General earth fill and material;

The principal requires the cartage services to be provided using semi side tipper trucks consisting of a prime mover and up to two (2) trailers with a suitable size loader to load material.

12 HOURS OF WORK

Normal working hours shall be Monday to Friday between the hours of 7:00am to 5:00pm and if Weekend work is required at times and no allowances will be paid for this work under this contract.

13 PLANT MAINTENANCE AND ROADWORTHINESS

The contractor shall ensure that all plant and equipment used under this contract is maintained in good working order, is fitted with all relevant safety equipment and meets all statutory roadworthiness requirements.

If the principal's representative identifies any item of plant or equipment which proves or is deemed:

- Not to have all safety systems fully operational;
- Not to be maintained in good working order;
- Is operationally unfit for purpose; and or
- Is unreliable in its performance of the works under the contract.

That plant or equipment shall be removed from site by the contractor at the contractor's expense.

14 VEHICLE AND DRIVER LICENSING

All equipment and plant used in the delivery of the works and services under this contract shall comply with all vehicle licensing, insurance and legal requirements. Evidence of licensing shall be provided in the tender submission and may be required to be provided from time to time during the contract period if requested by the principal's representative.

All drivers/ operators of the equipment and plant used in the delivery of the works and services under this contract shall hold all necessary current and valid licenses as required by the appropriate licensing authority. Evidence of these licenses shall be provide in the tender submission and may be required from time to time during the contract period if requested by the principal's representative.

15 PRICE AND PAYMENT INFORMATION

Tenderers shall complete the price schedule provided.

Daily work dockets shall be submitted to the principal's representative. The following shall be the minimum information required on the daily work dockets:

- Driver's name

- Vehicle registration
- Tonnes carted per load per section
- Start/ Finnish times.

Hire rates tendered shall be “all inclusive.” That is the hire rate shall include the plant, a qualified operator, fuel, lubrication, all other operating and maintenance items, vehicle licensing and permits.

16 PERIOD OF NOTICE PRIOR TO DELIVERY

The contractor is to indicate in the price schedule the period of notice they would normally require the Council to give prior to delivery commencing. The principal will endeavour to comply with this period of notice; however, there may be situations where lesser notice will be given.

17 BREAKDOWNS OR UNABLE TO DELIVER

if the contractor suffers a breakdown or if unable to deliver when required, it is up to the contractor to arrange to have the material delivered at the specified time at the tendered price otherwise the Shire will exercise its rights as specified in “compliance with Specification”.

18 COMPLIANCE WITH SPECIFICATION

If the contractor neglects any instruction given by the Shire of Dalwallinu principal/principles representative or fails to perform any relevant part of this specification, the Council may forthwith employ men and plant to remedy the defect and the Council may deduct the cost of any work from any moneys that may be due and payable to the contractor.

19 RISE AND FALL IN COSTS

Unless otherwise stated in the Contract, the Contract shall not be subject to adjustment for rise and fall in costs.

20 STATE LAWS

The Contract shall in all respects be interpreted in accordance with the laws of the State of Western Australia and with respect to any proceeding claim action or demand under or arising out of the Contract the Courts of the State of Western Australia shall have exclusive jurisdiction.

21 DISPUTE RESOLUTION

- 21.1 Any question dispute or difference of any kind (in this Clause 27 “Dispute”) arising out of or in connection with the Contract shall be resolved in accordance with this Clause.
- 21.2 A senior executive or other designated officer of each of the parties must meet within 14 days after the date when one party serves on the other a notice and in good faith, attempt to resolve the Dispute.
- 21.3 If within 14 days of the first meeting under Clause 27.2, the Dispute is not resolved, the Principal or the Principal’s delegate and the chief executive officer of the Contractor, or the chief executive officer’s delegate must meet within 7 days of the expiry of the 14 days and, in good faith, attempt to resolve the Dispute.
- 21.4 If the Dispute is not resolved within 28 days of the first meeting under clause 27.2, or such further time as may be agreed, the parties must refer the Dispute to conciliation by an accredited conciliator agreed by the parties, or failing agreement on the conciliator and terms of appointment within a further 7 days, an accredited conciliator appointed by the Chairperson of the Western Australia Chapter of the Institute of Arbitrators and Mediators Australia. The terms of the appointment must be in accordance with the Institute of Arbitrators and Mediators Australia Conciliation Rules. The location of the conciliation shall be Perth, Western Australia or other location determined by the Principal.
- 21.5 The reference to conciliation will commence when either party gives notice to the other requiring resolution of the Dispute under Clause 27.4.
- 21.6 The parties agree to participate in the conciliation in good faith. Any information or document obtained through or as part of the reference to conciliation is confidential and may not be used for any purpose other than the settlement of the Dispute under Clause 27.

- 21.7 The parties will share equally the conciliator's fees for any conciliation.
- 21.8 If the Dispute is not resolved within 21 days of the commencement of the reference to conciliation, either party may then, but not earlier, commence proceedings in any court of competent jurisdiction.
- 21.9 Unless the parties agree otherwise in writing, the Chairperson of the Western Australia Chapter of the Institute of Arbitrators and Mediators Australia is appointed as the Prescribed Appointor for all disputes referred to adjudication under the *Construction Contracts Act 2004* (WA).
- 21.10 Subject to the *Construction Contracts Act 2004* (WA), circumstances beyond the control of the parties permitting, each party must continue to perform the Contract even though a Dispute exists or proceedings have been commenced under Clause 27.8.
- 21.11 Clause 27 survives the termination of the Contract.

22 PRINCIPAL'S REPRESENTATIVE

The Principal may from time to time appoint individuals to exercise any functions of the Principal under the Contract but not more than one Principal's Representative shall be delegated the same function at the same time. The appointment of a Principal's Representative shall not prevent the Principal from exercising any function.

The Principal shall forthwith notify the Contractor in writing of:

- a) The appointment and the name of any Principal's Representative and the functions delegated to the Principal's Representative;
- b) Any changes or variation to the functions delegated to the Principal's Representative; and
- c) The termination of the appointment of a Principal's Representative.

23 CODE OF PRACTICE

The Contractor shall comply with the Code of Practice (Construction Work) provided by Department of Mines, Industry Regulation and Safety.

https://www.commerce.wa.gov.au/sites/default/files/atoms/files/221122_cp_construction.pdf

24 INDUSTRIAL AWARD COMPLIANCE

With respect to all work done in Western Australia under the Contract, the Contractor must observe, perform and comply in all material aspects with all relevant Industrial Awards, Industrial Agreements, registered Workplace Agreements and orders of Competent Courts or Industrial Tribunals applicable to the Works or the Contract.

Failure by the Contractor to comply with the above requirements hereof shall entitle the Principal, by notice in writing to the Contractor, to forthwith terminate the Contract, but without prejudice to any other rights or remedies of the Principal.

25 TAXES (INCLUDING GOODS AND SERVICES TAX (GST))

- 1) The following definitions apply to this Contract:
"GST" means the same as it means in the GST Law.
"GST Law" means the same as it means in the A New Tax System (Goods and Services Tax) Act 1999 (Cth).

"Supply" means making available any goods and/or services, and includes the same meaning as it means in the GST Law.

"Tax Invoice" means the same as it means in the GST Law.

- 2) Unless stated otherwise, all duties, taxes and charges imposed or levied in Australia or overseas in connection with the supply of goods and services used by the Contractor to undertake the Works are payable by the Contractor.

All amounts in this Contract (except where otherwise specified) are exclusive of GST.

If the Supply constitutes a Taxable Supply the obligation of the Principal to pay GST is conditional on the receipt of a Tax Invoice that complies with the "A New Tax (Goods and Services Tax) Act".

26 ENFORCEMENT OF BUY LOCAL POLICY

Where the Principal has granted the Contractor a Regional Business Preference or a Regional Content Preference, the Contractor shall strictly abide by the rules and regulations governing the "Buy Local Policy" of the Government of Western Australia as published by the State Supply Commission of Western Australia.

The Contractor shall use the regional content detailed in the Contractor's Tender or where agreed by the Principal, alternative regional content to the same value. With each payment claim the Contractor shall submit a signed declaration on the use of regional content. This declaration shall show the amount of regional content used by the Contractor to the date of the payment claim and the amount that the Contractor anticipates will be expended at the completion of the Contract, for each item of regional content in the Contractor's Tender. The Superintendent may direct the Contractor to support the declaration with evidence of cost to demonstrate, to the reasonable satisfaction of the Superintendent, that the Contractor is actually using the regional content detailed in the Contractor's declaration, or where agreed by the Principal, alternative regional content to the same value.

The Contractor's failure to comply with this Clause shall be a substantial breach of this Contract and without affecting any other right at common law or otherwise, the Principal shall be entitled to recover by way of damages the amount of any price preference provided to the Contractor and shall be entitled to have recourse to retention moneys, if any and, if those money are insufficient, then security under the Contract and any deficiency remaining may be recovered by the Principal as a debt due and payable.

Section D

Tender Return Schedule

SCHEDULE 1 - TENDER FORM - FORMAL OFFER

TENDER No.:	RFT2425-04	PROJECT:	CARTAGE OF ROAD BUILDING MATERIALS FOR WSNF PROJECTS
Tenderer:			
Registered Office Address:		Business Address:	
Telephone:		Mobile:	
Email:			

LEGAL STATUS

All Tenderers are required to complete the following table:

Legal Structure	Name	Australian Company Number (ACN)	Australian Business Number (ABN)
Company			
Trust *			
Individual			
Partnership			

* Include details of both the trust and its trustee

The Tenderer named above, hereby offers to provide Goods, Works and/or Services in accordance with:

- Conditions of Tendering;
- Conditions of Contract;
- The Specification;
- Any addenda to the above;
- This Tender including all its schedules relating to the above Contract.

The Tenderer also acknowledges that if it is the successful tenderer, the documents listed above shall form part of the contract and agrees to be bound by the contract conditions.

The Tenderer warrants and represents that:

- It has fully acquainted itself with all of the documents referred to in the Tender and all matters relating there to;
- Agrees to be bound by the *Conditions of Tendering*;
- All of the information provided in its tender is true and correct;
- It has made its own enquires and investigations and has obtained professional advice and all other relevant information so as to inform itself of all risks and contingencies which may affect its tendered price;
- It has allowed for all such risks and contingencies in its tender price.

AMENDMENTS TO TENDER DOCUMENTS

Tenderer to sign and return any amendments issued during the tender period in confirmation of their receipt.

Tenderer confirms amendments have been signed and returned:	
Signature:	

CONFLICTS OF INTEREST

The Tenderer shall confirm whether there exists any interests, relationships (including those of family members and employees) or clients that may or do give rise to a conflict of interest:	<input type="checkbox"/> Yes ✓	<input type="checkbox"/> No ✓
---	-----------------------------------	----------------------------------

If "Yes", as an attachment to this declaration, the Tenderer shall detail the area in which that conflict or potential conflict does or may arise and provide details of strategies for preventing conflicts of interest.

Executed by Authorised Officer of Tenderer who has delegated authority to enter into a contract:			
Signature:			
Name and Title:		Date:	
Signature of Witness:			
Name of Witness:		Date:	

CONTACT PERSON FOR ENQUIRIES ABOUT THIS TENDER

Name:	
Position:	
Address:	
Telephone:	
Mobile:	
Facsimile:	
Email:	

SCHEDULE 2 TENDER PRICES

This Schedule shall be read in conjunction with all other parts of the contract.

Note: Rates quoted shall be exclusive of GST

Distance (Km)	Section	Double Road Train Rate(\$/Tonne)	Single Trailer Rate(\$/Tonne)
0 - 1	1		
1 - 2	2		
2 - 3	3		
3 - 4	4		
4 - 5	5		
5 - 6	6		
6 - 7	7		
7 - 8	8		
8 - 9	9		
9 - 10	10		
10 - 11	11		
11 - 12	12		
12 - 13	13		
13 - 14	14		
14 - 15	15		
15 - 16	16		
16 - 17	17		
17 - 18	18		
18 - 19	19		
19 - 20	20		
@ per tonne/km thereafter			
		Double Road Train	Single Trailer
Hourly Hire			

Period of notice required prior to delivery Days

SCHEDULE 3 STATEMENT OF CONFORMITY

The Tenderer is to signify whether or not its Tender conforms in all respects to the requirements of the Tender Documents by indicating below:

Does the Tender conform?	<input type="checkbox"/> Yes ✓	<input type="checkbox"/> No ✓
--------------------------	-----------------------------------	----------------------------------

If the Tender does not conform with all the requirements of the Tender Documents, the Tenderer must list below all areas of non-conformity and the reasons therefore, and must value each area of non-conformity so that, in the event such non-conformity is deemed unacceptable, the comparative tender price can be adjusted accordingly. If any non-conformity is not priced and/or is determined to be unacceptable, the Tender may not be further considered.

AREA OF NON-CONFORMITY AND REASON	VALUE OF NON-CONFORMITY (\$)

SCHEDULE 4 SUBCONTRACTORS

The names of subcontractors (including consultants and sub consultants) proposed to be engaged for the contract.

- Note:
1. *Written approval of all subcontractors is required before commencement of the contract.*
 2. *The nomination of alternatives is acceptable.*
 3. *The Contractor shall be required to provide evidence that the subcontractors are registered and/or licensed (as required by law) in the work which is to be subcontracted and have the relevant policies of insurance.*

NAME OF SUBCONTRACTOR	AND ADDRESS	DESCRIPTION OF TO BE SUBCONTRACTED	WORK PROPOSED	ESTIMATED WORK VALUE \$
TOTAL				\$

(Attach extra page(s) if insufficient space)

SCHEDULE 5 VEHICLES, PLANT AND EQUIPMENT

Tenderers are required to provide detail on all vehicles and additional information, if relevant, on Vehicles, Plant and Equipment to be used to perform the contract.

DESCRIPTION OF VEHICLES:

Description of Services	Make and Model of Cab/Chassis (Indicate whether New or Used)	Number	Make and Type of Body	Reason for Selection and Suitability

NOTE: *If used vehicle provide year of manufacture.*

DETAILS OF OTHER VEHICLES, PLANT AND EQUIPMENT (if relevant):

SCHEDULE 6 DEPOT DETAILS

Tenderers are required to provide detail on Contractor's Depot for the housing of vehicles, wash-down bay(s) (if applicable) and amenities for employees.

This schedule shall be completed if the Specifications require the use of vehicles to provide the Goods or Works and Services.

SCHEDULE 7 REFEREES

Provide at least two (2) referees who can attest to the Tenderer’s capabilities in undertaking the contract.

Note: *Council reserves the right to make its own independent enquiries.*

FIRST REFEREE			
Company Name:			
Address:			
Contact Person:			
Telephone:		Facsimile:	

SECOND REFEREE			
Company Name:			
Address:			
Contact Person:			
Telephone:		Facsimile:	

SCHEDULE 8 PREVIOUS EXPERIENCE

(Page 1 of 2)

Describe the organisation's experience in projects of a similar nature to the contract COMPLETED in the last three (3) years.

Note: *Council reserves the right to make its own independent enquiries.*

PROJECT 1					
Name:					
Client:					
Contact:				Telephone:	
Total Project Value per year:	\$		Duration:		
Description of the project or task:					

PROJECT 2					
Name:					
Client:					
Contact:				Telephone:	
Total Project Value per year:	\$		Duration:		
Description of the project or task:					

PROJECT 3					
Name:					
Client:					
Contact:				Telephone:	
Total Project Value per year:	\$		Duration:		
Description of the project or task:					

PROJECTS OR SERVICES TERMINATED FOR REASONS OTHER THAN CONTRACT EXPIRY

		YES	NO
1.	Has the tenderer had an appointment terminated on a project in the last five (5) years? (If yes, please provide brief details of each case)		
2.	Has the tenderer terminated a project in the last five (5) years? (If yes, please provide brief details of each case)		
3.	Has the tenderer refused to continue providing services under a contract in the last five (5) years unless the terms or payments are changed from those which were originally agreed? (If yes, please provide brief details of each case)		

SCHEDULE 9 CURRENT COMMITMENTS

Describe the organisation's current commitments in projects of a similar nature to the contract.

PROJECT 1					
Name:					
Client:					
Contact:				Telephone:	
Total Project Value per year:	\$		Duration:		
Description of the project or task:					

PROJECT 2					
Name:					
Client:					
Contact:				Telephone:	
Total Project Value per year:	\$		Duration:		
Description of the project or task:					

PROJECT 3					
Name:					
Client:					
Contact:				Telephone:	
Total Project Value per year:	\$		Duration:		
Description of the project or task:					

SCHEDULE 10 WORK HEALTH AND SAFETY

Demonstrate commitment to Work Health and Safety (WHS) and understanding and acceptance of the principles of WHS.

Note: All employees and sub contractors will be required to undertake the Shire of Dalwallinu Part A Online Induction and Part B In Person Induction prior to commencement of work.

	SUBJECT	YES	NO
1.	Does the organisation have a Work Health and Safety Management Plan as part of its overall management system? (If yes, give details)		
3.	Has the organisation prepared Safe Work Method Statements (or Standard Operation Procedures) for all of its work activities? (If yes, give details)		
4.	Has your organisation an WHS induction program for employees? (If yes, give details)		
5.	Does your organisation assess the WHS capabilities of your subcontractors? (If yes, give details)		
6.	Has Worksafe WA issued the organisation with any Prohibition Notices, Improvement Notices or fines in the past two (2) years? (If yes, give details)		
7.	Has the organisation been prosecuted under any Work Health and Safety Law in the last five (5) years? (If yes, please provide brief details)		
8.	Is the organisation able to provide documented evidence that within its organisation, there are people or resources nominated to: <ul style="list-style-type: none"> Define WHS management policies and objectives, priorities and targets? Define the responsibilities of personnel for WHS matters? Identify system verification requirements and allocating human, technical and financial resources adequate to meet those requirements? Ensure compliance with WHS legislation and regulations? Keep abreast of changes in legislation and regulations? Acquire and disseminate WHS management information? Plan and conduct training in WHS management, including inducting new employees? Oversee the development and implementation of WHS procedures? Assess subcontractors' and suppliers' abilities to comply with WHS requirements? Ensure compliance with safe work practices and procedures? 		

(Attach details, as required)

SCHEDULE 11 ADDITIONAL INFORMATION/INNOVATION

Detail any matters which have not been covered in the Schedules and which it is believed should be taken into consideration when the tender is being evaluated. Particularly, detail matters which will provide improved environmental or social outcomes or value for money.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

(Attach extra page(s) if insufficient space)

9.2 PLANNING & DEVELOPMENT

9.2.1 Workplace Accommodation (DA 152324)*

Report Date	27 August 2024
Applicant	Akron P/L
File Ref	A6432
Previous Meeting Reference	Nil
Prepared by	Doug Burke, Manager Planning & Development Services
Supervised by	Jean Knight, Chief Executive Officer
Disclosure of interest	Nil
Voting Requirements	Simple Majority
Attachments	Supporting Documentation

Purpose of Report

Council is requested to consider an application for approval to allow for the proposed development of Workforce Accommodation infrastructure on the subject land as submitted by the applicant on 18 June 2024.

The proposed development requires discretionary approval from the Council.

It is recommended that the proposed development be approved subject to given conditions.

Background

Subject Property:	Lot 92 Pithara West Road, Pithara
Land Use Zoning:	Townsite
Property Owner:	Shermac Australia P/L
Applicant:	Akron P/L
Consent Authority:	Shire of Dalwallinu Council
Proposed Development:	Workforce Accommodation
Value of Development:	\$7,600K
Outside Consultation:	Signage was placed onsite for >28 days with a Public Notice attached. Neighbours located within a radius of 200m were contacted via email. One submission was received within the allotted time frame.

The proposal is for the construction of a workforce accommodation at the subject site.

Workforce Accommodation is defined under the Planning and Development (Local Planning Schemes) Regulations 2015 as being:

‘premises, which may include modular or relocatable buildings, used —

- (a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and*



- (b) *for any associated catering, sporting and recreation facilities for the occupants and authorised visitors'.*

Workforce Accommodation is not listed in the Zoning Table in the *Shire of Dalwallinu Local Planning Scheme No. 2* (the Scheme).

If the use of the land for a particular purpose is not specifically listed in the Zoning Table the Council may:

- (a) determine that the use is consistent with the objectives and purposes of the particular zone and is therefore permitted;
- (b) determine that the use is not consistent with the objectives and purposes of the particular zone and is therefore not permitted.'

The subject site is situated within the Pithara townsite and is zoned 'Townsite' under the Scheme. The objectives and purposes of the Townsite land use zoning is as follows:

- To maintain a rural town atmosphere and lifestyle choice.
- To provide for a degree of flexibility of uses allowed within the zone whilst maintaining an appropriate level of residential amenity.
- To allow a variety of uses necessary to service the normal functions of a rural townsite.
- To provide for a mix of residential development and a range of commercial, light industrial and other uses considered appropriate in rural towns.

Residential development is defined in the *State Planning Policy 7.3 – Residential Design Codes Volume 1* as being:

'Development of permanent accommodation for people, and may include all dwellings, the residential component of mixed-use development, and residential buildings proposing permanent accommodation.'

The development accompanying the land use will comprise of the construction of the following facilities:

- Forty dwelling buildings that can accommodate eighty workforce staff;
- Each dwelling building will contain two bedrooms/ensuites, a laundry and a common area kitchen/dining and living area;
- Each dwelling building will have an enclosed private open space providing an area for a clothesline and an alfresco area;
- Adjoining two vehicle carports accessed from Pithara West Road.

The subject land is located within the small northern wheatbelt town of Pithara. The property is 20,273.5 Sq Meters in area with dimensions of 118m street alignment and 180m in depth. The soil horizon is generally shallow to the underlying bed rock. The site is generally flat with a slight gradient falling to the north-west. There are no natural water courses within an applicable distance.



Neighbouring development is sparse with the majority being permanent dwellings developed near to the Great Northern Highway in the east part of the township.



Site of proposed development (SLIP)

The subject property is zoned 'Townsite' under the *Shire of Dalwallinu Planning Scheme N° 2*.

Consultation

One submission was received from a member of the local community. The submission was appraised and deemed insufficient to apply logically to the planning proposal.

Legislative Implications

State

Planning and Development Act 2005

The *Planning and Development Act 2005* directs that that any development referred to within the Scheme is not to be commenced or carried out without approval being obtained. Any determination of an application for such development is to be considered under those matters referred to in the *Planning and Development (Local Planning Schemes) Regulation 2015*.



In considering an application for development approval, Council is to have due regard to the following matters to the extent that, in the opinion of Council, those matters that are relevant to the development the subject of the application. In assessing the development application, the matters listed in Section 67 of the *Planning and Development (Local Planning Schemes) Regulation 2015* have been taken into consideration for the preparation of this report and are addressed as follows:

'Matters for Consideration'	Comments
<p>The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area</p>	<p>The following Schemes are applicable:</p> <p><i>Shire of Dalwallinu Planning Scheme N^o 2</i></p> <p>The aims of the Scheme are:</p> <ul style="list-style-type: none"> • To assist the effective implementation of regional plans and policies including the State and Local Planning Strategy. • To ensure there is a sufficient supply of serviced and suitable land for a variety of housing types, employment, commercial activities, community facilities, recreation and open space. • To rationalise the distribution of townsites to be supported and serviced by the Council. • To reinforce the role of the Dalwallinu town centre as the principal focus of retail, office, civic and cultural activities as well as providing for a high level of community services and for the provision of mixed use developments. • To assist employment and economic growth by facilitating the timely provision of suitably serviced land for retail, commercial, industrial, entertainment and tourist developments, as well as providing opportunities for home-based employment. • To facilitate a diverse and integrated network of open space catering for both active and passive recreation, consistent with the needs of the community. • To promote the sustainable use of rural land for agricultural purposes whilst accommodating other rural activities including rural residential development.



	<ul style="list-style-type: none"> • To protect and enhance the environmental values, remnant vegetation and natural resources of the local government area and to promote ecologically sustainable land use and development. • To safeguard and enhance the character, heritage and amenity of the built and natural environment of the local government area.
The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> or any other proposed planning instrument that the local government is seriously considering adopting or approving.	<p>There are no proposed amendments in progress that would affect a determination.</p> <p>There are no other planning instruments currently being considered.</p>
Any approved State planning policy	Nil identified
Any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d)	Nil identified.
Any policy of the Commission	Nil applicable
Any policy of the State	Nil applicable
Any local planning policy for the Scheme area	Nil
Any structure plan, activity centre plan or local development plan that relates to the development	Nil applicable
Any report of the review of the local planning scheme that has been published under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>	Nil applicable
In the case of land reserved under this Scheme, the objectives for the reserve and	Not applicable as the subject land is freehold title.



the additional and permitted uses identified in this Scheme for the reserve	
The built heritage conservation of any place that is of cultural significance;	No items of cultural significance noted
The effect of the proposal on the cultural heritage significance of the area in which the development is located;	Nil impact
The compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the effect of the height, bulk, scale, orientation and appearance of the development	Adjacent properties are either vacant greenfield sites or have been developed with single story dwellings.
<p>The amenity of the locality including the following –</p> <p>(i) environmental impacts of the development;</p> <p>(ii) the character of the locality;</p> <p>(iii) social impacts of the development</p>	<p>(i) The residential development will be serviced by an approved wastewater treatment system.</p> <p>(ii) The local township of Pithara has a population of 129 persons (2021 Census) and is located on the Great Northern Highway and is adjacent to the Morawa - Northam railway line.</p> <p>(iii) The increase in population may also increase requests for access to social assets.</p>
The likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource	The details provide with the application indicate that roof water catchment will be retained and used onsite for purposes of ablution and landscaping.
Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved	<p>A site inspection indicates that the general area of the proposed accommodation has been previously cleared of most significant vegetation.</p> <p>There is no evidence of significant trees or other vegetation of note that should be retained.</p>



The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk	The land does not have a history of experiencing these types of events.
The suitability of the land for the development taking into account the possible risk to human health or safety	<p>Nil issues pertaining to human health or safety have been identified.</p> <p>A new aerated waste-water treatment system is proposed to be installed to service the proposed development.</p>
<p>The adequacy of —</p> <p>(i) the proposed means of access to and egress from the site; and</p> <p>(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles</p>	<p>Frontage to Pithara West Road which is a sealed road providing access to the Great Northern Highway and the commercial/retail services available at Dalwallinu.</p> <p>Parking will be available at the site to accommodate 80 light vehicles. The proposed accommodation provided is suitable for 80 occupants.</p>
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	The subject site is located on a sealed local road with easy access to the Great Northern Highway. It is not anticipated that the increase in vehicular traffic will have any negligible effect on traffic flow and safety.
<p>The availability and adequacy for the development of the following —</p> <p>(i) public transport services;</p> <p>(ii) public utility services;</p> <p>(iii) storage, management and collection of waste;</p> <p>(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</p> <p>(v) access by older people and people with disability</p>	<p>No public transport services are available.</p> <p>Electricity and potable water are available.</p> <p>Solid waste can be adequately stored and removed from the site.</p> <p>The development is not a public access facility and as such the provision of equitable access for pedestrians, cyclists and older people or those with a disability is not envisioned nor set as a requirement.</p>
The potential loss of any community service or benefit resulting from the development	Nil impact anticipated.



other than potential loss that may result from economic competition between new and existing businesses	
The history of the site where the development is to be located	Vacant greenfield site created when the township of Pithara was gazetted in 1914.
The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals	Nil identified
Any submissions received on the application	One written submission was received during the allotted period. Please refer to Officer's Comment.
The comments or submissions received from any authority consulted under clause 66	No other statutory, public or planning authority was identified as being necessary for further consultation.
Any other planning consideration the Council considers appropriate	Nil

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Site Inspection

A site inspection was undertaken by the reporting officer with the aid of the site plans submitted by the applicant.





Site of proposed development, Lot 92 Pithara West Road, Pithara

Triple Bottom Line Assessment

Economic implications

There are no known significant economic implications associated with this proposal.

Social implications

There are no known significant social implications associated with this proposal.

Environmental implications

There are no known significant environmental implications associated with this proposal.

Officer Comment

An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Act and associated regulations;

A site inspection was conducted and consideration has been given to the potential impacts upon all lands adjoining or located nearby.

Council may determine an application for development approval by —

- a) granting development approval without conditions; or
- b) granting development approval with conditions; or
- c) refusing to grant development approval.

The Shire received one submission during the Public Notice period (24 June 2024 – 23 July 2024). A copy of the issues contained within the submission were provided to the applicant for their response.



Issues raised by the Submission	Applicant's Response	Officer's Comment
<p><i>Issue 1</i></p> <p>Environmental health considerations: disposal of sewage onsite will impact Pithara townsite and adjoining properties</p>	<p>We wish to point out that we have engaged suitably qualified and experienced geotechnical consultants (Structerre) to undertake a geotechnical investigation and prepare a Site and Soil Evaluation (SSE) report in accordance with <i>AS/NZS 1547 On-site domestic wastewater management</i>. The SSE report provides an overview of a suitable onsite sewage system for the proposed development, with sizing and design considerations and justification for its selection.</p> <p>A range of possible land applications have been considered, such as absorption trenches and subsurface irrigation. The preferred system is a flatbed leach drain disposal system.</p> <p>The calculations show that the proposed "land application area" depicted on the Site Plan is of a sufficient size to install a leach drain disposal system to service the development, and that the site is capable of accommodating on-site sewage disposal without endangering public health or the environment, consistent with <i>AS/NZS 1547 On-site domestic wastewater management</i>.</p> <p>As alluded to in the Planning Report submitted with the DA, we expect that the proposed wastewater treatment system will also be referred to the Department of Health for advice on health and hydraulic loading matters.</p>	<p>Applicant's response accepted.</p>
<p><i>Issue 2</i></p> <p>Road safety concerns: driveway too close to bend on Pithara West Road and large increase in number of road users on a local road</p>	<p>We wish to emphasise that the development project has been meticulously planned and designed with strict adherence to Australian standards and guidelines, particularly those set forth by Austroads.</p>	<p>Applicant's response accepted.</p> <p>The Shire's Manager Works & Services has reviewed the plans and does not find issue.</p>



Issues raised by the Submission	Applicant's Response	Officer's Comment
	<p>Our assessment, including the calculation of a compliant 127-meter line of sight from Lot 92 up to the bend in Pithara West Road, ensures that the proposed access point meets the necessary safety requirements.</p> <p>We are confident that the as-designed location of the proposed driveway will not compromise road safety on Pithara West Road.</p> <p>Our commitment to compliance with regulatory standards underscores our dedication to ensuring the safety and well-being of both residents and the broader community.</p>	
<p><i>Issue 3</i></p> <p>Risk of dog attacks on livestock and high risk for trespass onto farmland posing a risk for livestock and residents</p>	<p>The risk of dog attacks on livestock, including a suspicion that individuals may trespass on private land in the vicinity, are not valid town planning considerations.</p>	<p>Applicant's response accepted</p>
<p><i>Issue 4</i></p> <p>Risk in increase in crime rates and fear of property damage/theft/break-ins/unwanted trespassing</p>	<p>It is important to emphasise the proactive measures and community-focused approach the proponents have taken in designing this project.</p> <p>We submit that the presence of more residents in the area will increase informal surveillance and community cohesion, further reducing the likelihood of crime. We recognise and share the importance of maintaining a secure environment, and we consider the proposed development aims to contribute positively to the overall safety and well-being of the area.</p>	<p>Applicant's response accepted</p>
<p><i>Issue 5</i></p> <p>Noise pollution for surrounding residents</p>	<p>It is important to clarify that the project is designed and managed with careful consideration for minimising any potential noise disturbances. We understand the importance of</p>	<p>Applicant's response accepted</p>



Issues raised by the Submission	Applicant's Response	Officer's Comment
	<p>maintaining a peaceful and harmonious living environment for both residents and the surrounding community.</p> <p>It's worth noting that the <i>Environmental Protection (Noise) Regulations 1997</i> set stringent noise limits precisely to mitigate noise disturbances and ensure that noise from various activities remains at acceptable levels. The development proposal adheres to these regulations, and measures will be implemented to mitigate noise emissions during the construction phase. Additionally, the design of the development incorporates soundproofing techniques and landscaping features to further minimise any potential noise impact.</p> <p>The owners are committed to being responsible stewards of the local environment and are confident that the development will not contribute to noise pollution in the area.</p>	
<p><i>Issue 6</i> Concerns regarding off-site disposal of stormwater</p>	<p>Stormwater will be managed onsite as far as possible.</p> <p>A comprehensive stormwater management plan for the site will be developed and submitted for approval to the Shire at the time application is made for a building permit.</p> <p>The consultants who prepared the geotechnical report for the site recommends that all stormwater from roofed, paved and driveway areas be collected and detained to reduce peak flow rates prior to discharging off site as per council requirements.</p>	<p>Applicant's response accepted</p>



Issues raised by the Submission	Applicant's Response	Officer's Comment
<p><i>Issue 7</i></p> <p>Increased population likely to put strain on essential services</p>	<p>The construction of the 40-unit grouped dwelling development will generate employment opportunities, stimulate local businesses, and increase economic activity in the area.</p> <p>Furthermore, it is highly unlikely that a residential development of this scale would contribute to the loss of any community service or benefit. The project will enhance the vibrancy and sustainability of the local community by providing much needed housing options and supporting local infrastructure. The developers are committed to working collaboratively with relevant authorities and stakeholders to address any concerns and ensure that the development proceeds in a manner that benefits the community as a whole.</p>	<p>Applicant's response accepted</p>
<p><i>Issue 8</i></p> <p>Perceived impact on property market and property values in Dalwallinu townsite</p>	<p>The loss of value to private individual property is not a valid town planning consideration.</p>	<p>Applicant's response accepted</p>
<p><i>Issue 9</i></p> <p>Negative impact on enjoyment of lifestyle.</p>	<p>We submit the proposed 40 unit grouped dwelling development aligns with the objectives outlined for the Townsite zone in the Shire's Local Planning Scheme No. 2. Our assessment of the proposal against these objectives underscores our commitment to maintaining the rural town atmosphere and lifestyle choice that characterises Pithara.</p>	<p>Applicant's response accepted</p>

The Planning Commission published *Position Statement – Workforce Accommodation* in January 2018. Its purpose includes to provide guidance to local governments on the role of the local planning framework in the planning and development of workforce accommodation'.



Clause 2 (Position Statement) includes the following:

'Where practicable, workforce accommodation should be provided in established towns, in locations suitable to its context, to facilitate their ongoing sustainability.'

It is recommended that the proposed development be approved subject to given conditions.

Officer Recommendation

That Council approve the development application (DA 152324) for Lot 92 Pithara West Road, Pithara pursuant to Section 68(2) of the *Planning and Development (Local Planning Schemes) Regulation 2015* subject to the following conditions:

1. The development (workforce accommodation) is to be carried out in accordance with the documents endorsed with the Shire's stamp, except where amended by other conditions of this consent. If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency;
2. Without further approval from Shire of Dalwallinu Council, in writing, this approval will lapse and have no force or effect after two years of the date of this permit;
3. Prior to lodging an application for a building permit, a Waste Management Plan is to be approved by the Shire. The management plan must include, but not limited to, the following details:
 - a) The location of bin storage areas and bin collection areas; and
 - b) The number, volume and type of bins.
4. Prior to lodging an application for a building permit, a Landscaping and Maintenance plan must be submitted and approved by the Shire. The Landscaping and Maintenance plan must detail the following:
 - a) The location, number, size, density and species type of proposed grass, trees and shrubs;
 - b) Those areas to be reticulated/irrigated and mulched, and
 - c) Landscaping maintenance schedule for establishment and ongoing maintenance;
5. The landscaping shall be implemented during the first available planting season post completion of the built development and any species which fail to establish within a period of 12 months from planting shall be replaced to the satisfaction of the Shire;
6. Metal bars and any other visually intrusive security screens shall not be used on windows and doors;
7. Prior to occupation or use of the development, a management statement shall be prepared and clearly displayed in each of the dwelling buildings detailing:
 - a) Maintenance requirements of private open space areas,
 - b) Site access,
 - c) Emergency management,
 - d) Security, and
 - e) Occupant rules.



Officer Recommendation/Council Resolution

MOTION

Moved Cr

Seconded Cr

0/0



LOT 92 on DP 142343, Pithara West Road,
PITHARA



Proposed Workforce Accommodation Estate Planning Report

Prepared by:

Akron Pty Ltd
61 Old York Road
NORTHAM WA 6401
P: 1300 125 766
M: 0401 898 414
E: kobus.nieuwoudt@akron.com.au

Prepared for:

Shermac Australia Pty Ltd

JUNE 2024

Revision	Date	Comments
A	10/06/2024	Rev. A

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Attachment 7 – Geotechnical Investigation

Attachment 8 – Site & Soil Evaluation Report

1. Executive Summary

This report outlines the proposal for a workforce accommodation village on Lot 92 on Plan 142343 Pithara West Road, Pithara.

The development, commissioned by Dallcon Pty Ltd and Shermac Pty Ltd, seeks to provide necessary housing for an expanding workforce, addressing the acute shortage of private accommodation and residential rental properties in Dalwallinu.

The proposed village will consist of 20 duet-style transportable buildings, accommodating a total of 80 workers. The project is designed to meet local planning requirements and contribute positively to the economic and social fabric of the Dalwallinu community.

2. Project Overview

2.1 Introduction

This Town Planning Report has been prepared on behalf of Shermac Australia Pty Ltd, the owners of Lot 92 on Deposited Plan 142343 (also known as Lot 92 Pithara West Road, Pithara), and forms part of an application for Development Approval for a workforce accommodation village on the site.

The development aims to provide suitable accommodation for the growing workforce of Dallcon, Shermac, and Coerco. This report will detail the proposal, site specifics, traffic and parking considerations, waste management, and the applicable planning framework.

The site, Lot 92 on DP 142343, relates to the following Certificate of Title land information:

- Volume 1050, Folio 967

There are no limitations, interests, encumbrances, or notifications listed against the land title.

The site is subject to the Shire of Dalwallinu Local Planning Scheme No. 2.

2.2 Background

Dalwallinu Concrete (Dallcon Pty Ltd) and Shermac Pty Ltd have identified the need for dedicated workforce accommodation due to the increasing growth and operational demands in the region. The workforce village is expected to facilitate better living conditions for workers, most of whom will commute from Perth on a drive-in drive-out basis. The development is critical in addressing the shortage of accommodation and supporting the economic growth of Dalwallinu.

2.3 Documents for approval

The following drawings and documents accompany this report and form the basis of the development application:

- Proposed Site Plan (Attachment 1)
- Proposed Landscaping Plan (Attachment 2)
- Floor Plan (Attachment 3)
- Elevations (Attachment 4)

The following supporting documents are provided as part of the application package – for information only, not for endorsement:

- Location Plan (Figure 1)
- Site Survey – A (Attachment 5)
- Site Survey – B (Attachment 6)
- Geotechnical Investigation (Attachment 7)
- Site & Soil Evaluation Report (Attachment 8)

3. Location & Site Details

The site is legally described as follows (refer **Annexure 1**):

Land Description: Lot 92 on Deposited Plan 142343

Registered Proprietor: Shermac Australia Pty Ltd Of 15 Deacon Street Dalwallinu WA 6609

Volume: 1050

Folio: 967

Size: 2.0487 ha

The site is located approximately 650m west of Great Northern Highway on Pithara West Road in Pithara. Pithara West Road forms the northern boundary of Pithara townsite. Refer **Figure 1 – Location Plan**

Figure 1 – Location Plan (Source: DPLH – Locate V5)



4. Proposed Development

4.1 Overview

The proposed development involves the construction of 20 duet-style transportable buildings to accommodate 80 workers. Each duet will house four workers, featuring four bedrooms with ensuite bathrooms, two kitchens, and two living/dining areas. The units will be self-catering and designed to provide a comfortable living environment for the workforce.

4.2 Site Layout and Built Form

- Total Floor Area per Duet: 132m²
- Carports: Each duet will include two 6m x 6m carports for four vehicles
- Access: Single access point from Pithara West Road with internal 5.5m-wide sealed roads
- Sewerage: Central onsite sewerage disposal system meeting the Western Australian Government Sewerage Policy 2019
- Utilities: Connection to existing water supply and electrical network
- Landscaping: High amenity landscaping with native vegetation species

4.3 Traffic Generation

Given the drive-in drive-out nature of the workforce, traffic generation is expected primarily at the beginning and end of the workweek. The internal road network will be designed to accommodate this traffic flow, ensuring minimal disruption to the surrounding area.

4.4 Parking

Each duet will provide parking for four vehicles via two carports. This arrangement ensures adequate parking for the expected number of workers, aligning with local

planning requirements. Additional visitor parking has been provided.

4.5 Sewage & Waste Management

A centrally located onsite sewerage disposal system has been designed to meet the applicable Australian Standard and the requirements of the Western Australian Government Sewerage Policy 2019. Wastewater treatment and leach drains will occupy 2,985m² of the site, as per the recommendations of the geotechnical and site and soil evaluation reports prepared by Structerre.

It is expected that refuse removal will be undertaken by the Shire's waste management contractor. Waste will be collected from each unit on the site. Access to the site has been designed to ensure efficient and safe access, egress and manoeuvring of service vehicles. Refuse service vehicles are anticipated to involve waste collection once a week.

5 Planning Framework

5.1 Strategic Planning Framework

5.1.1 State Planning Strategy 2050

The State Planning Strategy 2050 emphasises sustainable development and regional growth. The proposed workforce accommodation village aligns with these objectives by supporting the economic development of Dalwallinu and providing necessary infrastructure for the workforce.

The Strategy identifies 6 key principles as follows:

- *Community: Enable diverse, affordable, accessible and safe communities.*
- *Economy: Facilitate trade, investment, innovation, employment and community betterment.*
- *Environment: Conserve the State's natural assets through sustainable development.*
- *Infrastructure: Ensure infrastructure supports development.*
- *Regional Development: Build the competitive and collaborative advantages of the regions.*
- *Governance: Build community confidence in development processes and practices.*

5.1.2 Shire of Dalwallinu Local Planning Strategy

The Shire's Local Planning Strategy supports developments that enhance its economic viability and provide necessary services. The workforce accommodation village will contribute to this goal by addressing the housing shortage and supporting local industries.

5.2 Statutory Planning Framework

5.2.1 Shire of Dalwallinu Local Planning Scheme No. 2

The site is zoned 'Townsite' under Scheme No. 2. Clause 4.2.4 of the Scheme lists the objectives of the Townsite zone as follows:

- 4.2.4.1 *To maintain a rural town atmosphere and lifestyle choice.*
- 4.2.4.2 *To provide for a degree of flexibility of uses allowed within the zone whilst maintaining an appropriate level of residential amenity.*
- 4.2.4.3 *To allow a variety of uses necessary to service the normal functions of a rural townsite.*
- 4.2.4.4 *To provide for a mix of residential development and a range of commercial, light industrial and other uses considered appropriate in rural towns.*

While workforce accommodation is defined in the Model Scheme Text of the *Planning and Development (local planning schemes) Regulations 2015*, the term is not specifically mentioned in the Zoning Table of the Scheme and is not defined in Schedule 1 (dictionary of defined words and expressions) of Scheme No. 2. However, under subclause 4.4.2 of the Scheme, if a person proposes to carry out on land a use that is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within a type, class or genus of activity of any other use category, the Council may –

- (a) determine that the use is consistent with the objectives of the particular zone and is therefore permitted;
- (b) determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of clause 9.4 in considering an application for planning approval; or
- (c) determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.

It is considered the proposal complies with the Townsite zoning provisions of the Scheme, which permits residential and associated uses that support the local economy.

5.2.2 Government Sewerage Policy 2019

The Government Sewerage Policy 2019 (GSP) establishes the State of WA's position on the provision of sewerage services in relation to the planning and development of land. Most notably, the GSP seeks a best practice approach to the provision of on-site sewerage treatment and disposal where infrastructure does not allow reticulated sewerage to be provided.

Given the site does not have access to reticulated sewerage, the proposed development will be connected to a wastewater treatment system designed specifically for the site.

The proposed wastewater treatment system for the site will be designed and managed in accordance with the requirements listed in Schedule 2 of the *Government Sewerage Policy 2019* and *AS/NZS 1547*.

To this end, the landowners have had a geotechnical investigation (refer **Attachment 7**) and a site and soil evaluation (SSE) undertaken by qualified and experienced geotechnical consultants (Structerre Consulting) in accordance with *AS/NZS 1547 On-site domestic wastewater management*.

The SSE report (**Attachment 8**) provides an overview of a suitable onsite sewage system for the proposed development, with sizing and design considerations and justification for its selection. A range of possible land applications have been considered, such as absorption trenches and subsurface irrigation. The preferred system is a flatbed leach drain disposal system.

It is considered the preferred system can meet the Department of Health's minimum requirements, ensuring environmental sustainability and public health safety.

5.2.3 WAPC Position Statement – Workforce Accommodation

The Commission's position statement on workforce accommodation supports developments that address housing needs for transient workforces, provided they comply with local planning schemes and policies. The Statement stipulates, among other things, that –

Where practicable, workforce accommodation should be provided in established towns, in locations suitable to its context, to facilitate their ongoing sustainability. Planning and development of workforce accommodation should be consistent with local planning strategies and schemes, except where the Mining Act 1978 and State Agreement Acts prevail.

Given the subject site is located within Pithara townsite, it is considered the proposed accommodation will have no adverse impact on the occupants of Pithara.

5.2.4 Planning & Development (Local Planning Schemes) Regulations 2015

The Regulations introduces a set of deemed provisions that also form part of the Shire's Scheme No. 2.

Clause 67(2) in Schedule 2 of the Regulations deals with matters to be considered by the Council.

It is considered that the proposal is entirely consistent with the relevant matters listed under clause 67(2) of the Regulations.

6 Conclusion

The proposed workforce accommodation village on Lot 92, Pithara West Road, Pithara, is a well-considered development that addresses the urgent need for worker housing in Dalwallinu. The project aligns with the strategic and statutory planning frameworks, providing economic and social benefits to the local community. The detailed planning and design ensure compliance with relevant policies and standards, making a strong case for the approval of this development application.

As discussed under Part 4 of this report, the workforce accommodation village had been designed to connect to a reticulated sewerage system, with a sizable portion of the land set aside for wastewater treatment and disposal.

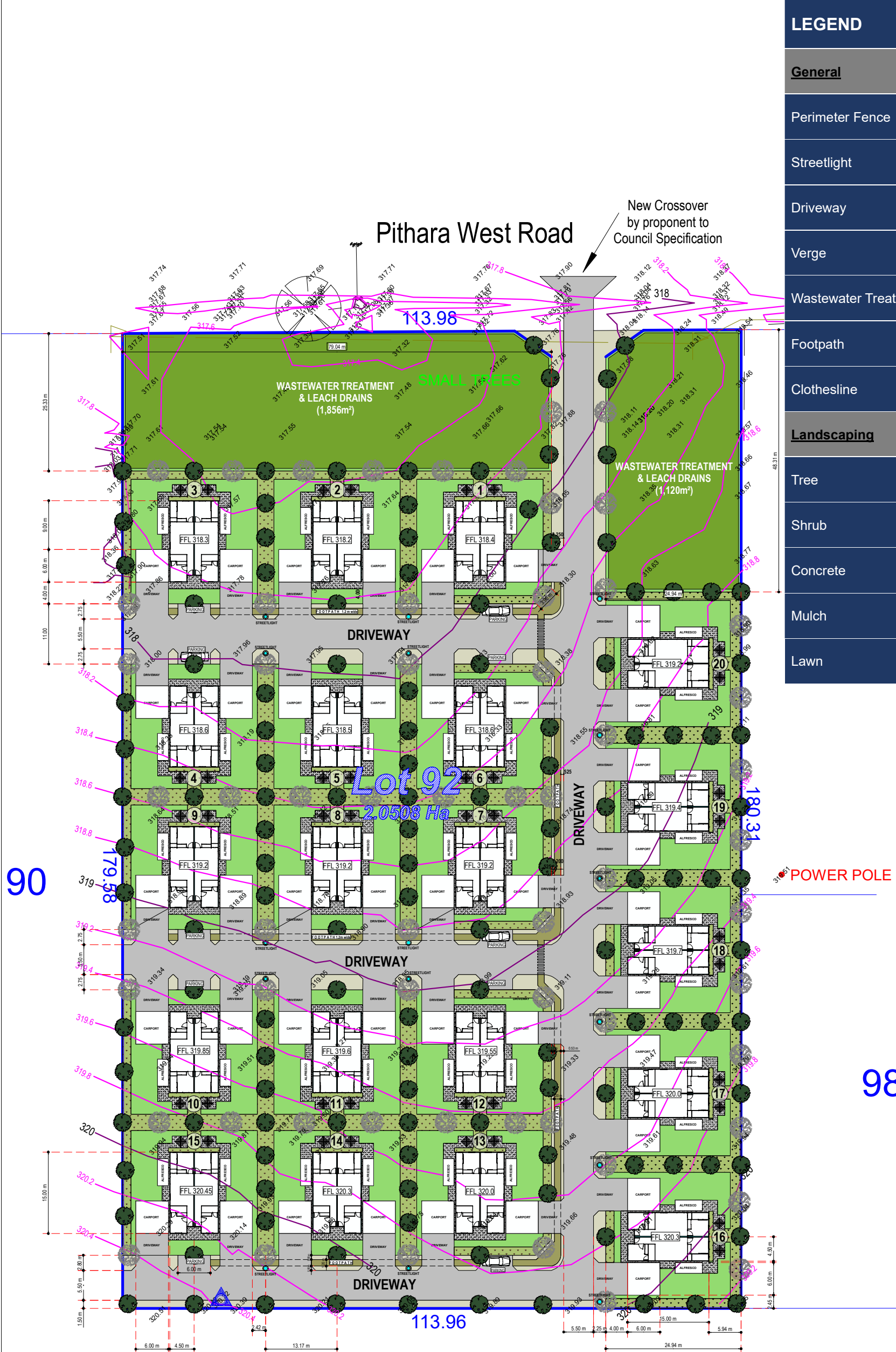
The attached Site & Soil Evaluation report (refer **Attachment 8**) discusses sizing of the Land Application Area (LAA). The calculations show that the proposed LAA is of a sufficient size to install a leach drain disposal system to service the development, and that the site is capable of accommodating on-site sewage disposal without endangering public health or the environment, consistent with *AS/NZS 1547 On-site domestic wastewater management*.

Stormwater runoff will be designed to divert away from the LAA, and stormwater collected from roofs and other impervious surfaces will not be disposed of into the wastewater treatment system or onto the LAA.

It is expected that the proposed wastewater treatment system will also be referred to the Department of Health for advice on health and hydraulic loading matters.

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ATTACHMENT 1
Proposed Site Plan



LEGEND

General

Perimeter Fence

Streetlight

Driveway

Verge

Wastewater Treatment & Leach Drains

Footpath

Clothesline

Landscaping

Tree

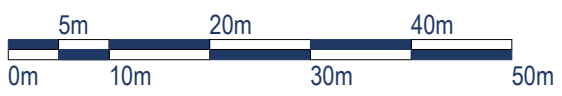
Shrub

Concrete

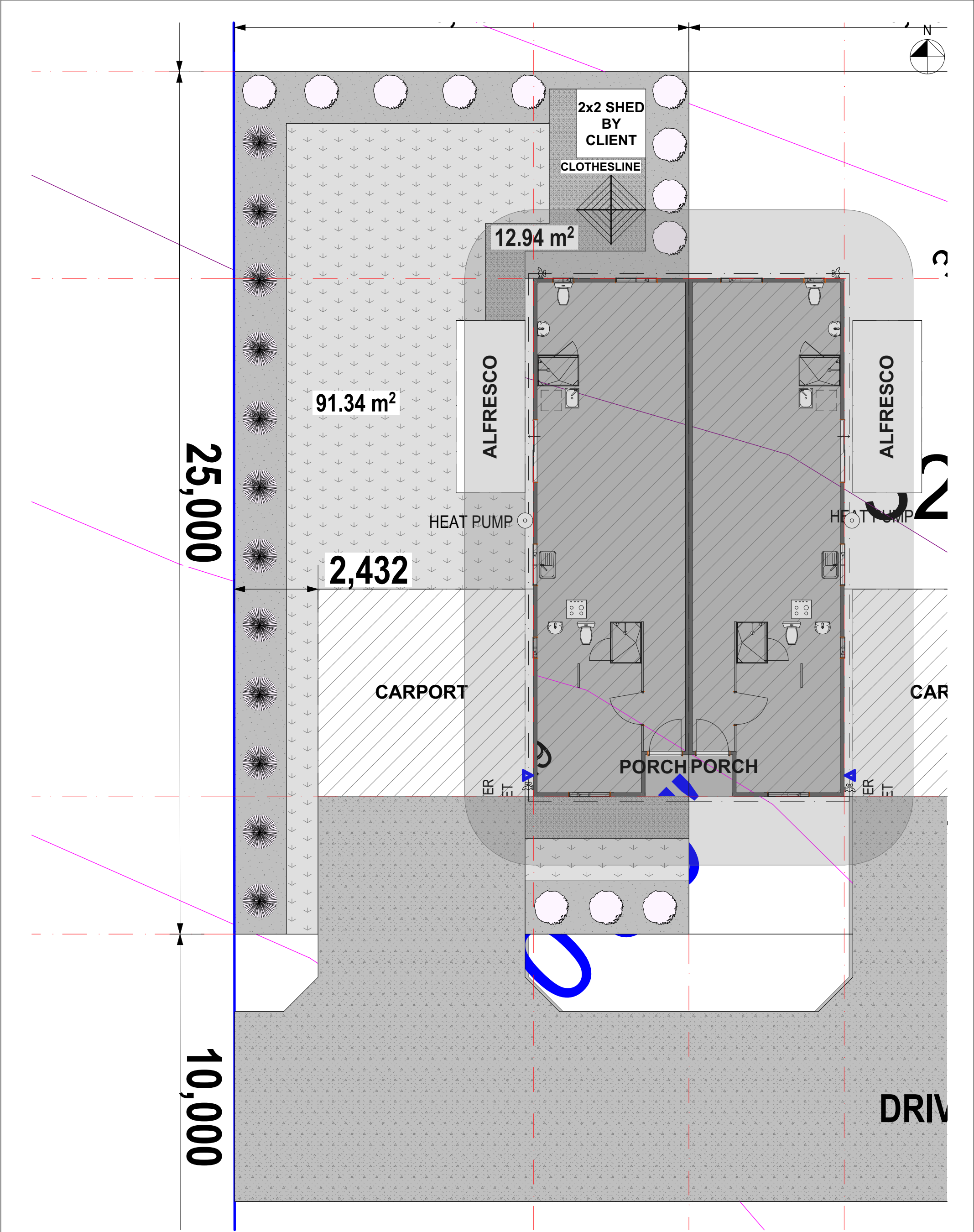
Mulch

Lawn

	Number	Size/Unit	Overall Size	Site Coverage (%)
Lot 92 on P142343 Pithara West Rd			20,508m²	
Workforce Accommodation Units	20	132m²	2,640m²	12.9%
Alfresco Areas	40	10m²	400m²	2.0%
Carports (6m X 6m)	40	36m²	1,440m²	7.0%
Total coverage of new structures			4,480m²	21.9%




ATTACHMENT 2
Proposed Landscaping Plan



SITE PLAN - LANDSCAPE

1:100

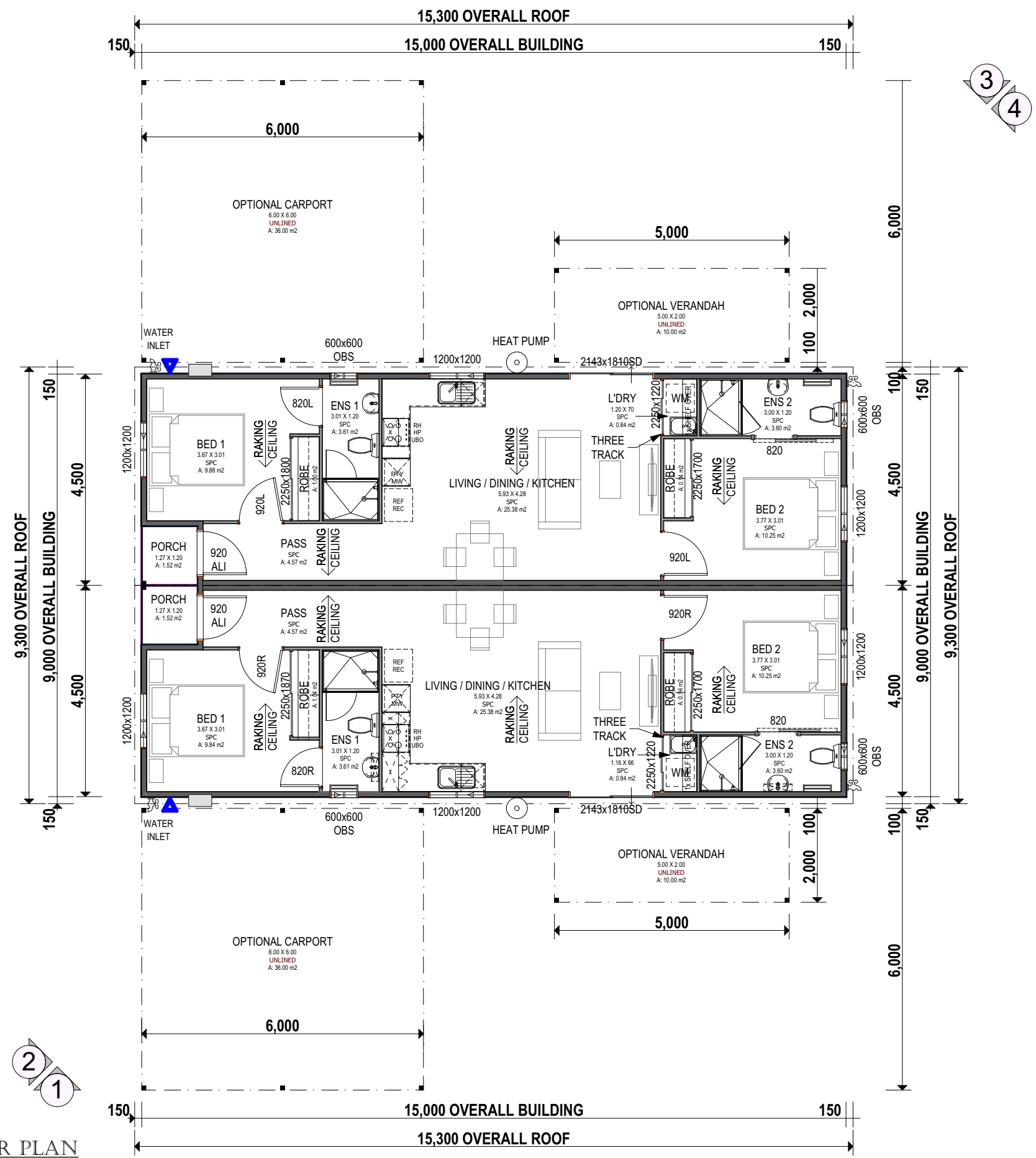
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			REVD - SITE	15/12/23	RI						
			REVE - LANDSCAPE	24/01/24	PC						
79									CLIMATE ZONE: 4	WIND REGION: A	
									SHEET No: 5 OF 7	JOB No. XXX	

ATTACHMENT 3

Floor Plan

RAKED CEILING THROUGHOUT

AREA CALCULATIONS		
	AREA M²	PERIMETER
BUILDING 1	65.98	39.00
BUILDING 2	65.98	39.00
CARPORT 1	36.00	24.00
CARPORT 2	36.00	24.00
PORCH 1	1.52	4.94
PORCH 2	1.52	4.94
VERANDAH 1	10.00	14.00
VERANDAH 2	10.00	14.00
	227.00 M²	163.88 M



FLOOR PLAN
1:100

PRELIMINARY

THIS DESIGN HAS NOT BEEN
ENERGY ASSESSED,
GLAZING & INSULATION SUBJECT
TO CHANGE TO MEET BCA
REQUIREMENTS



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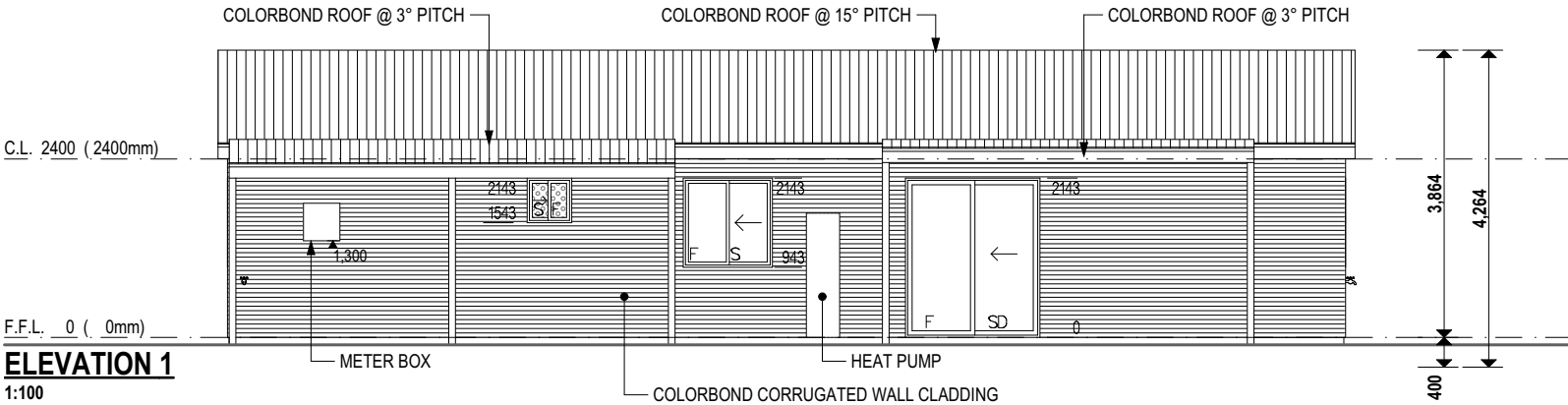
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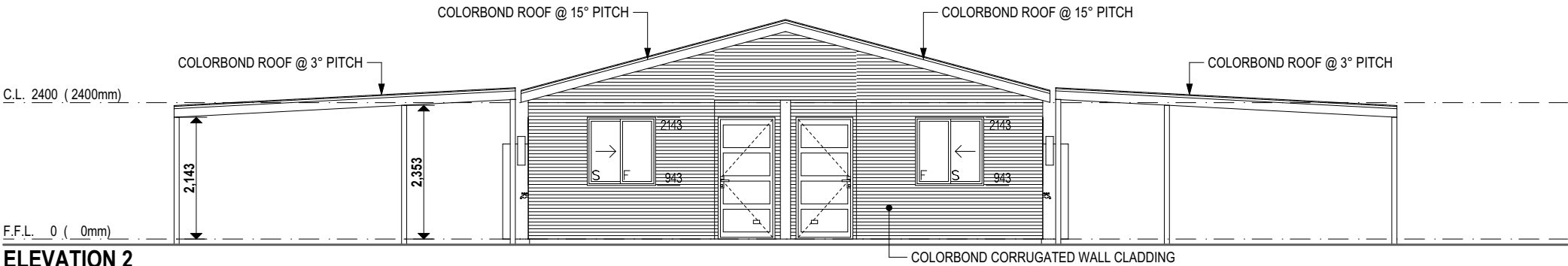
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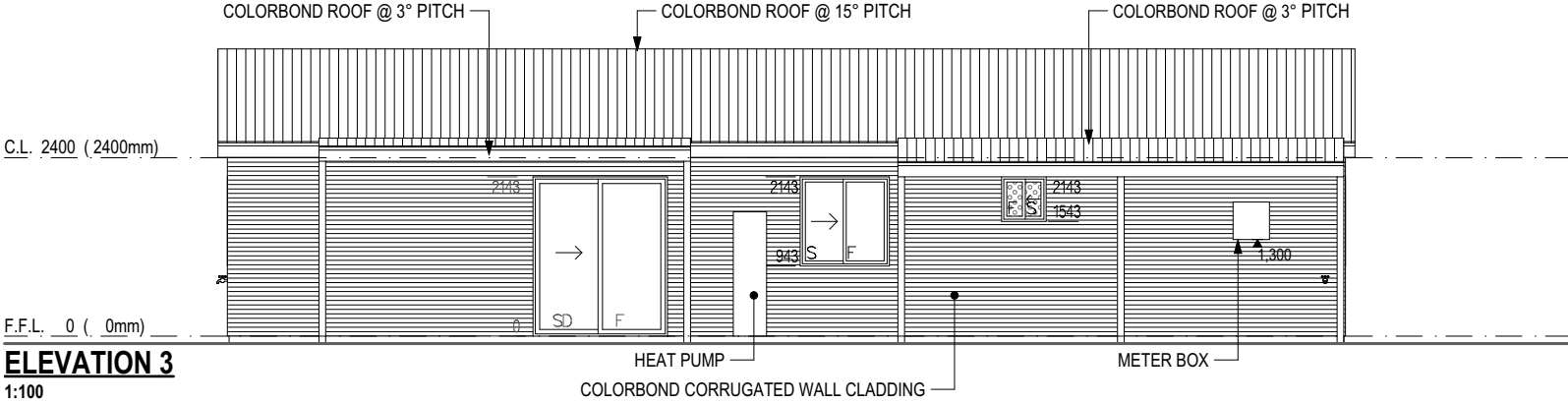
ATTACHMENT 4
Elevations



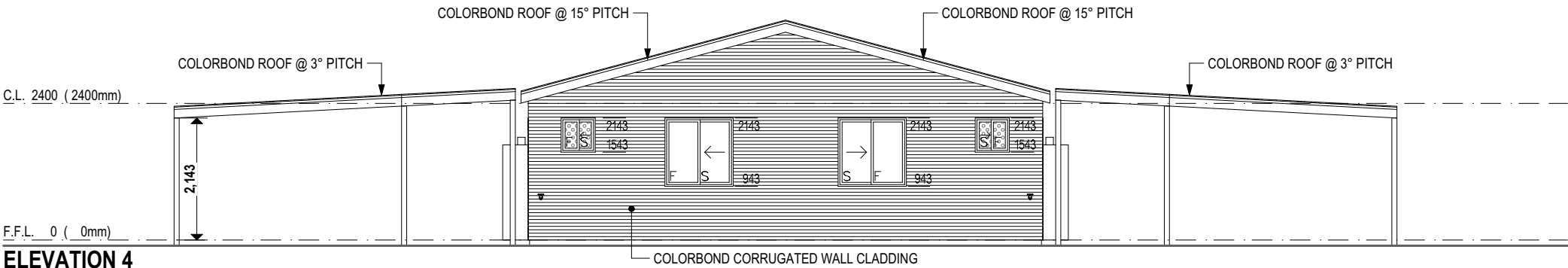
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ELEVATION 2
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ELEVATION 3
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ELEVATION 4
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CLIMATE ZONE: 4	WIND REGION: A
SHEET No: 7 OF 7	JOB No. XXX

4

4

135.00M²

CUSTOM



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PITHARA WEST ROAD

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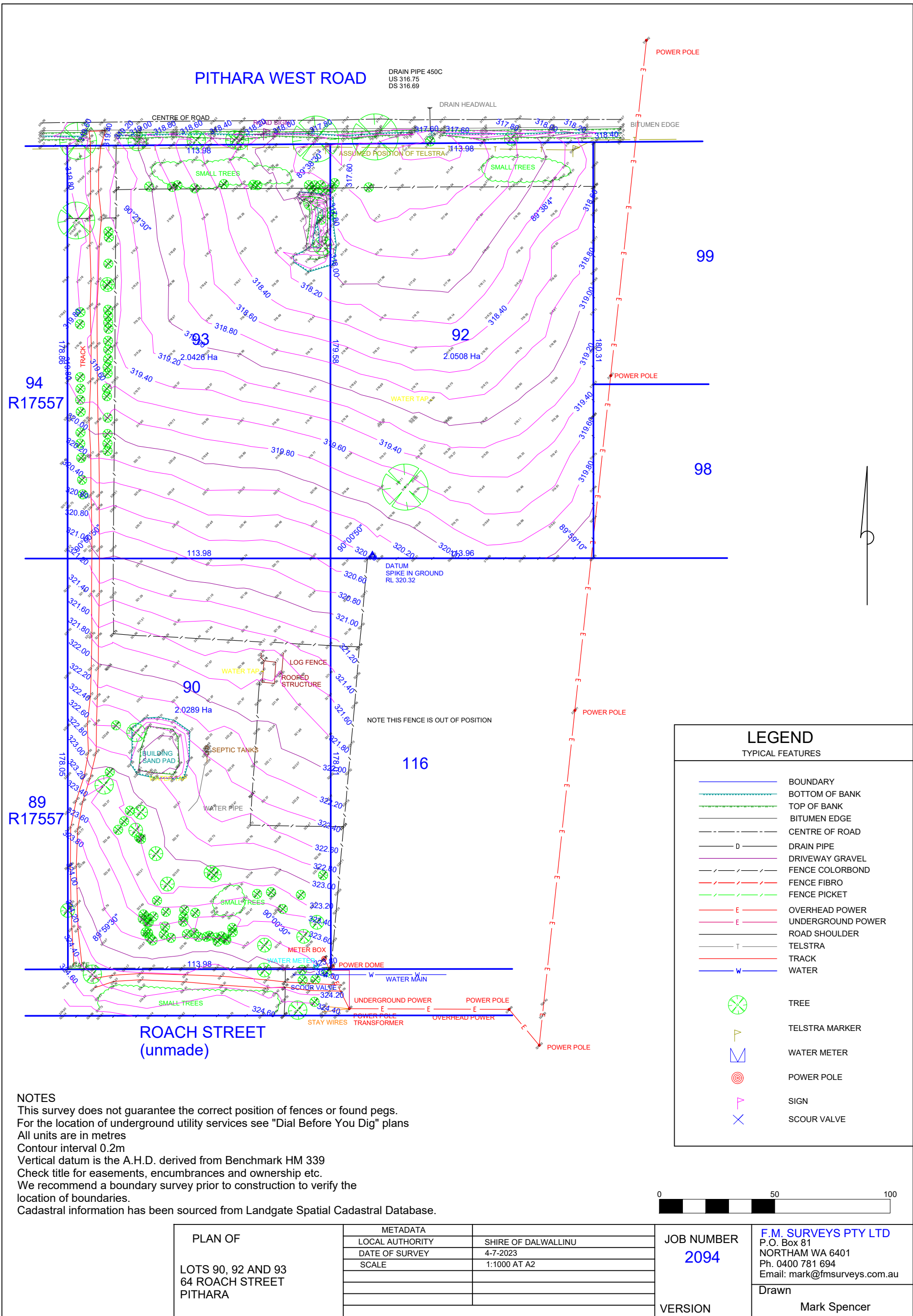
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ATTACHMENT 5

Site Survey A

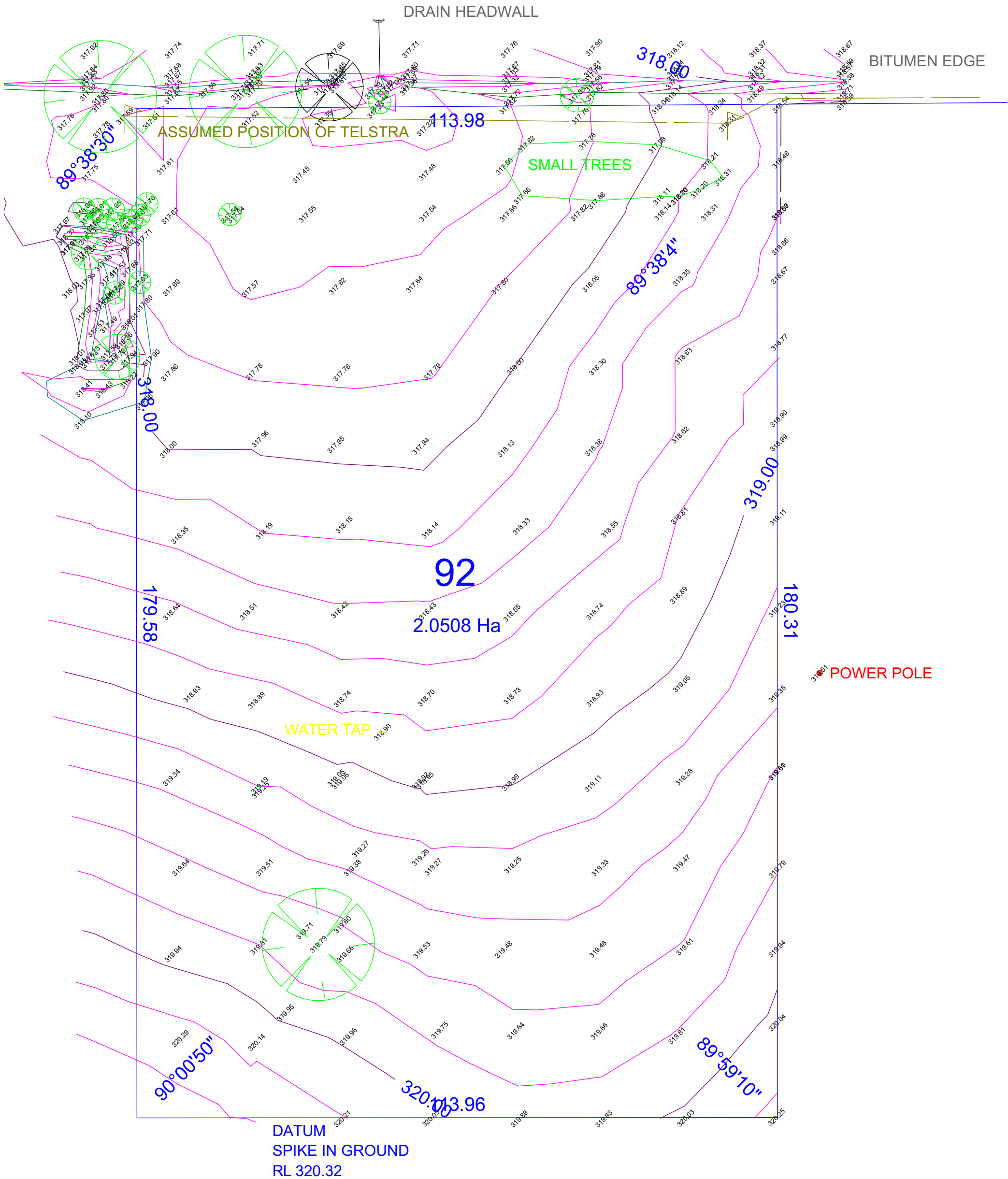
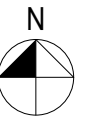


SITE SURVEY - A
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					SALES: SL	COASTAL: NO
					CLIMATE ZONE: 4	WIND REGION: A
					SHEET No: 2 OF 7	JOB No. XXX

ATTACHMENT 6

Site Survey B



SITE SURVEY - B
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REVD - SITE	DATE: 15/12/23	INT: RI
REVE - LANDSCAPE	DATE: 24/01/24	INT: PC

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SALES: SL	COASTAL: NO
CLIMATE ZONE: 4	WIND REGION: A
SHEET No: 3 OF 7	JOB No. XXX

ATTACHMENT 7
Geotechnical Investigation

GEOTECHNICAL INVESTIGATION

For: Dallcon

Project Address: Proposed Unit Development –
Lot 92 Units 1-44 Pithara West Road, Pithara, WA

Project Number: D322424

Job Number: J441640

Revision Number: 0

Date: 25/10/2023

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1. PROJECT DETAILS

1.1. Introduction

At the request of Dallcon, Structerre Consulting (Structerre) have conducted a Geotechnical Investigation at Proposed Unit Development - Lot 92 Units 1-44 Pithara West Road, Pithara. The purpose of the investigation was to provide the following for residential subdivision purposes:

- An assessment of subsurface soil profile and groundwater conditions across the proposed area of development;
- Site classification in accordance with AS 2870-2011 Residential Slabs and Footings;
- Wind Classification in accordance with AS 4055-2012 Wind Loads for Housing;
- Recommendations for stormwater drainage design;
- Recommendations on earthworks and site preparation; and
- Provision of a footing detail considering anticipated surface movement and sand pad thickness.

Structerre were provided with a site plan showing surface contours, dimensions of the proposed strata lots and the location in relation to the site boundaries.

Terms of reference for this investigation were presented in a Structerre Consulting proposal reference Q192760 (dated 12 September 2023), which was submitted to and accepted by Dallcon.

1.2. Site Description

The site is located at Proposed Unit Development - Lot 92 Units 1-44 Pithara West Road, Pithara, Shire of Dalwallinu. Pithara West Road lies to the north of the site with rural properties to the south, east and west.

The site slopes up towards the rear boundary. At the time of the field investigation the site was covered in light vegetation. The site was showing evidence of a bush fire that had passed through the proposed site. A medium to large sized tree was located at the southwestern section of the site.

1.3. Field Investigation – Scope of Works

The field investigation was carried out on 11 October 2023 and comprised:

- 10 x Sample Retrieval Probes (SRP) to a depth of 2.5m over the site for material assessment and soil profiling;
- 10 x In-situ percolation tests to determine the permeability of the materials within the upper 1.0m; and
- 10 x Dynamic Cone Penetrometer (DCP) tests in accordance with AS 1289.6.3.2 (1997) to a depth of 1.0m for evaluation of relative densities of the upper layers.

The borehole, percolation and DCP test locations are shown on the attached site plan in Appendix 1.

Suitably qualified geotechnical personnel from Structerre supervised the fieldwork and all interpretation and terminology used in this report are in accordance with the guidelines presented in AS1726-2017 Geotechnical Site Investigations.

2. DESK STUDY

2.1. Geological Setting

The Ninghan sheet 1: 250,000 Environmental Geology Series (Sheet SH 50-7 prepared by the Geological Survey of Western Australia indicates that the following geological layers underlie the site:

- Alluvial and Colluvial deposits – transported clay, sand and lithic fragments; may be indurated (Czc)

2.2. Ground Surface and Groundwater Level

The Perth Groundwater Atlas (Waters & Rivers Commission) indicates the ground surface level at this site was approximately 318.0m – 320.0m Australian Height Datum (AHD). This is consistent with the survey data provided by the Client.

No historical groundwater levels are available for this site.

2.3. Earthquake Coefficient

In accordance with AS 1170.4-2007 Structural Design Actions the site is located within an area with an earthquake acceleration coefficient of 0.15.

2.4. Wind Classification

In accordance with AS 4055-2012 Wind Loads for Housing, wind classification of this site falls within the non-cyclonic "N2" category.

3. RESULTS OF THE INVESTIGATION

3.1. Subsurface Soil Profile

The subsurface soil profile presented below was determined from the ground conditions encountered within the boreholes and through the interpretation of the DCP test results:

Table 1 – Subsurface Soil Profile

Depth to Base of Strata (m)	Material Description
0.1	TOPSOIL
Not Penetrated (>2.5m)	NATURAL: Sandy CLAY (high plasticity), trace gravel, stiff grading to very stiff

The soils encountered are consistent with the expected site conditions as predicted from the Environmental Geology Map. It is important to note that there may be pockets of fill on site that are deeper than that encountered by the investigation boreholes. The subsurface soil conditions encountered are presented in the bore logs, within Appendix 3.

3.2. Groundwater

Groundwater was not encountered in any of the boreholes during or immediately after drilling. However, water may perch on the more cohesive materials at the surface.

3.3. Percolation Testing

Percolation testing of the in-situ soils was undertaken in ten locations. Results of the testing are summarised below:

Table 2 – In Situ Percolation Test Results

Test Location	Testing Depth	Soil Type	Permeability
1	0.45 – 0.7m	Sandy CLAY	0.3m/day
2	0.45 – 0.7m	Sandy CLAY	0.2m/day
3	0.45 – 0.7m	Sandy CLAY	0.3m/day
4	0.45 – 0.7m	Sandy CLAY	0.4m/day
5	0.45 – 0.7m	Sandy CLAY	0.3m/day
6	0.45 – 0.7m	Sandy CLAY	0.25m/day
7	0.45 – 0.7m	Sandy CLAY	0.3m/day
8	0.45 – 0.7m	Sandy CLAY	0.3m/day
9	0.75 – 1.0m	Sandy CLAY	0.3m/day
10	0.45 – 0.7m	Sandy CLAY	0.3m/day

3.4. Laboratory Test Results

Selected soil samples were tested for Atterberg Limits.

3.4.1. Atterberg Limits

Atterberg Limits were tested by Structerre's in-house NATA accredited laboratory. Results of the testing are summarised below:

Table 3 – Atterberg Limit Test Results

Sample	Test Hole	Depth (m)	Soil Description	Liquid Limit % AS1289 3.1.2	Plastic Limit % AS1289 3.2.1	Plasticity Index % AS1289 3.3.1	Linear Shrinkage % AS1289 3.4.1
1	BH3	1.1 – 1.7	Clayey SAND with gravel	64	25	39	16
2	BH7	0.8 – 1.5	Sandy CLAY trace gravel	60	26	34	16
3	BH8	0.7 – 1.3	Sandy CLAY trace gravel	53	20	33	15

Test results indicate that the natural Sandy CLAY has high shrink swell capacity or degree of expansion.

A copy of the results are presented in Appendix 4 of this report.

4. GEOTECHNICAL CONSTRUCTION CONSIDERATIONS

4.1. Site Classification

AS 2870-2011 Residential Slabs and Footings provides guidance on site classification for residential slabs and footing design based on the expected ground surface movement and depth of expected moisture changes.

Table 4 – Classification Based on Site Reactivity

AS 2870-2011 Residential Slabs and Footings - Clause 2.1.2 Table 2.1	
Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes ($0 < y_s \leq 20\text{mm}$)
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes ($20 < y_s \leq 40\text{mm}$)
H1	Highly reactive clay sites, which may experience high ground movement from moisture changes ($40 < y_s \leq 60\text{mm}$)
H2	Highly reactive clay sites, which may experience very high ground movement from moisture changes ($60 < y_s \leq 75\text{mm}$)
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes ($y_s > 75\text{mm}$)
Clause 2.1.3 Classification of other Sites	
P	Sites which include soft or unstable foundations such as soft clay or silt or loose sands, landslip, mine subsidence, collapsing soils and soils subject to erosion, reactive sites subject to abnormal moisture conditions and site that cannot be classified in accordance to Table 2.1

The site in its current condition is classified as Class “H1”. Based on results of this investigation the site can be upgraded to a Class “M” in accordance with AS 2870-2011 provided that all unsuitable materials are removed and replaced with engineer-controlled sand fill materials in accordance with the earthwork recommendations outlined in Section 4.3 of this report.

Footings suitable for this site should be adopted to accommodate expected ground surface movements of approximately $y_s = < 40\text{mm}$ associated with the presence of highly reactive clayey soil deposits within the building site once earthworks recommendations have been completed.

4.2. Drainage

The existing ground conditions are not suitable for on-site disposal of stormwater runoff through the use of soakwells. It is recommended that all stormwater from roofed, paved and driveway areas be collected and detained to reduce peak flow rates prior to discharging off site as per council requirements. Sub soil drainage may be required at this site to control ground water perching in the upper soil layers.

4.3. Earthworks

All earthworks shall be undertaken in accordance with AS 3798-2007 Guidelines on earthworks for commercial and residential developments and are to include the following:

- All unsuitable materials to be stripped and removed from the site. Unsuitable materials include topsoil, deleterious and organic materials.
- It is considered that the near surface material requires improvement. Therefore, it is proposed to excavate and remove unsuitable materials from within the building envelopes. The depth of excavation may vary depending on conditions encountered and is subject to inspection.
- Proof compact the exposed base. The compaction requirements are set out in the table below, as per AS 3798-2007:

Table 5 – Compaction Requirements

Item	Application	Minimum relative compaction, %	
		Minimum density ratio (Standard Compaction Effort) (Cohesive soils)	Minimum density index (Cohesionless soils)
1	Residential - lot, fill, house, sites	95	70
2	Fill to support pavements		
	a) General fill	95	70
	b) Subgrade (to a depth of 0.3m)	98	75

- A minimum of 1.0m sand cover is to be provided above the reactive material in order to achieve a Class "M" site with $y_s = <40\text{mm}$.
- The ground level should be built up to design levels with any suitable stockpiled sand FILL and import fill, as required. The import fill should consist of free draining sand with not more than 5% passing a 75 μm sieve and be free of organic matter and other deleterious materials. The fill materials should be placed in layers not exceeding 300mm loose thickness and compacted to achieve a minimum 7 PSP blows over the interval 150 – 450mm, 9 PSP blows over the interval 450 – 750mm and 11 PSP blows over the interval 750 -1050mm.

4.4. Indicative California Bearing Ratio (CBR)

The indicative California Bearing Ratio (CBR) value of the subgrade material, following earthworks can be estimated from the site investigation results and would be appropriate for preliminary design purposes. The indicative value is shown in the below table:

Table 6 – Indicative CBR Values

Material	Indicative CBR (%)	Compaction
Insitu Clays	<5	92% of MMDD
SAND (Imported Fill)	12	95% of MMDD*

* Implies the maximum dry density ratio using Modified compaction in accordance with AS 1289 5.2.1-2003.

For detailed design and construction of the pavements, it is recommended that the CBR values be verified with laboratory Soaked CBR testing on the anticipated subgrade material.

5. CONCLUSIONS

A site investigation has been carried out at the site of the proposed residential development to assess the geotechnical conditions. Parameter and design recommendations are incorporated in the body of the report. The following conclusions have been drawn from the site investigation:

- The average subsurface soil profile encountered comprised topsoil to 0.1m, underlain by Sandy CLAY trace gravel to the investigated depth of 2.5m.
- Groundwater or perched water was not encountered across the site to the depth of 2.5m.
- It is considered that the site is not suitable for on-site drainage.
- The site can be classified as Class “M” in accordance with AS 2870-2011 due to presence of moderately reactive Sandy CLAY deposits within the building site, provided that the recommended earthworks are undertaken.
- The full scope of the recommended earthworks is presented in Section 4.3, but generally comprises:
 - Stripping of topsoil and unsuitable materials
 - Proof compaction of the base
 - Placement of sand fill to required level
 - Compaction to final level

6. LIMITATION OF FIELD INVESTIGATIONS

This report has been prepared in accordance with generally accepted consulting practice for Dallcon using information supplied at the time and for the project specific requirements as understood by Structerre. To the best of our knowledge the information contained in this report is accurate at the date of issue, however it should be emphasised that any changes to ground conditions and/or the proposed structures may invalidate the recommendations given herein.

The conclusions and recommendations in this report are based on the site conditions revealed through selective point sampling, representing the conditions of the site in total, although the area investigated represents only a small portion of the site. The actual characteristics may vary significantly between successive test locations and sample intervals other than where observations, explorations and investigations have been made.

The materials and their geotechnical properties presented in this report may not represent the full range of materials and strengths that actually exist on site and the recommendations should be regarded as preliminary in nature. Allowances should be made for variability in ground conditions and any consequent impact on the development. Structerre accepts no responsibility and shall not be liable for any consequence of variations in ground conditions.

If ground conditions encountered during construction are different to that described in this report, this office should be notified immediately.

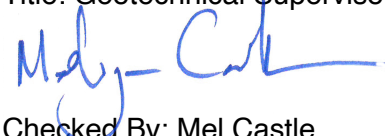
For and behalf of

STRUCTERRE CONSULTING



Author: David Harding

Title: Geotechnical Supervisor



Checked By: Mel Castle

Title: Geotechnical Division Manager

Disclaimer

This report is at the request of the addressee and no liability is accepted by Structerre Consulting to any third person reading or relying upon the report, notwithstanding any rule of law and/or equity to the contrary and that this report is strictly confidential and intended to be read and relied upon only by the addressee.

Job #	Revision	Authored	Checked	Authorised
J441640	0	DH	MEC	MEC

7. REFERENCES

Department of Water – Perth Groundwater Atlas

Geological Survey of Western Australia 1:50,000 Environmental Geology Series

AS 1170.4-2007 Structural design actions – Earthquake actions in Australia

AS 1289.3.1.2-2009 Methods of testing soils for engineering purposes – Soil classification tests – Determination of the liquid limit of a soil

AS 1289.3.2.1-2009 Methods of testing soils for engineering purposes – Soil classification tests – Determination of the plastic limit of a soil

AS 1289.3.3.1-2009 Methods of testing soils for engineering purposes – Soil classification tests – Calculation of the plasticity index of a soil

AS 1289.3.4.1-2009 Methods of testing soils for engineering purposes – Soil classification tests – Determination of the linear shrinkage of a soil

AS 1289.6.3.2-1997 Methods of testing soils for engineering purposes – Soil strength and consolidation tests – Determination of the penetration resistance of a soil – 9kg dynamic cone penetrometer test

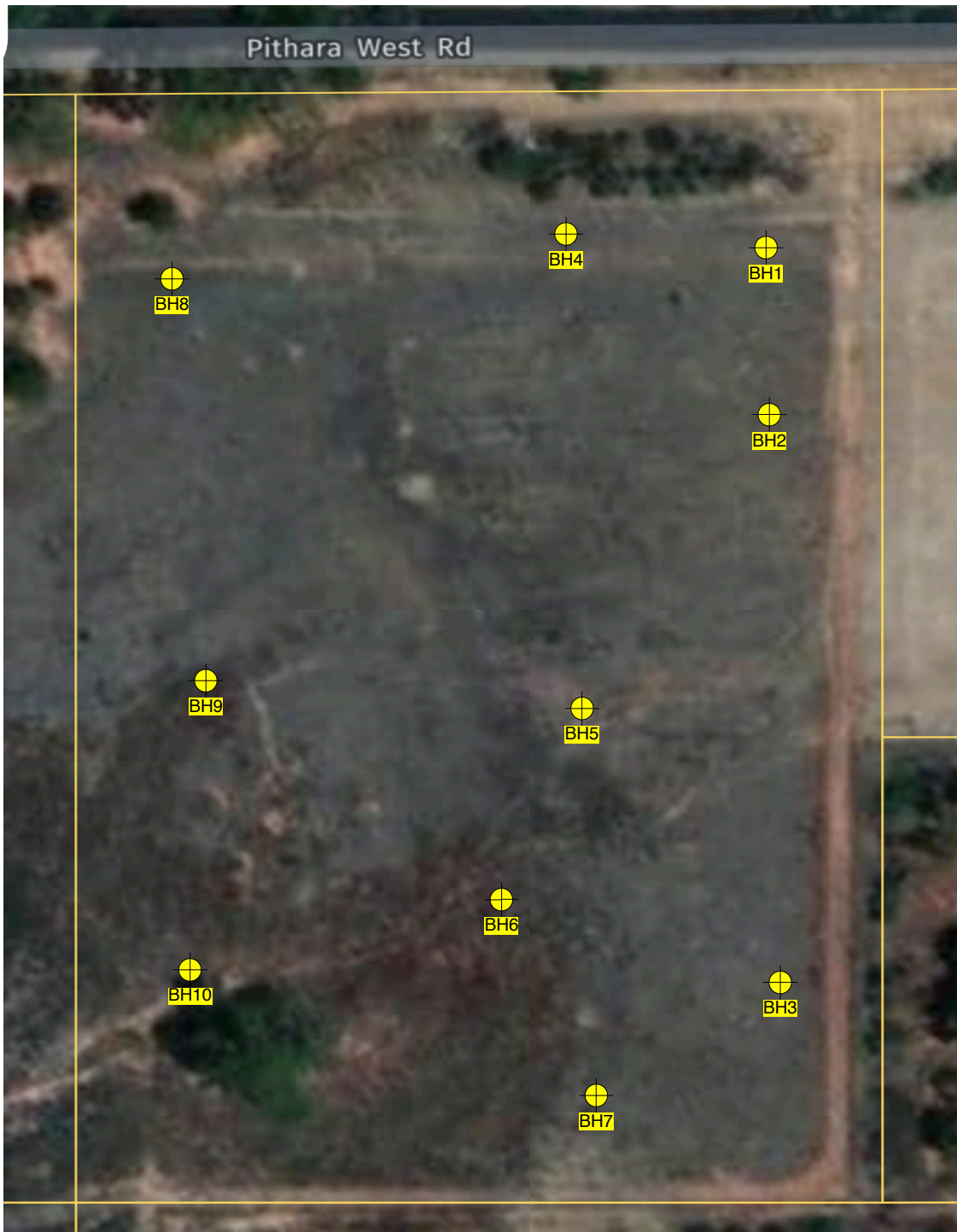
AS 1726-2017 Geotechnical site investigation

AS 2870-2011 Residential slabs and footings

AS 3798-2007 Guidelines on earthworks for commercial and residential developments

AS 4055-2012 Wind loads for housing

APPENDIX 1 – SITE LOCATION MAP



Note: Showing approximate test locations only

LEGEND



BH

Borehole



Zemla Pty Ltd (ABN 71 349 772 837) ATF the Young Purich and Higham
Unit Trust trading as Structerre Consulting

1 ERINDALE ROAD, BALCATT, WA 6021
TEL 9205 4500 FAX 9205 4501 EMAIL: wageotecheng@structerre.com.au

PROJECT:

Lot 92 Units 1-44 Pithara West Road, Pithara

PROJECT #: D322424

JOB #: J441640

CLIENT:

Dallcon

SCALE: NTS

DATE: 11 October 23

TITLE: Geotechnical Investigation Site Plan

DRAWN BY:

DH

CHECKED BY:

MEC

APPENDIX 2 – SITE PHOTOS



PHOTO 1 - Sample taken at BH3



PHOTO 2 - Sample taken at BH8



Zemla Pty Ltd (ABN 71 349 772 837) ATF the Young Purich and Higham
Unit Trust trading as Structerre Consulting

1 ERINDALE ROAD, BALCATTa, WA 6021
TEL 9205 4500 FAX 9205 4501 EMAIL: wageotecheng@structerre.com.au

PROJECT: Lot 92 Units 1-44 Pithara West Road, Pithara		
PROJECT #:	D322424	CLIENT: Dallcon
JOB #:	J441640	
SCALE:	NTS	TITLE: Site Photographs
DATE:	11 October 23	DRAWN BY: DH
		CHECKED BY: MEC



PHOTO 1 - Facing south from the road



PHOTO 2 - Facing north from the rear boundary



Zemla Pty Ltd (ABN 71 349 772 837) ATF the Young Purich and Higham
Unit Trust trading as Structerre Consulting

1 ERINDALE ROAD, BALCATTa, WA 6021
TEL 9205 4500 FAX 9205 4501 EMAIL: wageotecheng@structerre.com.au

PROJECT: Lot 92 Units 1-44 Pithara West Road, Pithara		
PROJECT #:	D322424	CLIENT: Dallcon
JOB #:	J441640	
SCALE:	NTS	TITLE: Site Photographs
DATE:	11 October 23	DRAWN BY: DH
		CHECKED BY: MEC

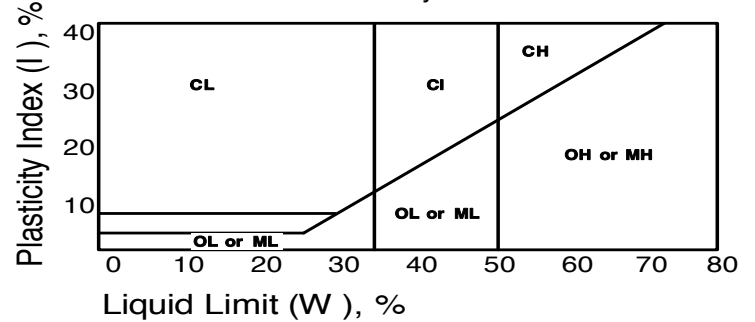
APPENDIX 3 – BORELOGS & BORELOG TERMINOLOGY

BORELOG TERMINOLOGY

Particle Size Distribution

Major Division	Subdivision	Size
	Boulders	>200mm
	Cobbles	200 - 63mm
Gravel	Coarse	63 - 20mm
	Medium	20 - 6mm
	Fine	6 - 2.36mm
Sand	Coarse	2.36 - 0.6mm
	Medium	0.6 - 0.2mm
	Fine	0.2 - 0.075mm

Plasticity



Consistency of Cohesive Soils

Term	Undrained Strength S_u (kPa)	Field Guide
Very Soft	< 12	Exudes between the fingers when squeezed in hand
Soft	12 - 25	Can be moulded by light finger pressure
Firm	25 - 50	Can be moulded by strong finger pressure
Stiff	50 - 100	Cannot be moulded by Fingers. Can be indented by thumb.
Very Stiff	100 - 200	Can be indented by thumb nail
Hard	> 200	Can be indented with difficulty by thumb nail.
Friable	-	Crumbles or powders when scraped by thumbnail






Consistency/Density of Non-Cohesive Soils

Term	Density Index (%)	SPT "N" Value Comparison	Moisture Content
Very Loose	< 15	0 - 4	D Dry
Loose	15 - 35	4 - 10	M Moist
Medium Dense	35 - 65	10 - 30	W Wet
Dense	65 - 85	30 - 50	S Saturated
Very Dense	> 85	> 50	

Minor Components

Term	Assessment Guide	Proportion of Minor Component In:
Trace	Presence just detectable by feel or eye, but soil properties little or no different to general properties of primary component	Coarse grained soils: < 5 % Fine grained soils: <15%
With	Presence easily detected by feel or eye, soil properties little different to general properties of primary component	Coarse grained soils: 5 - 12 % Fine grained soils: 15 - 30%

Soil Legend

 FILL	 CLAY	 GRAVEL	 CONCRETE
 TOPSOIL	 SILT	 LIMESTONE	 COMBINATIONS
 PEAT	 SAND	 BEDROCK	eg: Clay, Silty, Sandy

USCS

GW Well graded gravel	SC Clayey sand	OL Organic low plasticity silt	CL Low plasticity clay
GP Poorly graded gravel	SM Silty sand	ML Low plasticity silt	CI Intermediate plasticity clay
SW Well graded sand		MH High plasticity silt	CH High plasticity clay
SP Poorly graded sand		OH Organic high plasticity silt	PT Peat





















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WA | QLD | NSW | VIC

1 Erindale Road, Balcatta, Western Australia 6021 | PO Box 792, Balcatta, Western Australia 6914
Phone (+618) 9205 4500 | Fax (+618) 9205 4501 | Email wageotecheng@strucsterre.com.au | Web www.strucsterre.com.au
ABN 71 349 772 837 Zemla Pty Ltd ACN 008 966 283 as trustee for the Young Purich and Higham Unit Trust trading as Strucsterre Consulting Engineers

Project No. D322424 **Logged By** Tony Broadway **Machine** Soil Retrieval Probe **Easting** 467596

Job No. J441640 **Date** 11/10/2023 **Hole Dia.** 65mm **Northing** 6638451


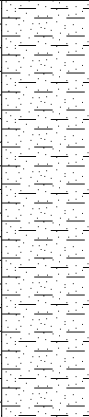
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				5	10	15	20	Depth	Type		
1		Topsoil:	St - VSt							D	
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/ brown (Colluvium)									
											
											
											
											
											
											
											
											
Terminated at 1.40 m											
2											
3											

Remarks

1. Termination reason: Refusal - interpreted on stiff clay
2. Hole stability: Hole stable
3. Samples taken: None
4. Co-ordinate system: WGS 84

Project No. D322424 **Logged By** Tony Broadway **Machine** Soil Retrieval Probe **Easting** 467594

Job No. J441640 **Date** 11/10/2023 **Hole Dia.** 65mm **Northing** 6638419


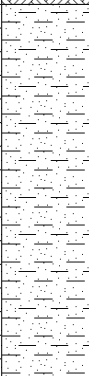
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				5	10	15	20	Depth	Type		
		Topsoil:									
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/brown (Colluvium)	St - VSt							D	
1		Terminated at 1.00 m									
2											
3											

Remarks

1. Termination reason: Refusal - interpreted on stiff clay
2. Hole stability: Hole stable
3. Samples taken: None
4. Co-ordinate system: WGS 84

Project No. D322424 **Logged By** Tony Broadway **Machine** Soil Retrieval Probe **Easting** 467567

Job No. J441640 **Date** 11/10/2023 **Hole Dia.** 65mm **Northing** 6638433

Depth	Graphic	Stratum Description	Consistency	DCP Blows/150mm				Samples		Moisture	Water Level
				5	10	15	20	Depth	Type		
		Topsoil:									
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/brown (Colluvium)	St - VSt							D	
1		Terminated at 0.90 m									
2											
3											

Remarks

1. Termination reason: Refusal - interpreted on stiff clay
2. Hole stability: Hole stable
3. Samples taken: None
4. Co-ordinate system: WGS 84

Project No. D322424

Logged By Tony Broadway

Machine Soil Retrieval Probe






Easting 467584

Job No. J441640

Date 11/10/2023

Hole Dia. 65mm

Northing 6638389

Depth	Graphic	Stratum Description	Consistency	DCP Blows/150mm				Samples		Moisture	Water Level
				5	10	15	20	Depth	Type		
		Topsoil:									
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/brown (Colluvium)									
1			St - VSt							D	
2											
		Terminated at 2.50 m									
3											

Remarks

1. Termination reason: Target depth
2. Hole stability:
3. Samples taken: None
4. Co-ordinate system: WGS 84

Project No. D322424

Logged By Tony Broadway

Machine Soil Retrieval Probe




Easting 467571

Job No. J441640

Date 11/10/2023

Hole Dia. 65mm

Northing 6638333

Depth	Graphic	Stratum Description	Consistency	DCP Blows/150mm				Samples		Moisture	Water Level
				5	10	15	20	Depth	Type		
1		Topsoil:	St - VSt							D	
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/brown (Colluvium)									
2		Terminated at 1.30 m									
3											

Remarks

1. Termination reason: Refusal - interpreted on stiff clay
2. Hole stability: Hole stable
3. Samples taken: None
4. Co-ordinate system: WGS 84

Project No. D322424

Logged By Tony Broadway

Machine Soil Retrieval Probe
















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Job No. J441640



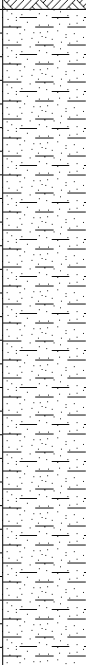

Date 11/10/2023

Hole Dia. 65mm

Northing 6638322

Depth	Graphic	Stratum Description	Consistency	DCP Blows/150mm				Samples		Moisture	Water Level
				5	10	15	20	Depth	Type		
		Topsoil:									
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/brown (Colluvium)									
											
											
											
1											
											
											
											
											
2											
											
											
											
											
3											


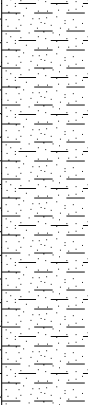
Project No. D322424 **Logged By** Tony Broadway **Machine** Soil Retrieval Probe **Easting** 467534
Job No. J441640 **Date** 11/10/2023 **Hole Dia.** 65mm **Northing** 6638439

Depth	Graphic	Stratum Description	Consistency	DCP Blows/150mm				Samples		Moisture	Water Level
				5	10	15	20	Depth	Type		
1		Topsoil:	St - VSt							D	
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/ brown (Colluvium)									
		Terminated at 1.50 m									
2											
3											

Remarks

1. Termination reason: Refusal - interpreted on stiff clay
2. Hole stability: Hole stable
3. Samples taken: None
4. Co-ordinate system: WGS 84


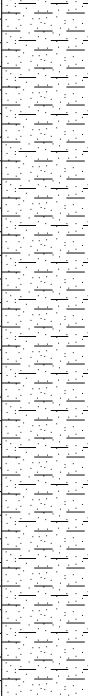
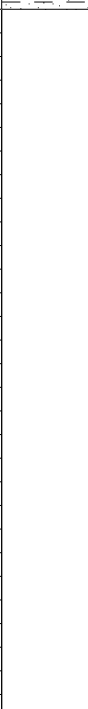
Project No. D322424 **Logged By** Tony Broadway **Machine** Soil Retrieval Probe **Easting** 467521
Job No. J441640 **Date** 11/10/2023 **Hole Dia.** 65mm **Northing** 6638392

Depth	Graphic	Stratum Description	Consistency	DCP Blows/150mm				Samples		Moisture	Water Level
				5	10	15	20	Depth	Type		
		Topsoil:									
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/brown (Colluvium)	St - VSt							D	
1		Terminated at 1.00 m									
2											
3											

Remarks

1. Termination reason: Refusal - interpreted on stiff clay
2. Hole stability:
3. Samples taken: None
4. Co-ordinate system: WGS 84

Project No. D322424 **Logged By** Tony Broadway **Machine** Soil Retrieval Probe **Easting** 467529
Job No. J441640 **Date** 11/10/2023 **Hole Dia.** 65mm **Northing** 6638337

Depth	Graphic	Stratum Description	Consistency	DCP Blows/150mm				Samples		Moisture	Water Level
				5	10	15	20	Depth	Type		
1		Topsoil:	St - VSt							D	
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/brown (Colluvium)									
2		Terminated at 1.60 m									
3											

Remarks

1. Termination reason: Refusal - interpreted on stiff clay
2. Hole stability: Hole stable
3. Samples taken: None
4. Co-ordinate system: WGS 84

APPENDIX 4 – LABORATORY TEST RESULTS

Sample No. 38039 **Client** Geotechnical
Job No. J441640 **Project** Lot 92, #Unit1-44 Pithara West road, Pithara

Laboratory testing carried out at Malaga Laboratory 44 Crocker Dr Malaga WA 6090

SAMPLE DETAILS

BH No. / Depth BH3 1.1M-1.7M Sampling Method Client
 Sample History 50°C Oven Dried Sample Preparation AS 1289 1.1

ATTERBERG LIMITS

Description	Method	Result (%)
Liquid Limit	AS 1289.3.1.2	64
Plastic Limit	AS 1289.3.2.1	25
Plasticity Index	AS 1289.3.3.1	39
Linear Shrinkage	AS 1289.3.4.1	16
Nature of Shrinkage		Flat

PARTICLE SIZE DISTRIBUTION

Method: AS 1289.3.6.1
Description: Particle size distribution by sieve analysis

Sieve Size (mm)	% Passing
19.0	100
2.36	70
0.425	44
0.075	21

AS 1726:2017 Clause 6.1

Material Description: Clayey SAND with gravel

AS Group Symbol: SC



Accreditation Number 18742

Soils Analysis Workbook V 4.03 04-May-22

Ben Stroop
 Authorized Signatory Senior Laboratory Technician

Date: 19-Oct-23

AS 1289.3.6.1 Report Feb 18

WA | QLD | NSW | VIC

1 Erindale Road, Balcatta, Western Australia 6021 | PO Box 792, Balcatta, Western Australia 6914
 Phone (+618) 9205 4500 | Fax (+618) 9205 4501 | Email wageotechlab@structerre.com.au | Web www.structerre.com.au
 ABN 71 349 772 837 Zemla Pty Ltd ACN 008 966 283 as trustee for the Young Purich and Higham Unit Trust trading as Structerre Consulting Engineers

Sample No. 38040 **Client** Geotechnical
Job No. J441640 **Project** Lot 92 Unit 1-44 Pithara west rd,
Pithara

Laboratory testing carried out at Malaga Laboratory 44 Crocker Dr Malaga WA 6090

SAMPLE DETAILS

BH No. / Depth BH7 0.8M-15.M Sampling Method Client
Sample History 50°C Oven Dried Sample Preparation AS 1289 1.1

ATTERBERG LIMITS

Description	Method	Result (%)
Liquid Limit	AS 1289.3.1.2	60
Plastic Limit	AS 1289.3.2.1	26
Plasticity Index	AS 1289.3.3.1	34
Linear Shrinkage	AS 1289.3.4.1	16
Nature of Shrinkage		Curled

PARTICLE SIZE DISTRIBUTION

Method: AS 1289.3.6.1
Description: Particle size distribution by sieve analysis

Sieve Size (mm)	% Passing
19.0	100
2.36	98
0.425	81
0.075	62

AS 1726:2017 Clause 6.1

Material Description: Sandy CLAY trace gravel

AS Group Symbol: CH or OH



Accreditation Number 18742

Soils Analysis Workbook V 4.03 04-May-22

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Authorized Signatory Senior Laboratory Technician

Date: 19-Oct-23

AS 1289.3.6.1 Report Feb 18

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1 Erindale Road, Balcatta, Western Australia 6021 | PO Box 792, Balcatta, Western Australia 6914
Phone (+618) 9205 4500 | Fax (+618) 9205 4501 | Email wageotechlab@strucrerre.com.au | Web www.strucrerre.com.au
ABN 71 349 772 837 Zemla Pty Ltd ACN 008 966 283 as trustee for the Young Purich and Higham Unit Trust trading as Strucrerre Consulting Engineers

Sample No. 38041 **Client** Geotechnical
Job No. J441640 **Project** Lot 92 Unit 1-44 Pithara west rd,
Pithara

Laboratory testing carried out at Malaga Laboratory 44 Crocker Dr Malaga WA 6090

SAMPLE DETAILS

BH No. / Depth BH8 0.7M-1.3M Sampling Method Client
Sample History 50°C Oven Dried Sample Preparation AS 1289 1.1

ATTERBERG LIMITS

Description	Method	Result (%)
Liquid Limit	AS 1289.3.1.2	53
Plastic Limit	AS 1289.3.2.1	20
Plasticity Index	AS 1289.3.3.1	33
Linear Shrinkage	AS 1289.3.4.1	15
Nature of Shrinkage		Curled

PARTICLE SIZE DISTRIBUTION

Method: AS 1289.3.6.1
Description: Particle size distribution by sieve analysis

Sieve Size (mm)	% Passing
19.0	100
2.36	98
0.425	70
0.075	48

AS 1726:2017 Clause 6.1

Material Description: Sandy CLAY trace gravel

AS Group Symbol: CH or OH



Accreditation Number 18742

Soils Analysis Workbook V 4.03 04-May-22

Ben Stroop
Authorized Signatory Senior Laboratory Technician



Date: 19-Oct-23

AS 1289.3.6.1 Report Feb 18

WA | QLD | NSW | VIC

1 Erindale Road, Balcatta, Western Australia 6021 | PO Box 792, Balcatta, Western Australia 6914
Phone (+618) 9205 4500 | Fax (+618) 9205 4501 | Email wageotechlab@strucrerre.com.au | Web www.strucrerre.com.au
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ATTACHMENT 8
Site & Soil Evaluation Report

Site & Soil Evaluation Report

Site and Soil Evaluation for Onsite Sewage Management

Lot 92 Pithara West Road, Pithara

Prepared for: Shire of Dalwallinu
Prepared by: Structerre Consulting
Telephone: (08) 92054500
Email: wageotecheng@structerre.com.au
Ref No: D322424 / J441646-Rev1

Date: 13.11.2023

Document History

Issue No (version)	Original prepared by	Issued to (description /section revised)	Date	Reviewed by	Field Assessment Date	Approved by	Approval Date
Rev0	FS	Approval	30.10.2023	MC	11.10.2023	MC	
Rev1	FS	Approval	13.11.2023	MC	11.10.2023	MC	

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1. Introduction

1.1 The Consultant

The field investigation and report have been undertaken and overseen by the following suitably experienced staff.

Geotechnical Technician – Tony Broadway

8 years' field experience at Structerre Consulting working across a wide range of site and soil conditions.

Civil Engineer – Farhad Silwanagh

Civil and Geotechnical Engineer

8 years' experience in civil and geotechnical engineering at Structerre Consulting. Experience includes the design consultation for various sized waste water treatment applications to include; single residence, mixed use commercial developments.

Geotech Division Manager – Mel Castle

Mel Castle has been involved in civil construction inspection and testing for in excess of 35 years. Experienced in earthworks construction monitoring – residential & commercial, site supervision – earthworks, field and laboratory testing & inspection in construction materials including soils, aggregates, concrete, brick and block, rocks and pavements.

1.2 Report Summary

Structerre Consulting (Structerre) has been engaged to undertake a Site-and-Soil Evaluation (SSE) for a group dwelling development of an approximately 20,487m² at Lot 92 Pithara West Road, Pithara.

This report details an onsite sewage management system and is to accompany an application to install an Onsite Sewage System and submitted to the Shire of Dalwallinu. This document provides information about the site and soil conditions. It also provides a detailed SSE including a conceptual design for a suitable onsite sewage management system, including recommendations for monitoring and management requirements. As sufficient land area is available for effluent disposal, the recommendations of these findings are:

- To the proposed (40x Units) development on existing Lot 92 provide secondary level treatment by a suitable Department of Health (DOH) approved treatment system and the effluent applied to Land Application Area (LAA) via secondary treated Flatbed leach drain disposal system.
- All manufactured products selected as part of future detailed design shall be listed on the Department of Health approved products.

2. Site and Development Description

The site is located at Proposed Unit Development - Lot 92 Units 1-40 Pithara West Road, Pithara, Shire of Dalwallinu. Pithara West Road lies to the north of the site with rural properties to the south, east and west.

Table 1: Description of development

Development Characteristic	Description
Site Address	Lot 92 Pithara West Road, Pithara WA 6608
Owner/Developer	Dallcon
Postal Address	Cnr, Huggett Drive and Garland St, Dalwallinu WA 6609
Contact/Mob	Rikky Sprigg / 0438 640 610
Local Government	Shire of Dalwallinu
Zoning	No R Code (Rural)
Proposal & Lot size	1 Existing Lot – (20,487m ²)
Water Supply	Water Tanks
Anticipated Wastewater Load	40x Chalets shall consist of 2 bedrooms with a daily hydraulic load of 22,560L/day (As per Department of Health WA Regulation 29 Schedule 9)
Availability of Sewer	The area is currently unsewered and unlikely to be serviced by reticulated sewerage within the next 10-20 years due to low development density in the area and high cost associated with any extension.

3. Site and Soil Assessment

3.1 Site Assessment

Structerre Consulting undertook the site investigation on 11.10.2023

The assessment of the suitability of this site to retain on-site sewage and the recommendations in this report are based on on-site investigations, laboratory testing and desktop study of available geological and topographic published sources relevant to the lot.

On-site investigation of the site including visual inspection, borehole sampling, percolation testing and soil identification. The desktop study involved the review of publically available publications from various government agencies relating to the geological setting, water table monitoring and topography of the site.

Based on the results of the site and soil assessment, the overall land capability of the site for onsite wastewater disposal is constrained, however the proposed sewage system is able to be designed and installed to satisfactorily meet the requirements of AS 1547 and the Health Regulations 1974 (treatment of Sewage and Disposal of Effluent and Liquid Waste).

SITE KEY FEATURES

Table 2 summarises the key features of the site in relation to effluent management proposed for the site.

NOTE:

- The site is not in a sewage sensitive area as per PlanWA online mapping.
- There are no Private bores within property.
- The site is not inside a public drinking water source area as per Public drinking water source areas (PDWSA) online mapping.
- The site is not located in Floodplains as per online mapping.
- No water course is located in close proximity to Lot 92.
- The risk of effluent transport offsite is low.

Figure 1: Locality Plan



Table 2: Site characteristics and mitigation measures

Feature	Description	Level of Constraint	Mitigation Measures
Climate	Annual rainfall to October 2023 162.8mm Station Dalwallinu Average annual pan evaporation is 2,200mm (derived from BOM Annual Average PAN Evaporation Map).	Low	NN
Exposure	No trees are located within the lot; the site is considered to have high exposure to sun and wind.	Low	NN
Vegetation	Open grassland, no hydrophillic vegetation in the proposed effluent management area or surrounds.	Low	NN
Landform & Drainage	No visible signs of water ponding at time of assessment.	Low	NN
Slope	The lot slopes from Southwest to the Northeast. Site is largely flat and level, (<10% slope).	Low	NN
Fill	No signs of imported fill material observed at time of assessment.	Low	NN
Surface Gravel and Rock Outcrops	No surface gravel or rock outcrops observed.	Low	NN
Erosion Potential	No evidence of sheet or rill erosion; No evidence of landslip and landslip potential is low due to the small slope of site.	Low	NN
Vertical Separation From Groundwater	Groundwater/Perched water was NOT encountered in BH1 to BH10 up to 2.5m below surface level at the time of site inspection (11.10.2023) The Perth Groundwater Atlas (Waters & Rivers Commission) has no available information for the groundwater levels for this site. The Landgate website indicates the ground surface level at this site was approximately 317-321m Australian Height Datum (AHD) falling from Southwest to Northeast.	Low	Ensure minimum 0.6m separation between maximum groundwater level and discharge point of sewage system with use of fill material for the LAA
Public Drinking Water Source Areas & Sewage Sensitive Areas	The site is not located in a sewage sensitive area. The site is located in a public drinking water source area as per public drinking source areas (PDWSA) online mapping.	Low	Ensure minimum 0.6m separation between maximum groundwater level and discharge point of sewage system with use of fill material for the LAA.

Surface Waters and Separation From Water Resources	No Natural water courses are in close proximity to Lot 92.	Low	Minimum 100m clearance from edge/riparian of existing WC open channel drain.
Rainfall Run-on and Seepage	No evidence of stormwater run-on to the proposed LAA observed.	Low	NN
Flood Potential	The lot is not located within the floodplains.	Low	NN
Horizontal Setback Distances	All relevant setback distances to the LAA are achievable for proposed development.	Low	NN
Available Land Application Area (LAA)	Considering all the constraints and buffers, the site has ample suitable land for a LAA for secondary treated effluent disposal. The proposed effluent management area is as nominated in Figure 2.	Low	NN

*NN: not needed

**LAA: Land Application Area

3.2 Soil Assessment

A geotechnical site investigation was conducted across 10 locations on 11.10.2023. A soil retrieval probe was used to sample the soil by bore holes up to 2.5m in depth. Constant head permeability testing was carried out as per AS1547:2012. This was sufficient to adequately characterise the soils expected throughout the area of interest. Soil profile descriptions for the bore hole are provided in the appendix. The site geotechnical assessment and percolation test results are consistent with Soil Permeability Category 4: Clay loams – Weakly structured as per AS1547-2012. Table 3 below provides an assessment of the characteristics of borehole to the proposed LAA. All supporting logs and documentation can be found in the appendix of this report.

Table 3: Soil Assessment

Feature	Assessment	Level of Constraint	Mitigation Measures
Profile Depths	0-100mm Topsoil. 100-2500mm: Sandy CLAY (fine to medium grained), high plasticity with trace gravel, red/brown	High	Provide secondary treatment to systems with large daily hydraulic loads
Depth to Water Table	Groundwater/Perched water was NOT encountered in BH1 to BH10 up to 2.5m below surface level at the time of site inspection (11.10.2023) The Perth Groundwater Atlas (Waters & Rivers Commission) has no available information for the groundwater levels for this site. The Landgate website indicates the ground surface level at this site was approximately 317-321m Australian Height Datum (AHD) falling from Southwest to Northeast.	High	Ensure Minimum 0.6m separation between maximum groundwater level and discharge point of secondary treated-site sewage system.
Particle Size distribution	100% passing the 19mm sieve	Low	NN
Soil Colour	Yellow/Brown soil.	Low	NN
Soil Permeability & Design Loading Rates	Soil Permeability Category 4: Clay loams – Weakly structured as per AS1547-2012. Mean Permeability of <0.5 m/day using the Constant head method. Refer to Table 4 for Permeability of BH1-2.	Low	Installation of secondary treatment system with leach drain disposal type effluent disposal system.

Table 4: Permeability Test Results

Test Location	Soil Type	Permeability
1	Sandy CLAY	0.3m/day
2	Sandy CLAY	0.2m/day
3	Sandy CLAY	0.3m/day
4	Sandy CLAY	0.4m/day
5	Sandy CLAY	0.3m/day
6	Sandy CLAY	0.25m/day
7	Sandy CLAY	0.3m/day
8	Sandy CLAY	0.3m/day
9	Sandy CLAY	0.3m/day
10	Sandy CLAY	0.3m/day

OVERALL LAND CAPABILITY OF THE SITE

Based on the results of the site and soil assessment tabled above and provided in the appendices, the overall land capability of the proposed onsite sewage system is constrained. However, the proposed onsite sewage system is able to be designed and installed to satisfactorily meet the requirements of AS 1547 and the Health (treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.

4. Wastewater Management System

The following sections provide an overview of a suitable onsite sewage system, with sizing and design considerations and justification for its selection. Final detailed design for the system should be undertaken at the time of the building application and submitted to Local Government to seek approval.

4.1 TREATMENT SYSTEM

Provide for secondary treated effluent, with a minimum required effluent quality of:

- Biochemical Oxygen Demand (BOD) < 20 mg/L;
- Total Suspended Solids (TSS) < 30 mg/L;
- 10 cfu < 100 mg/L;

Refer to the DOH website for the list of approved manufacturers of disposal systems section <http://www.health.wa.gov.au/>. The property owner has the responsibility for the final selection of the treatment system and will include the details of it in the Onsite sewage system Approval to Install application form for local government approval.

4.2 Land Application System

A range of possible land application systems have been considered, such as absorption trenches and subsurface irrigation. The preferred system is Flatbed leach drain disposal system for the proposed 40x Units on existing Lot 92.

Sizing of Land Application Area per Unit

Sized, according for disposal of the calculated daily hydraulic load, the soil classification and quality of effluent being disposed.

Data to be used in the sizing of Flatbed leach drain disposal area:

- Estimated Daily Hydraulic Load (2-bedroom Chalet);
 - Maximum 3 Residents per Unit = 450L
 - Totalling 22,560 L/day Hydraulic Load (As per Department of Health WA Regulation 29 Schedule 9)
- Soil Classification – Category 4: Clay loams – Weakly structured as per AS1547:2012
- Category 4 Clay loams - Design Loading Rate (DLR) 20 for secondary septic treatment system.

The required total length of leach drain required is calculated on the approved filtrative area (m²/m) of the selected leach drain.

- Approved DS Water Management Flatbed Leach Drain with a filtrative area 2.4m²/m.

$$\begin{aligned} \text{Length of Leach Drain} &= \text{L/day} / \text{DLR} / \text{IA (2.4m}^2\text{/m)} \\ &= 22,560 / 20 / 2.4 \\ &= 470\text{m} \end{aligned}$$

Total LAA of the proposed development:

- LAA of Area A: 16 x 20m x 2.4m Flatbed Leach Drains, requiring a LAA (inclusive of 1.8m setbacks and 1.8m between the Flatbed leach drains) of 69m x 23.6m
- LAA of Area B: 8 x 20m x 2.4m Flatbed Leach Drains, requiring a LAA (inclusive of 1.8m setbacks and 1.8m between the Flatbed leach drains) of 35.4m x 23.6m
- LAA of Area A effluent disposal area = 1628.4m²
- LAA of Area B effluent disposal area = 835.44m²
- Total LAA OF Area A and Area B = 2,463.84m²

Note: Application for the new effluent system is to be sized in accordance with current governing regulations.

Siting and configuration of the proposed leach drain disposal system

- Not be used for purposes that compromise the effectiveness of the system or access for future maintenance purposes.
- Be used only for effluent application.
- Have boundaries clearly delineated by appropriate border.
- Have no run-off or seepage of effluent beyond the designated area.

Buffer distances

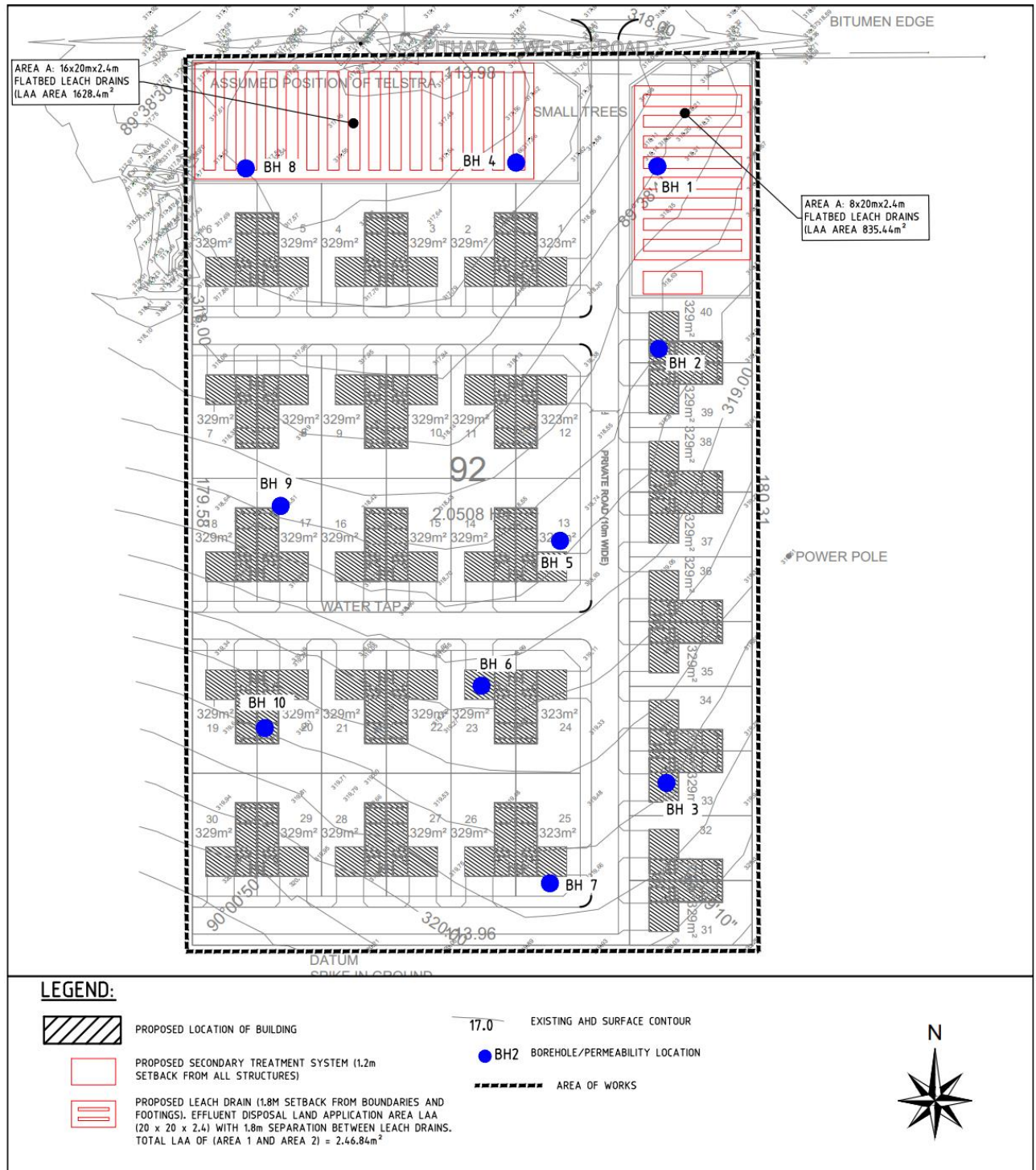
Setback buffer distances from effluent land application areas and treatment systems are required to help prevent human contact, maintain public amenity and protect sensitive environments. The relevant buffer distances for this site are:

- The disposal system should maintain minimum horizontal setbacks of:
 - 100m from high water mark of a reservoir or any bore used for public drinking, reservoir, waterways, significant wetlands and not within a waterway foreshore area or wetland buffer (the separation distance is to be measured from of riparian or wetland vegetation).
 - 30m from potable private bore intended for consumption
 - 1.8m downslope from property boundaries (may be dependent on local authority guidelines)
 - 1.2m from driveways and paved surfaces
 - 6.0m from any stormwater drainage systems
 - 1.8m from building footings
- 0.6m separation from discharge point of the secondary treated onsite sewage system to the highest groundwater level.
- On completion of the proposed disposal area, appropriate landscaping should be undertaken (i.e. planting of shallow rooted grasses / shrubs).
- On completion of the proposed disposal area, appropriate landscaping should be undertaken (i.e. planting of shallow rooted grasses / shrubs).

Installation of the leach drain disposal system

Installation of the leach drain disposal system must be carried out by a suitably qualified and licensed plumber or drainer experienced with onsite sewage disposal systems. Figure 2 shows the preliminary siting of the proposed wastewater disposal system in line with the required setbacks. This plan may differ based on the final number of occupants per building, dwelling location and any other intended developments on site.

Figure 2: Site Plan – Proposed Effluent Disposal & Stormwater Management



5. Stormwater Management

The Land Application areas for the proposed Lot is located on the low side of the Lot, therefore Stormwater run-off will need to be diverted away from the LAA. It is expected that run-off from the developed site will be managed and maintained within the Lot.

Stormwater works to be designed to the Shire of Dalwallinu requirements and approvals, with proposed criteria of 1 in 20-year ARI 5 minute duration event (subject to council approval) for the proposed development within Lot 92.

Lot size	20,487m ²
Approximate Impervious Area per Unit	100m ²
Required Retention	1.25m ³ Volume

Stormwater collected from roofs and other impervious surfaces must not be disposed of into the wastewater treatment system or onto the land application system.

Note: design of the stormwater drainage will be done by others.

6. Monitoring, Operation and Maintenance

Maintenance is to be carried out in accordance with the manufacturers instructions and to AS/NZS 1547-2012 Section 6, Appendix T & U. The treatment system will only function adequately if appropriately and regularly maintained.

To ensure the treatment system functions adequately, residents must:

- Scrape dishes and remove fats and solids before washing.
- Not dispose solids, sanitary napkins and other hygiene products in the system.
- Not use a food waste disposal unit.
- Use household cleaning products that are suitable for septic tanks.
- Keep as much fat and oil out of the system as possible.
- Conserve water (AAA rated fixtures and appliances are recommended).

To maintain adequate performance of the system, residents must ensure:

- Septic tanks and biosolids settling vessels undergo regular pump-out by licensed waste contractors to remove accumulated sediment.
- No structures and/or paths are constructed over the LAA, vehicles avoid access to the LAA to prevent damage.
- Secondary treatment system to undergo maintenance servicing by a provider approved by the Department of Health as required.

7. Conclusions

As a result of our investigations we conclude that a sustainable onsite sewage management system can be installed to meet the needs of the proposed development at Lot 92 Pithara West Road, Pithara. Specifically, we recommend the following:

- The site is not in a sewage sensitive area as per PlanWA online mapping.
- Installation of Secondary treated effluent system, by a suitable DOH-approved treatment system of volume required for final calculated daily hydraulic load.
- LAA for the effluent disposal system of the proposed development within Lot 92 shall be set at existing ground level and maintain minimum 0.6m clearance from leach drain discharge point to the maximum recorded groundwater level.
- The Soil Category for this lot is classified as “Category 4: Clay loams – Weakly structured as per AS1547:2012” with the (LAA) via secondary treated leach drain disposal system.
- Total LAA of Area A and Area B to service the proposed development at Lot 92 is 2,463.84m².
- Positioning of LAA to be minimum 100m from adjacent waterways at all times.
- At the time of site inspection on 11.10.2023 groundwater was not encountered at 2.5m below surface level.
- Operation and management of the treatment and disposal system in accordance with the manufacturers instructions and to AS/NZS 1547, the DOH Approval and the recommendations made in this report.

8. References

Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974

Government of Western Australia (2019). *Government Sewerage Policy*.

Standards Australia/Standards New Zealand (2012). AS/NZS 1547:2012 *On-site domestic-wastewater management*.

Standards Australia/Standards New Zealand (2014). AS/NZS 1289:2014 *Methods of testing soils for engineering purposes Definitions and general requirements*.

Government of Western Australia, Department of Planning, Lands and Heritage. *PlanWA* <https://espatial.dplh.wa.gov.au/PlanWA/Index.html?viewer=PlanWA>

Government of Western Australia, Department of Water and Environmental Regulation. *Western Australia floodplain mapping*

<https://dow.maps.arcgis.com/apps/webappviewer/index.html?id=9817b8d31c224846abb68a75478e9cf0>

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Government of Western Australia, Department of Water and Environmental Regulation.
Public drinking water source area mapping tool <https://www.water.wa.gov.au/maps-and-data/maps/public-drinking-water-source-area-mapping-tool>

Government of Western Australia, Department of Water and Environmental Regulation.
Perth groundwater map <https://www.water.wa.gov.au/maps-and-data/maps/perth-groundwater-atlas>

Water Corporation WA. *ESInet* <https://esinet.watercorporation.com.au/>

Government of Western Australia, Department of Industry and Resources. *Geology and landforms of the Perth region.*

Government of Western Australia, Department of Mines, Industry Regulation and Safety.
GeoVIEW.WA <https://geoview.dmp.wa.gov.au/geoview/?Viewer=GeoView>

Government of Western Australia, Department of Water. *Lower Serpentine Hydrological Studies – Conceptual Model Report*
https://www.water.wa.gov.au/data/assets/pdf_file/0020/3656/101835.pdf

Appendix A: Soil profile



Project No. D322424 **Logged By** Tony Broadway **Machine** Soil Retrieval Probe **Easting** 467596
Job No. J441640 **Date** 11/10/2023 **Hole Dia.** 65mm **Northing** 6638451

Depth	Graphic	Stratum Description	Consistency	DCP Blows/150mm				Samples		Moisture	Water Level
				5	10	15	20	Depth	Type		
		Topsoil:									
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/ brown (Colluvium)									
			St - VSt							D	
1											
		Terminated at 1.40 m									
2											
3											

Remarks

1. Termination reason: Refusal - interpreted on stiff clay
2. Hole stability: Hole stable
3. Samples taken: None
4. Co-ordinate system: WGS 84



Project No. D322424 **Logged By** Tony Broadway **Machine** Soil Retrieval Probe **Easting** 467594
Job No. J441640 **Date** 11/10/2023 **Hole Dia.** 65mm **Northing** 6638419

Depth	Graphic	Stratum Description	Consistency	DCP Blows/150mm				Samples		Moisture	Water Level
				5	10	15	20	Depth	Type		
		Topsoil:									
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/brown (Colluvium)	St - VSt							D	
1		Terminated at 1.00 m									
2											
3											

Remarks

1. Termination reason: Refusal - interpreted on stiff clay
2. Hole stability: Hole stable
3. Samples taken: None
4. Co-ordinate system: WGS 84



Project No. D322424 **Logged By** Tony Broadway **Machine** Soil Retrieval Probe **Easting** 467597
Job No. J441640 **Date** 11/10/2023 **Hole Dia.** 65mm **Northing** 6638347

Depth	Graphic	Stratum Description	Consistency	DCP Blows/150mm				Samples		Moisture	Water Level
				5	10	15	20	Depth	Type		
		Topsoil:									
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/brown (Colluvium)									
1			St - VSt							D	
2											
		Terminated at 2.50 m									
3											

Remarks

1. Termination reason: Target depth
2. Hole stability:
3. Samples taken: None
4. Co-ordinate system: WGS 84



Project No. D322424 **Logged By** Tony Broadway **Machine** Soil Retrieval Probe **Easting** 467567
Job No. J441640 **Date** 11/10/2023 **Hole Dia.** 65mm **Northing** 6638433

Depth	Graphic	Stratum Description	Consistency	DCP Blows/150mm				Samples		Moisture	Water Level
				5	10	15	20	Depth	Type		
		Topsoil:									
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/brown (Colluvium)	St - VSt							D	
1		Terminated at 0.90 m									
2											
3											

Remarks

1. Termination reason: Refusal - interpreted on stiff clay
2. Hole stability: Hole stable
3. Samples taken: None
4. Co-ordinate system: WGS 84


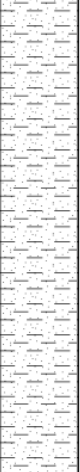
Project No. D322424 **Logged By** Tony Broadway **Machine** Soil Retrieval Probe **Easting** 467584
Job No. J441640 **Date** 11/10/2023 **Hole Dia.** 65mm **Northing** 6638389

Depth	Graphic	Stratum Description	Consistency	DCP Blows/150mm				Samples		Moisture	Water Level
				5	10	15	20	Depth	Type		
		Topsoil:									
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/brown (Colluvium)									
1			St - VSt							D	
2											
		Terminated at 2.50 m									
3											

Remarks

1. Termination reason: Target depth
2. Hole stability:
3. Samples taken: None
4. Co-ordinate system: WGS 84

Project No. D322424 **Logged By** Tony Broadway **Machine** Soil Retrieval Probe **Easting** 467571
Job No. J441640 **Date** 11/10/2023 **Hole Dia.** 65mm **Northing** 6638333

Depth	Graphic	Stratum Description	Consistency	DCP Blows/150mm				Samples		Moisture	Water Level
				5	10	15	20	Depth	Type		
		Topsoil:									
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/brown (Colluvium)	St - VSt							D	
1											
		Terminated at 1.30 m									
2											
3											

Remarks

1. Termination reason: Refusal - interpreted on stiff clay
2. Hole stability: Hole stable
3. Samples taken: None
4. Co-ordinate system: WGS 84



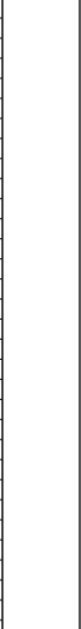
Project No. D322424 **Logged By** Tony Broadway **Machine** Soil Retrieval Probe **Easting** 467582
Job No. J441640 **Date** 11/10/2023 **Hole Dia.** 65mm **Northing** 6638322

Depth	Graphic	Stratum Description	Consistency	DCP Blows/150mm				Samples		Moisture	Water Level
				5	10	15	20	Depth	Type		
		Topsoil:									
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/brown (Colluvium)									
1			St - VSt							D	
2											
		Terminated at 2.50 m									
3											

Remarks

1. Termination reason: Target depth
2. Hole stability:
3. Samples taken: None
4. Co-ordinate system: WGS 84



Project No. D322424 **Logged By** Tony Broadway **Machine** Soil Retrieval Probe **Easting** 467534
Job No. J441640 **Date** 11/10/2023 **Hole Dia.** 65mm **Northing** 6638439

Depth	Graphic	Stratum Description	Consistency	DCP Blows/150mm				Samples		Moisture	Water Level
				5	10	15	20	Depth	Type		
1		Topsoil:	St - VSt							D	
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/brown (Colluvium)									
2			St - VSt							D	
3		Terminated at 1.50 m	St - VSt							D	

Remarks

1. Termination reason: Refusal - interpreted on stiff clay
2. Hole stability: Hole stable
3. Samples taken: None
4. Co-ordinate system: WGS 84



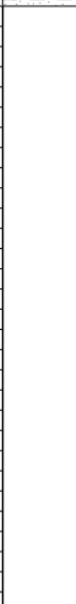
Project No. D322424 **Logged By** Tony Broadway **Machine** Soil Retrieval Probe **Easting** 467521
Job No. J441640 **Date** 11/10/2023 **Hole Dia.** 65mm **Northing** 6638392

Depth	Graphic	Stratum Description	Consistency	DCP Blows/150mm				Samples		Moisture	Water Level
				5	10	15	20	Depth	Type		
		Topsoil:									
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/brown (Colluvium)	St - VSt							D	
1		Terminated at 1.00 m									
2											
3											

Remarks

1. Termination reason: Refusal - interpreted on stiff clay
2. Hole stability:
3. Samples taken: None
4. Co-ordinate system: WGS 84

Project No. D322424 **Logged By** Tony Broadway **Machine** Soil Retrieval Probe **Easting** 467529
Job No. J441640 **Date** 11/10/2023 **Hole Dia.** 65mm **Northing** 6638337

Depth	Graphic	Stratum Description	Consistency	DCP Blows/150mm				Samples		Moisture	Water Level
				5	10	15	20	Depth	Type		
1		Topsoil:	St - VSt							D	
		CH: Sandy CLAY: high plasticity, trace gravel quartz red/ brown (Colluvium)									
2			St - VSt							D	
3		Terminated at 1.60 m	St - VSt							D	

Remarks

1. Termination reason: Refusal - interpreted on stiff clay
2. Hole stability: Hole stable
3. Samples taken: None
4. Co-ordinate system: WGS 84

Appendix B: Boreholes site photos

Borehole 3



Appendix C: Site photo



9.2.2 Workforce Accommodation (DA 072324)*

Report Date	27 August 2024
Applicant	Akron P/L
File Ref	A8942
Previous Meeting Reference	Nil
Prepared by	Doug Burke, Manager Planning & Development Services
Supervised by	Jean Knight, Chief Executive Officer
Disclosure of interest	Nil
Voting Requirements	Simple Majority
Attachments	Supporting Documentation

Purpose of Report

Council is requested to consider amending the conditions attached to the consent given for the development application DA 072324.

Background

At the Ordinary Meeting of Council held 27 May 2024, Council approved a development application (DA 072324) subject to conditions.

The proposed development was for workforce accommodation to be situated at 38 McConnell Street, Pithara.

Subsequent to the approval being given, the applicant exercised their right to appeal the decision before the State Administration Tribunal (31 May 2024).

The Tribunal sought to seek mediation between the applicant and the Council (the respondents). The Tribunal has invited the respondents to '*reconsider the decision on or before the '6 September 2024'*'.

Consultation

Chief Executive Officer

Legislative Implications

State Administrative Tribunal Act 2004

Under s72 of the Act, the Tribunal may make an order or give a direction including the power to make an order subject to conditions and the power to make any ancillary order or direction the Tribunal considers appropriate for achieving the purpose for which it may exercise the primary power.

Planning and Development (Local Planning Schemes) Regulations 2015

The Council, as the decision maker, has the power under r.77 of the Regulations to 'amend or delete any condition to which the approval is subject'.

Policy Implications

Nil

Financial Implications



Nil

Strategic Implications

Nil

Site Inspection

Not applicable

Triple Bottom Line Assessment

Economic implications

There are no known significant economic implications associated with this proposal.

Social implications

There are no known significant social implications associated with this proposal.

Environmental implications

There are no known significant environmental implications associated with this proposal.

Officer Comment

The appeal notice submitted to the Tribunal requested that the Tribunal provide orders that required the Council to *'remove conditions #s 2, 11 & 12 from the conditions of approval (DA 072324) for the proposed workforce accommodation facility'*.

The relevant conditions that are being appealed against in the Tribunal are as below:

2. *This approval is valid for two (2) years from the date of occupancy. Following expiry of this period, all development works must be demolished, materials removed from the site unless a further development approval is granted by the Shire;*
11. *Metal bars and any other visually intrusive security screens shall not be used on windows and doors;*
12. *Prior to occupation or use of the development, a management statement shall be prepared and clearly displayed in the Workforce Accommodation detailing:*
 - *Maintenance,*
 - *Site access,*
 - *Emergency management.*
 - *Security, and*
 - *Occupant rules.*

The applicant has submitted the following documents in support of their appeal, for the Council's consideration. Copies of which have been condensed into the one attachment to this report (9.2.2 Attachment).

- Amended boundary fencing plan
- 'Code of Conduct' for the residents and a Workforce Management Plan
- Gantt chart expressing the proposed time-line for the development to evolve



Shire Officers have reviewed the documents and are satisfied that the proponents will comply with the intent of the cited approval conditions if said documents are adhered to. As such, it is recommended that the Council consider amending the development approval (DA 072324) by way of:

- Amending Condition # 2,
- Removing Condition #11, and
- Removing Condition #12.

Officer Recommendation

That Council amend the conditions attached to development consent (DA 072324) issued on 27 May 2024 to read as follows:

1. The development (workforce accommodation facility) is to be carried out in accordance with the documents endorsed with the Shire's stamp, except where amended by other conditions of this consent. If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency;
2. Without further approval from Shire of Dalwallinu Council, in writing, this approval will lapse and have no force or effect after two years of the date of this permit if not substantially commenced.
3. Prior to lodging an application for a building permit, a Waste Management Plan is approved by the Shire. The management plan must include, but not limited to, the following details:
 - a) The location of bin storage areas and bin collection areas; and
 - b) The number, volume and type of bins.
4. Prior to lodging an application for a building permit, a landscaping and maintenance plan must be submitted and approved by the Shire. The landscaping plan must detail the following:
 - a) The location, number, size, density and species type of proposed grass, trees and shrubs;
 - b) Those areas to be reticulated/irrigated and mulched, and
 - c) Landscaping maintenance schedule for establishment and ongoing maintenance.
5. The landscaping shall be implemented during the first available planting season post completion of development and any species which fail to establish within a period of 12 months from planting shall be replaced to the satisfaction of the Shire.
6. Prior to lodging an application for a building permit, details of the boundary fencing which is to include visually permeable fencing on the McConnell Street frontage must be submitted and approved by the Shire.
7. Prior to the use or occupation of the development, each of the buildings to be located onsite is to be finished with an external appearance as represented in Drawing No: DA2401 – 001C.
8. Prior to the use or occupation of the development, a covered walkway is to be constructed to effectively connect dwelling units 1-8 with the service building providing occupants of the dwelling units with sufficient protection from the weather whilst travelling between buildings.



9. Prior to the use, eight (8) on-site car parking bays are to be constructed. The car parking bays are to be provided in accordance with Australian Standard AS 2890.1, AS 2890.5 and AS 2890.6.
10. Lighting emissions shall not cause an adverse impact to nearby properties.

Officer Recommendation/Council Resolution

MOTION

Moved Cr
Seconded Cr

0/0



Project Start Date		Mon 30/09/2024		Display Week		1		Week 1		Week 2		Week 3		Week 4		Week 5		Week 6		Week 7		Week 8														
Project Lead		Robert Abram						30 Sep 2024		7 Oct 2024		14 Oct 2024		21 Oct 2024		28 Oct 2024		4 Nov 2024		11 Nov 2024		18 Nov 2024														
WBS	TASK	P	R	START	END	DAYS	% DONE	WORK DAYS	30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24			
		M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
1 Accomodation																																				
1.1	Tree Removal			Monday, 30 September 2024	Mon 30/09/24	1	0%	1																												
1.2	ATU Installation			Tuesday, 1 October 2024	Fri 04/10/24	4	0%	4																												
1.3	Plumbing			Monday, 7 October 2024	Fri 11/10/24	5	0%	5																												
1.4	Electrical			Monday, 14 October 2024	Fri 18/10/24	5	0%	5																												
1.5	Reticulation			Monday, 21 October 2024	Fri 25/10/24	5	0%	5																												
1.6	Concreting			Monday, 28 October 2024	Fri 01/11/24	5	0%	5																												
1.6	Concrete Curing			Monday, 4 November 2024	Sun 17/11/24	14	0%	10																												
1.7	Land Buildings			Monday, 18 November 2024	Fri 22/11/24	5	0%	5																												
1.8	Connect Plumbing			Monday, 25 November 2024	Fri 29/11/24	5	0%	5																												
1.9	Connect Electrical			Monday, 2 December 2024	Fri 06/12/24	5	0%	5																												
2	Christmas Break			Monday, 9 December 2024	Sun 12/01/25	35	0%	21																												
2.1	Landscaping			Monday, 13 January 2025	Fri 17/01/25	5	0%	5																												
2.2	Verandah Installation			Monday, 20 January 2025	Fri 24/01/25	5	0%	5																												
2.3	Fence Installation			Monday, 27 January 2025	Fri 31/01/25	5	0%	4																												
2.4	Pre Occupancy Clean			Monday, 3 February 2025	Mon 03/02/25	1	0%	1																												

Project Start Date		Mon 30/09/2024		Display Week		1			
Project Lead		Robert Abram							
WBS	TASK	P	R	E	START	END	DAYS	% DONE	WORK DAYS
1	Accommodation								
1.1	Tree Removal				Monday, 30 September 2024	Mon 30/09/24	1	0%	1
1.2	ATU Installation				Tuesday, 1 October 2024	Fri 04/10/24	4	0%	4
1.3	Plumbing				Monday, 7 October 2024	Fri 11/10/24	5	0%	5
1.4	Electrical				Monday, 14 October 2024	Fri 18/10/24	5	0%	5
1.5	Reticulation				Monday, 21 October 2024	Fri 25/10/24	5	0%	5
1.6	Concreting				Monday, 28 October 2024	Fri 01/11/24	5	0%	5
1.6	Concrete Curing				Monday, 4 November 2024	Sun 17/11/24	14	0%	10
1.7	Land Buildings				Monday, 18 November 2024	Fri 22/11/24	5	0%	5
1.8	Connect Plumbing				Monday, 25 November 2024	Fri 29/11/24	5	0%	5
1.9	Connect Electrical				Monday, 2 December 2024	Fri 06/12/24	5	0%	5
2	Christmas Break				Monday, 9 December 2024	Sun 12/01/25	35	0%	21
2.1	Landscaping				Monday, 13 January 2025	Fri 17/01/25	5	0%	5
2.2	Verandah Installation				Monday, 20 January 2025	Fri 24/01/25	5	0%	5
2.3	Fence Installation				Monday, 27 January 2025	Fri 31/01/25	5	0%	4
2.4	Pre Occupancy Clean				Monday, 3 February 2025	Mon 03/02/25	1	0%	1

Week 9	Week 10	Week 15	Week 16	Week 17	Week 18	Week 19
25 Nov 2024	2 Dec 2024	6 Jan 2025	13 Jan 2025	20 Jan 2025	27 Jan 2025	3 Feb 2025
25 M	2 M	6 M	13 M	20 M	27 M	3 M
26 T	3 T	7 T	14 T	21 T	28 T	4 T
27 W	4 W	8 W	15 W	22 W	29 W	5 W
28 T	5 T	9 T	16 T	23 T	30 T	6 T
29 F	6 F	10 F	17 F	24 F	31 F	7 F
30 S	7 S	11 S	18 S	25 S		8 S
1 M	8 M	12 M	19 M	26 M	1 M	9 M
2 T	9 T	13 T	20 T	27 T	2 T	10 T
3 W	10 W	14 W	21 W	28 W	3 W	11 W
4 T	11 T	15 T	22 T	29 T	4 T	12 T
5 F	12 F	16 F	23 F	30 F	5 F	13 F
6 S	13 S	17 S	24 S	31 S	6 S	14 S
7 M	14 M	18 M	25 M		7 M	15 M
8 T	15 T	19 T	26 T		8 T	16 T
9 W	16 W	20 W	27 W		9 W	17 W
10 T	17 T	21 T	28 T		10 T	18 T
11 F	18 F	22 F	29 F		11 F	19 F
12 S	19 S	23 S	30 S		12 S	20 S
13 M	20 M	24 M	31 M		13 M	21 M
14 T	21 T	25 T			14 T	22 T
15 W	22 W	26 W			15 W	23 W
16 T	23 T	27 T			16 T	24 T
17 F	24 F	28 F			17 F	25 F
18 S	25 S	29 S			18 S	26 S
19 M	26 M	30 M			19 M	27 M
20 T	27 T	31 T			20 T	28 T
21 W	28 W				21 W	29 W
22 T	29 T				22 T	30 T
23 F	30 F				23 F	31 F
24 S	31 S				24 S	

Accommodation Facility Code of Conduct

Accommodation Facility

At

**Lot 43 (#38) McConnell Street
Pithara WA 6608**

August 2024

- Only residents of the accommodation facility are to be within the facility at any time unless approved by the accommodation manager or property owner.
- The accommodation is provided on a “non-serviced” basis. Residents share responsibility for maintaining the company-provided accommodation. They are responsible for maintaining the facility’s cleanliness and condition. Trash and rubbish must all be taken out right away and disposed of appropriately.
- Residents are in charge of keeping all utilities and appliances clean and operating correctly. Any issues with the utilities or appliances should be reported as soon as possible to the accommodation manager or property owner.
- Residents are required to show decency, civility, and respect to all other residents and community members. It is expected of every resident to respect the rights and privacy of other residents and/or occupants. It will not be acceptable to engage in physical or psychological threats, fights, harassment, sexual harassment, discrimination, verbal abuse, insults, or intimidation of others.
- Parties are not permitted. A 10pm curfew including music/loud noise, is in place and all occupants must be back in their accommodation units by this time.
- Alcohol is permitted to be consumed but it must be consumed responsibly. Other occupants, and residents shall not be disrupted due to the consumption of alcohol.
- Using/possession of illegal substances is never permitted on the property or in any accommodation facility.
- No smoking is permitted inside and building on the property, including bathrooms/toilets.
- No weapons of any kind, including paintball guns, pellet guns, knives, swords, explosives, and hazardous or dangerous materials, are allowed on the property or in any building on the property.
- The property owner bears no liability if any personal property is lost or stolen. Please report any lost or stolen property immediately to the accommodation manager.
- The property owner reserves the right to search any accommodation for drugs or other weapons.
- There will be random and scheduled inspections conducted by the property owner and/or accommodation manager. For random inspections the occupant will be notified and can be present for the inspection.
- Any harm an occupant does to the accommodation is their responsibility. Repair costs may be charged to cover the assessed cost of repairing any harm.
- When an occupant leaves the accommodation, it is his or her responsibility to make sure the accommodation is tidy before departing including the beddings/sheets. The occupant is responsible for correctly handing over the accommodation including the keys and bedding to the accommodation manager. Should they fail to do so, a

cleaning fee can be charged at the discretion of the accommodation manager/property owner.

- Pets of any kind are not permitted under any circumstances.
- Visitors must first be granted approval by the property owner/accommodation manager.
- Residents must keep the premises and all property within the premises in the same condition as at the commencement of the occupancy.
- Residents must not give keys or code numbers for the premises to any person who is not a resident.
- The bin collection day is Monday. The green wheelie bins are to be put out on the front verge either Sunday night or before 6am by the residents of the facility. The yellow lid recycling bin is to be put out every second week at the same time as the green wheelie bins.
- Any Pithara residents with any complaints about the accommodation facility or personnel are to contact Robert Abram on 0405 499 636.
- Each resident will be required to read, acknowledge and sign onto these rules. Upon signing you are agreeing to all rules and guidelines within this document. If you require any further information or any clarification on any of these rules please ask the accommodation manager before signing the document. Any resident found to have broken these rules can have their accommodation revoked at the discretion of the accommodation manager and property owner.

Important Contact Numbers

Robert Abram (Landowner) – 0405 499 636

Mavilin Ofiaza (Accommodation Manager) – 0474 565 050

Emergency Contact Number (Police, Fire Brigade and Ambulance) – 000

Dalwallinu Police Station (Non-Emergency) - (08) 9661 0444

Dalwallinu Hospital (Non-Emergency) - (08) 9661 0200

Occupant Name: _____

Signature: _____

Date: _____

Accommodation Manager Name: _____

Signature: _____

Date: _____

MANAGEMENT PLAN WORKFORCE ACCOMMODATION

Management Plan

The Management Plan provides important information to ensure that the operation of the premises at 38 McConnell Street, Pithara, maintains safety and amenity for residents and nearby neighbours.

Lot Number: Lot 43 on Deposited Plan 229929

Address: 38 McConnell Street, PITHARA WA 6608

MANAGER/PROPERTY OWNER EMERGENCY CONTACTS DETAILS:

MR ROBERT ABRAM: 0405 499 636

Mavilin Ofiaza (Accommodation Manager) – 0474 565 050

Emergency Contact Number (Police, Fire Brigade and Ambulance) – 000

Dalwallinu Police Station (Non-Emergency) - (08) 9661 0444

Dalwallinu Hospital (Non-Emergency) - (08) 9661 0200

Provide details of after-hours contact details distribution to residents and neighbours: Owner/manager's phone number to be provided in writing to adjacent neighbours for use during and after hours. Owner/manager's phone number to be provided to residents for use during and after hours.

Robert Abram

Owner/Manager

ACCOMMODATION DETAILS:

Maximum number of occupants: 8 people

Maximum number of visitors: 0

Will the owner/manager be present on site? No

How will residents access premises? Via remote-controlled sliding gate. Property is left locked and secure. Owner/manager will provide key to room.

Provide details of what portions of the premises will be available for and used by residents: Assigned room, all the facilities in the service building (i.e. kitchen, laundry and lunchroom), grounds.

Check-in: Residents will be provided written instructions to assist the check in process. The code of conduct is provided in person and displayed prominently in the resident handbook, in the individual rooms and inside the service building.

Check-out: Residents will be directed to remove rubbish and personal items and leave the assigned room in a tidy condition, then secure the room by locking all windows and doors and leave the premises. Owner/manager will follow up with requests for feedback and review.

OCCUPANT SCREENING:

Provide details on how the owner/manager intends to screen prospective residents:

As this property is newly built and owned by the manager, a strong emphasis is placed on screening residents as suitable for staying at the property, mitigating the risk of potential breach of the code of conduct. All resident communications are saved electronically with the owner/manager for his records.

Prior to approval, residents will be provided the code of conduct, explicitly stating the strict no party policy and that antisocial behaviour is not tolerated and are required to select “agree” on the approval form.

NOISE AND AMENITY:

Provide details on what measures will be in place to minimise noise impact to neighbouring properties: Residents are provided the code of conduct prior to arrival to set the noise expectations. Neighbours will be provided contact details of the owner/manager and encouraged to raise any concerns. Any complaints will be handled per the “Complaints management procedures” detailed in the section below. Any noise particularly in the early morning before 7am and at night after 10pm Monday to Saturday and before 9am and after 10pm on Sunday and Public Holidays is to be kept to a minimum as communicated in the code of conduct. Failure to follow the code of conduct may result in termination/eviction from accommodation and loss of rental paid.

Provide details of what measures will be in place for minimising the impact of antisocial activity to neighbouring properties: Residents are provided the code of conduct prior to arrival to set the expectation that antisocial behaviours will not be tolerated. The facility is designed to screen the main

living and verandahs away from neighbour view, in support of neighbourhood amenity and privacy. Neighbours will be provided contact details of the owner/manager and encouraged to raise any concerns. Any complaints will be handled per the “Complaints management procedures” as detailed in the section below. Failure to follow the code of conduct may result in termination /eviction from accommodation and loss of rental paid.

Provide details on how residents will be notified of their responsibilities and expectations:

Residents will be required to agree to the code of conduct prior to approval. The code of conduct will be displayed prominently in writing and displayed within the rooms and service buildings.

COMPLAINTS HANDLING PROCEDURES:

Contact details for complaints: Mr Robert Abram (owner/manager)

The owner/manager’s phone number will be available to neighbours and occupants for use 24 hours, 7 days a week prior to and during the occupants’ tenure. If an issue is communicated to the owner/manager the procedure to follow is:

1. Understand issue: Investigate the matter, determine the issue/s.
2. Seek resolution: Provide solution aligned to code of conduct, discuss with occupant the actions to be taken to address the issue.
3. Close out issue: Communicate the resolution, confirm issue is resolved, provide feedback to the person raising the issue.
4. Embed learnings: Consider how issues can be prevented in the future, update code of conduct and management plan if necessary.

Expected response times to complaints: Owner/manager’s initial response to complaints will be as soon as reasonably practical upon notification, typically within 1 hour. Response and resolution will be via telecommunication in the first instance. In-person attendance to the property is possible if required. Owner/manager aim to resolve all complaints as soon as possible and within 12 hours.

Provide any process for notification or eviction of resident: Residents are provided the code of conduct when requesting to occupy the accommodation and agree to accept and abide by this code. The code of conduct clearly states

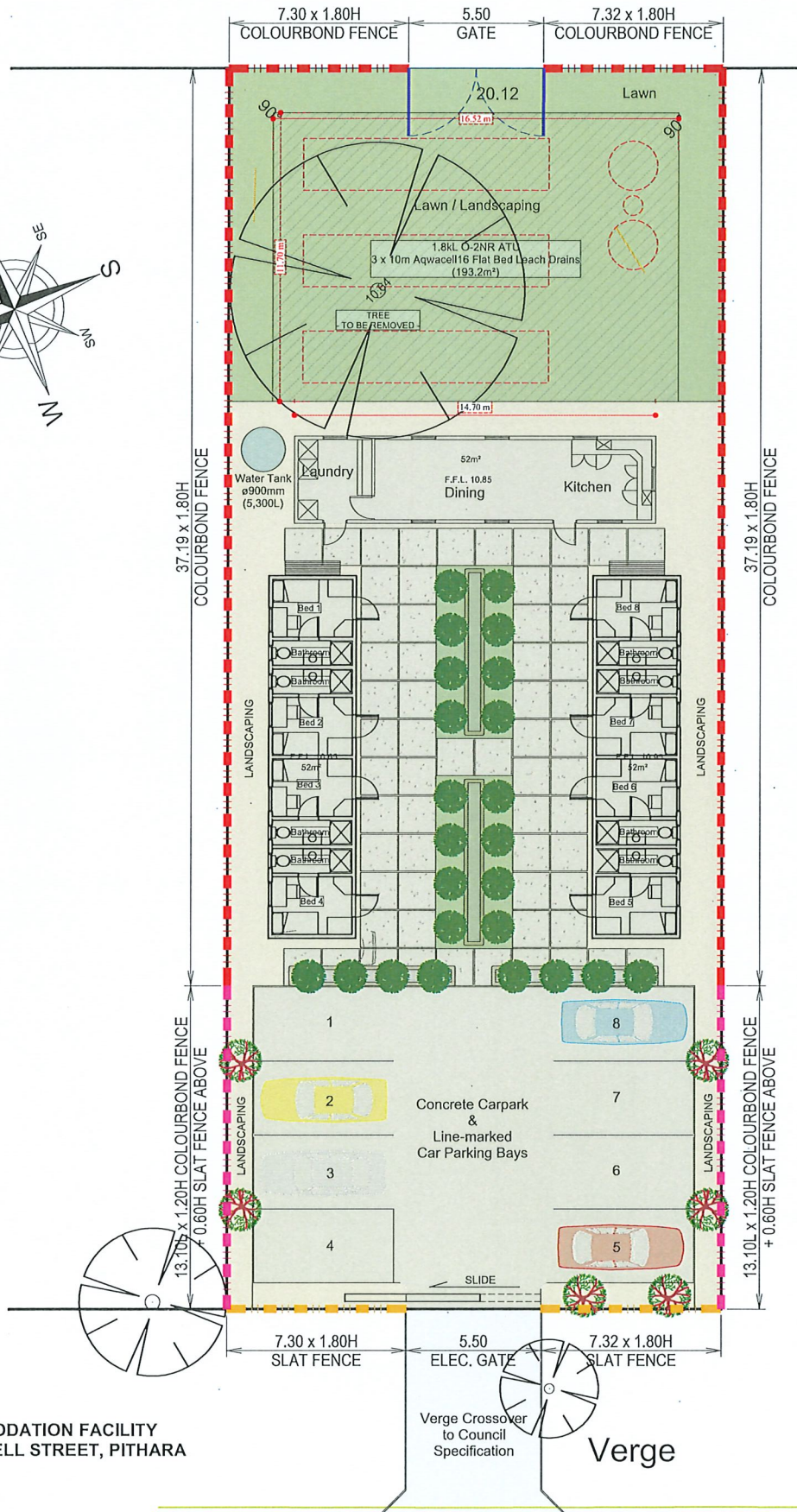
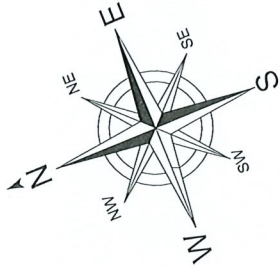
that antisocial behaviour and breaches of the code are not tolerated and may result in eviction.

Should there be a concern that a resident has breached the code of conduct, this matter will be investigated as per the “complaints management procedures”. Residents who have been found to breach the code of conduct will be notified of their breach to the code of conduct verbally and in writing and required to rectify the issue immediately. If the issue is not rectified to the satisfaction of the owner/manager, the resident will be notified verbally and in writing that their accommodation arrangement has been terminated and asked to leave the premises.

CAR PARKING:

Provide details of car parking : Eight (8) designated parking bays are available on premises. The location of the car parking area will be clearly signposted: Residents will be required to park onsite.

How will residents be notified of this information: This parking information will be signposted on the property and included in the code of conduct that is provided to residents prior to arrival.



PROPOSED ACCOMMODATION FACILITY
LOT 43(#38) MCCONNELL STREET, PITHARA

FENCING PLAN



P: 1300 125 766
61 Old York Road
NORTHAM WA 6401

MCCONNELL STREET

9.3 CORPORATE SERVICES

9.3.1 Accounts for Payment for July 2024*

Report Date	27 August 2024
Applicant	Shire of Dalwallinu
File Ref	FM/9 Financial Reporting
Previous Meeting Reference	Nil
Prepared by	Christie Andrews, Finance Officer
Supervised by	Hanna Jolly, Manager Corporate Services
Disclosure of interest	Nil
Voting Requirements	Simple Majority
Attachments	Summary of Accounts for Payment

Purpose of Report

Council is requested to consider the acceptance and approval of the Schedule of Accounts for Payment.

Background

A list of invoices paid for the month of July 2024 from the Municipal Account, to the sum of \$574,677.17 paid by EFT is attached together with a list of bank fees, payroll, direct debit payments, loan payments and transfer to Term Deposits. These payments total \$3,925,720.14. There were no payments from the Trust Account. Total payments from all accounts being \$3,925,720.14 have been listed for Council's ratification.

Consultation

In accordance with the requirements of the *Local Government Act 1995* a list of accounts paid, by approval of the Chief Executive Officer under Council's delegated authority, is to be completed for each month showing:

- The payees names
- The amount of the payments
- Sufficient information to identify the payment
- The date of the payment

The attached list meets the requirements of the Financial Regulations,

In addition to the above statutory requirements, Financial Management Regulation Section 13(4) requires 'the total of the other outstanding accounts be calculated and a statement be presented to Council at the next Council meeting'.

Legislative Implications

State

Local Government Act 1995

Local Government (Financial Management) Regulations 1996

Policy Implications

Nil



Financial Implications

Payments are in accordance with the adopted budget for 2024/2025.

Strategic Implications

Nil

Site Inspection

Not applicable

Triple Bottom Line Assessment

Economic implications

There are no known significant economic implications associated with this proposal.

Social implications

There are no known significant social implications associated with this proposal.

Environmental implications

There are no known significant environmental implications associated with this proposal.

Officer Comment

Accounts for Payments are in accordance with the adopted budget for 2024/2025 or authorised by separate resolution.

Officer Recommendation

That Council, in accordance with the requirements of sections 13(1), 13(3), and 13(4) of the *Local Government (Financial Management) Regulations 1996* a list of payments made in July 2024 under Chief Executive Officer's delegated authority is endorsed in respect to the following bank accounts:

Municipal Fund Account totalling \$3,925,720.14 consisting of:

EFT Payments (EFT16052-EFT16139)	\$574,677.17
<i>Bunnings EFT16129 \$598.90</i>	
<i>Wex Australia EFT16054 \$2,238.59</i>	
EFT Payments (Payroll)	\$188,886.18
Direct Debit – Credit Card (DD17870.1)	\$8,406.24
Direct Debit – Housing Bonds (DD17827.1, DD17835.1, DD17848.1 & DD17864.1)	\$3,378.00
Direct Debit – Superannuation (DD17826.1 & DD17849.1)	\$24,562.47
Direct Debit – Payments to Department of Transport	\$100,353.10
Bank Fees	\$927.37
Loan 64 – Sewerage Scheme	\$13,903.56
Loans 157, 159 & 160 Guarantee Fee	\$10,626.05
Transfer to Muni Excess Term Deposit	\$3,000,000.00



Officer Recommendation/Council Resolution

MOTION

Moved Cr
Seconded Cr

0/0



EFT PAYMENTS FOR THE MONTH OF JULY 2024

Chq/EFT	Date	Name	Description	Amount
EFT16052	10/07/2024	On Hold On Line	Monthly on hold message - Jul 24	77.00
EFT16053	10/07/2024	WATER CORPORATION	Water Usage - Mar-Jul 24, Water Service Charges Jul-Aug 24	17,999.49
EFT16054	10/07/2024	Wex Australia Pty Ltd	Fuel for June 24	2,238.59
EFT16055	10/07/2024	AUSTRALIA POST - SHIRE	Postage charges - Jun 24	152.15
EFT16056	10/07/2024	BOC LIMITED	Monthly gas container rental - Jun 24	37.76
EFT16057	10/07/2024	IT VISION	Annual Subscription - IT Vision	53,526.48
EFT16058	10/07/2024	DEPUTY COMMISSIONER OF TAXATION	Business Activity Statement - Jun 24	23,911.00
EFT16059	10/07/2024	AUSTRALIA'S GOLDEN OUTBACK	Membership 2024/2025	185.00
EFT16060	10/07/2024	ST JOHN AMBULANCE DALWALLINU	St John Ambulance Memberships collected Jun 24	299.00
EFT16061	10/07/2024	SYNERGY	Electricity Usage May - Jun 24	6,589.34
EFT16062	10/07/2024	Team Global Express Pty Ltd	Freight charges Jun 24	235.79
EFT16063	10/07/2024	STEWART & HEATON CLOTHING CO PTY LTD	Bushfire Uniforms	838.73
EFT16064	10/07/2024	WUBIN PROGRESS ASSOC INC	Annual contribution for 23/24	1,000.00
EFT16065	10/07/2024	REFUEL AUSTRALIA	Diesel delivered to the depot	17,379.45
EFT16066	10/07/2024	SHERMAC AUSTRALIA PTY LTD	Refund of overpaid licensing transaction	180.00
EFT16067	10/07/2024	ROWDY'S ELECTRICAL	Various electrical repairs - Jul 24	587.40
EFT16068	10/07/2024	SAFEROADS PTY LTD	Annual Subscription for 2 x VMS Trailers	1,205.82
EFT16069	10/07/2024	LOCAL GOVERNMENT SUPERVISORS ASSOCIATION	Annual Conference attendance MWS & WS	1,969.50
EFT16070	10/07/2024	ACCESS 1 SECURITY SYSTEMS	Alarm monitoring Jul-Sep 24	283.92
EFT16071	10/07/2024	AMPAC DEBT RECOVERY	Debt recovery costs June 24	6.60
EFT16072	10/07/2024	ALEMLUBE PTY LTD	Service of hoists at Depot	1,072.50
EFT16073	10/07/2024	The Old Convent Dalwallinu	Bus Hire for roads tour	250.00
EFT16074	10/07/2024	AFGRI EQUIPMENT AUSTRALIA PTY LTD	Assorted parts - Jun 24	5.50
EFT16075	10/07/2024	DALLCON	Concrete for Dalwallinu playground	418.00
EFT16076	10/07/2024	Nusteel Patios And Sheds	Supply & install Gardeners Shed & Carport 6B Cousins Road	68,767.70
EFT16077	10/07/2024	LIBERTY PLUMBING & GAS	Locate & clear drain problems 11A Anderson way	500.00
EFT16078	10/07/2024	THINKPROJECT AUSTRALIA PTY LTD	RAMM Transport Annual Support & Maintenance 2024/2025	10,381.82
EFT16079	10/07/2024	Totally Workwear Joondalup	Uniforms for WS	305.20
EFT16080	10/07/2024	DALWALLINU FOODWORKS	Assorted supplies for Admin, Council and Events - Jun 24	297.29
EFT16081	10/07/2024	DEPT OF ENERGY, MINES, INDUSTRY REGS & SAFETY	BSL collected for Jun 24	795.61
EFT16082	10/07/2024	TRACTUS AUSTRALIA	Supply and fit tyres for various vehicles	3,392.00
EFT16083	10/07/2024	RICOH FINANCE	Lease fee on photocopiers 14/7/24 to 13/8/24	390.61

Chq/EFT	Date	Name	Description	Amount
EFT16084	10/07/2024	DOMAIN DIGITAL	IT Services 2024/2025	1,539.78
EFT16085	10/07/2024	TELAIR PTY LTD	Shire admin NBN service fee - Jul 24	567.00
EFT16086	10/07/2024	COMMERCIAL LOCKSMITHS PTY LTD	Annual Salto service	2,725.34
EFT16087	10/07/2024	DALWALLINU TRADERS	Assorted goods - Jun 24	2,761.09
EFT16088	10/07/2024	ARC CLEAN ENERGY PTY LTD	Installation of a power point at the Dalwallinu Caravan Park	825.00
EFT16089	10/07/2024	H C Construction Services Pty Ltd	Kalannie Sports Pavilion repairs & various fence repairs	48,837.80
EFT16090	10/07/2024	DALWALLINU HOTEL PTY LTD	Catering - WALGA Zone Meeting - Jun 24	185.00
EFT16091	10/07/2024	CORSIGN WA	Assorted signs - Jun 24	297.00
EFT16092	10/07/2024	Powerhouse Midland	Assorted parts - Jun 24	330.02
EFT16093	10/07/2024	B & K Fencing	Pioneer House fence replacement	6,930.00
EFT16094	10/07/2024	Fleet Network Pty Ltd	Fleet Network lease payment - Jul 24	1,439.89
EFT16095	10/07/2024	Gazz's Maintenance Services	Kalannie Townscape Maintenance & Cleaning - Jun 24	5,621.00
EFT16096	10/07/2024	Geraldine Matienzo Vergara	Contributions towards crossover	2,000.00
EFT16097	10/07/2024	TRADE UP CONTRACTING PTY LTD	Construction of brick render wall 3 Bell Street, Dalwallinu	16,461.40
EFT16098	10/07/2024	Simone Rushby	Return of bond	100.00
EFT16099	10/07/2024	Wubin Trading Co	Grease cartridges	193.00
EFT16100	10/07/2024	BOEKEMAN MACHINERY	Parts & Materials for service of DL2	254.27
EFT16101	10/07/2024	LANDGATE	Assorted valuations May - Jun 24	371.00
EFT16102	25/07/2024	JOHN R WALLIS ENGINEERING	Assorted supplies for Works - Jun 24	695.94
EFT16103	25/07/2024	RBC - RURAL	Meterplan charge photocopyers - Jul 24	1,341.83
EFT16104	25/07/2024	WATER CORPORATION	Water Usage May-Jul 24 & Water Service Charges Jul-Sep 24	3,701.74
EFT16105	25/07/2024	Bridgestone Service Centre Dalwallinu	Tyres for trailer	530.00
EFT16106	25/07/2024	AVON WASTE	Waste collections for June 2024	19,148.13
EFT16107	25/07/2024	TELSTRA	Assorted phones usage to 18/7/24 & service/rental to 18/8/24	2,157.12
EFT16108	25/07/2024	OFFICEWORKS	July stationery order	443.52
EFT16109	25/07/2024	SYNERGY	Electricity Usage May-Jul24	23,652.62
EFT16110	25/07/2024	Team Global Express Pty Ltd	Freight charges Jun-Jul 24	251.66
EFT16111	25/07/2024	STEWART & HEATON CLOTHING CO PTY LTD	Bushfire Uniforms	225.20
EFT16112	25/07/2024	REFUEL AUSTRALIA	Diesel delivered Depot	16,194.60
EFT16113	25/07/2024	HITACHI CONSTRUCTION MACHINERY PTY LTD	Assorted parts - Jun 24	1,222.82
EFT16114	25/07/2024	ROWDY'S ELECTRICAL	Electrical works Jul 24	626.82
EFT16115	25/07/2024	DALLY SCRAPPERS GROUP	Return of bonds	560.00
EFT16116	25/07/2024	BERNADETTE HARMER	Refund of overpayment of rent	211.82

Chq/EFT	Date	Name	Description	Amount
EFT16117	25/07/2024	IXOM OPERATIONS PTY LTD	Container service fee - Jun 24	81.84
EFT16118	25/07/2024	LIBERTY PLUMBING & GAS	Bathroom Upgrade at 11B Anderson Way & assorted works Jul 24	27,950.00
EFT16119	25/07/2024	WA CONTRACT RANGER SERVICES PTY LTD	Provision of Ranger Services - Jul 24	1,980.00
EFT16120	25/07/2024	WEST COAST STABILISERS	Maintenance Grading Services -Jun 2024	42,496.71
EFT16121	25/07/2024	ENVIRONMENTAL HEALTH AUSTRALIA (NSW) INC	I'm Alert Food Safety subscription renewal for 24/25	330.00
EFT16122	25/07/2024	E FIRE & SAFETY	Fire indicator panel testing 23/24 - Jun 24	511.50
EFT16123	25/07/2024	Yamatji Marlpa Aboriginal Corporation	Return of bonds	210.00
EFT16124	25/07/2024	DOMAIN DIGITAL	IT charges - Jul 24, M365 Backup, Wireless Replacement for Library & Depot	8,833.44
EFT16125	25/07/2024	Ronald Leoncio	Return of bonds	630.00
EFT16126	25/07/2024	Kleen West Distributors	Cleaning materials - Jul 24	2,013.22
EFT16127	25/07/2024	Harrys Building & Maintenance	Mini excavator hire - Jul 24	570.00
EFT16128	25/07/2024	Three Sons Pty Ltd	Provision of GP Services Jul - Sep 24 & Contribution towards cleaning Jul - Sep 24	74,403.33
EFT16129	25/07/2024	BUNNINGS TRADE	Assorted Building Maintenance Items - Jun 24	598.90
EFT16130	25/07/2024	Shire Of Mingenew	Velpic on-line training platform usage Mar 24 - Jun 24	320.38
EFT16131	25/07/2024	B & K Fencing	Supply chain mesh fencing at the Storm Water Dam	14,754.30
EFT16132	25/07/2024	Snap Applecross	DL Window Face envelopes	1,036.60
EFT16133	25/07/2024	Perth Bouncy Castle Hire	Deposit for Children's Entertainment Community Day 2025	3,817.00
EFT16134	25/07/2024	Fleet Network Pty Ltd	Fleet Network lease payment - Jul 24	1,439.89
EFT16135	25/07/2024	KALANNIE COUNTRY WOMENS ASSOCIATION	Donation to 'Old Time Cabaret' event	300.00
EFT16136	25/07/2024	CB & NM Sutherland & Co	Supply of sand for various works	1,768.80
EFT16137	25/07/2024	WA LOCAL GOVERNMENT ASSOCIATION	2024 WALGA Convention Registration - CEO& Councillors & Safety Awareness Stickers	10,879.60
EFT16138	25/07/2024	DALWALLINU & DISTRICTS AGRICULTURAL SOCIETY	Hire of Trade Space	70.00
EFT16139	25/07/2024	DALWALLINU COMMUNITY RESOURCE CENTRE	Membership 2024-2025	2,000.00
				574,677.17

DIRECT DEBITS FOR THE MONTH OF JULY 2024

Chq/EFT	Date	Name	Description	Amount
DD17826.1	04/07/2024	Precision Administration Services Pty Ltd	Aware super contributions pe020724	11,791.98
DD17827.1	03/07/2024	BOND ADMINISTRATOR	Bond lodgement	640.00
DD17835.1	09/07/2024	BOND ADMINISTRATOR	Bond lodgement, bond 38953/24	983.50
DD17848.1	17/07/2024	BOND ADMINISTRATOR	Bond lodgement	260.00
DD17849.1	18/07/2024	Precision Administration Services Pty Ltd	Aware Super contributions pe160724	12,770.49
DD17864.1	26/07/2024	BOND ADMINISTRATOR	Bond lodgement	1,494.50
				27,940.47

CREDIT CARD PAYMENTS FOR THE MONTH OF JULY 2024

Chq/EFT	Date	User	Name	Description	Amount
DD17870.1	23/07/2024	Jean Knight	Dept Racing, Gamin & Liquor	Occasional Liquor License for Community Day	58.50
	23/07/2024	Jean Knight	Dept Planning, Lands & Heritage	Additional fees for transfer of lot 254 to freehold	7.30
	22/07/2024	Hanna Jolly	Aussie Broadband	Monthly charge for internet at Dalwallinu Rec Centre	79.00
	18/07/2024	Jean Knight	Aqua to Go	Replacement tap for gym water dispenser	19.50
	18/07/2024	Jean Knight	Catch	Fans for various housing	186.30
	18/07/2024	Hanna Jolly	Local Government Professionals	LG Professionals membership - MCS	560.00
	17/07/2024	Jean Knight	Commercial Cleaning	Motor scrubber jet 3 & T&G brush	2335.32
	15/07/2024	Jean Knight	Ampol	Fuel for DL 2	182.68
	11/07/2024	Jean Knight	Holiday Inn	Accommodation for MPDS 07/07/24	249.66
	11/07/2024	Hanna Jolly	Office Furniture WA	Office furniture for MCS office	2528.00
	10/07/2024	Jean Knight	Temu	Locks for standpipes	18.42
	10/07/2024	Jean Knight	WA Newspapers Pty Ltd	Monthly charge for on-line newspapers	28.00
	08/07/2024	Jean Knight	JB Hi Fi	Charger for library Ipads	48.90
	08/07/2024	Jean Knight	Bunnings	Paint & primer for front wall at 3 Bell Street, Dalwallinu	435.00
	05/07/2024	Jean Knight	Host	Tablecloths for Dalwallinu Rec Centre	480.70
	04/07/2024	Jean Knight	Temu	Balloon cups & sticks for Community Day	47.40
	04/07/2024	Jean Knight	Local Government Professionals	LG Professionals membership - CEO	560.00
	03/07/2024	Jean Knight	Crazy Sales	Glow sticks & headbands for Community Day	334.24
	02/07/2024	Jean Knight	Bright Promotional Products	Balloons for Community Day	247.32
					8,406.24

CHARGE CARDS PAYMENTS FOR THE MONTH OF JULY 2024

Chq/EFT	Card Name	Card Type	Date	User	Description	Amount
EFT16054	Wex Australia Pty Ltd	Fuel Card	07/06/2024	Jean Knight	Fuel for DL 2 (CEO)	153.80
			21/06/2024	Jean Knight	Fuel for DL 2 (CEO)	212.99
			01/06/2024	Olufemi Onikola	Fuel for DL 89 (Doctor)	86.97
			04/06/2024	Olufemi Onikola	Fuel for DL 89 (Doctor)	100.52
			07/06/2024	Olufemi Onikola	Fuel for DL 89 (Doctor)	86.20
			09/06/2024	Olufemi Onikola	Fuel for DL 89 (Doctor)	61.75
			14/06/2024	Olufemi Onikola	Fuel for DL 89 (Doctor)	116.11
			16/06/2024	Olufemi Onikola	Fuel for DL 89 (Doctor)	95.79
			21/06/2024	Olufemi Onikola	Fuel for DL 89 (Doctor)	130.16
			23/06/2024	Olufemi Onikola	Fuel for DL 89 (Doctor)	80.46
			03/06/2024	Hanna Jolly	Fuel for DL 131 (MCS)	86.12
			14/06/2024	Hanna Jolly	Fuel for DL 131 (MCS)	75.47
			20/06/2024	Hanna Jolly	Fuel for DL 131 (MCS)	85.31
			24/06/2024	Hanna Jolly	Fuel for DL 131 (MCS)	104.20
			03/06/2024	Rodney Broad	Fuel for DL 281 (WS)	140.67
			23/06/2024	Rodney Broad	Fuel for DL 281 (WS)	162.55
			20/06/2024	Douglas Burke	Fuel for DL 492 (MPDS)	99.51
			04/06/2024	Damien Thorpe	Fuel for DL 102 (Cleaner)	56.09
			17/06/2024	Damien Thorpe	Fuel for DL 102 (Cleaner)	54.71
			25/06/2024	Damien Thorpe	Fuel for DL 102 (Cleaner)	43.76
			06/06/2024	David Hughes	Fuel for sundry plant	90.01
			24/06/2024	David Hughes	Fuel for sundry plant	115.44
EFT16129	Bunnings Trade	Store Card	17/06/2024	Preston Knight	Solar lights for Dalwallinu Caravan Park	70.30
			17/06/2024	Preston Knight	Fire extinguisher sign for Depot	32.94
			17/06/2024	Preston Knight	Vanity for Unit 1 Wilfred Thomas Lodge	374.30
			30/06/2024	Preston Knight	Manhole frame for DDC	27.69
			30/06/2024	Preston Knight	Mirror for Dalwallinu Caravan Park	33.85
			30/06/2024	Preston Knight	Shower door seal for 6 McLevie Way	12.35
			30/06/2024	Preston Knight	Basin mixer for Kalannie Ablutions	47.47
						2837.49

Shire of Dalwallinu Municipal Account

Payroll July 2024

04/07/2024	Payroll fortnight ending 04/07/2024	\$ 59,972.24
18/07/2024	Payroll fortnight ending 18/07/2024	\$ 63,674.60
01/08/2024	Payroll fortnight ending 01/08/2024	\$ 65,239.34
	TOTAL	<u>\$ 188,886.18</u>

Bank Fees July 2024

15/07/2024	Bpay Transaction Fee (Muni)	\$ 55.44
02/07/2024	CBA Merchant Fee (Muni)	\$ 596.38
15/07/2024	CBA Transfer Fees	\$ 44.55
15/07/2024	CBA Account Service Fee	\$ 111.00
17/07/2024	Audit Certificate Fee (BWA)	\$ 60.00
30/07/2024	Audit Certificate Fee (CBA)	\$ 60.00
	TOTAL	<u>\$ 927.37</u>

Direct Debit Payments July 2024

	Superannuation Payments (Pay endings 04/07/2024 & 18/07/2024)	\$ 24,562.47
29/07/2024	Credit Card Payments	\$ 8,406.24
16/07/2024	Loan Payment 64 - Dalwallinu Sewerage Scheme	\$ 13,903.56
3, 9, 17 & 26/07/2024	Bond Administrator - Housing Bonds	\$ 3,378.00
16/07/2024	Government Guarantee Fee - loans 157 (DDC), 159 (Rec Centre) and 160 (Bell Street)	\$ 10,626.05
16/07/2024	Transfer to Muni Excess Funds Term Deposit	\$ 3,000,000.00
01-31/07/2024	Payments to Department of Transport Licensing	\$ 100,353.10
	TOTAL	<u>\$ 3,161,229.42</u>



Commonwealth Bank

Commonwealth Bank of Australia
ABN 48 123 123 124 AFSL and
Australian credit licence 234945

Consolidated Statement

Corporate Charge Card

Page 1 of 1

053

SHIRE OF DALWALLINU

SHIRE OF DALWALLINU

Facility number xxxx xxxx xxxx 0553

Statement period 27 Jun 2024 - 26 Jul 2024

Next statement end date 27 Aug 2024

ENQUIRIES 13 1576

24 hours a day, 7 days a week

Account summary

Facility credit limit	\$20,000.00
Total number of accounts	2
Accounts active this period	2

Your payment

Your AutoPay amount of \$8,406.24
will be deducted from your account
066519-10136379 on 29 Jul 2024.

Transactions

Date	Transaction details	Total Amount (\$)
26 Jul	AUTO PAYMENT - THANK YOU	8,406.24-
	Interest on purchases 17.990%	0.00
	Interest on cash advances 17.990%	0.00

Account details

			\$8,406.24
Cardholder Name	Account Number	Credit Limit (\$)	Balance (\$)
JOLLY, HANNA	xxxx xxxx xxxx 3350		3,167.00
KNIGHT, JEAN	xxxx xxxx xxxx 3434		5,239.24

----- End of statement -----

9.3.2 Monthly Financial Statements for July 2024*

Report Date	27 August 2024
Applicant	Shire of Dalwallinu
File Ref	FM/9 Financial Reporting
Previous Meeting Reference	Nil
Prepared by	Hanna Jolly, Manager Corporate Services
Supervised by	Jean Knight, Chief Executive Officer
Disclosure of interest	Nil
Voting Requirements	Simple Majority
Attachments	Monthly Statements of Financial Activity, Variance Report, Investments Held and Bank Reconciliations

Purpose of Report

Council is requested to receive and accept the Financial Reports for the month end 31 July 2024.

Background

There is a statutory requirement that Financial Reports be recorded in the Minutes of the meeting to which they are presented. The Financial Reports, as circulated, give an overview of the current financial position of the Shire and the status of capital income and expenditure.

Consultation

Nil

Legislative Implications

State

Local Government Act 1995

Local Government (Financial Management) Regulations 1996 s34(1), s19(1)(2) and s34(2)

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Site Inspection

Site inspection undertaken: Not applicable

Triple Bottom Line Assessment

Economic implications

There are no known significant economic implications associated with this proposal.

Social implications

There are no known significant social implications associated with this proposal.



Environmental implications

There are no known significant environmental implications associated with this proposal.

Officer Comment

Financial Reports as at last day of business of the previous month are appended, for the period ending 31 July 2024. It is to be noted that the opening balances in these financial statements are not finalised as further adjustments for 2023-2024 may be required for yearend accruals.

Attached for council's consideration are:

1. Statement of Financial Activity
2. Variance Reports
3. Investments Held
4. Bank Reconciliations

As per Council resolution, all items that have a variance of more than \$10,000 have been noted on the variance reports.

Officer Recommendation

That the Council accept the Financial Reports as submitted for the month ending 31 July 2024.

Officer Recommendation/Council Resolution

MOTION

Moved Cr
Seconded Cr

0/0



SHIRE OF DALWALLINU

MONTHLY FINANCIAL REPORT

(Containing the required statement of financial activity and statement of financial position)
For the period ended 31 July 2024

LOCAL GOVERNMENT ACT 1995

LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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SHIRE OF DALWALLINU
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2024

	Supplementary Information	Amended Budget Estimates (a) \$	YTD Budget Estimates (b) \$	YTD Actual (c) \$	Variance* \$ (c) - (b) \$	Variance* % ((c) - (b))/(b) %	Var.
OPERATING ACTIVITIES							
Revenue from operating activities							
General rates	10	3,718,306	3,878,214	3,860,789	(17,425)	(0.45%)	▼
Rates excluding general rates		50,268	50,268	50,040	(228)	(0.45%)	
Grants, subsidies and contributions	14	1,385,288	452,956	471,705	18,749	4.14%	▲
Fees and charges		1,390,919	726,894	738,676	11,782	1.62%	▲
Interest revenue		321,182	10,844	7,804	(3,040)	(28.03%)	▼
Other revenue		100	8	186	178	2225.00%	▲
Profit on asset disposals	6	149,727	0	0	0	0.00%	
		7,015,790	5,119,184	5,129,200	10,016	0.20%	
Expenditure from operating activities							
Employee costs		(2,822,627)	(234,233)	(303,747)	(69,514)	(29.68%)	▲
Materials and contracts		(2,895,229)	(252,719)	(359,936)	(107,217)	(42.43%)	▲
Utility charges		(425,219)	(12,474)	(28,121)	(15,647)	(125.44%)	▲
Depreciation		(5,428,892)	(456,068)	(324)	455,744	99.93%	▼
Finance costs		(103,497)	(1,260)	(1,333)	(73)	(5.79%)	
Insurance		(211,768)	(106,159)	(104,398)	1,761	1.66%	
Other expenditure		(144,259)	(7,000)	(10,261)	(3,261)	(46.59%)	▲
Loss on asset disposals	6	(32,460)	0	0	0	0.00%	
		(12,063,951)	(1,069,913)	(808,120)	261,793	24.47%	
Non-cash amounts excluded from operating activities	Note 2(b)	5,304,179	448,622	324	(448,298)	(99.93%)	▼
Amount attributable to operating activities		256,018	4,497,893	4,321,404	(176,489)	(3.92%)	
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions	15	5,588,886	47,092	8,468	(38,624)	(82.02%)	▼
Proceeds from disposal of assets	6	464,000	0	0	0	0.00%	
		6,052,886	47,092	8,468	(38,624)	(82.02%)	
Outflows from investing activities							
Payments for property, plant and equipment	5	(2,350,475)	(74,246)	(81,618)	(7,372)	(9.93%)	
Payments for construction of infrastructure	5	(8,153,171)	(105,350)	(25,059)	80,291	76.21%	▼
		(10,503,646)	(179,596)	(106,677)	72,919	40.60%	
Non-cash amounts excluded from investing activities	Note 2(c)	0	0	(6,917)	(6,917)	0.00%	
Amount attributable to investing activities		(4,450,760)	(132,504)	(105,126)	27,378	20.66%	
FINANCING ACTIVITIES							
Inflows from financing activities							
Transfer from reserves	4	1,288,234	0	0	0	0.00%	
		1,288,234	0	0	0	0.00%	
Outflows from financing activities							
Repayment of borrowings	11	(317,147)	(12,629)	(12,629)	0	0.00%	
Payments for principal portion of lease liabilities	12	(12,061)	(324)	(324)	0	0.00%	
Transfer to reserves	4	(1,619,964)	0	0	0	0.00%	
		(1,949,172)	(12,953)	(12,953)	0	0.00%	
Amount attributable to financing activities		(660,938)	(12,953)	(12,953)	0	0.00%	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year		4,855,680	4,855,680	4,856,596	916	0.02%	
Amount attributable to operating activities		256,018	4,497,893	4,321,404	(176,489)	(3.92%)	▼
Amount attributable to investing activities		(4,450,760)	(132,504)	(105,126)	27,378	20.66%	▼
Amount attributable to financing activities		(660,938)	(12,953)	(12,953)	0	0.00%	
Surplus or deficit after imposition of general rates		0	9,208,116	9,059,921	(148,195)	(1.61%)	▼

KEY INFORMATION

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

* Refer to Note 3 for an explanation of the reasons for the variance.

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

SHIRE OF DALWALLINU
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 JULY 2024

	Supplementary Information	30 June 2024	31 July 2024
		\$	\$
CURRENT ASSETS			
Cash and cash equivalents	3	11,708,133	11,620,173
Trade and other receivables		272,732	4,905,299
Inventories	8	18,901	16,356
TOTAL CURRENT ASSETS		11,999,766	16,541,828
NON-CURRENT ASSETS			
Trade and other receivables		6,879	6,879
Investment in associate	16	142,607	142,607
Property, plant and equipment		39,304,694	39,387,808
Infrastructure		268,698,166	268,723,225
Right-of-use assets		39,636	39,312
TOTAL NON-CURRENT ASSETS		308,191,982	308,299,831
TOTAL ASSETS		320,191,748	324,841,659
CURRENT LIABILITIES			
Trade and other payables	9	472,168	594,379
Other liabilities	13	714,084	925,162
Lease liabilities	12	12,061	11,764
Borrowings	11	317,147	304,518
Employee related provisions	13	411,621	411,621
TOTAL CURRENT LIABILITIES		1,927,081	2,247,444
NON-CURRENT LIABILITIES			
Lease liabilities	12	28,609	28,609
Borrowings	11	2,686,946	2,686,946
Employee related provisions		24,211	24,211
Other provisions		245,704	245,704
TOTAL NON-CURRENT LIABILITIES		2,985,470	2,985,470
TOTAL LIABILITIES		4,912,551	5,232,914
NET ASSETS		315,279,197	319,608,745
EQUITY			
Retained surplus		59,751,540	64,081,088
Reserve accounts	4	5,793,205	5,793,205
Revaluation surplus		249,734,452	249,734,452
TOTAL EQUITY		315,279,197	319,608,745

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

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2024

1 BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996*, prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

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

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supporting information does not form part of the financial report.

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

THE LOCAL GOVERNMENT REPORTING ENTITY

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

All monies held in the Trust Fund are excluded from the financial statements.

Judgements and estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

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

- estimated fair value of certain financial assets
- impairment of financial assets
- estimation of fair values of land and buildings, infrastructure and investment property
- estimation uncertainties made in relation to lease accounting
- estimated useful life of intangible assets

SIGNIFICANT ACCOUNTING POLICES

Significant accounting policies utilised in the preparation of these statements are as described within the 2023-24 Annual Budget. Please refer to the adopted budget document for details of these policies.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 13 August 2024

SHIRE OF DALWALLINU
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2024

2 STATEMENT OF FINANCIAL ACTIVITY INFORMATION

		Amended Budget Opening 30 June 2024	Last Year Closing 30 June 2024	Year to Date 31 July 2024
(a) Net current assets used in the Statement of Financial Activity	Supplementary Information			
Current assets		\$	\$	\$
Cash and cash equivalents	3	11,708,133	11,708,133	11,620,173
Trade and other receivables		269,668	272,732	4,905,299
Inventories	8	18,901	18,901	16,356
		11,996,702	11,999,766	16,541,828
Less: current liabilities				
Trade and other payables	9	(482,763)	(472,168)	(594,379)
Other liabilities	13	(11,159)	(714,084)	(925,162)
Lease liabilities	12	(12,061)	(12,061)	(11,764)
Borrowings	11	(317,147)	(317,147)	(304,518)
Employee related provisions	13	(391,047)	(411,621)	(411,621)
Other provisions	13	(702,925)	0	0
		(1,917,102)	(1,927,081)	(2,247,444)
Net current assets		10,079,600	10,072,685	14,294,384
Less: Total adjustments to net current assets	Note 2(d)	(5,223,920)	(5,216,089)	(5,234,463)
Closing funding surplus / (deficit)		4,855,680	4,856,596	9,059,921

(b) Non-cash amounts excluded from operating activities

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

		Amended Budget	YTD Budget (a)	YTD Actual (b)
Non-cash amounts excluded from operating activities		\$	\$	\$
Adjustments to operating activities				
Less: Profit on asset disposals	6	(149,727)	0	0
Add: Loss on asset disposals	6	32,460	0	0
Add: Depreciation		5,428,892	456,068	324
Movement in current employee provisions associated with restricted cash		(7,446)	(7,446)	
Total non-cash amounts excluded from operating activities		5,304,179	448,622	324

(c) Non-cash amounts excluded from investing activities

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

Adjustments to investing activities				
Movement in current other provision associated with restricted cash		0	0	(6,917)
Total non-cash amounts excluded from investing activities		0	0	(6,917)

(d) Current assets and liabilities excluded from budgeted deficiency

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation 32* to agree to the surplus/(deficit) after imposition of general rates.

		Amended Budget Opening 30 June 2024	Last Year Closing 30 June 2024	Year to Date 31 July 2024
Adjustments to net current assets		\$	\$	\$
Less: Reserve accounts	4	(5,793,205)	(5,793,205)	(5,793,205)
Add: Current liabilities not expected to be cleared at the end of the year:				
- Current portion of borrowings	11	317,147	317,147	304,518
- Current portion of lease liabilities	12	12,061	12,061	11,764
- Current portion of other provisions held in reserve		240,077	247,908	242,460
Total adjustments to net current assets	Note 2(a)	(5,223,920)	(5,216,089)	(5,234,463)

CURRENT AND NON-CURRENT CLASSIFICATION

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

SHIRE OF DALWALLINU
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2024

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.

The material variance adopted by Council for the 2024-25 year is \$10,000 or 10.00% whichever is the greater.

Description	Var. \$	Var. %	
	\$	%	
Revenue from operating activities			
General rates	(17,425)	(0.45%)	▼
Discount to be applied in August 2024	Timing		
Grants, subsidies and contributions	18,749	4.14%	▲
Various small timing differences	Timing		
Fees and charges	11,782	1.62%	▲
Various small timing differences	Timing		
Interest revenue	(3,040)	(28.03%)	▼
Timing variance	Timing		
Other revenue	178	2225.00%	▲
Timing variance	Timing		
Expenditure from operating activities			
Employee costs	(69,514)	(29.68%)	▲
Accrual of June salaries not processed to date	Timing		
Materials and contracts	(107,217)	(42.43%)	▲
Varous small timing differences	Timing		
Utility charges	(15,647)	(125.44%)	▲
Varous small timing differences	Timing		
Depreciation	455,744	99.93%	▼
Depreciation not processed for July 2024	Timing		
Other expenditure	(3,261)	(46.59%)	▲
Varous small timing differences	Timing		
Non-cash amounts excluded from operating activities	(448,298)	(99.93%)	▼
Depreciation not processed for July 2024	Timing		
Inflows from investing activities			
Proceeds from capital grants, subsidies and contributions	(38,624)	(82.02%)	▼
Various small timing differences	Timing		
Outflows from investing activities			
Payments for construction of infrastructure	80,291	76.21%	▼
Timing variances	Timing		
Surplus or deficit after imposition of general rates	(148,195)	(1.61%)	▼
Due to variances described above			

SHIRE OF DALWALLINU
SUPPLEMENTARY INFORMATION

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SHIRE OF DALWALLINU
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2024

1 KEY INFORMATION

Funding Surplus or Deficit Components

Funding surplus / (deficit)				
	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$4.86 M	\$4.86 M	\$4.86 M	\$0.00 M
Closing	\$0.00 M	\$9.21 M	\$9.06 M	(\$0.15 M)

Refer to Statement of Financial Activity

Cash and cash equivalents		
	\$11.62 M	% of total
Unrestricted Cash	\$5.83 M	50.1%
Restricted Cash	\$5.79 M	49.9%

Refer to 3 - Cash and Financial Assets

Payables		
	\$0.59 M	% Outstanding
Trade Payables	\$0.48 M	
0 to 30 Days		97.5%
Over 30 Days		2.5%
Over 90 Days		0.0%

Refer to 9 - Payables

Receivables		
	\$0.50 M	% Collected
Rates Receivable	\$4.41 M	4.4%
Trade Receivable	\$0.50 M	% Outstanding
Over 30 Days		29.1%
Over 90 Days		1.2%

Refer to 7 - Receivables

Key Operating Activities

Amount attributable to operating activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$0.26 M	\$4.50 M	\$4.32 M	(\$0.18 M)

Refer to Statement of Financial Activity

Rates Revenue		
YTD Actual	\$3.86 M	% Variance
YTD Budget	\$3.88 M	(0.4%)

Refer to 10 - Rate Revenue

Grants and Contributions		
YTD Actual	\$0.47 M	% Variance
YTD Budget	\$0.45 M	4.1%

Refer to 14 - Grants and Contributions

Fees and Charges		
YTD Actual	\$0.74 M	% Variance
YTD Budget	\$0.73 M	1.6%

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$4.45 M)	(\$0.13 M)	(\$0.11 M)	\$0.03 M

Refer to Statement of Financial Activity

Proceeds on sale		
YTD Actual	\$0.00 M	%
Amended Budget	\$0.46 M	(100.0%)

Refer to 6 - Disposal of Assets

Asset Acquisition		
YTD Actual	\$0.03 M	% Spent
Amended Budget	\$8.15 M	(99.7%)

Refer to 5 - Capital Acquisitions

Capital Grants		
YTD Actual	\$0.01 M	% Received
Amended Budget	\$5.59 M	(99.8%)

Refer to 5 - Capital Acquisitions

Key Financing Activities

Amount attributable to financing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$0.66 M)	(\$0.01 M)	(\$0.01 M)	\$0.00 M

Refer to Statement of Financial Activity

Borrowings	
Principal repayments	(\$0.01 M)
Interest expense	(\$0.00 M)
Principal due	\$2.99 M

Refer to 11 - Borrowings

Reserves	
Reserves balance	\$5.79 M
Interest earned	\$0.00 M

Refer to 4 - Cash Reserves

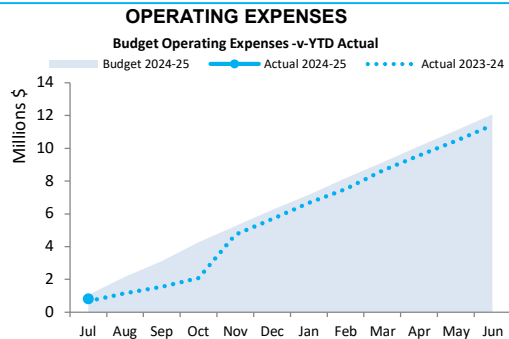
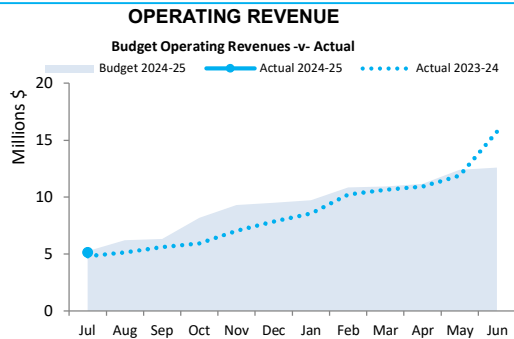
Lease Liability	
Principal repayments	(\$0.00 M)
Interest expense	(\$0.00 M)
Principal due	\$0.04 M

Refer to Note 12 - Lease Liabilities

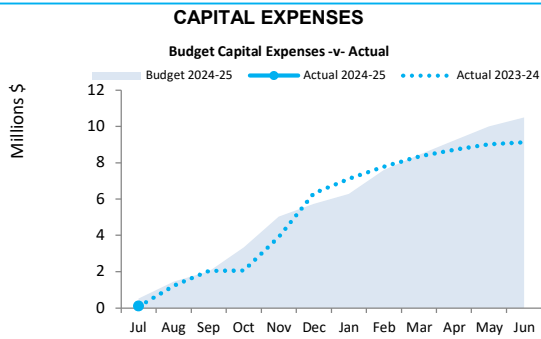
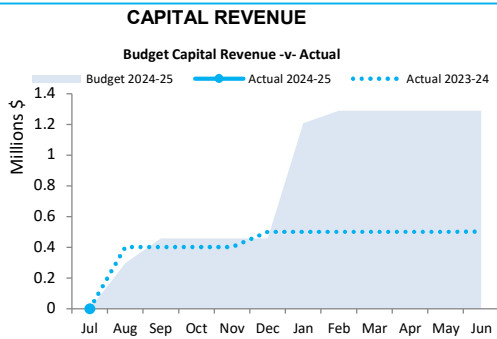
This information is to be read in conjunction with the accompanying Financial Statements and notes.

2 KEY INFORMATION - GRAPHICAL

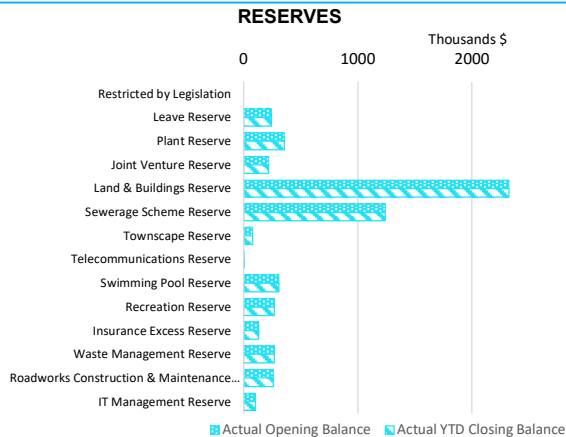
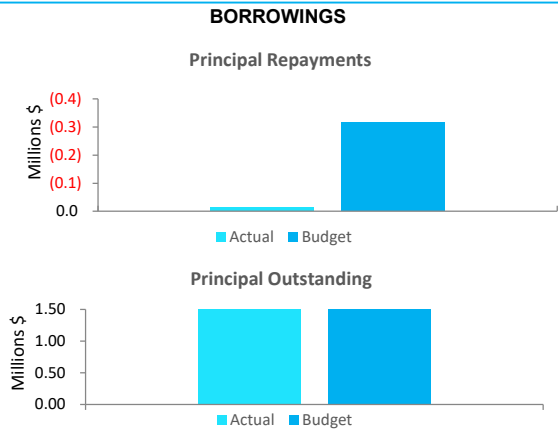
OPERATING ACTIVITIES



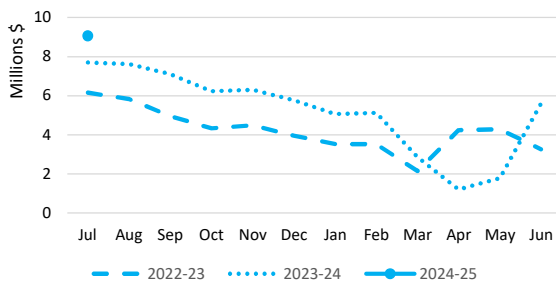
INVESTING ACTIVITIES



FINANCING ACTIVITIES



Closing funding surplus / (deficit)



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

3 CASH AND FINANCIAL ASSETS

Description	Classification	Unrestricted	Restricted	Total Cash	Trust	Institution	Interest Rate	Maturity Date
		\$	\$	\$	\$			
Business Online Saver	Cash and cash equivalents	1,894,234		1,894,234		Bank	1.35%	At call
Municipal Account	Cash and cash equivalents	152,780		152,780		Bank	0.00%	At call
Term Deposit - Reserves	Cash and cash equivalents	0	5,793,205	5,793,205		Bank	4.52%	5/08/2024
Term Deposit - Municipal Exce	Cash and cash equivalents	3,779,704		3,779,704		Bank	4.37%	15/08/2024
Floats Held	Cash and cash equivalents	250		250		Shire float	0.00%	At call
Total		5,826,968	5,793,205	11,620,173	0			
Comprising								
Cash and cash equivalents		5,826,968	5,793,205	11,620,173	0			
		5,826,968	5,793,205	11,620,173	0			

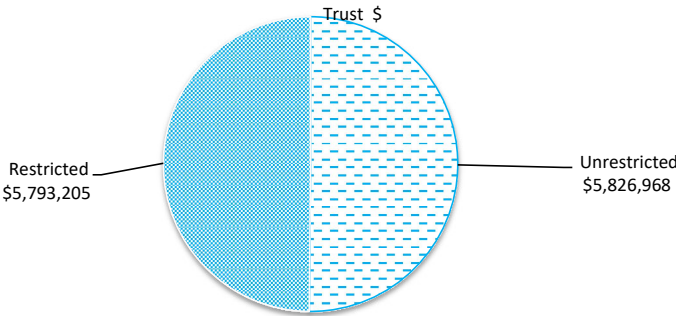
KEY INFORMATION

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

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

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

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 4 - Other



SHIRE OF DALWALLINU
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2024

4 RESERVE ACCOUNTS

Reserve name	Budget Opening Balance	Budget Interest Earned	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Actual Opening Balance	Actual Interest Earned	Actual Transfers In (+)	Actual Transfers Out (-)	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Restricted by Legislation										
Leave Reserve	242,469	7,880	0	(6,895)	243,454	242,469	0	0	0	242,469
Plant Reserve	353,069	11,475	100,000	0	464,544	353,069	0	0	0	353,069
Joint Venture Reserve	217,384	7,065	65,427	(26,400)	263,476	217,384	0	0	0	217,384
Land & Buildings Reserve	2,324,985	75,562	420,000	(386,212)	2,434,335	2,324,985	0	0	0	2,324,985
Sewerage Scheme Reserve	1,238,024	40,236	92,349	(500,000)	870,609	1,238,024	0	0	0	1,238,024
Townscape Reserve	76,849	0	0	(76,849)	0	76,849	0	0	0	76,849
Telecommunications Reserve	527	17	0	0	544	527	0	0	0	527
Swimming Pool Reserve	307,066	9,980	50,000	(160,000)	207,046	307,066	0	0	0	307,066
Recreation Reserve	267,457	8,692	500,406	0	776,555	267,457	0	0	0	267,457
Insurance Excess Reserve	131,445	4,272	16,000	0	151,717	131,445	0	0	0	131,445
Waste Management Reserve	269,844	8,770	50,000	0	328,614	269,844	0	0	0	269,844
Roadworks Construction & Maint	260,744	8,474	0	(131,878)	137,340	260,744	0	0	0	260,744
IT Management Reserve	103,342	3,359	140,000	0	246,701	103,342	0	0	0	103,342
	5,793,205	185,782	1,434,182	(1,288,234)	6,124,935	5,793,205	0	0	0	5,793,205

5 CAPITAL ACQUISITIONS

	Amended Budget	YTD Budget	YTD Actual	YTD Actual Variance
	\$	\$	\$	\$
Capital acquisitions				
Land - freehold land	23,500	0	0	0
Buildings - non-specialised	1,299,090	50,920	57,242	6,322
Furniture and equipment	23,326	23,326	23,326	0
Plant and equipment	1,004,559	0	1,050	1,050
Acquisition of property, plant and equipment	2,350,475	74,246	81,618	7,372
Infrastructure - roads	6,671,971	86,744	11,128	(75,616)
Infrastructure - Other	1,368,760	18,606	13,931	(4,675)
Infrastructure - Footpaths	112,440	0	0	0
Acquisition of infrastructure	8,153,171	105,350	25,059	(65,547)
Total capital acquisitions	10,503,646	179,596	106,677	(58,175)
Capital Acquisitions Funded By:				
Capital grants and contributions	5,588,886	47,092	8,468	(38,624)
Other (disposals & C/Fwd)	464,000	0	0	0
Reserve accounts				
Joint Venture Reserve	26,400	0	0	0
Land & Buildings Reserve	386,212	0	0	0
Sewerage Scheme Reserve	500,000	0	0	0
Townscape Reserve	76,849	0	0	0
Swimming Pool Reserve	160,000	0	0	0
Roadworks Construction & Maintenance Reserve	131,878	0	0	0
Contribution - operations	3,169,421	132,504	98,208	(34,296)
Capital funding total	10,503,646	179,596	106,677	(72,919)

SIGNIFICANT ACCOUNTING POLICIES

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

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

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

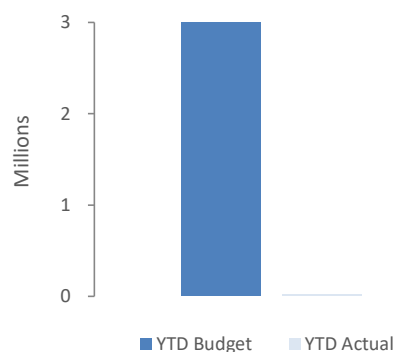
Initial recognition and measurement for assets held at cost

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

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

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

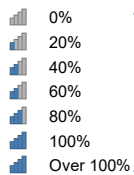
Payments for Capital Acquisitions



5 CAPITAL ACQUISITIONS - DETAILED

Capital expenditure total

Level of completion indicators



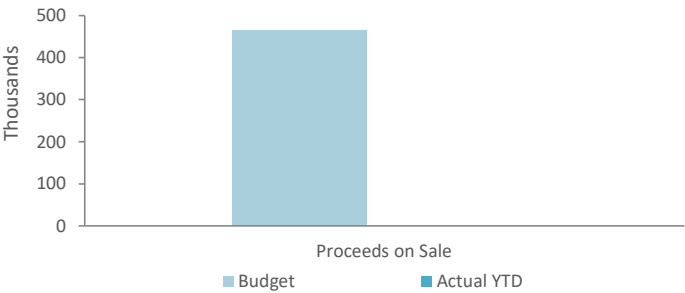
Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

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

		Amended		YTD Actual	Variance (Under)/Over
Account Description		Budget	YTD Budget		
		\$	\$	\$	\$
LAND					0
L42	Purchase of Lot 42 & 43 Arthur St, Wubin	23,500	0	0	0
		0	0	0	0
BUILDINGS					0
E053847	OTH LOPS -Capital Expenditure - Buildings Disaster Resilience DF	258,358	0	0	0
K89	Dalwallinu Medical Centre - Capital Upgrade	17,500	0	0	0
K60	Dalwallinu Early Learning Centre - Capital Upgrade	62,319	0	0	0
K104	11B Anderson Way,Dalwallinu - DDC Coordinator - Capital Upgra	27,500	27,500	27,500	0
K19	10 Roberts Rd, Dalwallinu - Capital Upgrade	5,000	0	0	0
K122	6A Cousins Rd, Dalwallinu - MRDS - Capital Upgrade	7,000	0	0	0
K123	6B Cousins Rd, Dalwallinu - WM - Capital Upgrade	26,839	13,420	17,892	(4,472)
K151	68A Annetts Road, Dalwallinu (3x2) - Capital Upgrade	350,000	0	0	0
K152	68B Annetts Road (2x1) - Capital Upgrade	300,000	0	0	0
K103	11 A Anderson Way, Dalwallinu - Accountant - Capital Upgrade	27,500	0	0	0
K97	23 Rayner St, Dalwallinu JV - Capital Upgrade	26,400	0	0	0
K85	Kalannie Sports Pavillion - Capital Upgrade	13,100	0	0	0
C149	Dalwallinu Recreation Centre Gardeners Shed - Capital Upgrade	10,000	10,000	11,850	(1,850)
K36	6 Dowie St, Dalwallinu - Cvan Park Caretaker - Capital Upgrade	29,700	0	0	0
K88	Administration Office - Capital Upgrade	137,874	0	0	0
		0	0	0	0
ROADS					0
E121700	ROAD CON - Regional Road Group	848,003	56,965	11,128	45,837
E121720	ROAD CON - Roads To Recovery	1,524,644	0	0	0
E121735	ROAD CON - WSFN	3,474,646	0	0	0
E121730	ROAD CON - Shire Road Program	548,226	7,802	0	7,802
E121736	ROAD CON - Commodity Route	276,452	21,977	0	21,977
OTHER INFRASTRUCTURE					0
Z74	Shire Town Entry Statements	89,744	7,475	518	6,957
O36	Sewerage Line Upgrade - Main Line	789,177	0	0	0
O37	Sewerage Replacement Imhoff Tank	152,232	0	0	0
O38	Sewerage Storm Water Dam Fence - Annetts Rd	22,262	11,131	13,413	(2,282)
O95	Aquatic Centre Other Infrastructure Upgrade	160,000	0	0	0
O32	Shade Structure with Seating - Roche St Kalannie	22,060	0	0	0
O33	Hockey Pavilon Retaining Wall	15,339	0	0	0
O34	Dalwallinu Sports Club Service Area Fence	26,859	0	0	0
O35	Richardson Park Shade Shelter	70,807	0	0	0
O6	Kalannie Caravan Park - Other Infrastructure Upgrade	9,500	0	0	0
O49	Dalwallinu Caravan Park - Other Infrastructure Upgrade	10,780	0	0	0
		0	0	0	0
FOOTPATH CONSTRUCTION					0
F0189	Leahy St Between South & Annetts - Capital Upgrade	25,300	0	0	0
F0185	Johnston St Footpath - Capital Upgrade	27,500	0	0	0
F0216	Rolinson Drive Footpath - Capital Upgrade	35,640	0	0	0
F0142	Locke St Footpath - Capital Upgrade	11,000	0	0	0
F0201	Leahy St Pithara Footpath - Capital Upgrade	13,000	0	0	0
PLANT & EQUIPMENT					0
E053848	OTH LOPS -Capital Expenditure - Plant & Equip Disaster Resilenci	41,559	0	1,050	(1,050)
E073835	OTH HEALTH - Doctor Vehicle - DL 89	47,000	0	0	0
E113838	OTH REC - Capital Expenditure - Plant & Equipment	38,000	0	0	0
DL515	Purchase of Tipper Truck	84,000	0	0	0
DL80	Purchase of Prime Mover	260,000	0	0	0
DL147	Purchase of Tipper Truck	84,000	0	0	0
DL281	Purchase Utility WS	55,000	0	0	0
DL9360	Purchase Utility	36,000	0	0	0
CP007	Purchase of Side Tipping Trailer	140,000	0	0	0
CP005	Second Hand Street Sweeper - Capital Upgrade	150,000	0	0	0
CP008	Purchase of Emulsion Spray Unit	10,000	0	0	0
CP001	Purchase Sundry Plant	7,000	0	0	0
E145803	ADMIN - MPDS Vehicle - DL492	52,000	0	0	0
FURNITURE & FIXTURES					0
E113883	OTH REC - Capital Expenditure - Furniture & Equipment	23,326	23,326	23,326	0
		10,503,646	179,596	106,677	72,919

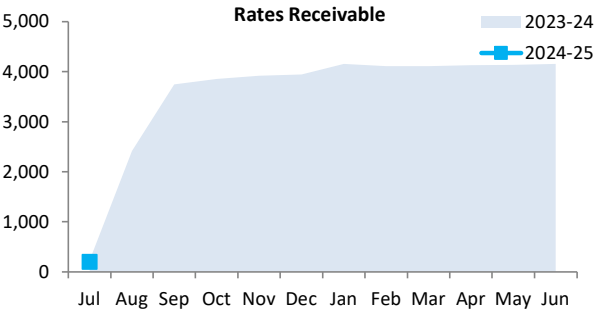
6 DISPOSAL OF ASSETS

Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	Land & Buildings								
	Sale of McNeill St lots	75,000	120,000	45,000	0	0	0	0	0
	Sale of Roberts Rd lots	65,000	150,000	85,000	0	0	0	0	0
	Plant and equipment								
	Sale of DL89	15,000	15,000	0	0	0	0	0	0
	Sale of DL9048	12,713	5,000	0	(7,713)	0	0	0	0
	Sale of JD Mower	1,652	3,000	1,348	0	0	0	0	0
	Sale of DL281	25,000	26,000	1,000	0	0	0	0	0
	Sale of DL515	20,439	25,000	4,561	0	0	0	0	0
	Sale of DL147	84,747	60,000	0	(24,747)	0	0	0	0
	Sale of DL9360	9,182	15,000	5,818	0	0	0	0	0
	Sale of 1TIO129	10,000	10,000	0	0	0	0	0	0
	Sale of DL492	28,000	35,000	7,000	0	0	0	0	0
		346,733	464,000	149,727	(32,460)	0	0	0	0



7 RECEIVABLES

Rates receivable	30 Jun 2024	31 Jul 2024
	\$	\$
Opening arrears previous years	46,638	39,759
Levied this year	4,336,786	4,567,805
Less - collections to date	(4,343,665)	(201,240)
Gross rates collectable	39,759	4,406,324
Net rates collectable	39,759	4,406,324
% Collected	99.1%	4.4%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	(107)	350,545	131,622	6,212	6,119	494,391
Percentage	0.0%	70.9%	26.6%	1.3%	1.2%	
Balance per trial balance						
Trade receivables	(107)	350,545	131,622	6,212	6,119	494,391
GST receivable						4,584
Total receivables general outstanding						498,975

Amounts shown above include GST (where applicable)

KEY INFORMATION

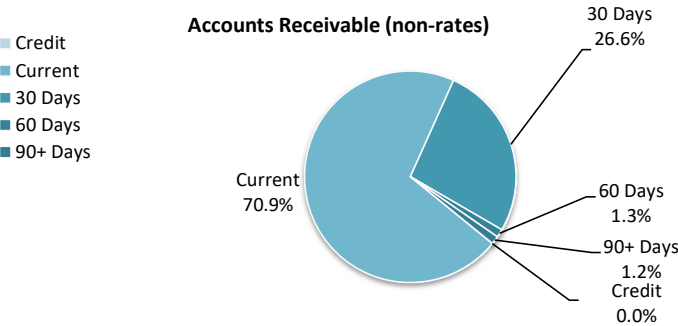
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

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

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



8 OTHER CURRENT ASSETS

	Opening Balance 1 July 2024	Asset Increase	Asset Reduction	Closing Balance 31 July 2024
Other current assets	\$	\$	\$	\$
Inventory				
Inventories Fuel & Materials	18,901	0	(2,545)	16,356
Total other current assets	18,901	0	(2,545)	16,356
Amounts shown above include GST (where applicable)				

KEY INFORMATION

Inventory

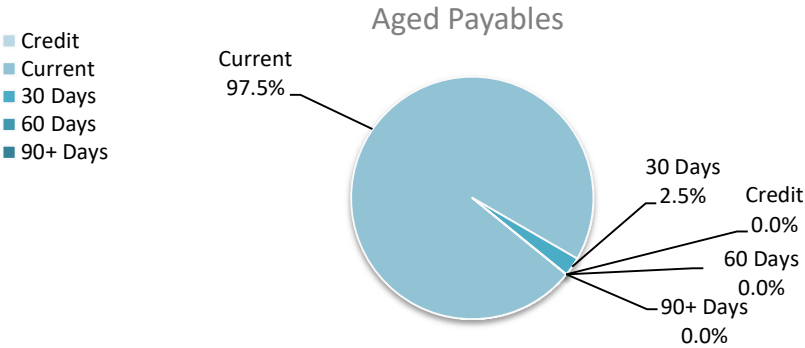
Inventories are measured at the lower of cost and net realisable value.
Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

9 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	0	365,017	9,216	0	0	374,233
Percentage	0.0%	97.5%	2.5%	0.0%	0.0%	
Balance per trial balance						
Sundry creditors	0	465,905	9,216	0	0	475,121
Accrued salaries and wages						(2,701)
ATO liabilities						17,655
Other payables						35,387
Accrued interest on loans						62,789
Bonds & Deposits Held						6,128
Total payables general outstanding						594,379
Amounts shown above include GST (where applicable)						

KEY INFORMATION

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



10 RATE REVENUE

General rate revenue

RATE TYPE	Rate in	Number of	Rateable	Rate	Budget	Total	Rate	YTD Actual	Total
	\$ (cents)	Properties	Value	Revenue	Reassessed	Revenue	Revenue	Interim	Revenue
				\$	\$	\$	\$	\$	\$
Gross rental value									
Gross Rental Value	0.080620	396	6,282,470	506,492	0	506,492	506,493	2,058	508,551
Unimproved value									
Unimproved Value	0.010045	352	320,278,000	3,217,193	100	3,217,293	3,217,193	(2,299)	3,214,894
Sub-Total		748	326,560,470	3,723,685	100	3,723,785	3,723,686	(240)	3,723,445
Minimum payment	Minimum Payment \$								
Gross rental value									
GRV - Dalwallinu	643	39	159,686	25,077	0	25,077	25,077	0	25,077
GRV - Kalannie	643	34	182,931	21,862	0	21,862	21,862	0	21,862
GRV - Other Towns	643	74	289,987	47,582	0	47,582	47,582	0	47,582
Unimproved value									
UV - Rural	750	35	922,978	26,250		26,250	26,250	0	26,250
UV - Mining	750	45	486,420	33,750	0	33,750	33,750	0	33,750
Sub-total		227	2,042,002	154,521	0	154,521	154,521	0	154,521
Discount						(160,000)			(17,177)
Amount from general rates						3,718,306			3,860,789
Ex-gratia rates						50,268			50,040
Total general rates						3,768,574			3,910,829

11 BORROWINGS

Repayments - borrowings

Information on borrowings			New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Loan No.	1 July 2024	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Dalwallinu Sewerage Scheme	64	25,882	0	0	(12,629)	(25,882)	13,253	0	(1,275)	(1,925)
Dalwallinu Discovery Centre	157	335,974	0	0	0	(64,170)	335,974	271,804	0	(9,729)
Dalwallinu Recreation Centre	159	2,399,658	0	0	0	(65,623)	2,399,658	2,334,035	0	(89,001)
Bell St Subdivision	160	242,578	0	0	0	(161,472)	242,578	81,106	0	(1,241)
Total		3,004,092	0	0	(12,629)	(317,147)	2,991,463	2,686,945	(1,275)	(101,896)
Current borrowings		317,147					304,518			
Non-current borrowings		2,686,946					2,686,946			
		3,004,093					2,991,464			

All debenture repayments were financed by general purpose revenue.

KEY INFORMATION

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

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

12 LEASE LIABILITIES

Movement in carrying amounts

Information on leases		1 July 2024	New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Lease No.		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Gymnasium Equipment	E6N0162493	26,711	0	0	0	(8,406)	26,711	18,305	0	(995)
Administration Photocopiers	Ricoh	13,959	0	0	(324)	(3,655)	13,635	10,304	(58)	(606)
Total		40,670	0	0	(324)	(12,061)	40,346	28,609	(58)	(1,601)
Current lease liabilities		12,061					11,764			
Non-current lease liabilities		28,609					28,609			
		40,670					40,373			

All lease repayments were financed by general purpose revenue.

KEY INFORMATION

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

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

13 OTHER CURRENT LIABILITIES

	Note	Opening Balance 1 July 2024 \$	Liability transferred from/(to) non current \$	Liability Increase \$	Liability Reduction \$	Closing Balance 31 July 2024 \$
Other current liabilities						
Other liabilities						
Contract liabilities		714,084	0	221,046	(9,968)	925,162
Total other liabilities		714,084	0	221,046	(9,968)	925,162
Employee Related Provisions						
Provision for annual leave		196,969	0	0	0	196,969
Provision for long service leave		214,652	0	0	0	214,652
Total Provisions		411,621	0	0	0	411,621
Total other current liabilities		1,125,705	0	221,046	(9,968)	1,336,783

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 14

KEY INFORMATION

Provisions

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee Related Provisions

Short-term employee benefits

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

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

Other long-term employee benefits

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

Capital grant/contribution liabilities

Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

14 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent grant, subsidies and contributions liability					Grants, subsidies and contributions revenue		
	Liability	Increase in	Decrease in	Liability	Current	Amended	YTD	YTD
	1 July 2024	Liability	Liability	31 Jul 2024	Liability	Budget	Budget	Revenue
	\$	\$	\$	\$	\$	\$	\$	\$
Grants and subsidies								
General Purpose Grant - WA Government	0	0	0	0	0	371,840	0	0
Untied Roads Grant - WA Government	0	0	0	0	0	248,304	0	0
DFES Operating Grant	0	0	0	0	0	42,350	0	0
Community Day Grant	0	0	0	0	0	9,659	0	0
Direct Grant - Main Roads	0	0	0	0	0	429,914	429,914	429,914
	0	0	0	0	0	1,102,067	429,914	429,914
Contributions								
Collection of Legal Costs	0	0	0	0	0	10,000	833	150
Miscellaneous Reimbursements - GOV	0	0	0	0	0	1,300	8	0
Miscellaneous Reimbursements - HEALTH	0	0	0	0	0	8,600	716	1,591
Miscellaneous Reimbursements - PRE SCHOOL	0	0	0	0	0	11,701	974	2,319
Miscellaneous Reimbursements - OTH WELFARE	0	0	0	0	0	200	0	0
Miscellaneous Reimbursements - STAFF HOUSING	0	0	0	0	0	4,670	0	518
Miscellaneous Reimbursements - OTH HOUSING	0	0	0	0	0	16,436	1,369	3,862
Miscellaneous Reimbursements - OTH COM	0	0	0	0	0	1,993	166	497
Containers Deposit Scheme Income	0	0	0	0	0	200	16	0
Collection Metal Rubbish	0	0	0	0	0	250	0	0
Miscellaneous Reimbursements - REC & CUL	0	0	0	0	0	88,722	7,389	5,749
Miscellaneous Reimbursements - ROAD MAIN	0	0	0	0	0	500	41	248
Street Light Contribution - Main Roads	0	0	0	0	0	5,500	458	0
Miscellaneous Reimbursements - ECON SERV	0	0	0	0	0	49,430	4,116	14,825
Miscellaneous Reimbursements - OTH PRO & SERV	0	0	0	0	0	38,719	3,208	7,582
Fuel Rebates - ATO	0	0	0	0	0	45,000	3,748	4,450
	0	0	0	0	0	283,221	23,042	41,791
TOTALS	0	0	0	0	0	1,385,288	452,956	471,705

15 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Capital grant/contribution liabilities					Capital grants, subsidies and contributions revenue		
	Liability 1 July 2024	Increase in Liability	Decrease in Liability (As revenue)	Liability 31 Jul 2024	Current Liability 31 Jul 2024	Amended Budget Revenue	YTD Budget	YTD Revenue Actual
	\$	\$	\$	\$	\$	\$	\$	\$
Capital grants and subsidies								
DFES LG Resilience Fund Grant	0	0	0	0	0	299,917	0	1,050
DoT - Footpaths ROAD CON	0	0	0	0	0	49,720	0	0
Main Roads - Regional Road Group ROAD CON	0	0	0	0	0	565,335	47,092	7,418
Dept. Infr. - Roads to Recovery ROAD CON	0	0	0	0	0	1,272,619	0	0
Main Roads - Wheatbelt Secondary Freight Program ROAI	0	0	0	0	0	3,243,037	0	0
Main Roads - Commodity Route ROAD CON	0	0	0	0	0	158,258	0	0
	0	0	0	0	0	5,588,886	47,092	8,468

16 INVESTMENT IN ASSOCIATES

(a) Investment in associate

Aggregate carrying amount of interests in Local Government House accounted for using the equity method are reflected in the table below.

Carrying amount at 1 July
Carrying amount at 30 June

Amended Budget Revenue	YTD Budget	YTD Revenue Actual
\$	\$	\$
0	0	142,607
0	0	142,607

SIGNIFICANT ACCOUNTING POLICIES

Investments in associates

An associate is an entity over which the Shire has the power to participate in the financial and operating policy decisions of the investee but not control or joint control of those policies.

Investments in associates are accounted for using the equity method. The equity method of accounting, is whereby the investment is initially recognised at cost and adjusted thereafter for the post-acquisition change in the Shire’s share of net assets of the associate. In addition, the Shire’s share of the profit or loss of the associate is included in the Shire’s profit or loss.

Shire of Dalwallinu

Bank Reconciliation

as at 31 July 2024

Balance as per General Ledger as at 1 July 2024				
A910000 - Municipal Fund	4,226,717.69			
A910001 - Telenet Saver	911,064.47	5,137,782.16		5,137,782.16
Add Cash Receipts				
Daily Receipts		672,419.62		
BPAY Receipts		157,760.97		
Interest Received		4,771.57		
				834,952.16
				5,972,734.32
Less Cash Payments				
EFT Payments - Payroll		188,886.18		
EFT Payments (EFT16052 - EFT16139)		574,677.17		
Direct Debit - Credit Cards (DD17870.1)		8,406.24		
Direct Debit - Housing Bonds (DD17827.1, DD17835.1 DD17848.1 & DD17864.1)		3,378.00		
Direct Debit - Superannuation Payments		24,562.47		
Bank Fees		927.37		
Loan Payments Loan 64 - Sewerage Scheme		13,903.56		
Loans 157, 159 & 160 Guarantee Fee		10,626.05		
Transfer to Muni Excess Funds Term Deposit		3,000,000.00		
Direct Debit - Payment to DoT		100,353.10		
				3,925,720.14
Balance as per General Ledger as at 31 July 2024				
A910000 - Municipal Fund	152,779.98			
A910001 - Telenet Saver	1,894,234.20			
		2,047,014.18	0.00	2,047,014.18
Add				
Returned Super Payment 17/11/23 & 23/01/24				64.50
Payroll PE010824, payment processed 01/08/24				65,239.34
Less				
Banking 31/07/24, received on 01/08/24				2,130.75
Shortfall on banking 22/07/24, received 01/08/24				0.25
				2,110,187.02
Balance as per Bank Statements as at 31 July 2024				
CBA Muni Cheque Account - xxxx379		215,952.82		
CBA Business Online Saver - xxxx395		1,894,234.20	0.00	2,110,187.02

Prepared by

Reviewed by

Shire of Dalwallinu

Trust Bank Reconciliation

as at 31 July 2024

Balance as per General Ledger as at 1 July 2024 2T9900000 - Trust Fund	0.00	0.00		0.00
Add Cash Receipts				0.00
Less Cash Payments				0.00
		0.00		0.00
Balance as per General Ledger as at 31 July 2024 2T9900000 - Trust Fund	0.00	0.00	0.00	0.00
Add				
Less				
Balance as per Bank Statements as at 31 July 2024 2T9900000 - Trust Fund		0.00	0.00	0.00

Prepared by



1/8/2024

Reviewed by



6/8/2024

9.4 CHIEF EXECUTIVE OFFICER

9.4.1 Request for land and property swap*

Report Date	27 August 2024
Applicant	Mrs KJ Christian
File Ref	A273
Previous Meeting Reference	Nil
Prepared by	Jean Knight, Chief Executive Officer
Supervised by	Jean Knight, Chief Executive Officer
Disclosure of interest	Nil
Voting Requirements	Simple Majority
Attachments	Correspondence

Purpose of Report

Council is requested to consider a request from the applicant for a potential land and property swap within the Shire of Dalwallinu.

Background

Correspondence was received from the applicant on Tuesday 6 August 2024, requesting that Council consider a potential land and property swap within the Shire of Dalwallinu.

The applicant is the owner of Lot 15 (28) McNeill Street, Dalwallinu. This property contains a house and outbuildings situated on a 1,012^m² block of land.

The applicant has requested that Council swap a Shire property, possibly Lot 723 Leahy Street, or any other property the Shire may wish to dispose of, for her property at 28 McNeill Street, Dalwallinu.

Consultation

Senior Management Team

Legislative Implications

Nil

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Site Inspection

Site inspection undertaken: Nil



Triple Bottom Line Assessment

Economic implications

There are no known significant economic implications associated with this proposal.

Social implications

There are no known significant social implications associated with this proposal.

Environmental implications

There are no known significant environment implications associated with this proposal.

Officer Comment

The Shire currently has three commercial lots next to Lot 28 McNeill Street, Dalwallinu which have received very little interest and no offers since marketing began several years ago.

The applicant states in her correspondence that there is a long-standing issue with the boundary between her lot and the neighbours. This is not something that Council needs to inherit.

The house on the lot is in very poor condition and at best the value of the lot would be the land value only. The value of any properties that Council intend to dispose of in the future are all over \$300,000. This would not appear to be a very equitable swap.

The house that is referred to in the applicant's correspondence is currently out for tender and closed on Friday 23 August 2024.

It is the Officer's recommendation that Council decline the offer of a potential land and property swap involving Lot 15 (28) McNeill Street, Dalwallinu.

Officer Recommendation

That Council decline the offer of a potential land and property swap involving Lot 15 (28) McNeill Street, Dalwallinu.

Officer Recommendation/Council Resolution

MOTION

Moved Cr
Seconded Cr

0/0



Karen Christian

06/08/2024

Jean Knight
Chief Executive Officer
Shire of Dalwallinu
58 Johnston Street

Dalwallinu, WA, 6609

[\(08\) 9661 0500](tel:(08)96610500)

shire@dalwallinu.wa.gov.au

Re: Property at 28 McNeill Street, Dalwallinu

Dear Jean

I hope this letter finds you well. I am writing to formally request the shires consideration of a potential land and property swap within the Dalwallinu Shire.

As the current owner of the property located at 28 McNeill Street, Dalwallinu, I have recently encountered a long-standing issue concerning the incorrect subdivision or pegging of the land, which has persisted for nearly 95 years. This situation has led to a land dispute between myself and Mr. and Mrs. Minty, particularly involving a parcel of land that has been fenced and a garage situated on my side of the boundary for an extended period. Hindering my willingness to sell and pass the problem to someone else.

This unresolved matter is of significant concern to me, especially as I look towards the future. My husband is currently in need of full-time care due to his terminal declining health, and it is my wish to remain in the Dalwallinu community after his death, where I have dedicated much of my time to volunteer work. However, I do not require a nine-bedroom home or a parcel of land as large as the one I currently own.

Given these circumstances, I am inquiring whether the Shire would consider a land and house swap for a smaller property, possibly the one at Lot 723 South Street, or any other property the Shire may wish to dispose of. Such a swap could allow the Shire to market all the commercial blocks together, thereby removing any residential property from the commercial main block, and potentially resolving the ongoing issue with Mr. and Mrs. Minty.

I understand that this request may be unconventional, but I would be grateful if the Shire could consider this proposal. I am open to a trade for a smaller home and a smaller parcel of land, of similar or lesser value, in order to address both my personal needs and the broader interests of the community.

Please let me know if this is something the Shire might consider. I look forward to your response and am happy to discuss this matter further at your convenience.

Yours faithfully,
Karen Christian

9.4.2 Request for Extraordinary Election

Report Date	27 August 2024
Applicant	Shire of Dalwallinu
File Ref	GO/8
Previous Meeting Reference	Nil
Prepared by	Jean Knight, Chief Executive Officer
Supervised by	Jean Knight, Chief Executive Officer
Disclosure of interest	Nil
Voting Requirements	Simple Majority
Attachments	Nil

Purpose of Report

Council is requested to acknowledge the passing of Cr Noel Mills on 19 August 2024 and to set the date for the extraordinary election to fill the vacancy.

Background

With the unfortunate news of Cr Mills passing on 19 August 2024, this now creates a vacancy. Following the 2023 election where optional preferential voting was used, backfilling options would apply to those candidates from 2023. Therefore, a future vacancy is filled by the first and second unelected candidates. Unfortunately, we did not have any unsuccessful candidates.

The 2025 election is fourteen (14) months away and too long to leave the position vacant.

Consultation

Nil

Legislative Implications

State

Local Government Act 1995 – section 2.32, 4.8, 4.9

Local Government (Elections) Regulations 1997

Policy Implications

Nil

Financial Implications

There has been no allocation for Election Expenses in the 2024-2025. These expenses will need to be captured in the budget review in February 2025.

Strategic Implications

Nil

Site Inspection

Site inspection undertaken: Nil

Triple Bottom Line Assessment

Economic implications

There are no known significant economic implications associated with this proposal.



Social implications

There are no known significant social implications associated with this proposal.

Environmental implications

There are no known significant environment implications associated with this proposal.

Officer Comment

The *Local Government Act 1995* section 4.8 states that an extraordinary election is to be held if the office becomes vacant under section 2.32 (which includes if a Councillor dies).

Under section 4.9(1)(a) & (b) of the *Local Government Act 1995*, an election date may be fixed by the Mayor or President in writing, or (if he or she doesn't fix a date), by Council at a meeting held within one (1) month after the vacancy occurs. Cr Mills passed away on 19 August 2024 and a date must now be set to hold an extraordinary election to fill this vacancy.

The date for the election must allow enough time for the electoral requirements to be complied with and no later than four (4) months after the date the vacancy occurred.

Given the above, it is proposed that the Extraordinary Election be held on Saturday 9 November 2024 and it be conducted in-house.

Officer Recommendation

That Council:

1. Sets the date for an Extraordinary Election on Saturday 9 November 2024 to fill the vacancy left by Cr Noel Mills;
2. Holds an in-house election with the Chief Executive Officer as the Returning Officer;
3. Authorises expenses relating to the Extraordinary Election to be debited to E041150.

Officer Recommendation/Council Resolution

MOTION

Moved Cr
Seconded Cr

0/0



10 APPLICATIONS FOR LEAVE OF ABSENCE

11 MOTIONS OF WHICH NOTICE HAS BEEN RECEIVED

12 QUESTIONS FROM MEMBERS WITHOUT NOTICE

13 NEW BUSINESS OF AN URGENT NATURE (INTRODUCED BY DECISION OF THE MEETING)

Nil

14 MEETING CLOSED TO THE PUBLIC – CONFIDENTIAL BUSINESS AS PER LOCAL GOVERNMENT ACT, 1995, SECTION 5.23(2)

PROCEDURAL MOTION

Moved Cr

Seconded Cr

That Council moves into a confidential session at 0.00pm as per *Local Government Act 1995*, Section 5.23(2)

(c) *a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting; and*

to discuss:

14.1 Award of RFT2425-01 Supply & Lay Asphalt



14.1 Award of RFT2425-01 – Supply & Lay Asphalt*

Report Date	27 August 2024
Applicant	Shire of Dalwallinu
File Ref	FM/28 – Financial Management - Tendering
Previous Meeting Reference	OCM 23 July 2024 (M10264)
Prepared by	Jean Knight, Chief Executive Officer
Supervised by	Jean Knight, Chief Executive Officer
Disclosure of interest	Nil
Voting Requirements	Simple Majority
Attachments	1. Tender Matrix

Purpose of Report

Council is requested to consider the tenders received for RFT2425-01 Supply & Lay Asphalt for works included in the 2024-2025 road program.

Officer Recommendation/Council Resolution

MOTION

Moved Cr
Seconded Cr

0/0

PROCEDURAL MOTION

Moved Cr
Seconded Cr

That the meeting come from behind closed doors at **0.00pm**.

0/0

15 SCHEDULING OF MEETING

The next Ordinary Meeting of Council will be held on 24 September 2024 at the Shire of Dalwallinu Council Chambers, Dalwallinu commencing at 3.30pm.

16 CLOSURE

There being no further business, the Chairperson closed the meeting at _____pm.

