

AGENDA

For the Council Meeting to be held on

Thursday 20 September, 2018

Commencing at 5 p.m.

In the Council Chambers, Ravensthorpe.



SHIRE OF RAVENSTHORPE

DISCLAIMER

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

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or limitation of approval made by a member or officer of Ravensthorpe Shire Council during the course of any meeting is not intended to be and is not taken as notice of approval from the Ravensthorpe Shire Council. The Ravensthorpe Shire Council warns that anyone who has an application lodged with the Ravensthorpe Shire Council 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 Ravensthorpe Shire Council in respect of the application.

A handwritten signature in blue ink, appearing to read "Ian Fitzgerald", is written over a horizontal line.

Ian Fitzgerald
Chief Executive Officer

12/9/2018

65 Morgans Street Ravensthorpe WA 6346
Tel (08) 9839000; Fax (08) 98381282
E-mail: - shire@ravensthorpe.wa.gov.au



WRITTEN DECLARATION OF INTEREST IN MATTER BEFORE COUNCIL

NOTE: USE ONE FORM PER DECLARATION

I, (1) _____ wish to declare an interest in the following item to be considered by council at its meeting to be held on (2) _____

Agenda item (3) _____

The type of interest I wish to declare is (4)

- Financial pursuant to Sections 5.60A of the Local Government Act 1995
- Proximity pursuant to Section 5.60B of the Local Government Act 1995
- Indirect Financial pursuant to Section 5.61 of the Local Government Act 1995
- Impartiality pursuant to Regulation 11 of the Local Government (Rules of Conduct) Regulation 2007

The nature of my interest is (5)

The extent of my interest is (6)

I understand that the above information will be recorded in the Minutes of the meeting and recorded by the Chief Executive Officer in an appropriate Register.

Signature Date

RECEIVED BY: _____
Chief Executive Officer Date

- (1) Insert you name.
- (2) Insert the date of the Council Meeting at which the item it to be considered.
- (3) Insert the Agenda Item Number and Title.
- (4) Tick the box to indicate the type of interest.
- (5) Describe the nature of your interest.
- (6) Describe the extent of your interest (if seeking to participate in the matter under the s.5.68 of the Act)

Financial pursuant to Sections 5.60A of the Local Government Act 1995**5.60A – Financial Interest**

For the purpose of this Subdivision, a person has a financial interest in a matter if it is reasonable to expect that the matter will if dealt with by the local government, or an employee or committee of the local government or member of the council of the local government, in a particular way, result in a financial gain, loss, benefit or detriment for the person.

[Section 5.60A inserted by No. 64 of 1998 s. 30; amended by No. 49 of 2004 s. 50.]

Proximity pursuant to Section 5.60B of the Local government Act 1995**5.60B – Proximity Interest**

- (1). For the purposes of this Subdivision, a person has a proximity interest in a matter if the matter concerns –
 - (a). a proposed change to a planning scheme affecting land that adjoins the person's land;
 - (b). a proposed change to zoning or use of land that adjoins that person's land; or
 - (c). a proposed development (as defined in section 5.63 (5)) of land that adjoins the person's land.
- (2). In this section, land ("**the proposal land**") adjoins a person's land if –
 - (a). the proposal land, not being a thoroughfare, has a common boundary with the person's land;
 - (b). the proposal land, or any part of it, is directly across a thoroughfare from, the person's land; or
 - (c). the proposal land is that part of a thoroughfare that has a common boundary with the person's land.
- (3). In this section a reference to a person's land is a reference to any land owned by the person or in which the person has any estate or interest.

[Section 5.60B inserted by No 64 of 1998 s. 30.]

Indirect Financial pursuant to Section 5.61 of the Local Government Act 1995**5.61 – Indirect financial interest**

A reference in this Subdivision to an indirect financial interest of a person in a matter includes a reference to a financial relationship between that person and another person who requires a local government decision in relation to the matter.

Impartiality pursuant to Regulation 11 of the Local Government (Rules of Conduct) Regulation 2007**11 – Disclosure of interest**

- (1). In this regulation –
Interest means an interest that could, or could reasonably be perceived to; adversely affect the impartiality of the person having the interest arising from kinship friendship or membership of an association.
- (2). A person who is a council member and who has an interest in any matter to be discussed at a council or committee meeting attended by the member must disclose the nature of the interest –
 - (a). in a written notice given to the CEO before the meeting;or

- (b). at the meeting immediately before the matter is discussed.
- (3). Sub-regulation (2) does not apply to an interest referred to in section 5.60 of the Act.
- (4). Sub-regulation (2) does not apply if –
 - (a). A person who is a council member fails to disclose an interest because the person did not know he or she has an interest in the matter; or
 - (b). A person who is a council member fails to disclose an interest because the person did not know the matter in which he or she had an interest would be discussed at the meeting and the person disclosed the interest as soon as possible after the discussion began.
- (5). If, under sub-regulation (2)(a), a person who is a council member discloses an interest in a written notice given to the CEO before a meeting then –
 - (a). Before the meeting the CEO is to cause the notice to be given to the person who is to preside at the meeting; and
 - (b). At the meeting the person presiding is to bring the notice and its contents to the attention of the persons present immediately before a matter to which the disclosure related is discussed.
- (6). If –
 - (a). Under sub-regulation (2)(b) or (4)(b) a person's interest in a matter is disclosed at a meeting; or
 - (b). Under sub-regulation (5) (b) notice of a person's interest in a matter is brought to the attention of the persons present at a meeting.

The nature of the interest is to be recorded in the minutes of the meeting.

Describe the extent of your interest (If seeking to participate in the matter under the s.5.68 of the act)

5.68 – Councils and committees may allow members disclosing interests to participate etc. in meetings

- (1). If a member has disclosed, under section 5.65, an interest in a matter, the members present at the meeting who are entitled to vote on the matter
 - (a). may allow the disclosing member to be present during any discussion or decision making procedure relating to the matter; and
 - (b). may allow , to the extent decided by those members, the disclosing member to preside at the meeting (if otherwise qualified to preside) or to participate in discussions and the decision making procedures relating to the matter if –
 - (i) the disclosing member also discloses the extent of the interest; and
 - (ii) those members decide that the interest –
 - (I) is so trivial or insignificant as to be unlikely to influence the disclosing member's conduct in relation to the matter; or
 - (II) is common to a significant number of electors or ratepayers
- (2). A decision under this section is to be recorded in the minutes of the meeting relating to the matter together with the extent of any participation allowed by the council or committee.
- (3). This sections does not prevent the disclosing member from discussing, or participating in the decision making process on, the question on whether an application should be made to the Minister under section 5.69.



**SHIRE OF RAVENSTHORPE
WORKS REQUEST FORM**

Name: _____

Date: ____/____/2018 Urgency: Low / Medium / High / Strategic

Road / Public Building / Area: _____

Request: _____

Description:

OFFICE USE ONLY:

Action Taken:

Comment:

Completed: ____/____/2018 Signature: _____

Inspected and/or authorised: _____
Chief Executive Officer



Application for Leave of Absence

(Pursuant to Section 2.25 of the Local Government Act 1995 (as amended))

- (1) A council may, by resolution, grant leave of absence to a member.
- (2) Leave is not to be granted to a member in respect to more than 6 consecutive ordinary meetings of the Council without the approval of the Minister.
- (3) The granting of the leave is to be recorded in the minutes of the meeting.
- (4) A member who is absent without first obtaining leave of the Council throughout 3 consecutive ordinary meetings of the Council is disqualified from continuing his or her membership of the Council.
- (5) The non-attendance of a member at the time and place appointed for an ordinary meeting of the Council does not constitute absence from an ordinary meeting of Council –
 - (a) if no meeting of the Council at which a quorum is present is actually held on that day;
or
 - (b) if the non-attendance occurs while –
 - (i) the member has ceased to act as a member after which written notice has been given to the member under Section 2.27 (3) and before written notice has been given to the member under Section 2.27 (5);
 - (ii) while proceedings in connection with the disqualification of the member have been commenced and are pending;
or
 - (iii) while the election of the member is disputed and proceedings relating to the disputed election have been commenced and are pending.

I,, hereby apply for Leave of Absence from the Ravensthorpe Shire Council from..... to for the purpose of

Signed:..... Date:.....



**Shire of Ravensthorpe
Notice of Ordinary Council Meetings**

In accordance with the Local Government Act 1995 and Administration Regulation 12 (I) it, is hereby notified that as from January 2018 to December 2018, Ordinary Council meetings of the Shire of Ravensthorpe will be held as follows:

January 2018	No meetings scheduled	
12 February 2018	Ravensthorpe Council Chambers- Forum	1 pm
15 February 2018	Ravensthorpe Council Chambers	5 pm
12 March 2018	Ravensthorpe Council Chambers - Forum	1 pm
15 March 2018	Hopetoun Community Centre	5 pm
16 April 2018	Ravensthorpe Council Chambers - Forum	1 pm
19 April 2018	Ravensthorpe Council Chambers	5 pm
14 May 2018	Ravensthorpe Council Chambers - Forum	1 pm
17 May 2018	Hopetoun Community Centre	5 pm
18 June 2018	Ravensthorpe Council Chambers - Forum	1 pm
21 June 2018	Ravensthorpe Council Chambers	5 pm
16 July 2018	Ravensthorpe Council Chambers - Forum	1 pm
19 July 2018	Hopetoun Community Centre	5 pm
13 August 2018	Ravensthorpe Council Chambers – Forum	5pm
16 August 2018	Ravensthorpe Council Chambers	5pm
17 September 2018	Ravensthorpe Council Chambers – Forum	5pm
20 September 2018	Ravensthorpe Council Chambers	5pm
15 October 2018	Ravensthorpe Council Chambers - Forum	1 pm
18 October 2018	Ravensthorpe Council Chambers	5 pm
12 November 2018	Ravensthorpe Council Chambers - Forum	1 pm
15 November 2018	Hopetoun Community Centre	5 pm
17 December 2018	Ravensthorpe Council Chambers- Forum	1 pm
20 December 2018	Ravensthorpe Council Chambers	5 pm

Ratepayers and residents are welcome to attend the council meetings and participate in the Public Question time session which are held at the beginning of each Council Meeting.

**Ian Fitzgerald
Chief Executive Officer**

ORDINARY MEETING OF COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS, RAVENSTHORPE
ON 20 SEPTEMBER 2018, COMMENCING AT 5PM

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1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

2. ATTENDANCE / APOLOGIES/ APPROVED LEAVE OF ABSENCE

MEMBERS: Cr Keith Dunlop (Shire President)
Cr Julianne Belli (Deputy Shire President)
Cr Kerry Dickinson
Cr Ian Goldfinch
Cr Thomas Major
Cr Graham Richardson
Cr Peter Smith

STAFF: Ian Fitzgerald (Chief Executive Officer)
Darren Kennedy (Manager of Corporate and
Community Services)

Helen Coleman (Personal Assistant)

APOLOGIES:

ON LEAVE OF ABSENCE:

ABSENT:

3. RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE

4. PUBLIC QUESTION TIME

5. APPLICATIONS FOR, AND PREVIOUSLY APPROVED, LEAVE OF ABSENCE AND DISCLOSURES OF INTEREST

6. PETITIONS/ DEPUTATIONS/ PRESENTATIONS

7. CONFIRMATION OF MINUTES**7.1 SPECIAL COUNCIL MEETING – 13 AUGUST, 2018**OFFICER RECOMMENDATION ITEM 7.1

That the minutes of the special meeting of council held on 13 August, 2018 be confirmed as a true and correct record of proceedings.

7.2 COUNCIL MEETING – 16 AUGUST, 2018OFFICER RECOMMENDATION ITEM 7.2

That the minutes of the meeting of council held on 16 August, 2018 be confirmed as a true and correct record of proceedings.

7.3 SPECIAL COUNCIL MEETING – 3 SEPTEMBER, 2018OFFICER RECOMMENDATION ITEM 7.3

That the minutes of the special meeting of council held on 3 September, 2018 be confirmed as a true and correct record of proceedings.

8. SUSPENSION OF STANDING ORDERSOFFICER RECOMMENDATION ITEM 8

That all Standing Orders be suspended for the remainder of the agenda items to enable detailed discussion, Councillors' questions and briefing by staff on the agenda items in accordance with Council's policy that the meeting on the third Monday of each month is a briefing/discussion meeting only and no decisions will be made on agenda items at this meeting. Decisions on the agenda items listed will be made at the meeting on the following Thursday.

9. ANNOUNCEMENT BY PRESIDING MEMBER WITHOUT DISCUSSIONS

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10. REPORTS OF OFFICERS**10.1 MANAGER OF CORPORATE AND COMMUNITY SERVICES****10.1.1 SCHEDULE OF ACCOUNT PAYMENTS – AUGUST 2018****File Ref:****Applicant:** Not applicable**Location:** Not applicable**Disclosure of Officer Interest:** None**Date:** 7 September, 2018**Author:** Wendy Spaans – Admin/Creditors Officer**Authorising Officer:** Stacey Howard – Senior Finance Officer**Attachments:** 10.1.1.1 Schedule of Payments to 31 August, 2018

10.1.1.2 Credit Card Transactions to 31 August, 2018

Summary:

This item presents the schedule of payments for Council approval in accordance with Regulation 13 of the Local Government (Financial Management) Regulations 1996.

Background:

Period 1/7/2018 – 31/8/2018

2018/19							
Month	Cheques	EFT Pymts	Direct Debits	Credit Card	Payroll	Trust	Total Payments
Jul	1,367	2,442,344	63,539	12,115	201,078	950	2,721,392
Aug	37,082	2,032,888	163,174	5,657	127,395	688.42	2,366,884
Sep							0
Oct							0
Nov							0
Dec							0
Jan							0
Feb							0
Mar							0
Apr							0
May							0
Jun							0
Total	38,449	4,475,231	226,713	17,772	328,472	1,638	5,088,277
17/18	327,905	18,507,404	209,587	65,010	2,601,283	317,445	22,028,634

Comment:

This schedule of accounts as presented, submitted to each member of the Council, has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices computation, and costing's and the amounts shown have been paid.

Consultation:

N/A

Statutory Obligations:

Regulation 13 (1) – (3) of the ***Local Government (Financial Management) Regulations 1996***

Policy Implications:

N/A

Budget / Financial Implications:

This item address Council's expenditure from Trust and Municipal funds which have been paid under delegated authority.

Strategic Implications:

N/A

Sustainability Implications:

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

Voting Requirements:

Simple majority

OFFICER RECOMMENDATION

ITEM 10.1.1

That pursuant to Regulation 13 of the *Local Government (Financial Management) Regulations 1996*, the payment of accounts for the month of August 2018, be noted.

Date: 06/09/2018
 Time: 2:10:03PM

Shire of Ravensthorpe

USER: Wendy Spaans
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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
39	23/08/2018	Building and Construction Industry Training Fund	BCITF RETURN JULY 2018	2		83.75
INV T3	23/08/2018	Building and Construction Industry Training Fund	BCITF RETURN JULY 2018	2	83.75	
312	03/08/2018	Synergy	Account for Ravnsthorpe museum 17/05/2018 to 17/07/2018	1		194.15
INV 2048455817/07/2018		Synergy	Account for Ravnsthorpe museum 17/05/2018 to 17/07/2018		194.15	
313	03/08/2018	Telstra	Telstra account usage charges 11 June to 10 July 2018	1		11,882.63
INV P230807824/07/2018		Telstra	Telstra account usage charges 11 June to 10 July 2018		11,882.63	
314	10/08/2018	Department of Transport (Shire Licensing)	Fleet Shedule - Vehicle Licence Renewal	1		15,354.25
INV B9609	31/07/2018	Department of Transport (Shire Licensing)	Fleet Shedule - Vehicle Licence Renewal		15,354.25	
317	10/08/2018	Australia Post	Total supply period ending 31/7/18	1		4.92
INV 1007713308/08/2018		Australia Post	Total supply period ending 31/7/18		4.92	
318	10/08/2018	Shire of Ravensthorpe	Payroll deductions	1		400.00
INV DEDUCT01/08/2018		Shire of Ravensthorpe	Payroll deductions		400.00	
319	10/08/2018	Telstra	Account charges - Sat phone plans 22 Jul - 21 Aug 2018	1		175.00
INV T311	22/07/2018	Telstra	Account charges - Sat phone plans 22 Jul - 21 Aug 2018		175.00	
320	24/08/2018	Shire of Ravensthorpe	Payroll deductions	1		400.00
INV DEDUCT15/08/2018		Shire of Ravensthorpe	Payroll deductions		400.00	
321	31/08/2018	Shire of Ravensthorpe	Payroll deductions	1		400.00
INV DEDUCT29/08/2018		Shire of Ravensthorpe	Payroll deductions		400.00	
322	31/08/2018	Telstra	Telstra account usage charges from 11 Jul to 10 Aug 2018	1		8,271.20
INV P631360518/08/2018		Telstra	Telstra account usage charges from 11 Jul to 10 Aug 2018		8,096.20	
INV T311	22/08/2018	Telstra	Account charges - Sat phone plans 22 Aug to 21 Sep 2018		175.00	

Date: 06/09/2018
Time: 2:10:03PM

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
EFT8902	03/08/2018	BE Stearne & Co Pty Ltd	Intudaguard Fly doors	1		1,371.50
INV 61179	27/07/2018	BE Stearne & Co Pty Ltd	50x25 Angle		70.20	
INV 61081	24/07/2018	BE Stearne & Co Pty Ltd	Intudaguard Fly doors		1,301.30	
EFT8903	03/08/2018	Best Practice Software Pty Ltd	Annual subscription renewal 2018-19	1		1,905.75
INV 37475	24/07/2018	Best Practice Software Pty Ltd	Annual subscription renewal 2018-19		1,905.75	
EFT8904	03/08/2018	Bob Waddell & Associates Pty Ltd	Adhoc assistance with payroll, Talk MCCS through taxation setup for 2018/19, Research casual loading on Test Synergy soft in play	1		198.00
INV 1401	20/07/2018	Bob Waddell & Associates Pty Ltd	Adhoc assistance with payroll, Talk MCCS through taxation setup for 2018/19, Research casual loading on Test Synergy soft in play		165.00	
INV 1406	29/07/2018	Bob Waddell & Associates Pty Ltd	Adhoc assistance with payroll - Increasing pay rates and acting CEO pay rates		33.00	
EFT8905	03/08/2018	Cemeteries & Crematoria Association fo WA	Ordinary membership 1/07/18 to 3/06/19	1		120.00
INV 0000469519/07/2018		Cemeteries & Crematoria Association fo WA	Ordinary membership 1/07/18 to 3/06/19		120.00	
EFT8906	03/08/2018	Community Spirit Newspaper Inc	Advertising quarter page - Change of venue for council meeting notification	1		90.00
INV 0002220426/07/2018		Community Spirit Newspaper Inc	Advertising quarter page - Change of venue for council meeting notification		90.00	
EFT8907	03/08/2018	Hopetoun Men In Sheds Incorporated	Manning Hopetoun transfer station July 2018	1		900.00
INV 242	31/07/2018	Hopetoun Men In Sheds Incorporated	Manning Hopetoun transfer station July 2018		900.00	
EFT8908	03/08/2018	Jerramungup Electrical Service	Labour & travel	1		684.25
INV 0001164423/07/2018		Jerramungup Electrical Service	Labour & travel		551.38	
INV 0001164623/07/2018		Jerramungup Electrical Service	Supply and install ceiling fan and switch		132.87	
EFT8909	03/08/2018	LGIS Broking WA	Motor vehicle Insurance LGIS 30/6/18 to 30/6/19	1		69,308.09
INV 062-200604/07/2018		LGIS Broking WA	Personal Accident LGIS 30/6/18 to 30/6/19 Renewal		467.50	

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV 062-200604/07/2018		LGIS Broking WA	Marine Cargo LGIS 30/6/18 to 30/6/19 Renewal		660.00	
INV O149	04/07/2018	LGIS Broking WA	Travel LGIS 30/6/18 to 30/6/19 Renewal		825.00	
INV 062-200604/07/2018		LGIS Broking WA	Management Liability LGIS 30/6/18 to 30/6/19 Renewal		8,384.20	
INV 062-200604/07/2018		LGIS Broking WA	Journey injury LGIS 30/6/18 to 30/6/19 Renewal		110.00	
INV 062-200604/07/2018		LGIS Broking WA	Major Airport Owners & Operators liability 30/6/18 to 30/6/19 Renewal		4,140.00	
INV 062-200820/07/2018		LGIS Broking WA	Motor vehicle Insurance LGIS 30/6/18 to 30/6/19		54,721.39	
EFT8910	03/08/2018	LGIS Liability	Liability LGIS 30/6/18 to 30/6/19 Renewal	1		11,779.44
INV 100-131206/07/2018		LGIS Liability	Liability LGIS 30/6/18 to 30/6/19 Renewal		11,779.44	
EFT8911	03/08/2018	LGIS Property	Property LGIS 30/6/18 to 30/6/19 Renewal	1		48,818.20
INV 100-131106/07/2018		LGIS Property	Property LGIS 30/6/18 to 30/6/19 Renewal		48,818.20	
EFT8912	03/08/2018	LGIS Workcare	Workcare LGIS 30/6/18 to 30/6/19 Renewal	1		52,800.00
INV 100-131206/07/2018		LGIS Workcare	Workcare LGIS 30/6/18 to 30/6/19 Renewal		52,800.00	
EFT8913	03/08/2018	LGISWA	LGIS Bushfire 30/6/18 to 30/6/19 Renewal	1		23,894.20
INV 100-131106/07/2018		LGISWA	LGIS Bushfire 30/6/18 to 30/6/19 Renewal		22,275.00	
INV 100-131106/07/2018		LGISWA	Crime LGIS 30/6/18 to 30/6/19 Renewal		1,619.20	
EFT8914	03/08/2018	Modern Teaching Aids	Sunscreen, Baby wipes, Felt pieces, Counters, Tangrams	1		303.92
INV 4307776	23/07/2018	Modern Teaching Aids	Sunscreen, Baby wipes, Felt pieces, Counters, Tangrams		303.92	
EFT8915	03/08/2018	National Pen	FCTA Promotional Micro key rings x250	1		621.50
INV 7906882	06/07/2018	National Pen	FCTA Promotional Micro key rings x250		621.50	
EFT8916	03/08/2018	Perfect Computer Solutions	Set up Salto, Monthly fee	1		212.50
INV 23864	31/07/2018	Perfect Computer Solutions	Set up Salto, Monthly fee		212.50	
EFT8917	03/08/2018	Ravensthorpe Progress Association	Donation for the Devonshire Tea catering - Wildflower festival	1		250.00

Date: 06/09/2018
Time: 2:10:03PM

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV DONATI	27/07/2018	Ravensthorpe Progress Association	Donation for the Devonshire Tea catering - Wildflower festival		250.00	
EFT8918	03/08/2018	Ravensthorpe Roadhouse	Catering for Council Forum 16/7/18	1		180.00
INV INV-033716	07/2018	Ravensthorpe Roadhouse	Catering for Council Forum 16/7/18		180.00	
EFT8919	03/08/2018	Richgro Garden Products & Amazon Soils	Wood chips	1		17,666.00
INV 1/8/18	02/08/2018	Richgro Garden Products & Amazon Soils	Wood chips		17,666.00	
EFT8920	03/08/2018	Roselea Trading	Hopetoun Gym Rent	1		638.45
INV RENT	01/08/2018	Roselea Trading	Hopetoun Gym Rent		638.45	
EFT8921	03/08/2018	Satellite Television & Radio Australia	2018 Annual maintenance of shire radio and transmission sites	1		3,605.80
INV INV-493	26/07/2018	Satellite Television & Radio Australia	2018 Annual maintenance of shire radio and transmission sites		3,605.80	
EFT8922	03/08/2018	South Coast Foodservice	Paper hand towels	1		171.97
INV 4211606	31/07/2018	South Coast Foodservice	Paper hand towels		171.97	
EFT8923	03/08/2018	WINC Australia Pty Ltd	Printer cartridges, Bisquits, Coffee, SugarWhite board markers, Laminating pouches, A4 paper, Glue sticks	1		767.90
INV 9024855025	07/2018	WINC Australia Pty Ltd	Printer cartridges, Bisquits, Coffee, SugarWhite board markers, Laminating pouches, A4 paper, Glue sticks		767.90	
EFT8924	03/08/2018	Wallis Computer Solutions	Supply and install new laptop	1		10,529.62
INV 16299	20/07/2018	Wallis Computer Solutions	IT support costs for Hopetoun		2,009.00	
INV 16297	20/07/2018	Wallis Computer Solutions	Supply and install new laptop		7,498.72	
INV 16300	20/07/2018	Wallis Computer Solutions	Supply and install new printer		1,021.90	
EFT8925	10/08/2018	4 Rivers Plumbing & Gas	Pump out sump at Ravensthorpe Depot P/O19231	1		286.00
INV 0000405526	07/2018	4 Rivers Plumbing & Gas	Pump out sump at Ravensthorpe Depot P/O19231		286.00	
EFT8926	10/08/2018	AKC Pty Ltd T/as Baileys Fertilisers	Native potting mix, Control release fertiliser	1		5,814.60
INV 868	27/07/2018	AKC Pty Ltd T/as Baileys Fertilisers	Native potting mix, Control release fertiliser		5,814.60	

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EFT8927	10/08/2018	Airport Security Pty Ltd	Aviation security card - Ian Fitzgerald, Auscheck clearance fee	1		220.00
INV INV7699	02/08/2018	Airport Security Pty Ltd	Aviation security card - Ian Fitzgerald, Auscheck clearance fee		220.00	
EFT8928	10/08/2018	BP Australia Pty Ltd	Fuel account for July 2018	1		1,617.31
INV 1029328531	07/2018	BP Australia Pty Ltd	Fuel account for July 2018		1,617.31	
EFT8929	10/08/2018	Caltex Australia Starcard	Account for July 2018	1		334.01
INV 0106449631	07/2018	Caltex Australia Starcard	Account for July 2018		334.01	
EFT8930	10/08/2018	Caltex Energy WA	12,000L Diesel	1		16,668.60
INV S136890131	07/2018	Caltex Energy WA	12,000L Diesel		16,668.60	
EFT8932	10/08/2018	City of Albany	Building resource sharing - Certificaste of design and compliance #16247	1		374.00
INV 80586	31/07/2018	City of Albany	Building resource sharing - Certificaste of design and compliance #16247		374.00	
EFT8933	10/08/2018	Cleanaway Pty Ltd	Collections for July 2018	1		17,190.40
INV 9816175	31/07/2018	Cleanaway Pty Ltd	Collections for July 2018		17,190.40	
EFT8934	10/08/2018	Clyde & Co	Legal fees - Human Resources	1		4,400.00
INV AU02-0005	07/2018	Clyde & Co	Legal fees - Human Resources		4,400.00	
EFT8935	10/08/2018	Commonwealth Bank	Monthly ATM Cash Servicing and Maintenance - September 2018	1		1,801.16
INV BWR09/101	08/2018	Commonwealth Bank	Monthly ATM Cash Servicing and Maintenance - September 2018		1,801.16	
EFT8936	10/08/2018	Conplant	Solenoid, Clark transmission P/O19219	1		849.74
INV 300857	25/07/2018	Conplant	Solenoid, Clark transmission P/O19219		849.74	
EFT8937	10/08/2018	Courier Australia	Courier charges - Pathwest, Kenworth, Daimler trucks, CJD	1		65.13
INV 0367	27/07/2018	Courier Australia	Courier charges - Pathwest, Kenworth, Daimler trucks, CJD		65.13	
EFT8939	10/08/2018	FE Daw & Sons	Account charges for July 2018	1		366.63

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INV JULY AC03/08/2018		FE Daw & Sons	Account charges for July 2018		366.63	
EFT8940	10/08/2018	Farmers Center Pty Ltd	2 Way Radio, 2 Way aerial	1		1,688.87
INV 713159	16/07/2018	Farmers Center Pty Ltd	Globe		24.88	
INV 713173	17/07/2018	Farmers Center Pty Ltd	Grease gun		191.73	
INV 713204	20/07/2018	Farmers Center Pty Ltd	Braid ferrule, Insert, Hyd hose, Hose clamp		225.42	
INV 7163207	20/07/2018	Farmers Center Pty Ltd	Sanding discs		107.11	
INV 713222	24/07/2018	Farmers Center Pty Ltd	Bolt & Nut		7.15	
INV 713229	25/07/2018	Farmers Center Pty Ltd	Bsptm Bspdfs		129.36	
INV 713249	31/07/2018	Farmers Center Pty Ltd	Paint, Cable ties		197.49	
INV 713130	02/07/2018	Farmers Center Pty Ltd	2 Way Radio, 2 Way aerial		472.44	
INV 713133	03/07/2018	Farmers Center Pty Ltd	Bulkhead		171.15	
INV 713143	05/07/2018	Farmers Center Pty Ltd	F/bore aga B/valve		162.14	
EFT8941	10/08/2018	Freight Lines Group	Freight for Bailey's fertilizer order	1		2,020.10
INV 0004175331/07/2018		Freight Lines Group	Freight for Bailey's fertilizer order		2,020.10	
EFT8942	10/08/2018	Hillside Hardware	Account 16/7/18 - 1/8/18	1		2,256.93
INV JULY - A02/08/2018		Hillside Hardware	Account 16/7/18 - 1/8/18		2,256.93	
EFT8943	10/08/2018	Hitachi Construction Machinery (Australia)	Filter housing P/O 19229	1		910.07
INV IP50037205/07/2018		Hitachi Construction Machinery (Australia)	Filter housing P/O 19229		910.07	
EFT8944	10/08/2018	Hopetoun Community Resource Centre	Donation for Wildflower photo competition	1		250.00
INV DONATI09/07/2018		Hopetoun Community Resource Centre	Donation for Wildflower photo competition		250.00	
EFT8945	10/08/2018	Hopetoun Tyre Service	Strip and repair tyre	1		64.90
INV 13556	11/07/2018	Hopetoun Tyre Service	Strip and repair tyre		64.90	

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EFT8946	10/08/2018	IT Vision Australia	Senior consulting - Altus enabled	1		1,100.00
INV 30214	31/07/2018	IT Vision Australia	Senior consulting - Altus enabled		1,100.00	
EFT8947	10/08/2018	Landgate	Land enquiry x 23 for month of July 2018	1		308.40
INV 863787	03/08/2018	Landgate	Land enquiry x 23 for month of July 2018		308.40	
EFT8948	10/08/2018	Landmark	ISO spec pump	1		4,789.38
INV 9007841011/07/2018		Landmark	Roundup 20L		351.56	
INV 9007905112/07/2018		Landmark	Safety boots		141.90	
INV 9008060918/07/2018		Landmark	Concrete 20 kg		65.01	
INV 9008250124/07/2018		Landmark	Ear plugs		47.30	
INV 9008385227/07/2018		Landmark	ISO spec pump		3,190.00	
INV 9008387127/07/2018		Landmark	Galv fence dropper		167.24	
INV 9008444830/07/2018		Landmark	Cement 20kg		86.68	
INV 9007650604/07/2018		Landmark	45kg LPG Gas bottle		130.83	
INV 9007603003/07/2018		Landmark	BGCC Builders Choice fast 20kg		162.53	
INV 9007631804/07/2018		Landmark	Mechanical seal for ISO pump		321.64	
INV 299	02/08/2018	Landmark	Bearing, Seal		124.69	
EFT8949	10/08/2018	Local Health Authorities Analytical Committee (LHAAC)	Analytical Services 2018/2019	1		504.90
INV MA2018	06/08/2018	Local Health Authorities Analytical Committee (LHAAC)	Analytical Services 2018/2019		504.90	
EFT8950	10/08/2018	MJB industries PTY LTD	Concrete Pipes, Rubber Rings and freight as per Quote Q-040786	1		14,421.00
INV 0000109807/08/2018		MJB industries PTY LTD	Concrete Pipes, Rubber Rings and freight as per Quote Q-040786		14,421.00	
EFT8951	10/08/2018	McLeods Barristers & Solicitors	Road diversion Deed	1		4,760.80
INV 104065	27/07/2018	McLeods Barristers & Solicitors	Road diversion Deed		4,760.80	

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EFT8952	10/08/2018	Ravensthorpe Agencies	July account 2018	1		223.30
INV 22281	31/07/2018	Ravensthorpe Agencies	July account 2018		223.30	
EFT8953	10/08/2018	Ravensthorpe Roadhouse	Unleaded fuel account for July 2018	1		243.49
INV INV-034531/07/2018		Ravensthorpe Roadhouse	Unleaded fuel account for July 2018		243.49	
EFT8954	10/08/2018	Ravy Country Kitchen	EOFY Afternoon tea 17/7/18 - Office staff	1		275.00
INV 2	08/08/2018	Ravy Country Kitchen	EOFY Afternoon tea 17/7/18 - Office staff		275.00	
EFT8955	10/08/2018	Ray White Rural South Coast WA	August 18 Rental on 165 Banksia Road - Per calendar month	1		1,213.33
INV 3645	06/08/2018	Ray White Rural South Coast WA	August 18 Rental on 165 Banksia Road - Per calendar month		1,213.33	
EFT8956	10/08/2018	Rural Industries R & D Corp	2018/19 Contribution towards RIRDC managed R&D project	1		11,000.00
INV INVPG5303/08/2018		Rural Industries R & D Corp	2018/19 Contribution towards RIRDC managed R&D project		11,000.00	
EFT8957	10/08/2018	Shire of Ravensthorpe Social Club	Payroll deductions	1		100.00
INV DEDUCT01/08/2018		Shire of Ravensthorpe Social Club	Payroll deductions		100.00	
EFT8958	10/08/2018	South Coast Foodservice	Paper hand towels	1		439.99
INV 4212154	08/08/2018	South Coast Foodservice	Tidy bags, Garbage bags		182.03	
INV 4212156	08/08/2018	South Coast Foodservice	Paper hand towels		257.96	
EFT8959	10/08/2018	Star Track Express Pty Limited	Freight charges - Hitachi	1		50.88
INV 6180570025/07/2018		Star Track Express Pty Limited	Freight charges - Hitachi		50.88	
EFT8960	10/08/2018	State Library of Western Australia	Delivery of better beginings program - Birth 24	1		132.00
INV R140206101/08/2018		State Library of Western Australia	Delivery of better beginings program - Birth 24		132.00	
EFT8961	10/08/2018	WesTrac	Mobilisation - Pick up cylinder for repairs P/O19306	1		665.50
INV SI1135927407/08/2018		WesTrac	Mobilisation - Pick up cylinder for repairs P/O19306		665.50	

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EFT8962	23/08/2018	Amanda Turner	GYM KEY BOND REFUND	2		20.00
INV T1197	21/08/2018	Amanda Turner	GYM KEY BOND REFUND	2	20.00	
EFT8963	23/08/2018	Edna Smart	HALL HIRE BOND REFUND	2		400.00
INV T1287	21/08/2018	Edna Smart	HALL HIRE BOND REFUND	2	400.00	
EFT8964	23/08/2018	Katie Burcea	REFUND OF GYM KEY BOND	2		20.00
INV T1237	21/08/2018	Katie Burcea	REFUND OF GYM KEY BOND	2	20.00	
EFT8965	23/08/2018	ACH Contractors	WANDRRA CONTRACT NUMBER 18/2017 AGRN 743 PACKAGE 17 PAYMENT CERT 3	1		250,186.04
INV 85	12/08/2018	ACH Contractors	WANDRRA CONTRACT NUMBER 18/2017 AGRN 743 PACKAGE 17 PAYMENT CERT 3		250,186.04	
EFT8966	23/08/2018	BCP Contractors Pty Ltd	WANDRRA AGRN 743 - TENDER PACKAGE 15 CLAIM 3	1		333,802.17
INV INV-580631/07/2018		BCP Contractors Pty Ltd	WANDRRA AGRN 743 - TENDER PACKAGE 15 CLAIM 3		120,642.16	
INV INV-580431/07/2018		BCP Contractors Pty Ltd	WANDRRA AGRN 743 - TENDER PACKAGE 19 CLAIM 2		117,960.15	
INV INV-580531/07/2018		BCP Contractors Pty Ltd	WANDRRA AGRN 743 - TENDER PACKAGE 16 CLAIM 3		95,199.86	
EFT8967	23/08/2018	Palmer Earthmoving Pty Ltd T/As Palmer Civil Construction	WANDRRA 2017 AGRN 743 - PACKAGE 17 - PAYMENT CERT 3 - JULY 2018 CLAIM	1		113,808.86
INV 2240	31/07/2018	Palmer Earthmoving Pty Ltd T/As Palmer Civil Construction	WANDRRA 2017 AGRN 743 - PACKAGE 17 - PAYMENT CERT 3 - JULY 2018 CLAIM		113,808.86	
EFT8968	23/08/2018	Building Commision, Department of Commerce	BSL RETURN JULY 2018	2		114.67
INV T2	23/08/2018	Building Commision, Department of Commerce	BSL RETURN JULY 2018	2	114.67	
EFT8969	24/08/2018	4 Rivers Plumbing & Gas	Quarterly grease trap pump out - Hopetoun Community Centre P/O 19264	1		665.50
INV 0000409207/08/2018		4 Rivers Plumbing & Gas	Quarterly grease trap pump out - Hopetoun Community Centre P/O 19264		665.50	
EFT8970	24/08/2018	Airport Security Pty Ltd	Aviation security card - Auscheck clearance	1		440.00
INV INV7822 22/08/2018		Airport Security Pty Ltd	Aviation security card - Auscheck clearance		440.00	

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EFT8971	24/08/2018	Assa Abloy Australia Pty Limited	Padlocks, Lock cylinders, Keys P/O19254	1		893.95
INV IN01227818/07/2018		Assa Abloy Australia Pty Limited	Padlocks, Lock cylinders, Keys P/O19254		893.95	
EFT8972	24/08/2018	BCP Contractors Pty Ltd	Reynolds Road AGRN 743- Contract 5 - Final variation	1		18,452.50
INV 1149-001 31/07/2018		BCP Contractors Pty Ltd	Reynolds Road AGRN 743- Contract 5 - Final variation		18,452.50	
EFT8973	24/08/2018	BOC Limited	BOTTLE RENTAL 28/06/18 - 28/07/18	1		23.34
INV 4020180429/07/2018		BOC Limited	BOTTLE RENTAL 28/06/18 - 28/07/18		23.34	
EFT8974	24/08/2018	Best Office Systems	Monthly Copier readings for Konica Minolta Copiers x 2 20/7/18 - 20/8/18	1		1,144.89
INV 545130	17/08/2018	Best Office Systems	Monthly Copier readings for Konica Minolta Copiers x 2 20/7/18 - 20/8/18		1,144.89	
EFT8975	24/08/2018	Bob Waddell & Associates Pty Ltd	Assistance with payroll - allowances, deductions & super not being paid to some employees- check of Rates TRN file	1		363.00
INV 1430	20/08/2018	Bob Waddell & Associates Pty Ltd	Assistance with payroll - allowances, deductions & super not being paid to some employees- check of Rates TRN file		231.00	
INV 1417	12/08/2018	Bob Waddell & Associates Pty Ltd	Assistance with the June monthly statements		132.00	
EFT8976	24/08/2018	Caltex Energy WA	16,001L Diesel P/O19312	1		22,504.28
INV S137005016/08/2018		Caltex Energy WA	16,001L Diesel P/O19312		22,504.28	
EFT8977	24/08/2018	Cleanaway Pty Ltd	3x 12 Mnth Charge 240LT cart	1		858.00
INV 9814447	31/07/2018	Cleanaway Pty Ltd	3x 12 Mnth Charge 240LT cart		858.00	
EFT8978	24/08/2018	Community Spirit Newspaper Inc	Advertisement quarter page - Council meeting change of venue	1		90.00
INV 0002223614/08/2018		Community Spirit Newspaper Inc	Advertisement quarter page - Council meeting change of venue		90.00	
EFT8979	24/08/2018	Courier Australia	COURIER CHARGES - PCS, TUTT BRYANT, DIGGA WEST, WESTRAC, BOYA EQUIPMENT	1		131.75
INV S302680	10/08/2018	Courier Australia	Courier charges - Best office		25.03	
INV 0370	17/08/2018	Courier Australia	COURIER CHARGES - PCS, TUTT BRYANT, DIGGA WEST, WESTRAC, BOYA EQUIPMENT		106.72	

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EFT8980	24/08/2018	Department of Local Government, Sport and Cultural Industries	Local Government standards panel sitting fees for 2017-18	1		1,251.25
INV RI02040919/07/2018		Department of Local Government, Sport and Cultural Industries	Local Government standards panel sitting fees for 2017-18		1,251.25	
EFT8981	24/08/2018	Esperance Fire Services	Monthly inspection anf testing of jacking pump	1		324.50
INV 05340	20/08/2018	Esperance Fire Services	Monthly inspection anf testing of jacking pump		324.50	
EFT8982	24/08/2018	Fitzgerald Strategies	Annual subscription for the awards interpretation service 2018-2019	1		606.95
INV 0000191117/08/2018		Fitzgerald Strategies	Annual subscription for the awards interpretation service 2018-2019		606.95	
EFT8983	24/08/2018	Freight Lines Group	Freight - Sigma chemicals	1		819.31
INV 0004267317/08/2018		Freight Lines Group	Freight - Sigma chemicals		669.94	
INV 0004220710/08/2018		Freight Lines Group	Freight - Stratco		149.37	
EFT8984	24/08/2018	GP & DR Belli	Supply of gravel 5000m3	1		22,000.00
INV 1599	11/08/2018	GP & DR Belli	Supply of gravel 5000m3		22,000.00	
EFT8985	24/08/2018	Hopetoun Tree Services	REMOVE TREE BRANCHES FROM BACKYARD	1		800.00
INV 740	29/07/2018	Hopetoun Tree Services	REMOVE TREE BRANCHES FROM BACKYARD		800.00	
EFT8986	24/08/2018	Jerramungup Electrical Service	Labour, Part	1		70.95
INV 0001169203/08/2018		Jerramungup Electrical Service	Labour, Part		70.95	
EFT8987	24/08/2018	Kidsafe	Workshop - Playground maintenance	1		400.00
INV 0005166816/08/2018		Kidsafe	Workshop - Playground maintenance		400.00	
EFT8988	24/08/2018	Market Force	Advert for local Government tenders 18/8/18	1		1,077.96
INV 97528	20/08/2018	Market Force	Advert for local Government tenders 18/8/18		1,077.96	
EFT8989	24/08/2018	MedTech Healthcare	Feb to AUg 2018 - MT32 - read only	1		577.50
INV 047618	01/08/2018	MedTech Healthcare	Feb to AUg 2018 - MT32 - read only		577.50	

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EFT8990	24/08/2018	Meridian Agencies	Account 20/7/18 - 1/8/18	1		79.90
INV AUG 201:13/08/2018		Meridian Agencies	Account 20/7/18 - 1/8/18		79.90	
EFT8991	24/08/2018	Munglinup Roadhouse	Cleaning Munglinup 5/7/18 - 2/8/18	1		880.00
INV IV00000002/08/2018		Munglinup Roadhouse	Cleaning Munglinup 5/7/18 - 2/8/18		880.00	
EFT8992	24/08/2018	OCLC (UK) Ltd	Amlib licence - annual maintenance - Database support	1		1,318.56
INV 2019701514/08/2018		OCLC (UK) Ltd	Amlib licence - annual maintenance - Database support		1,318.56	
EFT8993	24/08/2018	PK Print Pty Ltd	1500x Magnets - Kerbside collection	1		988.00
INV 19053	14/08/2018	PK Print Pty Ltd	1500x Magnets - Kerbside collection		988.00	
EFT8994	24/08/2018	Perfect Computer Solutions	Eaton desktop UPS 700VA	1		215.00
INV 23905	16/08/2018	Perfect Computer Solutions	Eaton desktop UPS 700VA		215.00	
EFT8995	24/08/2018	R and R Heavy Diesel Services	LOGBOOK SERVICE AND INSPECTION OF RA025	1		399.58
INV 3122	09/08/2018	R and R Heavy Diesel Services	LOGBOOK SERVICE AND INSPECTION OF RA025		399.58	
EFT8996	24/08/2018	Ravensthorpe Cellars	BEER FOR FAREWELL AT DEPOT	1		15.28
INV 1-164642 04/07/2018		Ravensthorpe Cellars	BEER FOR FAREWELL AT DEPOT		15.28	
EFT8997	24/08/2018	Ravensthorpe State Emergency Service	ESL PAYMENT 18/19 QUARTER 1	1		6,600.00
INV 37	22/08/2018	Ravensthorpe State Emergency Service	ESL PAYMENT 18/19 QUARTER 1		6,600.00	
EFT8998	24/08/2018	Richgro Garden Products & Amazon Soils	WOOD CHIPS & FREIGHT	1		9,885.70
INV 365801	24/08/2018	Richgro Garden Products & Amazon Soils	WOOD CHIPS & FREIGHT		9,885.70	
EFT8999	24/08/2018	SAI Global Limited	Licence renewal SA Material	1		105.89
INV SAIG11S-10/08/2018		SAI Global Limited	Licence renewal SA Material		105.89	
EFT9000	24/08/2018	Shire Of Esperance	Ravenshtorpe planning	1		3,300.00

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INV 69952	15/08/2018	Shire Of Esperance	Ravenshtorpe planning		3,300.00	
EFT9001	24/08/2018	Shire of Ravensthorpe Social Club	Payroll deductions	1		90.00
INV DEDUCT15/08/2018		Shire of Ravensthorpe Social Club	Payroll deductions		90.00	
EFT9002	24/08/2018	Sigma Chemicals	Liquid Chlorine, Drum poly, Hydrocholric acid, Pallet P/O19315	1		845.13
INV 120472/0113/08/2018		Sigma Chemicals	Liquid Chlorine, Drum poly, Hydrocholric acid, Pallet P/O19315		1,586.53	
INV CR41409405/06/2018		Sigma Chemicals	Credit note - Drum poly, Pallet		-741.40	
EFT9003	24/08/2018	South Coast Foodservice	MOP BUCKET WRINGERS, BINS, HANDTOWELS, TOILET TISSUE	1		1,467.03
INV 4212705	14/08/2018	South Coast Foodservice	Paper handtowels		429.94	
INV 4213267	21/08/2018	South Coast Foodservice	MOP BUCKET WRINGERS, BINS, HANDTOWELS, TOILET TISSUE		951.10	
INV 4213266	21/08/2018	South Coast Foodservice	HANDTOWELS		85.99	
EFT9004	24/08/2018	South Coastal Agencies	Bearing, Seal and Freight P/O19206	1		124.69
INV IV00000002/08/2018		South Coastal Agencies	Bearing, Seal and Freight P/O19206		124.69	
EFT9005	24/08/2018	State Library of Western Australia	ANNUAL FEE FOR LOST & DAMAGED PUBLIC LIBRARY MATERIALS 18/19	1		440.00
INV RI02094814/08/2018		State Library of Western Australia	ANNUAL FEE FOR LOST & DAMAGED PUBLIC LIBRARY MATERIALS 18/19		440.00	
EFT9006	24/08/2018	WA Contract Ranger Services	Ranger services 7/08/18 - 13/8/18	1		4,118.12
INV 01687	13/08/2018	WA Contract Ranger Services	Ranger services 7/08/18 - 13/8/18		4,118.12	
EFT9007	24/08/2018	WCP Civil	Flood Damage Package 13 AGRN 743	1		548,502.17
INV CR18962 30/04/2018		WCP Civil	Credit for HBR Asphalt item V-01		-9,933.00	
INV 19278	31/07/2018	WCP Civil	Flood Damage Package 13 AGRN 743		558,435.17	
EFT9008	24/08/2018	WINC Australia Pty Ltd	Backorder Brother printer cartridge P/O19034	1		164.59
INV 1021631901/08/2018		WINC Australia Pty Ltd	Backorder Brother printer cartridge P/O19034		164.59	

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
EFT9009	24/08/2018	WSP Australia Pty Limited	WANDRRA 2017 Construction phase - Reinstatement works - ARGN 743	1		214,429.20
INV 6402068407/08/2018		WSP Australia Pty Limited	WANDRRA 2017 Construction phase - Reinstatement works - ARGN 743		214,429.20	
EFT9010	24/08/2018	Zipform Pty Ltd	A4 Rates notice base stock	1		1,073.06
INV 183590	31/07/2018	Zipform Pty Ltd	Tip passes 2018/19		139.90	
INV 183440	31/07/2018	Zipform Pty Ltd	A4 Rates notice base stock		933.16	
EFT9011	30/08/2018	Department of Fire and Emergency Services (Previously FESA)	BOND REFUND FOR HALL BOOKING	2		50.00
INV T1271	30/08/2018	Department of Fire and Emergency Services (Previously FESA)	BOND REFUND FOR HALL BOOKING	2	50.00	
EFT9012	31/08/2018	Albany Mapping & Surveying Services	UAV Aerial Surveying & Mapping	1		4,263.38
INV 180828	28/08/2018	Albany Mapping & Surveying Services	UAV Aerial Surveying & Mapping		4,263.38	
EFT9014	31/08/2018	CJD Equipment	Oil filter, Trans filter, Belt set, V belt, Belt P/O 19233	1		597.85
INV 1735867	17/08/2018	CJD Equipment	Filters P/O19233		143.00	
INV 1735868	17/08/2018	CJD Equipment	Oil filter, Trans filter, Belt set, V belt, Belt P/O 19233		454.85	
EFT9015	31/08/2018	Catalyse Pty Ltd	Initial 50% of fees for MARKYT Community scoreboard	1		10,384.00
INV 947	07/08/2018	Catalyse Pty Ltd	Initial 50% of fees for MARKYT Community scoreboard		10,384.00	
EFT9016	31/08/2018	Community Spirit Newspaper Inc	Advertisement - Request for tender 23/08/2018	1		154.00
INV 0002226423/08/2018		Community Spirit Newspaper Inc	Advertisement - Request for tender 23/08/2018		154.00	
EFT9017	31/08/2018	Department of Fire and Emergency Services (Previously FESA)	ESLB 1st quarter contribution 2018/19	1		42,584.40
INV 148005	21/08/2018	Department of Fire and Emergency Services (Previously FESA)	ESLB 1st quarter contribution 2018/19		42,584.40	
EFT9018	31/08/2018	Four Barrel Cafe & Restaurant	Council Forum luncheon Monday 13 August 2018 - 10 people	1		220.00
INV 19060	13/08/2018	Four Barrel Cafe & Restaurant	Council Forum luncheon Monday 13 August 2018 - 10 people		220.00	

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EFT9019	31/08/2018	Freight Lines Group	Freight charges G C Sales	1		269.09
INV 0004084018/07/2018		Freight Lines Group	Freight charges G C Sales		269.09	
EFT9020	31/08/2018	G.C. Sales	Red bin lids,Bins, Pin lid hinge P/O 19305	1		2,380.40
INV 11377	10/07/2018	G.C. Sales	Red bin lids,Bins, Pin lid hinge P/O 19305		2,380.40	
EFT9021	31/08/2018	Jerrabungup Electrical Service	Supply and erect 4x lighting towers	1		40,923.30
INV 0001171607/08/2018		Jerrabungup Electrical Service	Supply and erect 4x lighting towers		40,923.30	
EFT9022	31/08/2018	Johns Building Supplies Pty Ltd	USG radar acoustic tile, Main runner, Cross runner P/O 19263	1		158.85
INV 816999	07/08/2018	Johns Building Supplies Pty Ltd	112x29 SQDD Meranti, Cable ties P/O19263		63.19	
INV 817093	07/08/2018	Johns Building Supplies Pty Ltd	USG radar acoustic tile, Main runner, Cross runner P/O 19263		95.66	
EFT9023	31/08/2018	Madden Rural	Poles x3 , Post caps x3	1		289.67
INV INV-417826/07/2018		Madden Rural	Poles x3 , Post caps x3		289.67	
EFT9024	31/08/2018	Meridian Agencies	Account 17/8/18 to 24/8/18	1		25.00
INV AUG 18	24/08/2018	Meridian Agencies	Account 17/8/18 to 24/8/18		25.00	
EFT9025	31/08/2018	Modern Teaching Aids	Scissors, Face Paint, Paper	1		225.01
INV 4343371221/08/2018		Modern Teaching Aids	Scissors, Face Paint, Paper		225.01	
EFT9026	31/08/2018	PK Print Pty Ltd	Tear drop flags x8	1		1,987.00
INV 19055	28/08/2018	PK Print Pty Ltd	Tear drop flags x8		1,987.00	
EFT9027	31/08/2018	Perfect Computer Solutions	Fix crashed budget document, Roll back Synergy backup, Backup of system, Crystal report changes, Maintenance on spare pc1	1		552.50
INV 23930	28/08/2018	Perfect Computer Solutions	Fix crashed budget document, Roll back Synergy backup, Backup of system, Crystal report changes, Maintenance on spare pc1		552.50	
EFT9028	31/08/2018	Ravensthorpe Community Resource Centre	Library Services	1		12,696.20
INV INV-022128/08/2018		Ravensthorpe Community Resource Centre	Library Services		12,696.20	

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
EFT9029	31/08/2018	Rodney Clarence Daw	Telstra reimbursement to July 18	1		50.53
INV REIMBU30/08/2018		Rodney Clarence Daw	Telstra reimbursement to July 18		50.53	
EFT9030	31/08/2018	Shire of Ravensthorpe Social Club	Payroll deductions	1		95.00
INV DEDUCT29/08/2018		Shire of Ravensthorpe Social Club	Payroll deductions		95.00	
EFT9031	31/08/2018	St John Ambulance Australia (Inc Ravensthorpe Sub- Center)	Defibrillator for Hopetoun Medical Centre	1		1,550.00
INV RA4855	27/08/2018	St John Ambulance Australia (Inc Ravensthorpe Sub- Center)	Defibrillator for Hopetoun Medical Centre		1,550.00	
EFT9032	31/08/2018	StrataGreen	EarthCare Water Crystals 25kg	1		350.11
INV 98977	20/08/2018	StrataGreen	EarthCare Water Crystals 25kg		350.11	
EFT9033	31/08/2018	Zipform Pty Ltd	Firebreak booklet	1		2,573.29
INV 184013	27/08/2018	Zipform Pty Ltd	2000 x DXL Envelope - with Self Seal		289.66	
INV 184067	29/08/2018	Zipform Pty Ltd	Firebreak booklet		1,643.79	
INV 184068	29/08/2018	Zipform Pty Ltd	Rates Information Brochure		639.84	
1014	01/08/2018	1 - BANK FEES	OBB RECORD FEE	1		3.15
1014	01/08/2018	1 - BANK FEES	MAINTENANCE FEES	1		60.00
1014	01/08/2018	1 - BANK FEES	ELECTRONIC TRANSACTION FEE	1		5.60
1014	01/08/2018	1 - BANK FEES	BPAY TRANSACTION FEES	1		44.25
1014	03/08/2018	1 - BANK FEES	MERCHANT FEES	1		179.99
1014	31/08/2018	1 - BANK FEES	DEBIT INTEREST	1		7.10
DD4210.1	01/08/2018	Loyd D.G. & Sandra Collins Superfund	Superannuation contributions	1		44.58
INV SUPER	01/08/2018	Loyd D.G. & Sandra Collins Superfund	Superannuation contributions	1	44.58	

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DD4210.2	01/08/2018	FirstChoice Personal Super	Superannuation contributions	1		121.74
INV SUPER	01/08/2018	FirstChoice Personal Super	Superannuation contributions	1	121.74	
DD4210.3	01/08/2018	SuperWrap Personal Super Plan	Payroll deductions	1		970.32
INV SUPER	01/08/2018	SuperWrap Personal Super Plan	Superannuation contributions	1	721.52	
INV DEDUCT01/08/2018	01/08/2018	SuperWrap Personal Super Plan	Payroll deductions	1	248.80	
DD4210.4	01/08/2018	Maystar Pty Ltd ATF The Russlan Zuks Super Fund	Payroll deductions	1		570.68
INV SUPER	01/08/2018	Maystar Pty Ltd ATF The Russlan Zuks Super Fund	Superannuation contributions	1	424.35	
INV DEDUCT01/08/2018	01/08/2018	Maystar Pty Ltd ATF The Russlan Zuks Super Fund	Payroll deductions	1	146.33	
DD4210.5	01/08/2018	MTAA Superannuation Fund	Superannuation contributions	1		156.86
INV SUPER	01/08/2018	MTAA Superannuation Fund	Superannuation contributions	1	156.86	
DD4210.6	01/08/2018	Rest Superannuation	Superannuation contributions	1		104.68
INV SUPER	01/08/2018	Rest Superannuation	Superannuation contributions	1	104.68	
DD4210.7	01/08/2018	WA Local Government Super Plan	Payroll deductions	1		6,651.15
INV DEDUCT01/08/2018	01/08/2018	WA Local Government Super Plan	Payroll deductions	1	182.46	
INV DEDUCT01/08/2018	01/08/2018	WA Local Government Super Plan	Payroll deductions	1	146.25	
INV SUPER	01/08/2018	WA Local Government Super Plan	Superannuation contributions	1	6,208.67	
INV DEDUCT01/08/2018	01/08/2018	WA Local Government Super Plan	Payroll deductions	1	48.56	
INV DEDUCT01/08/2018	01/08/2018	WA Local Government Super Plan	Payroll deductions	1	65.21	
DD4210.8	01/08/2018	Australian Superannuation (Formally Westscheme)	Superannuation contributions	1		3,148.78
INV DEDUCT01/08/2018	01/08/2018	Australian Superannuation (Formally Westscheme)	Payroll deductions	1	693.83	
INV SUPER	01/08/2018	Australian Superannuation (Formally Westscheme)	Superannuation contributions	1	2,454.95	
DD4210.9	01/08/2018	Colonial First State	Superannuation contributions	1		389.14

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV DEDUCT	01/08/2018	Colonial First State	Payroll deductions	1	57.65	
INV SUPER	01/08/2018	Colonial First State	Superannuation contributions	1	331.49	
DD4233.1	15/08/2018	Loyd D.G. & Sandra Collins Superfund	Superannuation contributions	1		24.06
INV SUPER	15/08/2018	Loyd D.G. & Sandra Collins Superfund	Superannuation contributions	1	24.06	
DD4233.2	15/08/2018	FirstChoice Personal Super	Superannuation contributions	1		103.14
INV SUPER	15/08/2018	FirstChoice Personal Super	Superannuation contributions	1	103.14	
DD4233.3	15/08/2018	SuperWrap Personal Super Plan	Payroll deductions	1		970.32
INV SUPER	15/08/2018	SuperWrap Personal Super Plan	Superannuation contributions	1	721.52	
INV DEDUCT	15/08/2018	SuperWrap Personal Super Plan	Payroll deductions	1	248.80	
DD4233.4	15/08/2018	Maystar Pty Ltd ATF The Russlan Zuks Super Fund	Payroll deductions	1		570.68
INV SUPER	15/08/2018	Maystar Pty Ltd ATF The Russlan Zuks Super Fund	Superannuation contributions	1	424.35	
INV DEDUCT	15/08/2018	Maystar Pty Ltd ATF The Russlan Zuks Super Fund	Payroll deductions	1	146.33	
DD4233.5	15/08/2018	MTAA Superannuation Fund	Superannuation contributions	1		143.35
INV SUPER	15/08/2018	MTAA Superannuation Fund	Superannuation contributions	1	143.35	
DD4233.6	15/08/2018	Rest Superannuation	Superannuation contributions	1		49.99
INV SUPER	15/08/2018	Rest Superannuation	Superannuation contributions	1	49.99	
DD4233.7	15/08/2018	WA Local Government Super Plan	Payroll deductions	1		7,064.31
INV DEDUCT	15/08/2018	WA Local Government Super Plan	Payroll deductions	1	182.46	
INV DEDUCT	15/08/2018	WA Local Government Super Plan	Payroll deductions	1	366.87	
INV SUPER	15/08/2018	WA Local Government Super Plan	Superannuation contributions	1	6,466.86	
INV DEDUCT	15/08/2018	WA Local Government Super Plan	Payroll deductions	1	48.12	
DD4233.8	15/08/2018	Australian Superannuation (Formally Westscheme)	Superannuation contributions	1		3,170.80

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV DEDUCT	15/08/2018	Australian Superannuation (Formally Westscheme)	Payroll deductions	1	699.48	
INV SUPER	15/08/2018	Australian Superannuation (Formally Westscheme)	Superannuation contributions	1	2,471.32	
DD4233.9	15/08/2018	Colonial First State	Superannuation contributions	1		389.14
INV DEDUCT	15/08/2018	Colonial First State	Payroll deductions	1	57.65	
INV SUPER	15/08/2018	Colonial First State	Superannuation contributions	1	331.49	
DD4247.1	29/08/2018	BANKWEST Corporate Mastercard	Credit card expenditure - Ian Fitzgerald	1		5,589.43
INV JULY 2010	10/08/2018	BANKWEST Corporate Mastercard	Credit card expenditure JULY 2018 - Darren Kennedy	1	2,482.90	
INV JULY 2010	10/08/2018	BANKWEST Corporate Mastercard	Credit card expenditure July 2018 - Ashley Peczka	1	723.00	
INV JULY 2010	10/08/2018	BANKWEST Corporate Mastercard	Credit card expenditure - Ian Fitzgerald	1	2,383.53	
DD4247.2	30/08/2018	BANKWEST Corporate Mastercard	Bank West Billing Account - Mastercard	1		28.97
INV JULY 2010	10/08/2018	BANKWEST Corporate Mastercard	Bank West Billing Account - Mastercard	1	28.97	
DD4248.1	29/08/2018	Loyd D.G. & Sandra Collins Superfund	Superannuation contributions	1		150.01
INV SUPER	29/08/2018	Loyd D.G. & Sandra Collins Superfund	Superannuation contributions	1	150.01	
DD4248.2	29/08/2018	FirstChoice Personal Super	Superannuation contributions	1		75.29
INV SUPER	29/08/2018	FirstChoice Personal Super	Superannuation contributions	1	75.29	
DD4248.3	29/08/2018	SuperWrap Personal Super Plan	Payroll deductions	1		1,387.90
INV SUPER	29/08/2018	SuperWrap Personal Super Plan	Superannuation contributions	1	1,032.03	
INV DEDUCT	29/08/2018	SuperWrap Personal Super Plan	Payroll deductions	1	355.87	
DD4248.4	29/08/2018	Maystar Pty Ltd ATF The Russlan Zuks Super Fund	Payroll deductions	1		570.68
INV SUPER	29/08/2018	Maystar Pty Ltd ATF The Russlan Zuks Super Fund	Superannuation contributions	1	424.35	
INV DEDUCT	29/08/2018	Maystar Pty Ltd ATF The Russlan Zuks Super Fund	Payroll deductions	1	146.33	
DD4248.5	29/08/2018	MTAA Superannuation Fund	Superannuation contributions	1		140.11

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV SUPER	29/08/2018	MTAA Superannuation Fund	Superannuation contributions	1	140.11	
DD4248.6	29/08/2018	Rest Superannuation	Superannuation contributions	1		74.07
INV SUPER	29/08/2018	Rest Superannuation	Superannuation contributions	1	74.07	
DD4248.7	29/08/2018	WA Local Government Super Plan	Payroll deductions	1		7,144.36
INV DEDUCT	29/08/2018	WA Local Government Super Plan	Payroll deductions	1	182.46	
INV DEDUCT	29/08/2018	WA Local Government Super Plan	Payroll deductions	1	396.87	
INV SUPER	29/08/2018	WA Local Government Super Plan	Superannuation contributions	1	6,228.64	
INV DEDUCT	29/08/2018	WA Local Government Super Plan	Payroll deductions	1	47.82	
INV DEDUCT	29/08/2018	WA Local Government Super Plan	Payroll deductions	1	133.99	
INV DEDUCT	29/08/2018	WA Local Government Super Plan	Payroll deductions	1	154.58	
DD4248.8	29/08/2018	Australian Superannuation (Formally Westscheme)	Superannuation contributions	1		3,076.54
INV DEDUCT	29/08/2018	Australian Superannuation (Formally Westscheme)	Payroll deductions	1	678.41	
INV SUPER	29/08/2018	Australian Superannuation (Formally Westscheme)	Superannuation contributions	1	2,398.13	
DD4248.9	29/08/2018	Colonial First State	Superannuation contributions	1		389.14
INV DEDUCT	29/08/2018	Colonial First State	Payroll deductions	1	57.65	
INV SUPER	29/08/2018	Colonial First State	Superannuation contributions	1	331.49	
DD4256.1	31/08/2018	Horizon Power	ACCOUNT PAYMENT BY AUTHORITY AUGUST 2018	1		5,980.44
INV AUGUST	31/08/2018	Horizon Power	ACCOUNT PAYMENT BY AUTHORITY AUGUST 2018	1	5,980.44	
DD4256.2	15/08/2018	SG Fleet	LEASE RENTALS	1		13,889.04
INV AUSG00	10/08/2018	SG Fleet	LEASE RENTALS	1	13,889.04	
DD4256.3	07/08/2018	WA Treasury Corporation (WATC)	WATC LOAN REPAYMENT AUGUST 2018	1		38,924.84
INV WATC A	07/08/2018	WA Treasury Corporation (WATC)	WATC LOAN REPAYMENT AUGUST 2018	1	38,924.84	

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
DD4256.4	08/08/2018	WA Treasury Corporation (WATC)	WATC LOAN REPAYMENT AUGUST 2018	1		33,710.68
INV WATC A	08/08/2018	WA Treasury Corporation (WATC)	WATC LOAN REPAYMENT AUGUST 2018	1	33,710.68	
DD4256.5	15/08/2018	WA Treasury Corporation (WATC)	WATC LOAN REPAYMENT AUGUST 2018	1		23,630.52
INV WATC A	15/08/2018	WA Treasury Corporation (WATC)	WATC LOAN REPAYMENT AUGUST 2018	1	23,630.52	
DD4256.6	31/08/2018	Water Corporation	PAYMENT BY AUTHORITY AUGUST 2018	1		407.15
INV AUGUST	31/08/2018	Water Corporation	PAYMENT BY AUTHORITY AUGUST 2018	1	407.15	
DD4256.7	01/08/2018	Westnet Pty Ltd	PAYMENT BY AUTHORITY AUGUST 2018	1		674.11
INV AUGUST	01/08/2018	Westnet Pty Ltd	PAYMENT BY AUTHORITY AUGUST 2018	1	674.11	
DD4256.8	31/08/2018	Synergy	PAYMENT BY AUTHORITY AUGUST 2018	1		8,683.65
INV AUGUST	01/08/2018	Synergy	PAYMENT BY AUTHORITY AUGUST 2018	1	8,683.65	
DD4256.9	31/08/2018	Department of Transport (Shire Licensing)	DoT PAYMENT BY AUTHORITY AUGUST 2018	1		36,973.60
INV AUGUST	31/08/2018	Department of Transport (Shire Licensing)	DoT PAYMENT BY AUTHORITY AUGUST 2018	1	36,973.60	
DD4210.10	01/08/2018	BT Super For Life	Superannuation contributions	1		194.63
INV SUPER	01/08/2018	BT Super For Life	Superannuation contributions	1	194.63	
DD4210.11	01/08/2018	MLC Superannuation	Superannuation contributions	1		48.42
INV SUPER	01/08/2018	MLC Superannuation	Superannuation contributions	1	48.42	
DD4210.12	01/08/2018	AMP Super	Superannuation contributions	1		63.64
INV SUPER	01/08/2018	AMP Super	Superannuation contributions	1	63.64	
DD4210.13	01/08/2018	BT Super for Life	Superannuation contributions	1		662.86
INV SUPER	01/08/2018	BT Super for Life	Superannuation contributions	1	662.86	
DD4210.14	01/08/2018	Care Super Pty Ltd	Superannuation contributions	1		162.78

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
INV SUPER	01/08/2018	Care Super Pty Ltd	Superannuation contributions	1	162.78	
DD4233.10	15/08/2018	BT Super For Life	Superannuation contributions	1		194.63
INV SUPER	15/08/2018	BT Super For Life	Superannuation contributions	1	194.63	
DD4233.11	15/08/2018	MLC Superannuation	Superannuation contributions	1		48.42
INV SUPER	15/08/2018	MLC Superannuation	Superannuation contributions	1	48.42	
DD4233.12	15/08/2018	AMP Super	Superannuation contributions	1		63.64
INV SUPER	15/08/2018	AMP Super	Superannuation contributions	1	63.64	
DD4233.13	15/08/2018	BT Super for Life	Superannuation contributions	1		662.86
INV SUPER	15/08/2018	BT Super for Life	Superannuation contributions	1	662.86	
DD4233.14	15/08/2018	Care Super Pty Ltd	Superannuation contributions	1		200.32
INV SUPER	15/08/2018	Care Super Pty Ltd	Superannuation contributions	1	200.32	
DD4248.10	29/08/2018	BT Super For Life	Superannuation contributions	1		194.63
INV SUPER	29/08/2018	BT Super For Life	Superannuation contributions	1	194.63	
DD4248.11	29/08/2018	MLC Superannuation	Superannuation contributions	1		48.42
INV SUPER	29/08/2018	MLC Superannuation	Superannuation contributions	1	48.42	
DD4248.12	29/08/2018	AMP Super	Superannuation contributions	1		58.15
INV SUPER	29/08/2018	AMP Super	Superannuation contributions	1	58.15	
DD4248.13	29/08/2018	BT Super for Life	Superannuation contributions	1		662.86
INV SUPER	29/08/2018	BT Super for Life	Superannuation contributions	1	662.86	
DD4248.14	29/08/2018	Care Super Pty Ltd	Superannuation contributions	1		148.09
INV SUPER	29/08/2018	Care Super Pty Ltd	Superannuation contributions	1	148.09	

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
01/08/2018	02/08/2018	SHIRE OF RAVENSTHORPE	Payroll Processing 19/07/2018 to 01/08/2018	1		86,328.51

REPORT TOTALS

Bank Code	Bank Name	TOTAL
1	Municipal Bank Account	2,366,157.04
2	Trust Bank Account	688.42
TOTAL		2,366,845.46

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01 June 2018 - 30 June 2018

Business Credit Card - Ian Fitzgerald Bankwest

Date	Payment to	Description	Amount	GST
29/06/2018	BP Norseman	Councilors lunch - GVROC	45.70	3.52
4/07/2018	Australia Post Ravensthorpe	Leaving Gift - Ben Ruse - Council Policy	641.69	2.71
13/07/2018	Rydges Kalgoorlie	CEO's meeting GVROC	234.51	21.33
19/07/2018	Wavecrest Hopetoun	Meal - Council meeting dinner	560.60	50.96
23/07/2018	Middle Beach Lodge Tofino	Deposit- Accomodation Canada - Study Tour	245.05	
23/07/2018	Banner Buzz	Credit - Refund of Foreign transaction fee	-119.82	
26/07/2018	Vistaprint	Fitzgerald Biosphere Mouse Pads	736.80	66.99
31/07/2018	Bankwest	Bank Fee	39.00	

Total Purchases for I. Fitzgerald	2,383.53	145.51
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Business Credit Card - Ashley Peczka Bankwest

Date	Payment to	Description	Amount	GST
20/07/2018	Banksia Gardens Resort	Accomodation - FESA	304.00	27.64
23/07/2018	Novus Auto Glass Repairs	Replace Windscreen FESA 1EZG055	380.00	34.55
31/07/2018	Bankwest	Bank Fee	39.00	0.00

	723.00	62.19
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Business Credit Card - Darryn Watkins Bankwest

Date	Payment to	Description	Amount	GST
12/06/2018	Bankwest	Bank Fees	39.00	0.00

	39.00	0.00
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Business Credit Card - Darren Kennedy Bankwest

Date	Payment to	Description	Amount	GST
14/08/2018	Stratco Canning Vale	Materials for Enclosure Ravensthorpe Hall	2012.53	182.95
23/08/2018	Blue Pod Coffee Co	Lavassa Coffee Pods for administration office	300.00	
24/08/2018	Creasel Publishing	Curriculum Planner Pads for Cub House	39.87	3.62
29/08/2018	Windsor Lodge	Error - To be reversed in August	130.50	11.86

	2482.90	198.43
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Business Credit Card - Miscellaneous Fees and Charges Bankwest

Date	Payment to	Description	Amount	GST
23/08/2018	Bankwest	Foreign Transaction Fee	7.23	0.00
26/08/2018	Bankwest	Foreign Transaction Fee	21.74	0.00

Total	\$ 5,654.40	\$ 406.11
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ATTACHMENT 10.1.1.2

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10.1.2 MONTHLY FINANCIAL REPORT – 31 JULY AND 31 AUGUST 2018

File Ref:	
Applicant:	Internal
Location:	Not applicable
Disclosure of Officer Interest:	None
Date:	13 July 2018
Author:	Darren Kennedy Manager Corporate & Community Services
Authorising Officer:	Not applicable
Attachments:	10.1.2.1 – Monthly Financial Reports for July 2018 10.1.2.2 – Monthly Financial Reports for August 2018

Summary:

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

Background:

Council is requested to review the July and August 2018 Monthly Financial Reports.

Comment:

The July and August 2018 Monthly Financial Reports are presented for review.

Consultation:

Senior Finance Officer

Statutory Obligations:

Section 6.4 of the Local Government Act 1995 and Regulation 34 of the Local Government (Financial Management) Regulations 1996 apply

Policy Implications:

Nil

Budget / Financial Implications:

All expenditure has been approved via adoption of the 2017/18 Annual Budget, or resulting from a Council Motion for a budget amendment.

Strategic Implications:

Strategic Community Plan 2014 – 2024

Theme 4 – Civic Leadership: 4.2 High quality corporate governance, accountability & compliance.

Risk

Risk	Risk Likelihood (based on history and with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk	Risk Action Plan (Controls or Treatment proposed)
Not meeting Statutory Compliance	Rare (1)	Moderate (3)	Low (1-4)	Failure to meet Statutory, Regulatory or Compliance Requirements	Accept Officer Recommendation

Sustainability Implications:

- **Environmental**
Not applicable to this specific recurring report
- **Economic**
Not applicable to this specific recurring report
- **Social**
Not applicable to this specific recurring report.

Voting Requirements:

Simple majority

OFFICER RECOMMENDATION	ITEM 10.1.2
That Council:	
Receive the July and August 2018 Monthly Financial Reports as presented.	

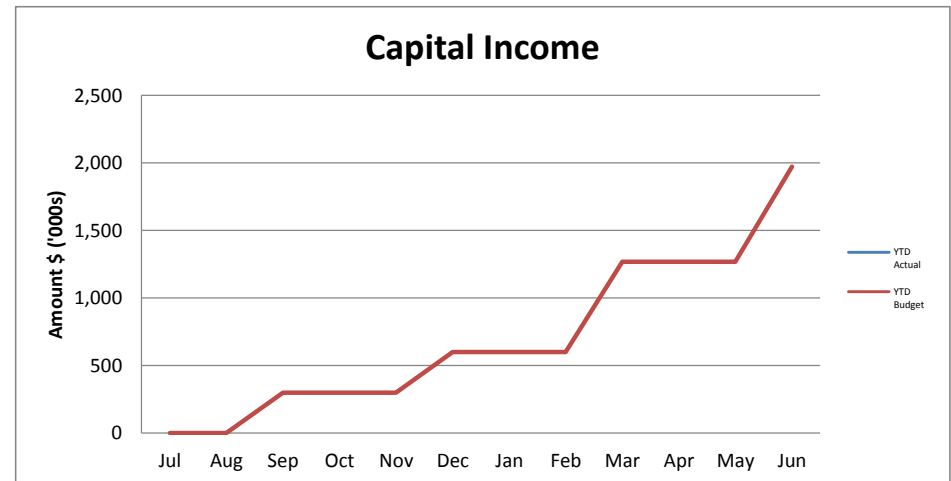
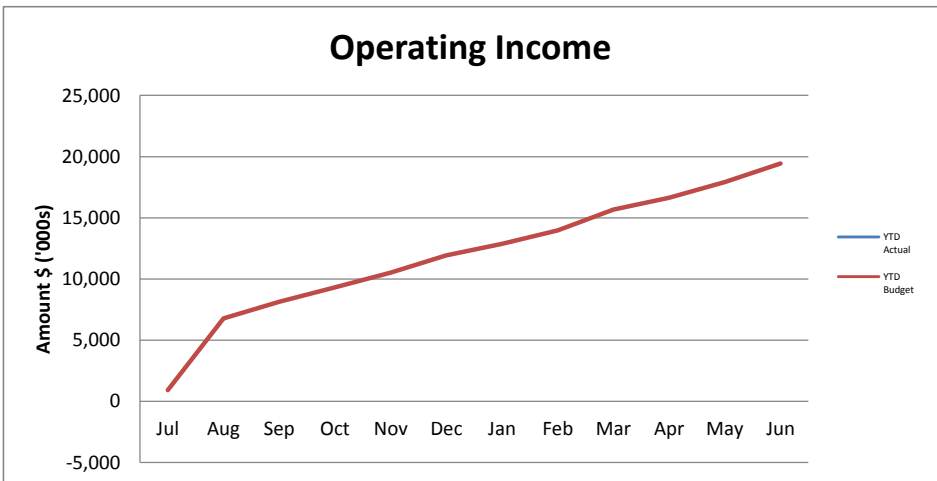
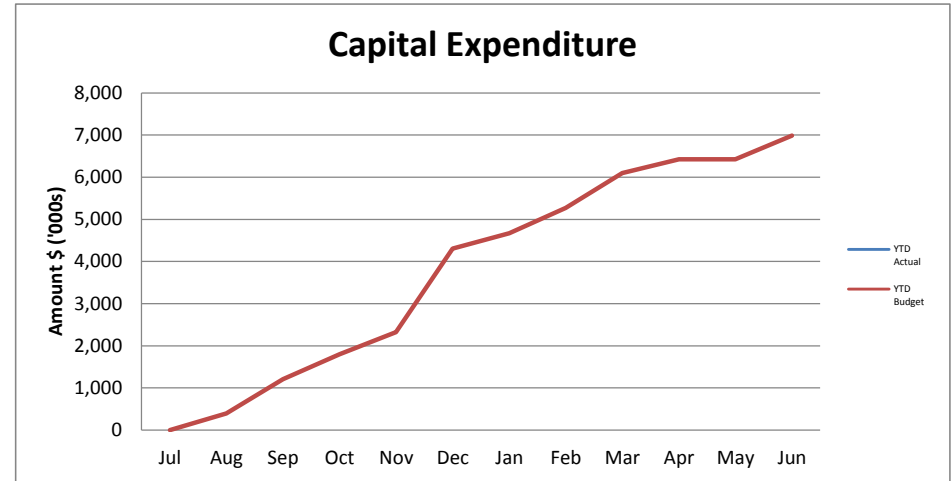
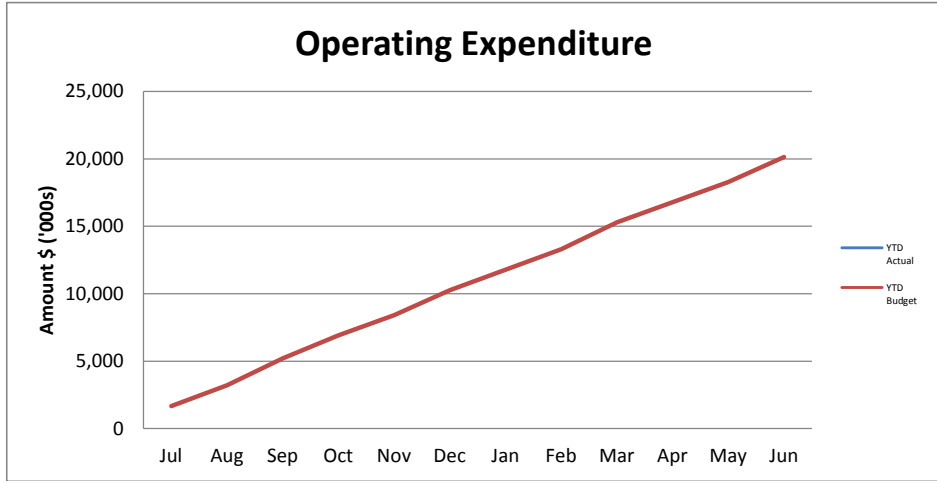


SHIRE OF RAVENSTHORPE
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2018

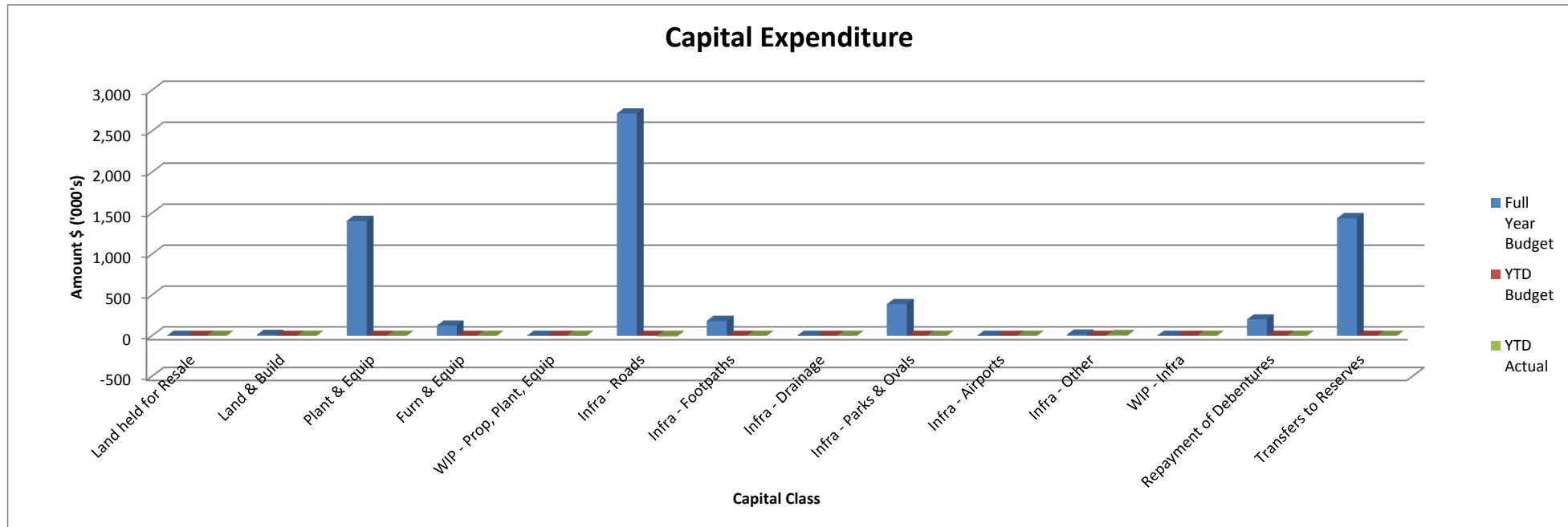
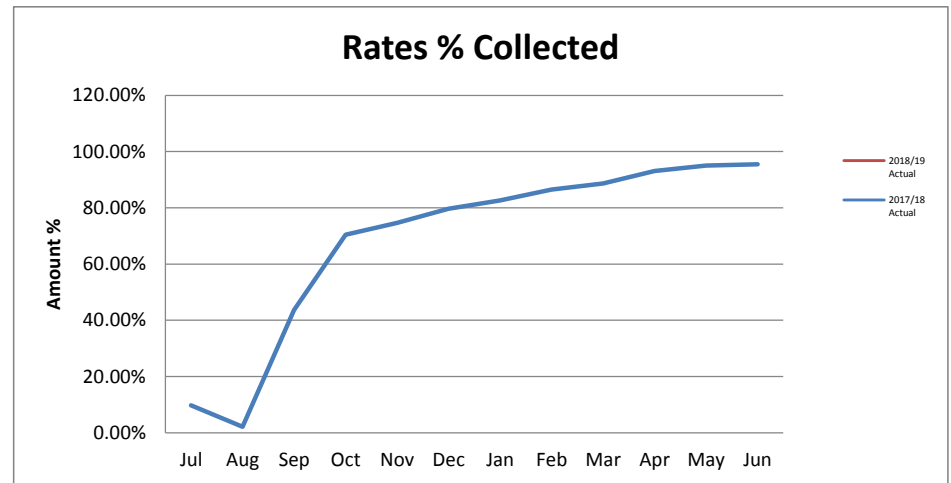
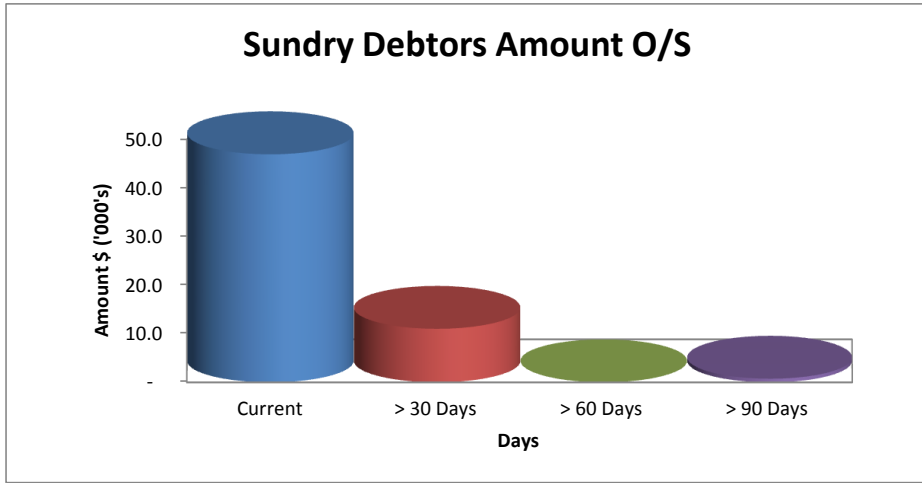
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Income and Expenditure Graphs to 31 July 2018



Other Graphs to 31 July 2018



SHIRE OF RAVENSTHORPE

STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 JULY 2018

	NOTE	2018/19 Adopted Budget \$	2018/19 Revised Budget \$	JULY 2018 Y-T-D Budget \$	JULY 2018 Actual \$	Variances Actuals to Budget \$	Variances Actual Budget to Y-T-D %
Operating							
Revenues/Sources							
Governance		3,000	3,000	0	0	0	0.00%
General Purpose Funding		1,080,200	1,080,200	10,416	3,296	(7,120)	(68.36%)
Law, Order, Public Safety		225,190	225,190	15,572	1,757	(13,815)	(88.72%)
Health		3,000	3,000	250	0	(250)	(100.00%)
Education and Welfare		205,500	205,500	13,170	7,727	(5,443)	(41.33%)
Housing		24,900	24,900	1,830	2,320	490	26.78%
Community Amenities		699,097	699,097	10,020	(132,471)	(142,491)	(1422.07%) ▼
Recreation and Culture		206,370	206,370	2,159	10,309	8,150	377.49%
Transport		12,462,039	12,462,039	864,575	(2,211,014)	(3,075,589)	(355.73%) ▼
Economic Services		141,000	141,000	983	2,457	1,474	149.95%
Other Property and Services		115,000	115,000	7,622	13,350	5,728	75.15%
		<u>15,165,296</u>	<u>15,165,296</u>	<u>926,597</u>	<u>-2,302,269</u>	<u>(3,228,866)</u>	<u>(348.46%)</u>
(Expenses)/(Applications)							
Governance		(641,955)	(641,955)	(65,429)	(59,141)	6,288	9.61%
General Purpose Funding		(222,492)	(222,492)	(17,996)	(355)	17,641	98.03%
Law, Order, Public Safety		(774,051)	(774,051)	(67,228)	(38,817)	28,411	42.26%
Health		(278,922)	(278,922)	(15,332)	(6,593)	8,739	57.00%
Education and Welfare		(372,723)	(372,723)	(28,325)	(15,576)	12,749	45.01%
Housing		(258,313)	(258,313)	(14,823)	240	15,063	101.62%
Community Amenities		(1,431,629)	(1,431,629)	(90,199)	(48,956)	41,243	45.72%
Recreation & Culture		(1,800,572)	(1,800,572)	(146,088)	(48,662)	97,426	66.69%
Transport		(13,665,430)	(13,665,430)	(1,109,544)	(109,527)	1,000,017	90.13%
Economic Services		(349,466)	(349,466)	(17,229)	(5,427)	11,802	68.50%
Other Property and Services		(341,600)	(341,600)	(110,375)	(224,919)	(114,544)	(103.78%) ▲
		<u>(20,137,153)</u>	<u>(20,137,152)</u>	<u>(1,682,568)</u>	<u>(557,733)</u>	<u>1,124,835</u>	<u>(66.85%)</u>
Net Operating Result Excluding Rates		(4,971,857)	(4,971,856)	(755,971)	(2,860,002)	(2,104,031)	278.32%
Adjustments for Non-Cash (Revenue) and Expenditure							
(Profit)/Loss on Asset Disposals	2	131,000	131,000	10,250	0	(10,250)	100.00%
Movement in Deferred Pensioner Rates/ESL		0	0	0	0	0	0.00%
Movement in Employee Benefit Provisions		0	0	0	0	0	0.00%
Rounding		0	0	0	0	0	0.00%
Depreciation on Assets		3,302,576	3,302,576	279,705	0	(279,705)	100.00%
Capital Revenue and (Expenditure)							
Purchase Land Held for Resale	1	0	0	0	0	0	0.00%
Purchase of Land and Buildings	1	(11,020)	(11,020)	0	0	0	0.00%
Purchase of Furniture & Equipment	1	(125,000)	(125,000)	0	0	0	0.00%
Purchase of Plant & Equipment	1	(1,406,500)	(1,406,500)	0	0	0	0.00%
Purchase of WIP - PP & E	1	0	0	0	0	0	0.00%
Purchase of Infrastructure Assets - Roads	1	(2,716,716)	(2,716,716)	0	9,030	9,030	0.00%
Purchase of Infrastructure Assets - Footpaths	1	(184,545)	(184,545)	0	0	0	0.00%
Purchase of Infrastructure Assets - Drainage	1	0	0	0	0	0	0.00%
Purchase of Infrastructure Assets - Parks & Ovals	1	(389,894)	(389,894)	0	0	0	0.00%
Purchase of Infrastructure Assets - Airports	1	(492,000)	(492,000)	0	0	0	0.00%
Purchase of Infrastructure Assets - Other	1	(16,000)	(16,000)	0	(10,197)	(10,197)	0.00%
Purchase of WIP - INFRA	1	0	0	0	0	0	0.00%
Proceeds from Disposal of Assets	2	350,000	350,000	0	0	0	0.00%
Repayment of Debentures	3	(201,680)	(201,680)	0	0	0	0.00%
Proceeds from New Debentures	3	0	0	0	0	0	0.00%
Advances to Community Groups		0	0	0	0	0	0.00%
Self-Supporting Loan Principal Income		0	0	0	0	0	0.00%
Transfers to Restricted Assets (Reserves)	4	(1,440,001)	(1,440,000)	0	(977)	(977)	0.00%
Transfers from Restricted Asset (Reserves)	4	1,622,303	1,622,303	0	1,100,000	1,100,000	0.00%
ADD Net Current Assets July 1 B/Fwd	5	2,317,811	2,317,810	2,317,810	2,317,810	0	0.00%
LESS Net Current Assets Year to Date	5	<u>52,705</u>	<u>52,705</u>	<u>1,852,048</u>	<u>555,667</u>	<u>(1,296,381)</u>	<u>70.00%</u>
Amount Raised from Rates		<u>(4,284,228)</u>	<u>(4,284,228)</u>	<u>(254)</u>	<u>(3)</u>	<u>251</u>	<u>(98.82%)</u>

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

Material Variances Symbol

Above Budget Expectations Greater than 10% and \$100,000 ▲
Below Budget Expectations Less than 10% and \$100,000 ▼

Purpose

The purpose of the Monthly Variance Report is to highlight circumstances where there is a major variance from the YTD Monthly Budget and YTD Actual figures. These variances can occur because of a change in timing of the activity, circumstances change (e.g. a grants were budgeted for but was not received) or changes to the original budget projections. The Report is designed to highlight these issues and explain the reason for the variance.

The Materiality variance adopted by Council is:

Actual Variance exceeding 10% of YTD Budget or \$100,000 whichever is the lesser.

REPORTABLE OPERATING REVENUE VARIATIONS

General Purpose Funding

Law, Order, Public Safety

Health -

Education and Welfare

Community Amenities - Revenue under YTD budget

TIMING: Reversal of 30 June accrual of Grant Revenue from Shire of Jerramungup

Recreation and Culture

Transport - Revenue under YTD budget

TIMING: Reversal of 30 June accrual of WANDRRA

Economic Services

Other Property and Services

REPORTABLE OPERATING EXPENSE VARIATIONS

Governance

General Purpose Funding

Law, Order, Public Safety -

Health -

Education and Welfare -

Housing

Community Amenities -

Recreation & Culture -

Transport - Expenditure under YTD Budget

TIMING: July typically quiet month for invoicing.

Economic Services -

Other Property and Services - Expenditure over YTD budget

TIMING: Admin allocation not raised in July.

REPORTABLE NON-CASH VARIATIONS

(Profit)/Loss on Asset Disposals

Depreciation on Assets - Expenditure under YTD budget

TIMING: Monthly depreciation not run until after end of year audit completed

REPORTABLE CAPITAL EXPENSE VARIATIONS

Purchase of Land & Buildings

Purchase of Furniture & Equipment

Purchase of Plant & Equipment

Purchase of Infrastructure Assets Roads

Purchase of Infrastructure Parks & Assets

Purchase of Infrastructure Airports

Purchases of Infrastructure Other

REPORTABLE CAPITAL INCOME VARIATIONS

Proceeds from Disposal of Assets -

Repayment of Debentures -

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 JULY 2018

	2018/19 Adopted Budget \$	2018/19 Revised Budget \$	2018/19 YTD Budget \$	JULY 2018 Actual \$
1. ACQUISITION OF ASSETS				
The following assets have been acquired during the period under review:				
<u>By Program</u>				
Law, Order & Public Safety				
<u>Fire Prevention & Control</u>				
Water Tank 80,000Ltr - Jerdacuttup Bfb	11,020	11,020	0	0.00
Health				
<u>Doctors & Other Health</u>				
Edge li Ultrasound	60,000	60,000	0	0.00
Community Amenities				
<u>Sanitation - Household Refuse</u>				
Ravensthorpe Regional Landfill	16,000	16,000	0	10,196.82
Recreation and Culture				
<u>Other Recreation & Sport</u>				
New Gym Equipment	30,000	30,000	0	0.00
Hopetoun Tennis Courts Resurface	30,024	30,024	0	0.00
Rangeview Park Upgrade	160,000	160,000	0	0.00
Ravensthorpe Cricket Pitch	7,000	7,000	0	0.00
Ravensthorpe Tennis Courts	43,870	43,870	0	0.00
Ravensthorpe Bowls Club - Lighting	39,000	39,000	0	0.00
Playground Renewal - Ravensthorpe Rec	110,000	110,000	0	0.00
Transport				
<u>Construction - Roads, Bridges, Depots</u>				
Roads Construction Council				
Four Mile Carpark - Construct New Parking	30,000	30,000	0	0.00
Queen Street - Infill Stormwater Drain Adjacent	45,000	45,000	0	0.00
Phillips River Rd Canoe Trail	28,517	28,517	0	0.00
Streetscape Morgan Street Stage 2	25,000	25,000	0	(9,030.00)
Floodway Sealing Repairs	50,310	50,310	0	0.00
Veal Street - Carpark Expansion	0	0	0	0.00
Gravel Pit Reinstatement	75,000	75,000	0	0.00
Gravel Pit Development	55,000	55,000	0	0.00
Roads Mrwa V Of G Constr				
Jerdacuttup Road - Stabilise Pavement &	275,000	275,000	0	0.00
Springdale Road - Bitumen Reseal (Rrg)	135,000	135,000	0	0.00
Hammersley Drive Bitumen Reseal (Rrg)	135,000	135,000	0	0.00
Mrwa Project Construction				
Fitzgerald Rd - Gravel Re-Sheet Slk 43.3 -	548,050	548,050	0	0.00
Koornong Rd - Gravel Re-Sheet Slk 6.12 -	752,348	752,348	0	0.00

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 JULY 2018

	2018/19 Adopted Budget \$	2018/19 Revised Budget \$	2018/19 YTD Budget \$	JULY 2018 Actual \$
1. ACQUISITION OF ASSETS (Continued)				
The following assets have been acquired during the period under review:				
<u>By Program (Continued)</u>				
Transport (Continued)				
Roads To Recovery Construction				
Ravensthorpe Streets	462,491	462,491	0	0.00
Bridges Construction				
Springdale Road Bridge	100,000	100,000	0	0.00

Footpath Construction				
Chittick St/Gibson Way/Forrest Way -	117,500	117,500	0	0.00
Crc/Dunnart - Laneway Paving & Landscaping	39,940	39,940	0	0.00
Hosking Street - Concrete Footpath	27,105	27,105	0	0.00
<u>Road Plant Purchases</u>				
Maintenance Grader Replacement	330,000	330,000	0	0.00
Multi Tyre Roller	185,000	185,000	0	0.00
Skid Steer Loader	100,000	100,000	0	0.00
Construction Loader	310,000	310,000	0	0.00
Light Truck - P&G Ravensthorpe	60,000	60,000	0	0.00
Side Tipper	105,000	105,000	0	0.00
Mechanical Workshop Fitout	50,000	50,000	0	0.00
Street Sweeper Trailer	10,000	10,000	0	0.00
Zero Turn Mower	7,000	7,000	0	0.00
Sundry Plant And Equipment Purchases (Less	21,500	21,500	0	0.00
<u>Aerodromes</u>				
Runway Reseal	492,000	492,000	0	0.00
Other Property & Services				
<u>Administration</u>				
Computer Upgrades	35,000	35,000	0	0.00
Toyota Landcruiser/Prado - Ceo	75,000	75,000	0	0.00
Toyota Hilux Dual Cab - Mes	60,000	60,000	0	0.00
Toyota Fortuner - Mccs	48,000	48,000	0	0.00
Toyota Hilux Dual Cab (Pool Car)	45,000	45,000	0	0.00
	<u>5,341,675</u>	<u>5,341,675</u>	<u>0</u>	<u>1,166.82</u>
<u>By Class</u>				
Buildings	11,020	11,020	0	0.00
Furniture & Equipment	125,000	125,000	0	0.00
Plant & Equipment	1,406,500	1,406,500	0	0.00
Work in Progress - PPE	0	0	0	0.00
Infrastructure - Roads	2,716,716	2,716,716	0	(9,030.00)
Infrastructure - Footpaths	184,545	184,545	0	0.00
Infrastructure - Drainage	0	0	0	0.00
Infrastructure - Parks & Ovals	389,894	389,894	0	0.00
Infrastructure - Airports	492,000	492,000	0	0.00
Infrastructure - Other	16,000	16,000	0	10,196.82
Work in Progress - INFRA	0	0	0	0.00
	<u>5,341,675</u>	<u>5,341,675</u>	<u>0</u>	<u>1,166.82</u>

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 JULY 2018

2. DISPOSALS OF ASSETS

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

By Program	Written Down Value		Sale Proceeds		Profit(Loss)	
	2018/19 Adopted Budget \$	2018/19 YTD Actual \$	2018/19 Adopted Budget \$	2018/19 YTD Actual \$	2018/19 Adopted Budget \$	2018/19 YTD Actual \$
Transport						
John Deere 670G 2012 Grader	133,000.00		80,000.00		(53,000.00)	0.00
Ammann AP240 Multi Tyre Roller	25,000.00		25,000.00		0.00	0.00
Bobcat & Attachments	37,000.00		20,000.00		(17,000.00)	0.00
John Deere 624K Z Bar Loader	98,000.00		80,000.00		(18,000.00)	0.00
Mitsubishi Triton	10,000.00		8,000.00		(2,000.00)	0.00
Mitsubishi Triton GLX	24,000.00		16,000.00		(8,000.00)	0.00
Duraquip Side Tipper	35,000.00		10,000.00		(25,000.00)	0.00
Other Property & Services						
Toyota Prado (CEO)	52,000.00		50,000.00		(2,000.00)	0.00
Toyota Hilux D/C (MES)	46,000.00		40,000.00		(6,000.00)	0.00
Toyota Kluger (MCCS)	21,000.00		21,000.00		0.00	0.00
	481,000.00	0.00	350,000.00	0.00	(131,000.00)	0.00

By Class of Asset	Written Down Value		Sale Proceeds		Profit(Loss)	
	2018/19 Adopted Budget \$	2018/19 YTD Actual \$	2018/19 Adopted Budget \$	2018/19 YTD Actual \$	2018/19 Adopted Budget \$	2018/19 YTD Actual \$
Plant & Equipment						
John Deere 670G 2012 Grader	133,000.00	0.00	80,000.00	0.00	(53,000.00)	0.00
Ammann AP240 Multi Tyre Roller	25,000.00	0.00	25,000.00	0.00	0.00	0.00
Bobcat & Attachments	37,000.00	0.00	20,000.00	0.00	(17,000.00)	0.00
John Deere 624K Z Bar Loader	98,000.00	0.00	80,000.00	0.00	(18,000.00)	0.00
Mitsubishi Triton	10,000.00	0.00	8,000.00	0.00	(2,000.00)	0.00
Mitsubishi Triton GLX	24,000.00	0.00	16,000.00	0.00	(8,000.00)	0.00
Duraquip Side Tipper	35,000.00	0.00	10,000.00	0.00	(25,000.00)	0.00
Toyota Prado (CEO)	52,000.00	0.00	50,000.00	0.00	(2,000.00)	0.00
Toyota Hilux D/C (MES)	46,000.00	0.00	40,000.00	0.00	(6,000.00)	0.00
Toyota Kluger (MCCS)	21,000.00	0.00	21,000.00	0.00	0.00	0.00
	481,000.00	0.00	350,000.00	0.00	(131,000)	0.00

Summary

Profit on Asset Disposals	0.00	0.00
Loss on Asset Disposals	(131,000.00)	0.00
	<u>(131,000.00)</u>	<u>0.00</u>

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 JULY 2018

3. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-18	Principal Repayments		Principal Outstanding		Interest Repayments	
		2018/19 Adopted Budget \$	2018/19 YTD Actual \$	2018/19 Adopted Budget \$	2018/19 YTD Actual \$	2018/19 Adopted Budget \$	2018/19 YTD Actual \$
Housing							
Loan 145 Satff Housing	258,870	33,907	0	224,964	258,870	8,779	(2,966)
Loan 147 Other Housing	254,711	15,919	0	238,792	254,711	10,153	(2,163)
Recreation and Culture							
Loan 146 Hopetoun Community Centre	325,114	13,123	0	311,991	325,114	13,772	(4,611)
Transport							
Loan 138D Town Street	318,113	26,801	0	291,312	318,113	22,889	(7,852)
Loan 144 Town Street	205,645	47,682	0	157,962	205,645	11,005	(2,574)
Loan 143B Refinance	231,832	30,365	0	201,467	231,832	7,862	(2,656)
Loan 138E Refinance	301,765	33,884	0	267,881	301,765	10,820	(3,600)
	1,896,049	201,680	0	1,694,368	1,896,049	85,280	(26,422)

(*) Self supporting loan financed by payments from third parties.

All other loan repayments were financed by general purpose revenue.

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 JULY 2018

	2018/19 Adopted Budget \$	2018/19 YTD Actual \$
4. RESERVES		
Cash Backed Reserves		
(a) Plant Reserve		
Opening Balance	430,959	430,959
Amount Set Aside / Transfer to Reserve	6,801	111
Amount Used / Transfer from Reserve	0	0
	<u>437,760</u>	<u>431,070</u>
(b) Emergency Farm Water Reserve		
Opening Balance	26,734	26,734
Amount Set Aside / Transfer to Reserve	422	7
Amount Used / Transfer from Reserve	0	0
	<u>27,156</u>	<u>26,741</u>
(c) Building Reserve		
Opening Balance	1,519,294	1,519,294
Amount Set Aside / Transfer to Reserve	1,223,977	390
Amount Used / Transfer from Reserve	(1,200,000)	(1,100,000)
	<u>1,543,271</u>	<u>419,684</u>
(d) Road & Footpath Reserve		
Opening Balance	422,867	422,867
Amount Set Aside / Transfer to Reserve	6,673	0
Amount Used / Transfer from Reserve	0	0
	<u>429,540</u>	<u>422,867</u>
(e) Swimming Pool Upgrade Reserve		
Opening Balance	44,031	44,031
Amount Set Aside / Transfer to Reserve	695	120
Amount Used / Transfer from Reserve	0	0
	<u>44,726</u>	<u>44,151</u>
(f) UHF Repeater Reserve		
Opening Balance	0	0
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
	<u>0</u>	<u>0</u>
(g) Airport Reserve		
Opening Balance	751,528	751,528
Amount Set Aside / Transfer to Reserve	61,860	193
Amount Used / Transfer from Reserve	(369,303)	0
	<u>444,085</u>	<u>751,721</u>
(h) Waste & Sewerage Reserve		
Opening Balance	298,032	298,032
Amount Set Aside / Transfer to Reserve	39,703	77
Amount Used / Transfer from Reserve	0	0
	<u>337,735</u>	<u>298,109</u>

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 JULY 2018

	2018/19 Adopted Budget \$	2018/19 YTD Actual \$
4. RESERVES (Continued)		
Cash Backed Reserves (Continued)		
(i) State Barrier Fence Reserve		
Opening Balance	214,099	214,099
Amount Set Aside / Transfer to Reserve	73,379	55
Amount Used / Transfer from Reserve	0	0
	<u>287,478</u>	<u>214,154</u>
(j) Leave Reserve		
Opening Balance	94,483	94,483
Amount Set Aside / Transfer to Reserve	26,491	24
Amount Used / Transfer from Reserve	(53,000)	0
	<u>67,974</u>	<u>94,507</u>
Total Cash Backed Reserves	<u><u>3,619,725</u></u>	<u><u>2,703,004</u></u>

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

**Summary of Transfers
To Cash Backed Reserves**

Transfers to Reserves

Plant Reserve	6,801	111
Emergency Farm Water Reserve	422	7
Building Reserve	1,223,977	390
Road & Footpath Reserve	6,673	0
Swimming Pool Upgrade Reserve	695	120
UHF Repeater Reserve	0	0
Airport Reserve	61,860	193
Waste & Sewerage Reserve	39,703	77
State Barrier Fence Reserve	73,379	55
Leave Reserve	26,491	24
	<u>1,440,001</u>	<u>977</u>

Transfers from Reserves

Plant Reserve	0	0
Emergency Farm Water Reserve	0	0
Building Reserve	(1,200,000)	(1,100,000)
Road & Footpath Reserve	0	0
Swimming Pool Upgrade Reserve	0	0
UHF Repeater Reserve	0	0
Airport Reserve	(369,303)	0
Waste & Sewerage Reserve	0	0
State Barrier Fence Reserve	0	0
Leave Reserve	(53,000)	0
	<u>(1,622,303)</u>	<u>(1,100,000)</u>
Total Transfer to/(from) Reserves	<u><u>(182,302)</u></u>	<u><u>(1,099,023)</u></u>

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 JULY 2018

4. RESERVES (Continued)

Cash Backed Reserves (Continued)

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

Plant Reserve

To be used to assist in the purchasing of major plant and machinery.

Emergency Farm Water Reserve

To be used for the repair and/or construction of emergency farm water supplies in the Shire of Ravensthorpe

Building Reserve

To be used for the construction, refurbishment, modification or renovation of all buildings in the Shire of Ravensthorpe

Road and Footpath Reserve

To be used for the construction, renewal, resealing or repair of the road and footpath network.

Swimming Pool Upgrade Reserve

To be used towards any major repairs or improvements for the Ravensthorpe swimming pool.

UHF Repeater Reserve

Used in 2016/17 for upgrded diplexer on UHF Radio Repeaters in Hopetoun and Munglinup.

Airport Reserve

To be used for the construction, reconstruction, repairs or modification of facilities including buildings, tarmac, airstrip and associated infrastructure at the Ravensthorpe Airport

Waste and Sewerage Reserve

To be used for the repair and/or construction of waste and sewerage facilities in the Shire of Ravensthorpe.

State Barrier Fence Reserve

To be used for the extension of the State Barrier Fence from Ravensthorpe to Esperance

Leave Reserve

To be used to fund long service leave and non-current annual leave requirements

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 JULY 2018

	2017/18 B/Fwd Per 2018/19 Budget \$	2017/18 B/Fwd Per Financial Report \$	JULY 2018 Actual \$
5. NET CURRENT ASSETS			
Composition of Estimated Net Current Asset Position			
CURRENT ASSETS			
Cash - Unrestricted	(294,724)	(1,161,532)	250,155
Cash - Restricted Unspent Grants	0	866,807	220,000
Cash - Restricted Unspent Loans	0	0	0
Cash - Restricted Reserves	3,802,027	3,802,028	2,703,005
Receivables (Budget Purposes Only)	0	0	0
Rates Outstanding	189,049	189,049	169,825
Sundry Debtors	58,758	58,758	111,278
Provision for Doubtful Debts	0	0	0
Gst Receivable	328,810	328,810	67,070
Accrued Income/Payments In Advance	4,369,362	4,369,362	0
Loans - Clubs/Institutions	0	0	0
Inventories	16,247	16,247	35,276
	<u>8,469,529</u>	<u>8,469,529</u>	<u>3,556,609</u>
LESS: CURRENT LIABILITIES			
Payables and Provisions (Budget Purposes Only)	0	0	0
Sundry Creditors	(1,897,231)	(1,897,231)	(203,544)
Accrued Interest On Loans	(26,421)	(26,421)	0
Accrued Salaries & Wages	(28,464)	(28,464)	0
Income In Advance	0	0	0
Gst Payable	(66,980)	(12,767)	(8,589)
Payroll Creditors	0	(54,213)	(54,172)
Accrued Expenses	(330,595)	(327,905)	0
PAYG Liability	0	0	0
Other Payables	0	(2,690)	(31,632)
Current Employee Benefits Provision	(445,306)	(445,307)	(445,307)
Current Loan Liability	(201,680)	(201,680)	(201,680)
	<u>(2,996,677)</u>	<u>(2,996,678)</u>	<u>(944,924)</u>
NET CURRENT ASSET POSITION	5,472,852	5,472,851	2,611,685
Less: Cash - Reserves - Restricted	(3,802,027)	(3,802,028)	(2,703,005)
Less: Cash - Unspent Grants - Restricted	0	0	0
Add Back : Component of Leave Liability not Required to be Funded	445,306	445,307	445,307
Add Back : Current Loan Liability	201,680	201,680	201,680
Adjustment for Trust Transactions Within Muni	0	0	0
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	<u>2,317,811</u>	<u>2,317,810</u>	<u>555,667</u>

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 JULY 2018

6. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2018/19 Rate Revenue \$	2018/19 Interim Rates \$	2018/19 Back Rates \$	2018/19 Total Revenue \$	2018/19 Budget \$
General Rate								
GRV Residential	0.000000	774	10,902,454	0			0	1,235,814
GRV Commercial	0.000000	34	1,404,972	0			0	178,253
GRV Industrial	0.000000	35	512,772	0			0	76,362
GRV Transient Workforce Accom	0.000000	1	780,000	0			0	235,020
GRV Short Stay Accommodation	0.000000	1	72,800	0			0	21,935
UV - Mining	0.000000	64	2,164,211	0			0	173,137
UV - Rural	0.000000	340	204,604,000	0			0	1,929,007
Non-Rateable								
Sub-Totals		1,249	220,441,209	0	0	0	0	3,849,528
Minimum Rates								
	Minimum \$							
GRV Residential	0	381	1,107,564	0		0	0	323,850
GRV Commercial	0	9	44,740	0		0	0	7,650
GRV Industrial	0	12	45,268	0		0	0	10,200
UV - Mining	0	55	73,322	0		0	0	16,500
UV - Rural	0	90	4,701,140	0		0	0	76,500
Sub-Totals		547	5,972,034	0	0	0	0	434,700
Total Rates							0	4,284,228

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

The general rates detailed above for the 2018/19 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also bearing considering the extent of any increase in rating over the level adopted in the previous year.

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

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 JULY 2018

7. TRUST FUNDS

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

Detail	Balance 01-Jul-18 \$	Amounts Received \$	Amounts Paid (\$)	Balance \$
Builders Construction Industry Training Func	(25)	84	0	59
Bitumen Tender Document Bond	487	0	0	487
Building Registration Board Levy	0	115	0	115
Gym Swipe Card Bond	10,062	520	(40)	10,542
Hall Hire and Key Bonds	5,393	500	(800)	5,093
Hopetoun Tennis Club	9,072	0	0	9,072
Police Licensing Receipts	27	0	0	27
Candidate Nominations	0	0	0	0
Pavillion Hire Bonds	1,233	0	0	1,233
Ravensthorpe Cemetery Group	76	0	0	76
Rehabilitation Bond - Barmingo	6,866	0	0	6,866
Shire Staff Housing Bond	0	0	0	0
Rural Subdivisions Shed Bonds	33,494	0	0	33,494
Standpipe Swipe Card Bond	2,800	0	(50)	2,750
Subdivision Maintenance Bonds	14,375	0	0	14,375
Sundry Overpayments	5,393	0	0	5,393
Swimming Pool Key Deposits	3,740	0	(60)	3,680
Unknown Rates Payments	1,719	0	0	1,719
Flood Damage Donations	400	0	0	400
	95,112	1,219	(950)	95,381

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 JULY 2018

8. OPERATING STATEMENT BY PROGRAM

	JULY 2018 Actual \$	2018/19 Adopted Budget \$	2017/18 Actual \$
OPERATING REVENUES			
Governance	0	3,000	3,000
General Purpose Funding	3,296	5,364,428	5,974,936
Law, Order, Public Safety	1,757	225,190	273,528
Health	0	3,000	3,486
Education and Welfare	7,727	205,500	317,898
Housing	2,320	24,900	12,860
Community Amenities	(132,471)	699,097	758,411
Recreation and Culture	10,309	206,370	476,663
Transport	(2,211,014)	12,462,039	14,240,934
Economic Services	2,457	141,000	177,619
Other Property and Services	13,350	115,000	166,078
TOTAL OPERATING REVENUE	(2,302,269)	19,449,524	22,405,414
OPERATING EXPENSES			
Governance	(59,141)	(641,955)	(512,935)
General Purpose Funding	(355)	(222,492)	(138,717)
Law, Order, Public Safety	(38,817)	(774,051)	(751,432)
Health	(6,593)	(278,922)	(311,402)
Education and Welfare	(15,576)	(372,723)	(474,312)
Housing	240	(258,313)	(178,558)
Community Amenities	(48,956)	(1,431,629)	(1,139,851)
Recreation & Culture	(48,662)	(1,800,572)	(1,605,179)
Transport	(109,527)	(13,665,430)	(15,919,549)
Economic Services	(5,427)	(349,466)	(337,020)
Other Property and Services	(224,919)	(341,600)	(661,713)
TOTAL OPERATING EXPENSE	(557,733)	(20,137,152)	(22,030,667)
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	<u>(2,860,002)</u>	<u>(687,628)</u>	<u>374,746</u>

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 JULY 2018

8. OPERATING STATEMENT BY NATURE & TYPE

	JULY 2018 Actual \$	2018/19 Adopted Budget \$	2017/18 Actual \$
OPERATING REVENUES			
Rates	0	4,279,228	3,996,775
Operating Grants, Subsidies and Contributions	(2,171,462)	11,240,622	15,102,927
Non-Operating Grants, Subsidies and Contributions	(14,457)	2,320,177	1,009,995
Fees and Charges	2,851	1,170,497	1,162,712
Service Charges	0	0	0
Interest Earnings	3,258	115,000	113,476
Profit on Asset Disposals	0	0	38,774
Proceeds on Disposal of Assets	0	350,000	296,008
Realisation on Disposal of Assets	0	(350,000)	(296,008)
Other Revenue	(122,456)	324,000	980,758
TOTAL OPERATING REVENUE	(2,302,266)	19,449,524	22,405,417
OPERATING EXPENSES			
Employee Costs	(236,094)	(3,268,469)	(3,535,400)
Materials and Contracts	(158,546)	(12,616,007)	(14,811,466)
Utility Charges	0	(179,750)	(160,194)
Depreciation on Non-Current Assets	0	(3,302,576)	(2,871,082)
Interest Expenses	26,421	(85,280)	(91,389)
Insurance Expenses	(188,054)	(303,732)	(277,276)
Loss on Asset Disposals	0	(131,000)	(18,328)
FV Adjustment of Non-Current assets	0	0	0
Other Expenditure	(1,459)	(250,338)	(265,532)
TOTAL OPERATING EXPENSE	(557,732)	(20,137,152)	(22,030,667)
CHANGE IN NET ASSETS			
RESULTING FROM OPERATIONS	(2,859,998)	(687,628)	374,750

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 JULY 2018

9. STATEMENT OF FINANCIAL POSITION

	JULY 2018 Actual \$	2017/18 Actual \$
CURRENT ASSETS		
Cash and Cash Equivalents	3,173,160	3,507,303
Trade and Other Receivables	348,172	4,945,979
Inventories	35,276	16,247
TOTAL CURRENT ASSETS	<u>3,556,608</u>	<u>8,469,529</u>
NON-CURRENT ASSETS		
Other Receivables	23,206	23,206
Inventories	0	0
Property, Plant and Equipment	33,097,008	33,097,008
Infrastructure	25,295,570	25,294,401
TOTAL NON-CURRENT ASSETS	<u>58,415,784</u>	<u>58,414,615</u>
TOTAL ASSETS	<u>61,972,392</u>	<u>66,884,144</u>
CURRENT LIABILITIES		
Trade and Other Payables	297,937	2,349,691
Long Term Borrowings	201,680	201,680
Provisions	445,307	445,307
TOTAL CURRENT LIABILITIES	<u>944,924</u>	<u>2,996,678</u>
NON-CURRENT LIABILITIES		
Trade and Other Payables	0	0
Long Term Borrowings	1,694,368	1,694,368
Provisions	137,998	137,998
TOTAL NON-CURRENT LIABILITIES	<u>1,832,366</u>	<u>1,832,366</u>
TOTAL LIABILITIES	<u>2,777,290</u>	<u>4,829,044</u>
NET ASSETS	<u>59,195,102</u>	<u>62,055,100</u>
EQUITY		
Trust Imbalance	0	0
Retained Surplus	36,591,650	38,352,625
Reserves - Cash Backed	2,703,005	3,802,028
Revaluation Surplus	19,900,447	19,900,447
TOTAL EQUITY	<u>59,195,103</u>	<u>62,055,100</u>

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 JULY 2018

10. FINANCIAL RATIOS

	2019 YTD	2018	2017	2016
Current Ratio	1.27	1.49	3.01	1.64
Operating Surplus Ratio	13.26	7.03	3.29	(0.24)

The above ratios are calculated as follows:

Current Ratio	$\frac{\text{Current assets minus restricted current assets}}{\text{Current liabilities minus liabilities associated with restricted assets}}$
Operating Surplus Ratio	$\frac{\text{operating revenue minus operating expense}}{\text{own source operating revenue}}$

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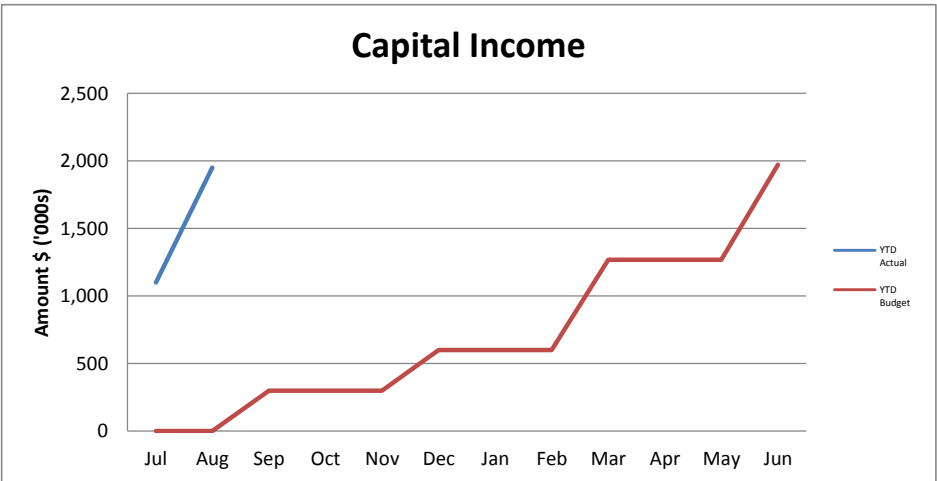
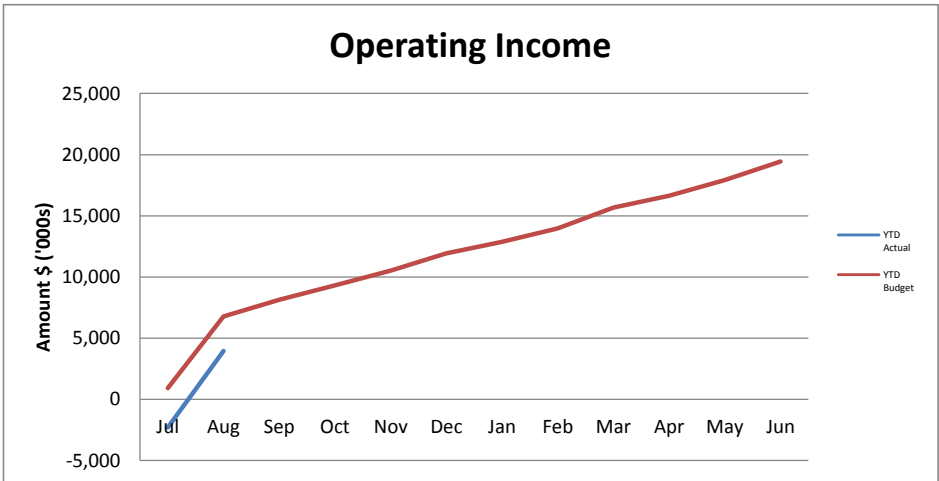
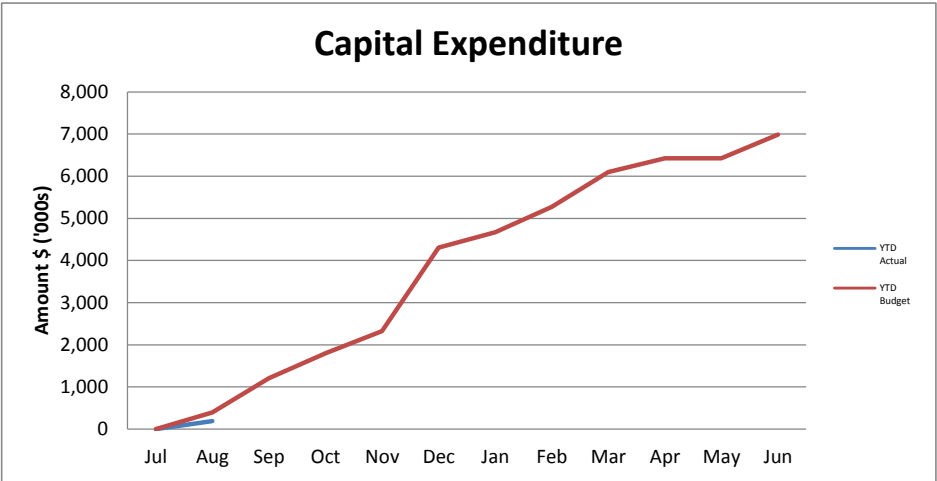
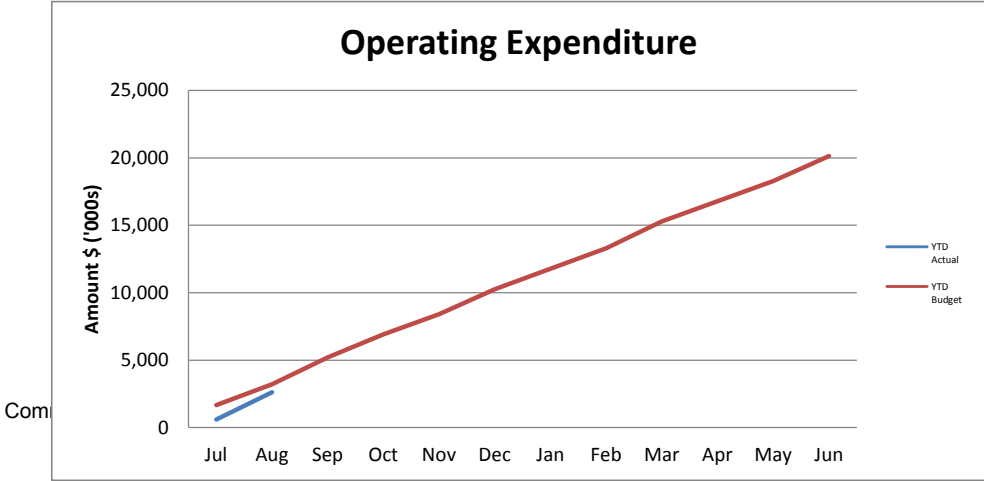


SHIRE OF RAVENSTHORPE
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 AUGUST 2018

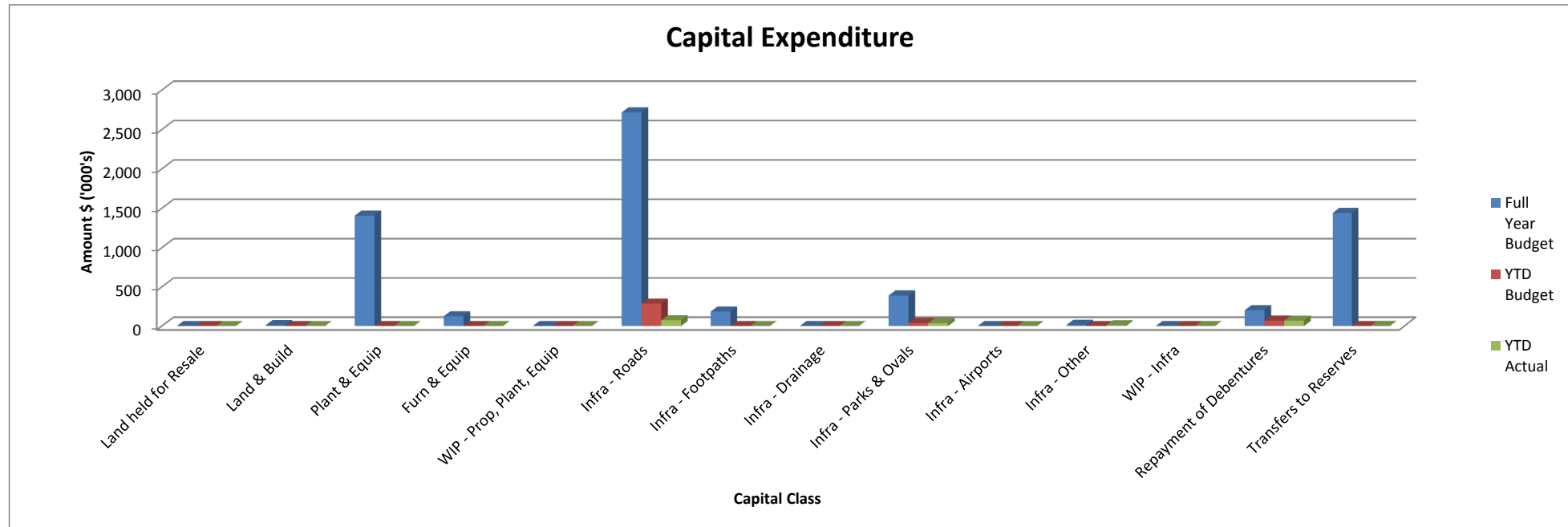
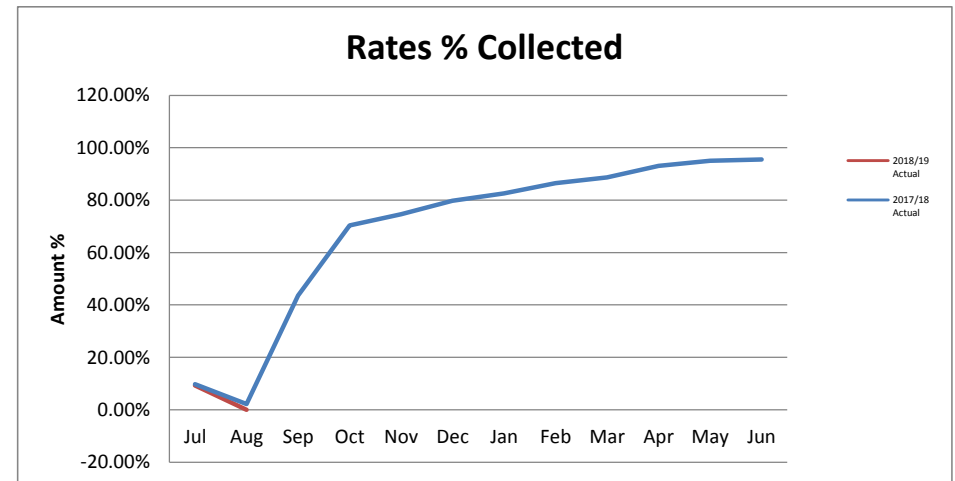
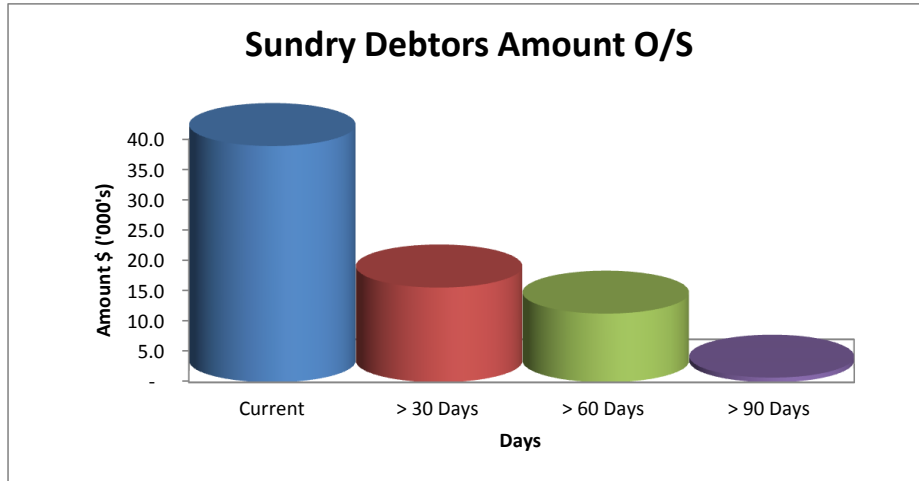
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Income and Expenditure Graphs to 31 August 2018



Other Graphs to 31 August 2018



Purpose

The purpose of the Monthly Variance Report is to highlight circumstances where there is a major variance from the YTD Monthly Budget and YTD Actual figures. These variances can occur because of a change in timing of the activity, circumstances change (e.g. a grants were budgeted for but was not received) or changes to the original budget projections. The Report is designed to highlight these issues and explain the reason for the variance.

The Materiality variance adopted by Council is:

Actual Variance exceeding 10% of YTD Budget or \$100,000 whichever is the lesser.

REPORTABLE OPERATING REVENUE VARIATIONS

General Purpose Funding

Law, Order, Public Safety

Health -

Education and Welfare

Community Amenities

Recreation and Culture

Transport - Revenue under YTD budget

TIMING: Flood damage claims to be lodged.

Economic Services

Other Property and Services

REPORTABLE OPERATING EXPENSE VARIATIONS

Governance

General Purpose Funding

Law, Order, Public Safety -

Health -

Education and Welfare -

Housing

Communtiy Amenities -

Recreation & Culture - Expenditure under YTD Budget

TIMING: Depreciation not run until after audit

Transport - Expenditure under YTD Budget

TIMING: Depreciation not run until after audit

Economic Services -

Other Property and Services - Expenditure over YTD budget

TIMING: Unbudgeted private works and payout of accrued leave to MES

REPORTABLE NON-CASH VARIATIONS

(Profit)/Loss on Asset Disposals

Depreciation on Assets - Expenditure under YTD budget

TIMING: Monthly depreciation not run until after end of year audit completed

REPORTABLE CAPITAL EXPENSE VARIATIONS

Purchase of Land & Buildings

Purchase of Furniture & Equipment

Purchase of Plant & Equipment

Purchase of Infrastructure Assets Roads

Purchase of Infrastructure Parks & Assets

Purchase of Infrastructure Airports

Purchases of Infrastructure Other

REPORTABLE CAPITAL INCOME VARIATIONS

Proceeds from Disposal of Assets -

Repayment of Debentures -

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 AUGUST 2018

	2018/19 Adopted Budget \$	2018/19 Revised Budget \$	2018/19 YTD Budget \$	AUGUST 2018 Actual \$
1. ACQUISITION OF ASSETS				
The following assets have been acquired during the period under review:				
<u>By Program</u>				
Law, Order & Public Safety				
<i>Fire Prevention & Control</i>				
Water Tank 80,000Ltr - Jerdacuttup Bfb	11,020	11,020	0	0.00
Health				
<i>Doctors & Other Health</i>				
TIMINGEdge li Ultrasound	60,000	60,000	0	0.00
Community Amenities				
<i>Sanitation - Household Refuse</i>				
Ravensthorpe Regional Landfill	16,000	16,000	0	10,196.82
Recreation and Culture				
<i>Other Recreation & Sport</i>				
New Gym Equipment	30,000	30,000	0	0.00
Hopetoun Tennis Courts Resurface	30,024	30,024	0	0.00
Rangeview Park Upgrade	160,000	160,000	0	0.00
Ravensthorpe Cricket Pitch	7,000	7,000	0	0.00
Ravensthorpe Tennis Courts	43,870	43,870	0	0.00
Ravensthorpe Bowls Club - Lighting	39,000	39,000	39,000	37,203.00
Playground Renewal - Ravensthorpe Rec	110,000	110,000	0	0.00
Transport				
<i>Construction - Roads, Bridges, Depots</i>				
Roads Construction Council				
Four Mile Carpark - Construct New Parking	30,000	30,000	0	0.00
Queen Street - Infill Stormwater Drain Adjacent	45,000	45,000	0	0.00
Phillips River Rd Canoe Trail	28,517	28,517	0	0.00
Streetscape Morgan Street Stage 2	25,000	25,000	12,500	74,416.87
Floodway Sealing Repairs	50,310	50,310	0	0.00
Veal Street - Carpark Expansion	0	0	0	0.00
Gravel Pit Reinstatement	75,000	75,000	0	0.00
Gravel Pit Development	55,000	55,000	0	0.00
Roads Mrwa V Of G Constr				
Jerdacuttup Road - Stabilise Pavement &	275,000	275,000	0	0.00
Springdale Road - Bitumen Reseal (Rrg)	135,000	135,000	0	0.00
Hammersley Drive Bitumen Reseal (Rrg)	135,000	135,000	0	0.00
Mrwa Project Construction				
Fitzgerald Rd - Gravel Re-Sheet Slk 43.3 -	548,050	548,050	274,024	0.00
Koornong Rd - Gravel Re-Sheet Slk 6.12 -	752,348	752,348	0	0.00

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 AUGUST 2018

	2018/19 Adopted Budget \$	2018/19 Revised Budget \$	2018/19 YTD Budget \$	AUGUST 2018 Actual \$
1. ACQUISITION OF ASSETS (Continued)				
The following assets have been acquired during the period under review:				
<u>By Program (Continued)</u>				
Transport (Continued)				
Roads To Recovery Construction				
Ravensthorpe Streets	462,491	462,491	0	0.00
Bridges Construction				
Springdale Road Bridge	100,000	100,000	0	0.00

Footpath Construction				
Chittick St/Gibson Way/Forrest Way -	117,500	117,500	0	0.00
Crc/Dunnart - Laneway Paving & Landscaping	39,940	39,940	0	0.00
Hosking Street - Concrete Footpath	27,105	27,105	0	0.00
<u>Road Plant Purchases</u>				
Maintenance Grader Replacement	330,000	330,000	0	0.00
Multi Tyre Roller	185,000	185,000	0	0.00
Skid Steer Loader	100,000	100,000	0	0.00
Construction Loader	310,000	310,000	0	0.00
Light Truck - P&G Ravensthorpe	60,000	60,000	0	0.00
Side Tipper	105,000	105,000	0	0.00
Mechanical Workshop Fitout	50,000	50,000	0	0.00
Street Sweeper Trailer	10,000	10,000	0	0.00
Zero Turn Mower	7,000	7,000	0	0.00
Sundry Plant And Equipment Purchases (Less	21,500	21,500	0	0.00
<u>Aerodromes</u>				
Runway Reseal	492,000	492,000	0	0.00
Other Property & Services				
<u>Administration</u>				
Computer Upgrades	35,000	35,000	0	0.00
Toyota Landcruiser/Prado - Ceo	75,000	75,000	0	0.00
Toyota Hilux Dual Cab - Mes	60,000	60,000	0	0.00
Toyota Fortuner - Mccs	48,000	48,000	0	0.00
Toyota Hilux Dual Cab (Pool Car)	45,000	45,000	0	0.00
	<u>5,341,675</u>	<u>5,341,675</u>	<u>325,524</u>	<u>121,816.69</u>
<u>By Class</u>				
Buildings	11,020	11,020	0	0.00
Furniture & Equipment	125,000	125,000	0	0.00
Plant & Equipment	1,406,500	1,406,500	0	0.00
Work in Progress - PPE	0	0	0	0.00
Infrastructure - Roads	2,716,716	2,716,716	286,524	74,416.87
Infrastructure - Footpaths	184,545	184,545	0	0.00
Infrastructure - Drainage	0	0	0	0.00
Infrastructure - Parks & Ovals	389,894	389,894	39,000	37,203.00
Infrastructure - Airports	492,000	492,000	0	0.00
Infrastructure - Other	16,000	16,000	0	10,196.82
Work in Progress - INFRA	0	0	0	0.00
	<u>5,341,675</u>	<u>5,341,675</u>	<u>325,524</u>	<u>121,816.69</u>

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 AUGUST 2018

2. DISPOSALS OF ASSETS

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

By Program	Written Down Value		Sale Proceeds		Profit(Loss)	
	2018/19 Adopted Budget \$	2018/19 YTD Actual \$	2018/19 Adopted Budget \$	2018/19 YTD Actual \$	2018/19 Adopted Budget \$	2018/19 YTD Actual \$
Transport						
John Deere 670G 2012 Grader	133,000.00		80,000.00		(53,000.00)	0.00
Ammann AP240 Multi Tyre Roller	25,000.00		25,000.00		0.00	0.00
Bobcat & Attachments	37,000.00		20,000.00		(17,000.00)	0.00
John Deere 624K Z Bar Loader	98,000.00		80,000.00		(18,000.00)	0.00
Mitsubishi Triton	10,000.00		8,000.00		(2,000.00)	0.00
Mitsubishi Triton GLX	24,000.00		16,000.00		(8,000.00)	0.00
Duraquip Side Tipper	35,000.00		10,000.00		(25,000.00)	0.00
Other Property & Services						
Toyota Prado (CEO)	52,000.00		50,000.00		(2,000.00)	0.00
Toyota Hilux D/C (MES)	46,000.00		40,000.00		(6,000.00)	0.00
Toyota Kluger (MCCS)	21,000.00		21,000.00		0.00	0.00
	481,000.00	0.00	350,000.00	0.00	(131,000.00)	0.00

By Class of Asset	Written Down Value		Sale Proceeds		Profit(Loss)	
	2018/19 Adopted Budget \$	2018/19 YTD Actual \$	2018/19 Adopted Budget \$	2018/19 YTD Actual \$	2018/19 Adopted Budget \$	2018/19 YTD Actual \$
Plant & Equipment						
John Deere 670G 2012 Grader	133,000.00	0.00	80,000.00	0.00	(53,000.00)	0.00
Ammann AP240 Multi Tyre Roller	25,000.00	0.00	25,000.00	0.00	0.00	0.00
Bobcat & Attachments	37,000.00	0.00	20,000.00	0.00	(17,000.00)	0.00
John Deere 624K Z Bar Loader	98,000.00	0.00	80,000.00	0.00	(18,000.00)	0.00
Mitsubishi Triton	10,000.00	0.00	8,000.00	0.00	(2,000.00)	0.00
Mitsubishi Triton GLX	24,000.00	0.00	16,000.00	0.00	(8,000.00)	0.00
Duraquip Side Tipper	35,000.00	0.00	10,000.00	0.00	(25,000.00)	0.00
Toyota Prado (CEO)	52,000.00	0.00	50,000.00	0.00	(2,000.00)	0.00
Toyota Hilux D/C (MES)	46,000.00	0.00	40,000.00	0.00	(6,000.00)	0.00
Toyota Kluger (MCCS)	21,000.00	0.00	21,000.00	0.00	0.00	0.00
	481,000.00	0.00	350,000.00	0.00	(131,000)	0.00

Summary

Profit on Asset Disposals	0.00	0.00
Loss on Asset Disposals	(131,000.00)	0.00
	<u>(131,000.00)</u>	<u>0.00</u>

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 AUGUST 2018

3. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-18	Principal Repayments		Principal Outstanding		Interest Repayments	
		2018/19 Adopted Budget \$	2018/19 YTD Actual \$	2018/19 Adopted Budget \$	2018/19 YTD Actual \$	2018/19 Adopted Budget \$	2018/19 YTD Actual \$
Housing							
Loan 145 Satff Housing	258,870	33,907	16,833	224,964	242,037	8,779	736
Loan 147 Other Housing	254,711	15,919	0	238,792	254,711	10,153	(2,163)
Recreation and Culture							
Loan 146 Hopetoun Community Centre	325,114	13,123	6,503	311,991	318,611	13,772	1,225
Transport							
Loan 138D Town Street	318,113	26,801	13,181	291,312	304,932	22,889	2,598
Loan 144 Town Street	205,645	47,682	0	157,962	205,645	11,005	(2,574)
Loan 143B Refinance	231,832	30,365	15,075	201,467	216,757	7,862	659
Loan 138E Refinance	301,765	33,884	16,815	267,881	284,950	10,820	957
	1,896,049	201,680	68,407	1,694,368	1,827,642	85,280	1,438

(*) Self supporting loan financed by payments from third parties.

All other loan repayments were financed by general purpose revenue.

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 AUGUST 2018

	2018/19 Adopted Budget \$	2018/19 YTD Actual \$
4. RESERVES		
Cash Backed Reserves		
(a) Plant Reserve		
Opening Balance	430,959	430,959
Amount Set Aside / Transfer to Reserve	6,801	262
Amount Used / Transfer from Reserve	0	0
	<u>437,760</u>	<u>431,221</u>
(b) Emergency Farm Water Reserve		
Opening Balance	26,734	26,734
Amount Set Aside / Transfer to Reserve	422	16
Amount Used / Transfer from Reserve	0	0
	<u>27,156</u>	<u>26,750</u>
(c) Building Reserve		
Opening Balance	1,519,294	1,519,294
Amount Set Aside / Transfer to Reserve	1,223,977	922
Amount Used / Transfer from Reserve	(1,200,000)	(1,950,000)
	<u>1,543,271</u>	<u>(429,784)</u>
(d) Road & Footpath Reserve		
Opening Balance	422,867	422,867
Amount Set Aside / Transfer to Reserve	6,673	148
Amount Used / Transfer from Reserve	0	0
	<u>429,540</u>	<u>423,015</u>
(e) Swimming Pool Upgrade Reserve		
Opening Balance	44,031	44,031
Amount Set Aside / Transfer to Reserve	695	135
Amount Used / Transfer from Reserve	0	0
	<u>44,726</u>	<u>44,166</u>
(f) UHF Repeater Reserve		
Opening Balance	0	0
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
	<u>0</u>	<u>0</u>
(g) Airport Reserve		
Opening Balance	751,528	751,528
Amount Set Aside / Transfer to Reserve	61,860	456
Amount Used / Transfer from Reserve	(369,303)	0
	<u>444,085</u>	<u>751,984</u>
(h) Waste & Sewerage Reserve		
Opening Balance	298,032	298,032
Amount Set Aside / Transfer to Reserve	39,703	181
Amount Used / Transfer from Reserve	0	0
	<u>337,735</u>	<u>298,213</u>

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 AUGUST 2018

	2018/19 Adopted Budget \$	2018/19 YTD Actual \$
4. RESERVES (Continued)		
Cash Backed Reserves (Continued)		
(i) State Barrier Fence Reserve		
Opening Balance	214,099	214,099
Amount Set Aside / Transfer to Reserve	73,379	130
Amount Used / Transfer from Reserve	0	0
	<u>287,478</u>	<u>214,229</u>
(j) Leave Reserve		
Opening Balance	94,483	94,483
Amount Set Aside / Transfer to Reserve	26,491	57
Amount Used / Transfer from Reserve	(53,000)	0
	<u>67,974</u>	<u>94,540</u>
Total Cash Backed Reserves	<u><u>3,619,725</u></u>	<u><u>1,854,334</u></u>

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

**Summary of Transfers
To Cash Backed Reserves**

Transfers to Reserves

Plant Reserve	6,801	262
Emergency Farm Water Reserve	422	16
Building Reserve	1,223,977	922
Road & Footpath Reserve	6,673	148
Swimming Pool Upgrade Reserve	695	135
UHF Repeater Reserve	0	0
Airport Reserve	61,860	456
Waste & Sewerage Reserve	39,703	181
State Barrier Fence Reserve	73,379	130
Leave Reserve	26,491	57
	<u>1,440,001</u>	<u>2,307</u>

Transfers from Reserves

Plant Reserve	0	0
Emergency Farm Water Reserve	0	0
Building Reserve	(1,200,000)	(1,950,000)
Road & Footpath Reserve	0	0
Swimming Pool Upgrade Reserve	0	0
UHF Repeater Reserve	0	0
Airport Reserve	(369,303)	0
Waste & Sewerage Reserve	0	0
State Barrier Fence Reserve	0	0
Leave Reserve	(53,000)	0
	<u>(1,622,303)</u>	<u>(1,950,000)</u>
Total Transfer to/(from) Reserves	<u><u>(182,302)</u></u>	<u><u>(1,947,693)</u></u>

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 AUGUST 2018

4. RESERVES (Continued)

Cash Backed Reserves (Continued)

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

Plant Reserve

To be used to assist in the purchasing of major plant and machinery.

Emergency Farm Water Reserve

To be used for the repair and/or construction of emergency farm water supplies in the Shire of Ravensthorpe

Building Reserve

To be used for the construction, refurbishment, modification or renovation of all buildings in the Shire of Ravensthorpe

Road and Footpath Reserve

To be used for the construction, renewal, resealing or repair of the road and footpath network.

Swimming Pool Upgrade Reserve

To be used towards any major repairs or improvements for the Ravensthorpe swimming pool.

UHF Repeater Reserve

Used in 2016/17 for upgrded diplexer on UHF Radio Repeaters in Hopetoun and Munglinup.

Airport Reserve

To be used for the construction, reconstruction, repairs or modification of facilities including buildings, tarmac, airstrip and associated infrastructure at the Ravensthorpe Airport

Waste and Sewerage Reserve

To be used for the repair and/or construction of waste and sewerage facilities in the Shire of Ravensthorpe.

State Barrier Fence Reserve

To be used for the extension of the State Barrier Fence from Ravensthorpe to Esperance

Leave Reserve

To be used to fund long service leave and non-current annual leave requirements

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 AUGUST 2018

	2017/18 B/Fwd Per 2018/19 Budget \$	2017/18 B/Fwd Per Financial Report \$	AUGUST 2018 Actual \$
5. NET CURRENT ASSETS			
Composition of Estimated Net Current Asset Position			
CURRENT ASSETS			
Cash - Unrestricted	(294,724)	(1,164,222)	228,344
Cash - Restricted Unspent Grants	0	866,807	220,000
Cash - Restricted Unspent Loans	0	0	0
Cash - Restricted Reserves	3,802,027	3,802,028	1,854,335
Receivables (Budget Purposes Only)	0	0	0
Rates Outstanding	189,049	189,049	4,903,549
Sundry Debtors	58,758	58,758	67,647
Provision for Doubtful Debts	0	0	0
Gst Receivable	328,810	328,810	169,226
Accrued Income/Payments In Advance	4,369,362	4,369,362	0
Loans - Clubs/Institutions	0	0	0
Inventories	16,247	16,247	36,705
	<u>8,469,529</u>	<u>8,466,839</u>	<u>7,479,806</u>
LESS: CURRENT LIABILITIES			
Payables and Provisions (Budget Purposes Only)	0	0	0
Sundry Creditors	(1,897,231)	(1,897,231)	(110,054)
Accrued Interest On Loans	(26,421)	(26,421)	0
Accrued Salaries & Wages	(28,464)	(28,464)	0
Income In Advance	0	0	0
Gst Payable	(66,980)	(12,767)	(10,313)
Payroll Creditors	0	(54,213)	(105,381)
Accrued Expenses	(330,595)	(327,905)	0
PAYG Liability	0	0	0
Other Payables	0	0	(2,425)
Current Employee Benefits Provision	(445,306)	(445,307)	(445,307)
Current Loan Liability	(201,680)	(201,680)	(133,274)
	<u>(2,996,677)</u>	<u>(2,993,988)</u>	<u>(806,754)</u>
NET CURRENT ASSET POSITION	5,472,852	5,472,851	6,673,052
Less: Cash - Reserves - Restricted	(3,802,027)	(3,802,028)	(1,854,335)
Less: Cash - Unspent Grants - Restricted	0	0	0
Add Back : Component of Leave Liability not Required to be Funded	445,306	445,307	445,307
Add Back : Current Loan Liability	201,680	201,680	133,274
Adjustment for Trust Transactions Within Muni	0	0	0
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	<u>2,317,811</u>	<u>2,317,810</u>	<u>5,397,298</u>

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 AUGUST 2018

6. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2018/19 Rate Revenue \$	2018/19 Interim Rates \$	2018/19 Back Rates \$	2018/19 Total Revenue \$	2018/19 Budget \$
General Rate								
GRV Residential	0.112985	775	10,913,894	1,233,106			1,233,106	1,235,814
GRV Commercial	0.126873	34	1,404,972	178,253			178,253	178,253
GRV Industrial	0.148920	35	512,772	76,362			76,362	76,362
GRV Transient Workforce Accom	0.301308	1	780,000	235,020			235,020	235,020
GRV Short Stay Accommodation	0.301308	1	72,800	21,935			21,935	21,935
UV - Mining	0.080000	64	2,164,211	173,137			173,137	173,137
UV - Rural	0.009428	340	205,000,000	1,932,740			1,932,740	1,929,007
Non-Rateable								
Sub-Totals		1,250	220,848,649	3,850,553	0	0	3,850,553	3,849,528
Minimum Rates	Minimum \$							
GRV Residential	850	379	1,106,364	322,150		0	322,150	323,850
GRV Commercial	850	9	44,740	7,650		0	7,650	7,650
GRV Industrial	850	12	45,268	10,200		0	10,200	10,200
UV - Mining	300	54	73,322	16,200		0	16,200	16,500
UV - Rural	850	91	4,746,640	77,350		0	77,350	76,500
Sub-Totals		545	6,016,334	433,550	0	0	433,550	434,700
Total Rates							4,284,103	4,284,228

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

The general rates detailed above for the 2018/19 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also bearing considering the extent of any increase in rating over the level adopted in the previous year.

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

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 AUGUST 2018

7. TRUST FUNDS

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

Detail	Balance 01-Jul-18 \$	Amounts Received \$	Amounts Paid (\$)	Balance \$
Builders Construction Industry Training Func	(25)	1,550	(84)	1,441
Bitumen Tender Document Bond	487	0	0	487
Building Registration Board Levy	0	1,125	(115)	1,010
Gym Swipe Card Bond	10,062	900	(80)	10,882
Hall Hire and Key Bonds	5,393	1,000	(1,250)	5,143
Hopetoun Tennis Club	9,072	0	0	9,072
Police Licensing Receipts	2,717	0	(2,690)	27
Candidate Nominations	0	0	0	0
Pavillion Hire Bonds	1,233	0	0	1,233
Ravensthorpe Cemetery Group	76	0	0	76
Rehabilitation Bond - Barmingo	6,866	0	0	6,866
Shire Staff Housing Bond	0	0	0	0
Rural Subdivisions Shed Bonds	33,494	0	0	33,494
Standpipe Swipe Card Bond	2,800	0	(50)	2,750
Subdivision Maintenance Bonds	14,375	0	0	14,375
Sundry Overpayments	5,393	1,011	0	6,404
Swimming Pool Key Deposits	3,740	0	(60)	3,680
Unknown Rates Payments	1,719	0	0	1,719
Flood Damage Donations	400	0	0	400
	97,802	5,586	(4,329)	99,059

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 AUGUST 2018

8. OPERATING STATEMENT BY PROGRAM

	AUGUST 2018 Actual \$	2018/19 Adopted Budget \$	2017/18 Actual \$
OPERATING REVENUES			
Governance	291	3,000	3,000
General Purpose Funding	4,517,486	5,364,428	5,974,936
Law, Order, Public Safety	3,457	225,190	273,528
Health	0	3,000	3,486
Education and Welfare	54,090	205,500	317,898
Housing	4,800	24,900	12,860
Community Amenities	323,025	699,097	758,411
Recreation and Culture	39,522	206,370	476,663
Transport	(1,018,495)	12,462,039	14,240,934
Economic Services	5,116	141,000	177,619
Other Property and Services	17,152	115,000	166,078
TOTAL OPERATING REVENUE	3,946,444	19,449,524	22,405,414
OPERATING EXPENSES			
Governance	(112,028)	(641,955)	(512,935)
General Purpose Funding	(28,850)	(222,492)	(138,717)
Law, Order, Public Safety	(93,363)	(774,051)	(751,432)
Health	(40,296)	(278,922)	(311,402)
Education and Welfare	(45,397)	(372,723)	(474,312)
Housing	(14,761)	(258,313)	(178,558)
Community Amenities	(135,871)	(1,431,629)	(1,139,851)
Recreation & Culture	(146,789)	(1,800,572)	(1,792,991)
Transport	(1,724,828)	(13,665,430)	(15,919,549)
Economic Services	(43,858)	(349,466)	(337,020)
Other Property and Services	(238,385)	(341,600)	(661,713)
TOTAL OPERATING EXPENSE	(2,624,426)	(20,137,152)	(22,218,480)
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	<u>1,322,018</u>	<u>(687,628)</u>	<u>186,934</u>

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 AUGUST 2018

8. OPERATING STATEMENT BY NATURE & TYPE

	AUGUST 2018 Actual \$	2018/19 Adopted Budget \$	2017/18 Actual \$
OPERATING REVENUES			
Rates	4,284,104	4,279,228	3,996,775
Operating Grants, Subsidies and Contributions	(738,175)	11,240,622	15,102,927
Non-Operating Grants, Subsidies and Contributions	24,802	2,320,177	1,009,995
Fees and Charges	465,722	1,170,497	1,162,712
Service Charges	0	0	0
Interest Earnings	6,843	115,000	113,476
Profit on Asset Disposals	0	0	38,774
Proceeds on Disposal of Assets	0	350,000	296,008
Realisation on Disposal of Assets	0	(350,000)	(296,008)
Other Revenue	(96,850)	324,000	980,758
TOTAL OPERATING REVENUE	3,946,446	19,449,524	22,405,417
OPERATING EXPENSES			
Employee Costs	(637,875)	(3,268,469)	(3,535,400)
Materials and Contracts	(1,763,883)	(12,616,007)	(14,999,278)
Utility Charges	(30,881)	(179,750)	(160,194)
Depreciation on Non-Current Assets	0	(3,302,576)	(2,871,082)
Interest Expenses	(1,438)	(85,280)	(91,389)
Insurance Expenses	(188,054)	(303,732)	(277,276)
Loss on Asset Disposals	0	(131,000)	(18,328)
FV Adjustment of Non-Current assets	0	0	0
Other Expenditure	(2,294)	(250,338)	(265,532)
TOTAL OPERATING EXPENSE	(2,624,425)	(20,137,152)	(22,218,479)
CHANGE IN NET ASSETS			
RESULTING FROM OPERATIONS	<u>1,322,021</u>	<u>(687,628)</u>	<u>186,938</u>

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 AUGUST 2018

9. STATEMENT OF FINANCIAL POSITION

	AUGUST 2018 Actual \$	2017/18 Actual \$
CURRENT ASSETS		
Cash and Cash Equivalents	2,302,679	3,504,613
Trade and Other Receivables	5,140,422	4,945,979
Inventories	36,705	16,247
TOTAL CURRENT ASSETS	7,479,806	8,466,839
NON-CURRENT ASSETS		
Other Receivables	23,206	23,206
Inventories	0	0
Property, Plant and Equipment	33,097,008	33,097,008
Infrastructure	25,228,408	25,106,589
TOTAL NON-CURRENT ASSETS	58,348,622	58,226,803
TOTAL ASSETS	65,828,428	66,693,642
CURRENT LIABILITIES		
Trade and Other Payables	228,172	2,347,002
Long Term Borrowings	133,274	201,680
Provisions	445,307	445,307
TOTAL CURRENT LIABILITIES	806,753	2,993,989
NON-CURRENT LIABILITIES		
Trade and Other Payables	0	0
Long Term Borrowings	1,694,368	1,694,368
Provisions	137,998	137,998
TOTAL NON-CURRENT LIABILITIES	1,832,366	1,832,366
TOTAL LIABILITIES	2,639,119	4,826,355
NET ASSETS	63,189,309	61,867,287
EQUITY		
Trust Imbalance	0	0
Retained Surplus	41,434,525	38,164,813
Reserves - Cash Backed	1,854,335	3,802,028
Revaluation Surplus	19,900,447	19,900,447
TOTAL EQUITY	63,189,308	61,867,288

SHIRE OF RAVENSTHORPE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 AUGUST 2018

10. FINANCIAL RATIOS

	2019 YTD	2018	2017	2016
Current Ratio	14.96	1.49	3.01	1.64
Operating Surplus Ratio	1.41	7.06	3.29	(0.24)

The above ratios are calculated as follows:

Current Ratio	$\frac{\text{Current assets minus restricted current assets}}{\text{Current liabilities minus liabilities associated with restricted assets}}$
Operating Surplus Ratio	$\frac{\text{operating revenue minus operating expense}}{\text{own source operating revenue}}$

SHIRE OF RAVENSTHORPE

WORKS BUILDING MAINTENANCE BUDGET 2018/2019

JOB	Description	Budget	Actuals	Comments
BM810	Cub House		1,170.47	
BM401	Admin Building		139.50	
BM001	Jubilee Park Toilets		0.00	
BM002	Rangeview Park Toilets		0.00	
BM003	Munglinup Park Toilets		0.00	
BM004	Hopetoun Foreshore Toilets		0.00	
BM005	Kundip Walk Toilets		70.33	
BM006	Two Mile Beach Toilets		0.00	
BM007	Twelve Mile Beach Toilet		0.00	
BM008	Mason Bay Toilets		209.83	
BM009	Starvation Bay Main Toilets		279.01	
BM010	Starvation Bay Sub Toilets		0.00	
BM011	West Beach Toilets		104.92	
BM012	Hamersley Inlet Main Toilets		0.00	
BM012A	Hamersley Inlet Toilets - Day Use		0.00	
BM013	Lee Creek Toilets		42.19	
BM014	Mcculloch Park Toilets		0.00	
BM015	Starvation Bay Toilets - Fishermans Camp		0.00	
BM016	Jerdacuttup Parking Bay Toilets		0.00	
BM017	Starvation Bay Toilets - Main Carpark At Boat Ramp		0.00	
BM018	Mason Bay Toilets - Western End Of Camp Ground		0.00	
BM101	Ravensthorpe Tennis Club Pavilion		69.48	
BM102	Ravensthorpe Golf & Bowling Club		0.00	
BM103	Ravensthorpe Hand Gun Club		46.00	
BM104	Hopetoun Recreation Pavilion		1,035.53	
BM105	Hopetoun Golf Club		0.00	
BM106	Munglinup Recreation Pavilion		0.00	
BM107	Munglinup Golf Club		0.00	
BM108	Munglinup Equestrian Club		0.00	
BM115	Swimming Pool		0.00	
BM121	Fitzgerald Hall		1.26	
BM122	Jerdacuttup Hall		0.00	
BM123	North Ravensthorpe Hall		0.64	
BM124	Ravensthorpe Hall		5,067.08	
BM125	Hopetoun Community Centre		2,965.01	
BM150	Ravensthorpe Museum		69.52	
BM154	Ravensthorpe Recreation Centre		1,468.92	
BM170	Ravensthorpe Crc		569.24	
BM175	Dunnart Art Building		165.52	
BM201	Ravensthorpe Works Depot		0.00	
BM202	Hopetoun Works Depot		1,459.23	
BM205	Airport Terminal Buildings		0.50	
BM402	63 Morgan Street (Youth Group)		279.26	
BM403	59-61 Morgans Street		0.00	
BM703	Hopetoun Drs Surgery		520.00	
BM704	Ravensthorpe Drs Surgery		662.36	
BM801	Ravensthorpe Senior Citizens Centre		0.00	
BM802	Hopetoun Senior Citizens Centre		180.71	
BM803	Ravensthorpe Aged Accomodation Units		0.00	
BM804	Hopetoun Aged Accomodation Units		0.00	
BM811	Little Barrens		278.08	

SHIRE OF RAVENSTHORPE				
WORKS BUILDING MAINTENANCE BUDGET 2018/2019				
JOB	Description	Budget	Actuals	Comments
BM901	4 Daw Street		0.00	
BM903	18 Carlisle Street - Ceo		0.00	
BM904	41 Kingsmill Street		139.00	
BM905	30 Kingsmill Street		0.00	
BM910	88 Martin Street		0.00	
BM914	93 Spence Street		180.00	
BM916	Lot 79 Esplanade		0.00	
BM917	66 Queen Street		0.00	
BM918	27A Carlisle Street		0.00	
BM919	27B Carlisle Street		0.00	
BM920	27C Carlisle Street		0.00	
BM925	5 Daw Street - Doctors House		0.00	
TOTAL BUILDING MAINTENANCE BUDGET		601,100.00	17,173.59	3%

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10.2 MANAGER OF PLANNING AND DEVELOPMENT

10.2.1. LOT 70 (69) MORGANS STREET RAVENSTHORPE – 20 WORKFORCE ACCOMMODATION UNITS

File Ref:	P18-024
Applicant:	Ravensthorpe Investments Pty Ltd
Location:	Lot 70 (69) Morgans Street, Ravensthorpe
Date:	5 September 2018
Author:	Peter Wilks
Authorising Officer:	Richard Hindley
Attachments:	10.2.1.1 Plans and information 10.2.1.2 Objection and Submission

Summary:

For Council to consider an application for the development of 20 workforce accommodation units, laundry, LPS Gas Tank, any necessary retaining walls and associated earthworks at Lot 70 (69) Morgans Street, Ravensthorpe

Recommendation:

That Council approve development application Development Application P18-024 for 20 workforce accommodation units, laundry, LPS Gas Tank, any necessary retaining walls and associated earthworks at Lot 70 (69) Morgans Street, Ravensthorpe.

Background:**Site Description**

Lot 70 (69) Morgans Street, Ravensthorpe is 1012 square metres in area and is undeveloped. Vegetation is limited to grasses. The property slopes from the north-west to the south-east.

Assessment:

The following are the zoning and Scheme requirements under Local Planning Scheme No. 6.

The following are the zoning and Scheme requirements under Local Planning Scheme No. 6.

Lot 70 (69) Morgans is zoned 'Rural Townsite' by the Shire's Local Planning Scheme No. 6.

The objectives of the zone are as follows:

- i. To provide for a range of land uses that would typically be found in a small country town.*
- ii. To provide a flexible approach to development to encourage the growth of the townsites within the Shire of Ravensthorpe.*
- iii. Ensure the existing amenity and character of the townsites within the Shire of Ravensthorpe are retained by ensuring the compatibility of considered land uses.*
- iv. Ensure the efficient use of services and infrastructure within the Shire's townsites.*

It is the position of Planning Services that the proposal is a compatible land use in the area. However there are valid concerns regarding potential impact via noise nuisance and amenity.

Health, welfare and safety of residents should not be impacted by the proposal, however this is impossible to confirm owing to the unknown nature of future residents.

The following provisions are contained in Local Planning Scheme No. 6:

4.12 Development in the Rural Townsite and Mixed Use Zones

4.12.1 All development within the Rural Townsite and Mixed Use Zones shall have regard to any Local Planning Policy adopted by the local government.

4.12.2 All development within the Rural Townsite and Mixed Use Zones shall be of a design, and constructed from materials that complement the existing character and amenity of the zone as determined by the local government.

4.12.3 Residential development within the Rural Townsite and Mixed Use Zones is only permitted where it is proposed in conjunction with a non-residential land use or where an existing non-residential land use is operating. The local government may consider a standalone residential development where it can be demonstrated that it will not prejudice the primary street frontage to be used for non-residential land uses.

4.12.4 Residential development shall be permitted to a maximum density of R50 within the Rural Townsite and Mixed Use Zones. Any such residential development shall comply with the relevant requirements of the R-Codes as determined by the local government and clause 4.2.

4.12.5 All development within the Rural Townsite and Mixed Use Zones shall have due regard to the impact on existing residential development in terms of:

- a) Scale, bulk and height of proposed buildings;
- b) The proposed activities associated with the land use including hours of operation; and
- c) The general amenity of the area.

There are no Local Planning Policies which affect the proposal as such 4.12.1 does not apply.

While the proposal may be constructed of materials similar to those used on Residential properties in the townsite of Ravensthorpe, it is acknowledged that this form of development does not complement the existing character or amenity of the development along Spence Street.

The proposal is not defined as Residential development under Local Planning Scheme No. 6, as such 4.12.3 and 4.12.4 are not relevant.

The proposal will impact on the visual amenity of the area. There will also be a level of impact via noise, vehicle movements, increased density and additional pedestrians, however it is noted that the property is located in close proximity to the Ravensthorpe Hotel, IGA Supermarket and Morgans Street and as such the property is already impacted by a degree of noise, vehicles and pedestrian movement as is the surrounding area.

The proposed land use is defined as Workforce Accommodation which means 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.

The proposal is intended by the applicant to be freely used by any organisation or body seeking workforce accommodation in the Shire of Ravensthorpe, ranging from mines, to farmers, to the Shire which complies with the definition of Workforce Accommodation.

Workforce Accommodation is an 'A' use in the Rural Townsite zone, which means that the application is to be referred to landowners who may be negatively impacted by the proposal. In this instance the application was referred to the two adjoining landowners for comment as well as being public advertised on the Shire Website due to the location of the proposal on Morgans Street.

The following specific provisions also impact on proposals for Workforce Accommodation:

4.16 Workforce Accommodation

4.16.1 On land within the Rural, Residential, Mixed Use or Rural Townsite Zones, the local government may consider an application for Workforce Accommodation associated with an existing or proposed construction, resource, agricultural or industrial operation to accommodate the worker(s), provided that:

- a) the local government is satisfied that the Workforce Accommodation can be adequately serviced with water, power and effluent disposal;
- b) where an operation is proposed and not yet operational, it can be adequately demonstrated to the local government that the operation will proceed to construction and operation prior to the approval for Workforce Accommodation being issued;
- c) a management plan is prepared and submitted with the local government that outlines how the Workforce Accommodation will be decommissioned should it no longer be required; and
- d) where Workforce Accommodation is proposed within the Residential, Mixed Use and Rural Townsite Zones it is to be setback from boundaries in accordance with the Residential Design Codes.

The proposal is intended by the applicant to be freely used by any organisation or body seeking workforce accommodation in the Shire of Ravensthorpe, ranging from mines, to farmers, to the Shire.

The proposal can be connected to existing infrastructure in Ravensthorpe for water, power and sewer.

The applicant has indicated that should the use of the site cease in the future that the units are to either be removed from the site or converted to tourist accommodation which fulfils the requirement for a management plan.

The buildings associated with the workforce accommodation are setback from the boundaries in accordance with the *Residential Design Codes*, being a 1.5 metre side setback. Any retaining walls and the proposed Gas Tank which are a separate form of development to the Workforce Accommodation, fall under standard setbacks for the Rural Townsite which permits a nil side setback.

For reference please note that as per the Department of Planning's position statement on Workforce Accommodation published in January 2018, under the *Planning and Development Act 2005* planning decision makers can control:

1. Where a planning application is required, the terms of an approval related to:
 - a. timeframe
 - b. setbacks
 - c. landscaping
 - d. parking and access
 - e. location and appearance of buildings
 - f. integration with surrounding areas
 - g. any other land use planning matters relevant to the site.
2. Where a planning application is required, the ability to approve/refuse a proposal considering local planning scheme requirements.

Planning decision makers cannot control:

1. Any matters specified by a State Agreement Act.
2. The issuing of a mining tenement made under the Mining Act 1978 – which can include a general purpose lease for 'any other purpose directly connected with mining operations' (may be located in a townsite).
3. That workforce accommodation needs to be met by permanent accommodation rather than 'camps'.
4. That workforce accommodation be located in a town rather than a minesite.
5. Whether the land for workforce accommodation is owned by the Crown or held in fee simple.
6. Requirements for 'community contributions' by workforce accommodation proponents.
7. Requirements for workforce accommodation to achieve 'legacy benefits'.

Officers Comment:

The application has been referred to Council due to the five objections/submissions received from members of the public. As the objections raised are on valid Planning grounds and raise valid concerns, only Council has the power to either approve or refuse the application. A breakdown of the concerns outlined in the objections/submissions can be found in the consultation section.

From a planning perspective, there are both positives and negatives from locating any form of Workforce Accommodation in a location such as Lot 70 (69) Morgans Street.

On the positive side of things:

- 1) Locating workforce accommodation in the centre of Ravensthorpe allows for workers to have direct access to infrastructure and shops which has positive flow on effects in terms of commercial viability and increased patronage.
- 2) Proximity to the Ravensthorpe Hotel, IGA Supermarket and Morgans Street means that the local area is already affected by some degree of noise and amenity impact which reduces the scale of any noise or amenity impact generated by the proposal.
- 3) The proposal is well within the capacity of the local road network to accommodate.

On the negative side of things:

- 1) It is acknowledged that the proposal will result in increased noise, particularly from vehicle and pedestrian movements as well as provision of air conditioning that will impact on adjoining landowners and tenants.
- 2) Development of this type is not attractive. There will be some impact on visual amenity in the local area from the proposal.

In regards to the proposed Retaining Walls and Gas Tank it is important to note that these are considered separate from the proposed buildings for Workforce Accommodation. Where Workforce Accommodation is referenced in the Scheme, it should only apply to those buildings intended to be actively used for the purposes of Workforce Accommodation and not for ancillary structures. The reason for this is that Retaining Walls, Gas Tank (and the associated Earthworks) can be proposed as part of any potential use of the site, whether it is for Dwelling, Shop, Office, Industrial or even as a completely separate application and that as such they should be assessed solely under provisions for Rural Townsite development in the Scheme.

Consultation:

The application was advertised between 8 August and 23 August 2018 via referral letters to adjoining landowners as well as to the public via the Shire website.

The matters referred to in the submissions are summarized as follows. Please note that some submissions covered multiple points.

Grounds of Objection	Planning Services Comments and Recommendation
Concerns regarding visual amenity.	
Inappropriate land use / Ravensthorpe should not be a mining camp	<p>Workforce Accommodation is a land use that can be considered in the Rural Townsite zone under Local Planning Scheme No. 6.</p> <p>While some residents and members of the public may prefer that miners were ‘out of sight, out of mind’, Planning Officers are required to consider each application on its merits and in accordance with the Scheme.</p> <p>As such it is the view of Planning Officers that this is not a valid grounds for objection.</p> <p>The presence of workforce accommodation will assist local business through increased population and increased sales and patronage.</p>
Concerns regarding visual privacy and provision of fencing to an adjoining Dwelling and Gardens	<p>It is noted that there are no planning controls for overlooking and privacy aside from those applied to Residential Dwellings.</p> <p>Boundary fencing, where the fencing complies with the Fencing Local Law is a civic matter between adjoining landowners. Should the applicant wish to provide the requested fencing as requested, there is no issue.</p>

<p>Proximity of gas tank to nearby residents.</p>	<p>The proposed Gas Tank will be required to comply with all appropriate Australian Standards and the relevant sections of the Building Code of Australia.</p> <p>Australian Standard 1596 – 2014 Storage and Handling of LP Gas contains setback distances for LPG tanks from public places based on the size of the tank.</p>
<p>Access from the rear laneway</p>	<p>Based on feedback from Councillors regarding the similar proposal for Lot 28 (63) Spence Street, a Condition has been added for the sealing of the portion of the laneway between the eastern boundary of Lot 70 (69) Morgans Street and Carlisle Street.</p> <p>Any run off from the sealing of the laneway would need to be accommodated by Shire infrastructure.</p>
<p>We just feel that this venture is a short sighted and limited use of prime real estate in the town centre. Mining has not been a consistent or reliable industry and the Shire is still coping with the fallout of previous over planning of infrastructure.</p>	<p>The applicant has indicated that should the use of the land for workforce accommodation prove to be unviable, that the owner will either seek to change the use of the structures to tourism accommodation or something similar or that the transportable structures will be removed leaving a site ready for redevelopment.</p>
<p>Stormwater Collection and Management.</p>	<p>As part of any planning approval for the proposal, Stormwater will need to be properly managed so that it does not impact on an adjoining property. As such the following condition is suggested as part of the conditions of any approval for the site:</p> <ol style="list-style-type: none"> 1) All stormwater and drainage run off from all roofed and impervious areas is to be retained on-site to the satisfaction of the Shire of Ravensthorpe. <p>The applicant will then need to demonstrate how the stormwater is retained to site as part of the Building Permit.</p>
<p>Concerns regarding excess noise</p>	<p>Any construction or works on the site will need to comply with the <i>Environmental Protection (Noise) Regulations 1997</i>, which will limit work hours to between 7am and 7pm.</p> <p>The following condition is suggested as part of any approval:</p> <ol style="list-style-type: none"> 1) The proposed operations, during and after construction, are required to comply with the <i>Environmental Protection (Noise) Regulations 1997</i>. <p>The Shire has no responsibility for noise associated with private vehicles. Should an individual believe that a vehicle is creating excessive noise, they should note the number of the license plate and contact the police.</p>
<p>Availability of car parking on the property.</p>	<p>While the applicant has only indicated six car parking bays at the rear of the property, they justify this by citing the availability of underused car parking along Morgans Street which is a reasonable solution from a Planning perspective.</p>

Nuisance value of a workforce in the centre of town.	<p>Unfortunately this is not a valid planning concern, as there is no way of knowing if persons staying at the site will cause a nuisance or behave poorly.</p> <p>In the event that an individual or group causes a nuisance, it is a matter for the police.</p>
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Statutory Obligations:

Local Planning Scheme No. 6

The applicant has a right of review to the State Administrative Tribunal if aggrieved by any planning decision. It should be noted that the only grounds for appeal would be appealing the classification of the land use as 'Consulting Rooms' as there is no discretion exercised in refusing the development.

It should also be noted that pursuant to Section 211(1) of the *Planning and Development Act 2005*, a person aggrieved by the failure of a local government to enforce or implement effectively the observance of a local planning scheme may make representation to the Minister. If the Minister considers it appropriate to do so, representation may be referred to the State Administrative Tribunal for its report and recommendation. Following subsequent actions and recommendation by the SAT the Minister may order the local government to do all things considered necessary for enforcing the observance of the Scheme or any provisions of the Scheme.

Policy Implications:

None

Budget / Financial Implications:

None for Council

Strategic Implications:

The proposal is to do with the following theme of the Strategic Community Plan:
Theme 1:

A healthy, strong and connected community that is actively engaged and involved;
Outcome 1.2 "Vibrant & attractive townsite".

Sustainability Implications:

- **Environmental:**

There are no known significant environmental considerations.

- **Economic:**

There are potential economic benefits to the Ravensthorpe townsite from the proposed Workforce Accommodation, through increased population in the centre of the townsite and the flow-on effects of increased trade and patronage.

- **Social:**

There are potential social benefits from locating Workforce Accommodation in the centre of Ravensthorpe, allowing workers to access the full range of commercial businesses and social infrastructure available in the Ravensthorpe townsite. This may assist in counter-acting the mental and physical health concerns associated with Fly-in, Fly-out and Drive-in, Drive-out workers.

Voting Requirements:

Simple majority

OFFICER RECOMMENDATION

ITEM 10.2.1

That Council resolve to approve Development Application P18-024 for 20 workforce accommodation units, laundry, LPS Gas Tank, as well as any necessary retaining walls and associated earthworks subject to the following conditions:

1. Development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the Shire of Ravensthorpe (Planning Services).

2. The land and buildings the subject of this approval shall be used for the purposes of Workforce Accommodation only and for no other purpose unless otherwise approved in accordance with the provisions of Local Planning Scheme No. 6 (refer below definition as ex

Workforce Accommodation means premises, which may include modular or relocatable buildings, used – tracted from Part 6, Division 2 – Land Use Terms used in Scheme).

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

- for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

3. During construction stage, adjoining lots are not to be disturbed without the prior written consent of the affected owner(s).

4. This approval to establish Workforce Accommodation on the subject land shall not be viewed as providing a basis for subdivision of the land (either strata subdivision or fee simple (green title)) to create a separate title for single or multiple Workforce Accommodation units.

5. The void area between the floor and natural ground levels is to be enclosed with brickwork, battens or other suitable material which is compliant with the Building Code of Australia and Australian Standard 3959:2009 (as amended).

6. All retaining walls, earthworks and/or associated drainage shall be undertaken in accordance plans and specifications certified by a qualified Engineer as being consistent with standard engineering practices, as approved by the Shire of Ravensthorpe.

7. The vehicle crossovers are to be constructed, drained and sealed to the satisfaction and specifications of the Shire of Ravensthorpe.
8. A minimum of eight (8) car parking bays and any applicable accessible bays are to be provided on-site in accordance with the requirements of Australian Standard AS2890.1:2004 Parking Facilities – Off-street Car Parking, Australian Standard 2890.6 and the Building Code of Australia.
9. Prior to the commencement of the use, vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed (asphalt, concrete or brickpavers), drained, kerbed, marked (including disabled bays) and thereafter maintained.
10. All car parking areas and access ways shall be maintained for their stated purpose at all times and shall not be used for display or general storage purposes.
11. No parking or display of vehicles and/or equipment shall occur within the road verge area at any time.
12. In the event that overflow car parking is required, the parking of the vehicles in question is to be on land associated with the Ravensthorpe Palace Hotel.
13. All stormwater and drainage run off from all roofed and impervious areas is to be retained on-site to the satisfaction of the Shire of Ravensthorpe.
14. Arrangements shall be made to the satisfaction of the Shire of Ravensthorpe for the provision of onsite parking for the purpose of picking and setting down members of the public prior to occupation of the approved development so that any impediment to the movement of traffic along Morgan Street does not occur.
15. The existing infrastructure located within the road reserve shall be retained and protected during the construction process period with any damage to the infrastructure being repaired to the satisfaction of the Shire of Ravensthorpe (Asset Management Division) at developer's expense.
16. All street trees located in verge areas adjoining the site shall be retained and protected during the construction process to the specification and satisfaction of the Shire of Ravensthorpe (Asset Management Division).
17. The provision of all services, including augmentation of existing services, necessary as a consequence of any proposed development shall be at the cost of the developer and at no cost to the Shire of Ravensthorpe.
18. The approved development must be connected to a reticulated water supply provided by a licensed water provider.
19. Before the approved development is occupied, the property must be connected to the reticulated sewerage system.
20. Immediately prior to the occupation of the site and/or buildings for their approved purpose, the proponent shall notify the Shire of Ravensthorpe, in writing, of the effective completion of the approved development such that a Final Inspection can be carried out to determine compliance with the conditions contained on this Planning Consent.

21. The development hereby approved must not create community safety concerns, or otherwise adversely affect the amenity of the subject locality by reason of (or the appearance or emission of) smoke, fumes, noise, vibration, odour, vapour, dust, waste water, waste products or other pollutants.

22. All fencing shall be in accordance with Shire of Ravensthorpe Local Planning Policy: Fencing.

23. The works involved in the implementation of the development must not cause sand drift and/or dust nuisance. In the event that the Shire of Ravensthorpe is aware of, or is made aware of, the existence of a dust problem, measures such as installation of sprinklers, use of water tanks, mulching, or other land management systems as appropriate may be required to be installed or implemented to prevent or control dust nuisance, and such measures shall be installed or implemented within the time and manner directed by the Shire of Ravensthorpe.

24. A bin storage area shall be provided on-site and screened from public view to the satisfaction of the Shire of Ravensthorpe.

25. All delivery/collection points and rubbish storage areas are to be designed and located to minimise noise, odour, visual intrusion and/or other factors potentially adversely affecting the character and/or amenity of residents and properties in the vicinity to the satisfaction of the Shire of Ravensthorpe.

26. The proposed operations, during and after construction, are required to comply with the *Environmental Protection (Noise) Regulations 1997*.

27. Within six months of the use of the land and buildings hereby approved as workforce accommodation ceasing, either the transportable buildings associated with the use of the site are to be removed or a change of use application is to be submitted to the Local Government.

28. The portion of the rear laneway located between the eastern boundary of Lot 69 (70) Morgans Street and Carlisle Street is to be constructed and sealed to the satisfaction of the Shire of Ravensthorpe at the cost of the applicant.

29. The construction of the LPG Tank is to comply with Australian Standard 1596 – 2014 Storage and Handling of LP Gas contains setback distances for LPG tanks.

30. All structures the subject of this approval are to possess a hipped roof to the satisfaction of the Shire of Ravensthorpe.

31. The front setback area is to be landscaped, vegetated and maintained to the satisfaction of the Shire of Ravensthorpe.

And the following advice notes:

1. **THIS IS NOT A BUILDING PERMIT.** An application for a building permit is required to be submitted and approved by the Shire of Ravensthorpe prior to any works commencing on-site.

2. The development is to comply with the *Building Code of Australia, Building Act 2011, Building Regulations 2012* and the *Local Government Act 1995*.

3. It is the responsibility of the applicant to ensure that building setbacks correspond with the legal description of the land. This may necessitate re-surveying and re-pegging the site. The Shire of Ravensthorpe will take no responsibility for incorrectly located buildings.

4. It is the responsibility of the developer to search the title of the property to ascertain the presence of any easements and/or restrictive covenants that may apply.

5. The applicant is to liaise with Shire of Ravensthorpe to ascertain the location of any and all shire infrastructure prior to the commencement of works.

6. Any requirement to move, relocate, repair or adjust existing shire infrastructure is to be at the cost of the applicant.

7. The Department of Water and Environment Regulation has prepared dust control guidelines for development sites, which outline the procedures for the preparation of dust management plans. Further information on the guidelines can be obtained from the Department of Water and Environment and Regulation's website www.dwer.wa.gov.au under air quality publications.

8. The developer is to liaise with Shire of Ravensthorpe to determine any requirement for additional approvals for any signage proposed to be erected on site.

9. The approved development is required to comply with the following legislation (as amended from time to time):

Health (Miscellaneous Provisions) Act 1911

Occupational Safety and Health Regulations 1996

Sewerage (Lighting, Ventilation & Construction) Regulations 1971

Environmental Protection (Noise) Regulations 1997

10. The Shire of Ravensthorpe encourages that colours, materials and design elements be in accordance with the Shire of Ravensthorpe Urban and Landscape Design Manual 2015 where applicable.

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APPLICATION**Planning Approval****Application for Planning Approval**

Schedule 2 Part 11 cl. 86- Application for development approval
Shire of Ravensthorpe

Application number

P18-24

Assessment number

A644

Permit authority

Shire of Ravensthorpe

1. Property this application relates to

Property street address

Unit No	Level	Street no 69	Lot no	Street name Morgans Street	
Suburb Ravensthorpe				State WA	Postcode 6346

Diagram or Plan No 70/DP223075	Certificate of Title No Volume 2125	Folio 114
Tile Encumbrances (e.g. easements, restrictive covenants) J982279 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 10/11/2006		

Nearest Street Intersection

Morgans Street and Carlisle Street

Is this lot vacant

 Yes No**2. Details of proposed development**

Nature of development

- Works
 Use
 Works and use

Is an exemption from development claimed for part of the development?

- Yes No

If yes, is the development exemption for: Works and/or Use

Description of proposed works and/or land use:

Development of 20 workforce accommodation units. Refer to attached documentation

Description of exemption claimed (if relevant)

Nature of any existing buildings and/or land use:

Vacant block

Approximate cost of proposed development

\$362, 000

Estimated time of completion

September 2018

APPLICATION

Planning Approval

3. Owner details

Owner(s) name(s)	CHADWICK GEORGE FRANCIS ANTHEA LIZBETH FRANCIS			
ABN (if applicable)				
Postal address	PO Box or street address 17 Morgans Street	Suburb Ravensthorpe	State WA	Postcode 6346
Contact person for correspondence:	Anthea Francis			
Email address	meridian.a@bigpond.com			
Phone/fax	Phone 0898381276	Fax 0898381014	Mobile 0427 268 432	
Owner(s) signature(s)				Date 01/08/2018
<i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).</i>				

4. Applicant details (if different to the owner)

Applicant(s) name(s)	RAVENSTHORPE INVESTMENTS PTY LTD			
Postal address	PO Box or street address 68 Morgans Street	Suburb Ravensthorpe	State WA	Postcode 6346
Contact person for correspondence:	Michael Palmer			
Email address	admin@ravyhotel.com.au			
Phone/fax	Phone 08 9838 1005	Fax	Mobile 0437 407 220	
<i>The information and plans provided for this application may be made available by the local government for public viewing in connection with the application.</i>				
<input type="checkbox"/> Yes <input type="checkbox"/> No				
Applicant(s) signature(s)				Date 01/08/2018

Office use only

Acceptance Officer's initials:
received:



Date

2:8:2018



Shire of Ravensthorpe

Planning Application Checklist

DESCRIPTION	NOTES	No Copies	Yes	N/A
Planning Application Form	Has the application form been completed and signed by applicant and owner?	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Estimated Cost of Development	Has the estimated cost of development been provided on the application form which includes all materials, labour/services, fees payable, overheads met and profit margin?	1	<input checked="" type="checkbox"/>	
Application Fee	Has the planning application fee been paid as detailed in the Shire's Schedule of Planning Fees and Charges including any advertising costs?	1		
Site Plans At a scale of not less than 1:500	Do the site plans include the following details? <ul style="list-style-type: none"> The street names, lot numbers, north point and dimensions of the lot Location of new buildings & existing buildings to be retained (or removed). Proposed Finish Floor Levels and Natural Ground Levels Parking, driveways, turning & manoeuvring areas and crossovers. Location of any power poles, major drains or trees on the verge. The location of all existing easements 	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor Plans	Do the floor plans include the following details? <ul style="list-style-type: none"> Floor plans to a scale not less than 1:100 indicating the use of each room / area. The location of all windows and doors. Floor area and dimensions of all proposed buildings 	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Elevation Plans	Do the elevation plans show the following details? <ul style="list-style-type: none"> The view from each property boundary. Natural ground level and proposed finished floor levels. All external materials and colours for walls and roof. 	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bushfire Prone Land	Is the property identified on the DFES Map of Bush Fire Prone Areas 2016 (https://maps.slip.wa.gov.au/landgate/bushfireprone2016/) If so, have the requirements of Planning for Bushfire Protection & AS3959 been addressed?	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DESCRIPTION	NOTES	No Copies	Yes/No	N/A
Written Justification	<p>If the proposal requires further explanation has it been provided in writing?</p> <p>If the proposal involves relaxations to the Local Planning Scheme, existing Local Planning Policies or the Residential Design Codes of WA has written justification been provided?</p>	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Second-hand Houses	<p>Has the following information been provided in support of a second-hand building:</p> <ul style="list-style-type: none"> A professional report by a structural engineer demonstrating that the building is structurally sound. A detailed list / schedule of any upgrading proposed either in a letter or shown on the elevations? Recent photographs of the house been provided? <p>Has Local Planning Policy 5 'Second-hand Dwellings' been read and understood? (as applicable)</p>	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
'Rural Residential' Development	<p>Has the following information been provided in support of a second-hand building:</p> <ul style="list-style-type: none"> A Bushfire Attack Level (BAL) Assessment been completed by an experienced fire professional; and A Bushfire Management Statement; or Alternatively, is there an individual lot fire management plan prepared by an experienced fire professional? 	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DECLARATION BY APPLICANT

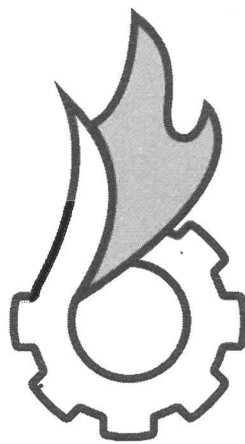
I have read the above checklist and provided documentation for this application in accordance with the specified requirements. I understand that failure on my part to provide all the required information may delay the processing of my application or result in the Shire not proceeding to process my application until the required information is provided in full.

Applicant's Name: RAVENSTHORPE INVESTMENTS PTY LTD

Signature: *Malone* Date: 1/8/2018
DIRECTOR / SECRETARY

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Proposed Development at 69 Morgans St,
Ravensthorpe



BLUEMAR

August 2018

Bluemar Pty Ltd

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Project Name Proposed Development at 69 Morgans Street, Ravensthorpe
Project Number Q20180430
Client Ravensthorpe Palace Hotel
Site Inspections by Alex Richardson
Shaun Meares BE PhD MIEAust CPEng NER
Project Manager Alex Richardson

Document History

Version	Issue date	Issued by	Issued to
Initial Draft - RevA	12/7/2018	Alex Richardson	Michael Palmer
Revised Draft - RevB	17/7/2018	Alex Richardson	Michael Palmer
Revised Draft - RevC	1/8/2018	Alex Richardson	Michael Palmer

Workforce Accommodation at 69 Morgans St, Ravensthorpe

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1. Introduction

The Ravensthorpe Palace Hotel (RPH) is an iconic country pub set in the centre of Ravensthorpe, established in 1902. The current owners have owned and operated the hotel since 2007. The hotel forms a vital part of the local economy, offering accommodation and meals to tourists and residents.

RPH also provides accommodation and meal packages to corporate clients and visiting specialist workforces, making Ravensthorpe an easy place to do business and creating employment opportunities for local people.

RPH have identified a need to increase their current accommodation facilities to continue to cater for their workforce clientele.

2. Site

The site (Lot 70 on DP223075) is located at 69 Morgans St, Ravensthorpe 6346. The property is 1012 sqm and is adjacent to the Ravensthorpe Australia Post Office on the Western side, and to the Bread and Butter Café on the Eastern side.

There is vehicle access to the site on the Northern side from the alley way between Morgans St and Dunn St. There is no vehicle access from the Southern side, however there is pedestrian access.

There is a chain-link fence along the Northern half of the Western boundary of the site. The Eastern boundary is defined by the brick structure of the Bread and Butter Café, followed by a 1.8m high Colorbond fence which runs to approximately the middle of the boundary.



Figure 1: Aerial image of the site of the proposed development.



Figure 2: Image of the site taken on the Southern boundary looking North.

Workforce Accommodation at 69 Morgans St, Ravensthorpe

3. Proposed Development

The proposed development includes 20 single person workforce accommodation units, a housekeeping building, and 8 light vehicle parking bays.

3.1 Workforce Accommodation Units

The workforce accommodation units will be pre-built as a transportable building in sets of 4 units. There will be 5 transportable buildings placed onto the site.

Each unit will contain:

- Bed
- Bathroom
- Air-conditioning unit
- Writing desk and chair
- Television
- Fridge

Each transportable building will be fitted with its own hot water system, servicing its 4 respective units.

Floor plans of the units are included in the site plans that accompany this report.



Figure 3: Image of a typical workforce accommodation unit.

Workforce Accommodation at 69 Morgans St, Ravensthorpe



Figure 4: Image of a typical workforce accommodation unit.

3.2 Site Layout

The 5 transportable buildings and housekeeping building will be arranged on site as seen on page 3 of the attached site plan. An LPG gas tank will also be placed on site to provide a consistent hot water supply for guests, serviceable from the alleyway.

3.3 Parking

The development will have 8 light vehicle parking spaces. This will provide adequate parking capacity to cater for 20 workforce guests who are currently transported to and from their work site via car-pooling, mini-van, or bus services arranged by their employer. RPH anticipates that approximately 8 light vehicles will require parking at this site.

3.4 Meals

RPH has the existing capacity to provide all meals for the 20 new workforce accommodation units. Guests will use the dining facilities in the main RPH building and have access to the communal areas of the hotel. The main dining room is approximately 120m walk from the centre of the proposed development.

3.5 Laundry

Laundry facilities are currently available for all guests at the RPH. They include 5 washing machines and 3 dryers. However, as the facilities are located behind RPH on the other side of Morgans St to the proposed development, a new laundry block with additional storage for cleaning supplies and linen is proposed.

3.6 Entertainment facilities

Each unit is fitted with a TV and RPH has applied for an internet connection to service the proposed accommodation units, as they have done for their existing units. There are pool tables and table tennis facilities situated within the main hotel.

The workforce accommodation is within 1km walking distance from the Ravensthorpe gym/recreation centre. The accommodation is within short walking distance from shops and service stations if guests require access to sundry items.

Workforce Accommodation at 69 Morgans St, Ravensthorpe

4. Propensity of bushfire

The site is not identified as a Bush Fire Prone Site on the DFES Map of Bush Fire Prone Areas 2016.

5. Impact on adjacent properties

The proposed accommodation units are single storey buildings and are set back at least 1.5m from all property boundaries. Structures are not likely to cast any substantial shade on the adjacent properties or impact their visual amenity.

As the transportable buildings will be visible from the main road of Ravensthorpe (Morgan St), they will be clad with weatherboard cladding to ensure their visual effect is consistent with other buildings in the area.

RPH has a zero tolerance for disruptive and antisocial behaviour from its guests. RPH's experience with workforce accommodation is that guests are courteous and quiet. The employers of the workforces also have a strict tolerance for the conduct of their employees whilst they are guests in the Ravensthorpe community. Workers typically return to their accommodation site after their work day, use bathroom facilities, have a meal at the RPH and then retire quietly. It is unlikely that the workforce accommodation will unreasonably disrupt the residents or business of the adjacent properties.

6. Cost estimate for proposed development

The cost of the development is estimated based on a construction cost estimate of \$1000/m². The proposed development is 362 m² which totals \$362 000.

7. Amendments to Planning Scheme

No amendment to the planning scheme is requested. We note that Workforce Accommodation does not carry any guidance for the provision of parking spaces. The Workforce Accommodation on this site will service guests who will be arriving either by bus/minivan, or by carpool. RPH has monitored the parking requirements for its current workforce accommodation units and determined that 8 parking bays to service 20 single workforce guest units is adequate and reasonable.

8. Decommission Management Plan

In the event that the Workforce Accommodation is no longer required, RPH will apply for a change of use to motel units, or serviced apartments, with renovations being made to present facilities more suited to this use. If approval is unsuccessful the transportable buildings will be removed from site.

9. Benefit to Ravensthorpe

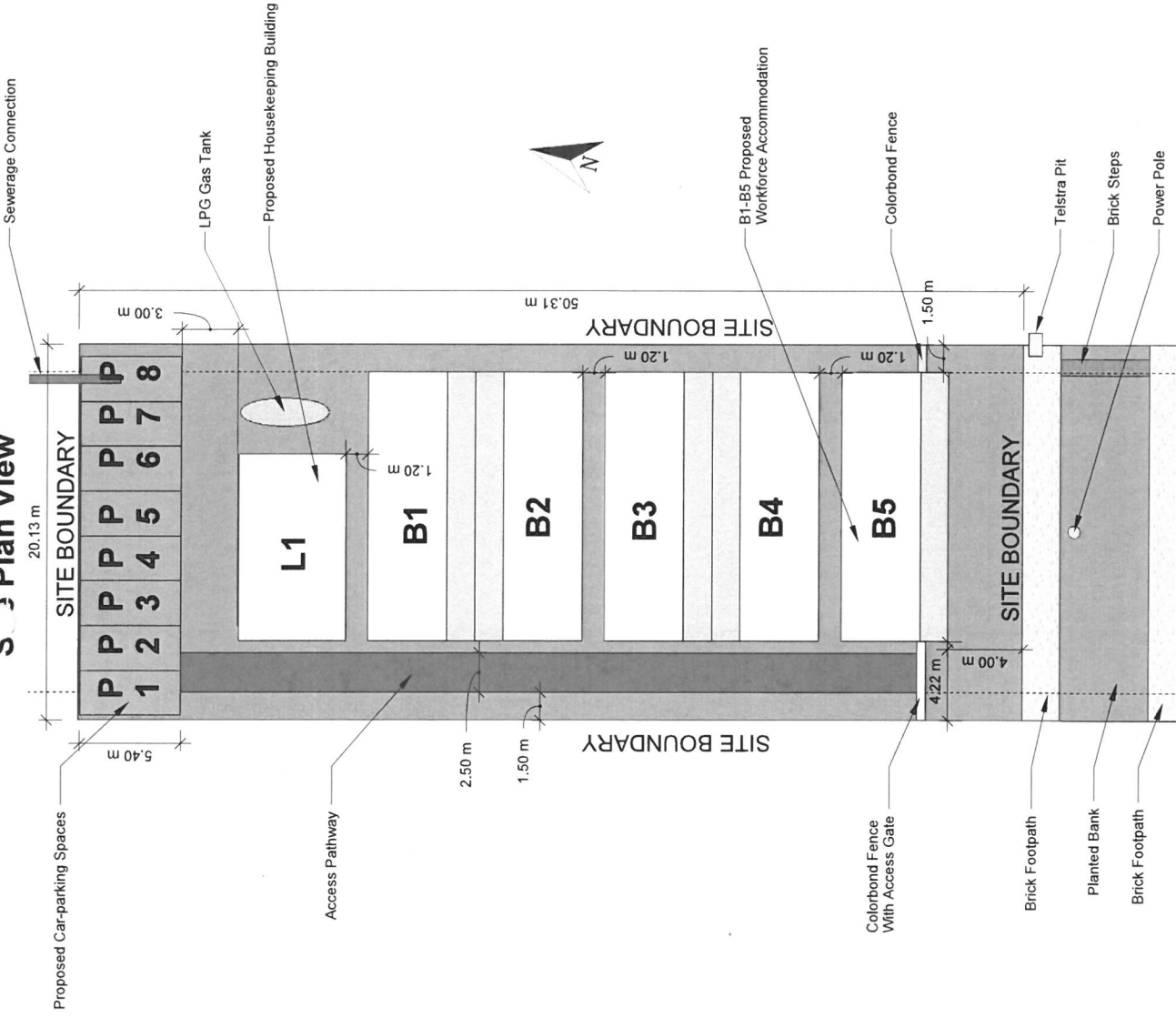
This development will enable workforces to stay near the Ravensthorpe town centre. Guests will have the opportunity to purchase goods and services from local businesses and use the local leisure centre and gymnasium. Affordable, comfortable, and cost-effective accommodation arrangements for employees will also ensure employers are able to do business in Ravensthorpe with ease.

Area Overview



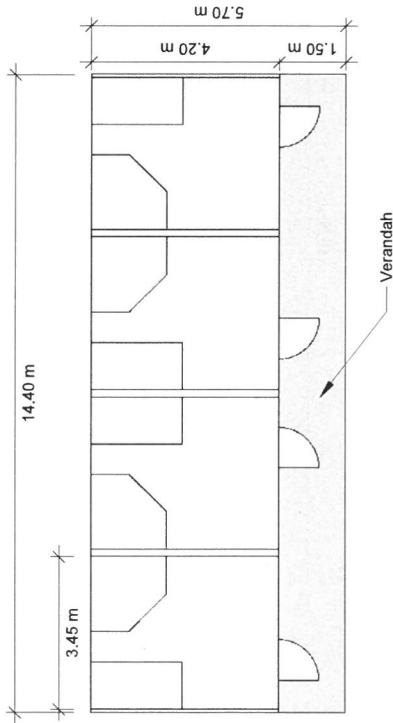
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		C	A/R	01/11/18		UPDATED - FOR PLANNING APPLICATION	AIR			12/07/2018	AIR	AREA OVERVIEW				
		B	A/R	17/11/18		UPDATED - FOR CLIENT REVIEW	CHECKED				CHECKED					
		A	A/R	12/11/18		PRELIMINARY - FOR CLIENT REVIEW	APPROVED			APPROVED	APPROVED					
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REVIEWS																
REFERENCES																

S Plan View

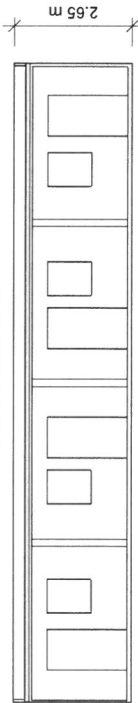


Typical Workforce Unit Dimensions

Plan View



Elevation



REFERENCES

DWG No.	TITLE

REVISIONS

No.	BY	DATE	CHK	APP	DESCRIPTION
D	AJR	17.09.2018			ALTERNATIVE DESIGN
C	AJR	01.08.2018			UPDATED - FOR PLANNING APPLICATION
B	AJR	17.07.2018			UPDATED - FOR CLIENT REVIEW
A	AJR	12.07.2018			PRELIMINARY - FOR CLIENT REVIEW

CONTRACTOR

Bluemar Pty Ltd
 ABN 59 604 127 175
 web: www.bluemar.com.au
 email: project@bluemar.com.au

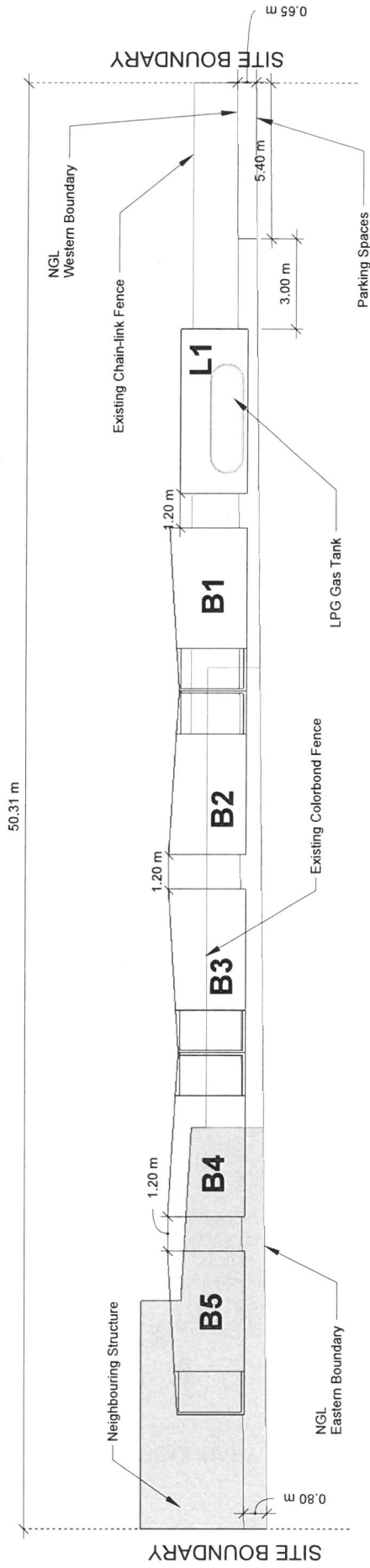
CLIENT
RAVENSTHORPE PALACE HOTEL
 68 MORGANS STREET RAVENSTHORPE,
 WA, 6346

DESIGNED: N/A
 DRAWN: AJR
 CHECKED: N/A
 APPROVED: N/A

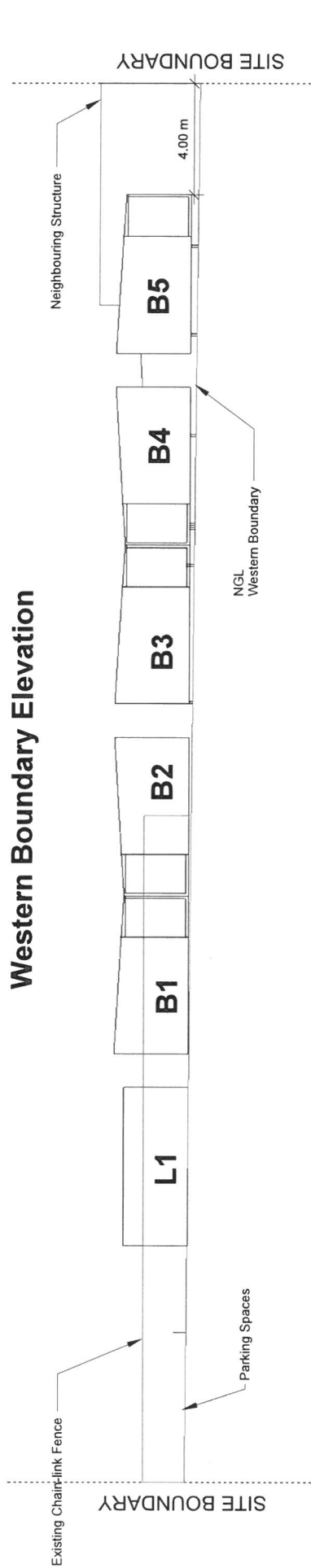
NAME: N/A
 DATE: 12.07.2018
 PROJECT: 68 MORGANS ST DEVELOPMENT
 SITE PLAN

PRJ No: Q2018030-003
 SCALE: 1:250
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Eastern Boundary Elevation

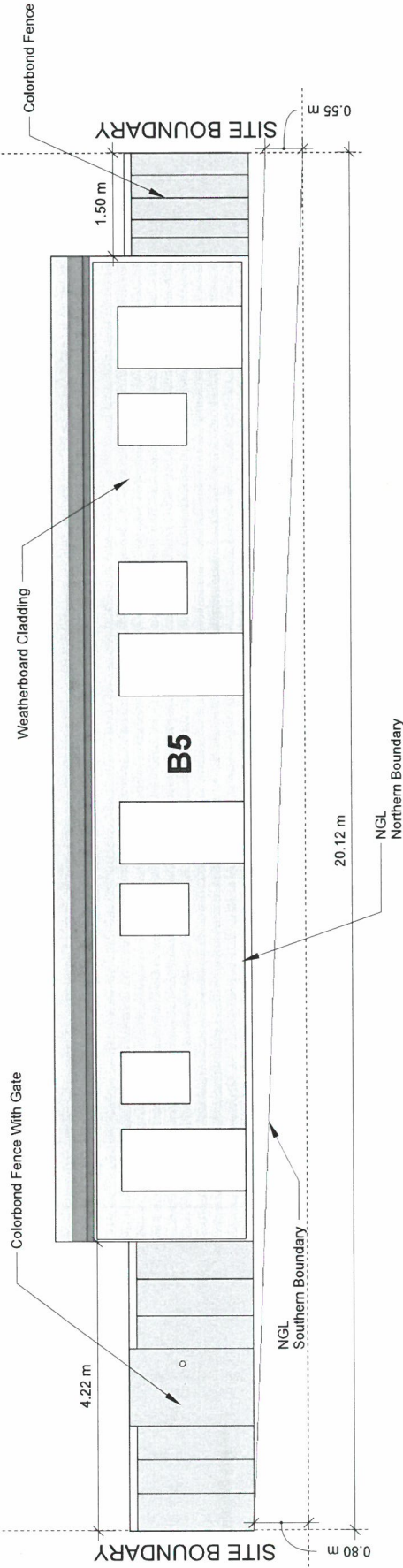


Western Boundary Elevation

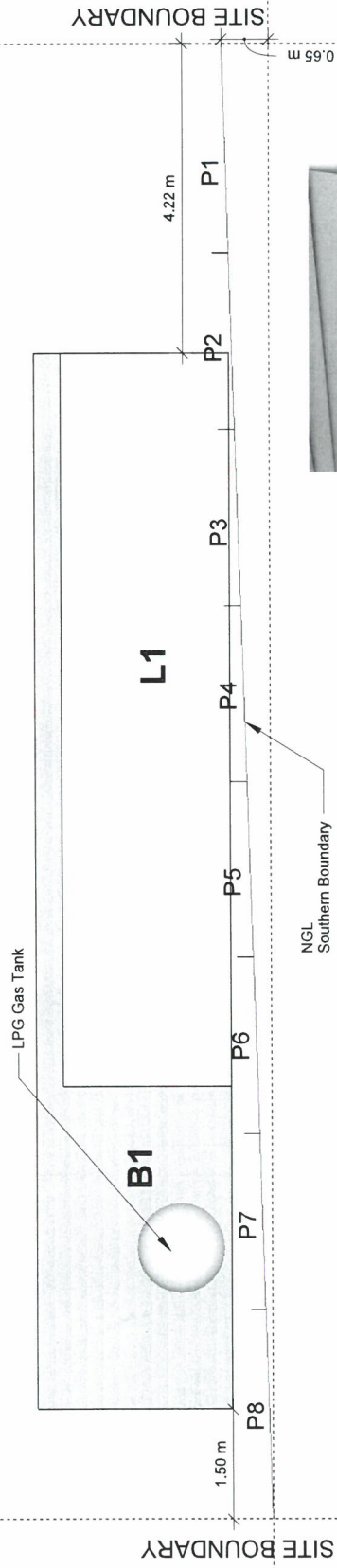


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		B	AJR	17.07.2018			PRELIMINARY - FOR CLIENT REVIEW			APPROVED				
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Southern Boundary Elevations



Northern Boundary Elevations



Example of Weatherboard Cladding:

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		C	AJR	01/08/2019			UPDATED - FOR PLANNING APPLICATION	Bluemar Pty Ltd ABN: 56 604 127 175 web: www.bluemar.com.au email: projects@bluemar.com.au		CHECKED			
		B	AJR	17/7			UPDATED - FOR CLIENT REVIEW			APPROVED			
		A	AJR	12/6			PRELIMINARY - FOR CLIENT REVIEW						
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REVIEWS		SCALE: DRAWING NUMBER: REV SIZE: A3 SCALE: 1:66 DRAWING NUMBER: REV SIZE: A3 SCALE: 1:66 DRAWING NUMBER: REV											

69 MORGANS ST RAVENSTHORPE SITE PLAN AND ELEVATIONS

SCHEDULE OF SHEETS

- 001 COVER PAGE
- 002 AREA OVERVIEW
- 003 SITE PLAN
- 004 LAUNDRY/STORAGE DIMENSIONS
- 005 EAST-WEST BOUNDARY ELEVATIONS
- 006 NORTH-SOUTH BOUNDARY ELEVATIONS

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3. CHECK ALL DIMENSIONS ON SITE.
4. DO NOT SCALE FROM THESE DRAWINGS.
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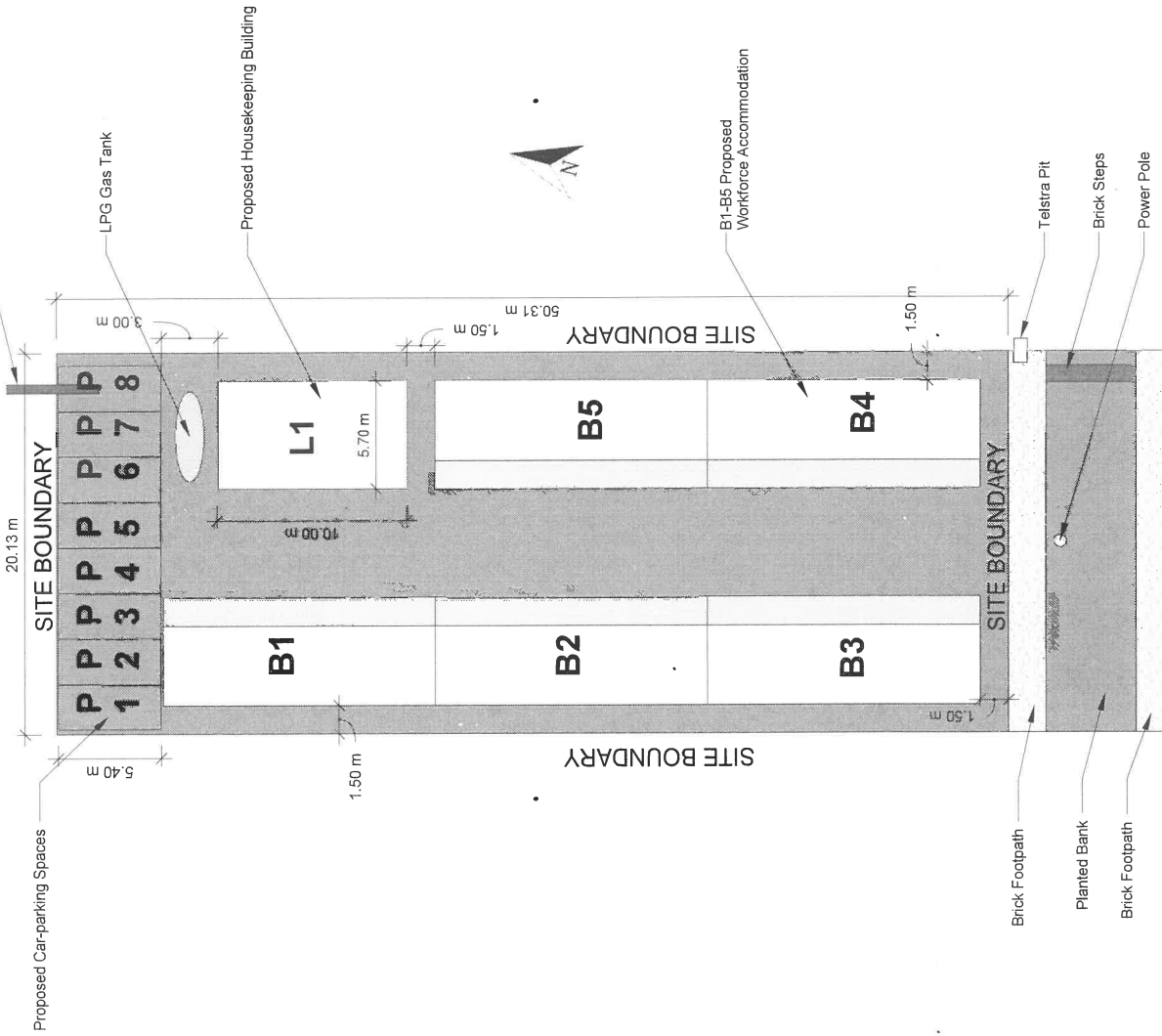
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Area Overview



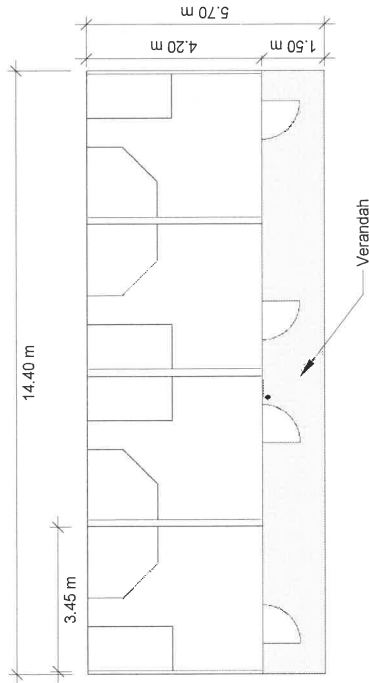
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Site Plan View

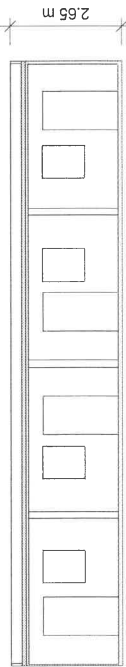


Typical Workforce Unit Dimensions

Plan View

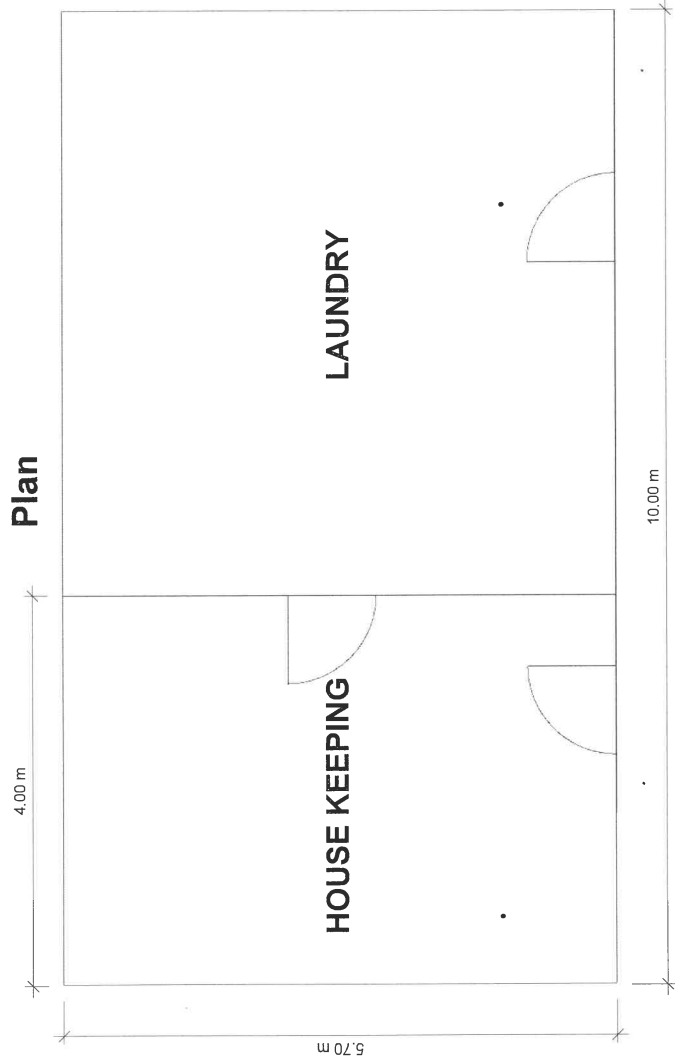


Elevation

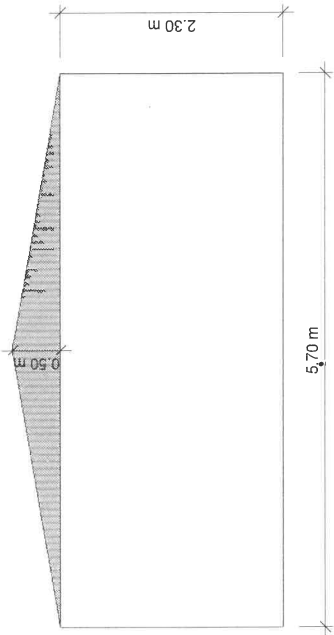


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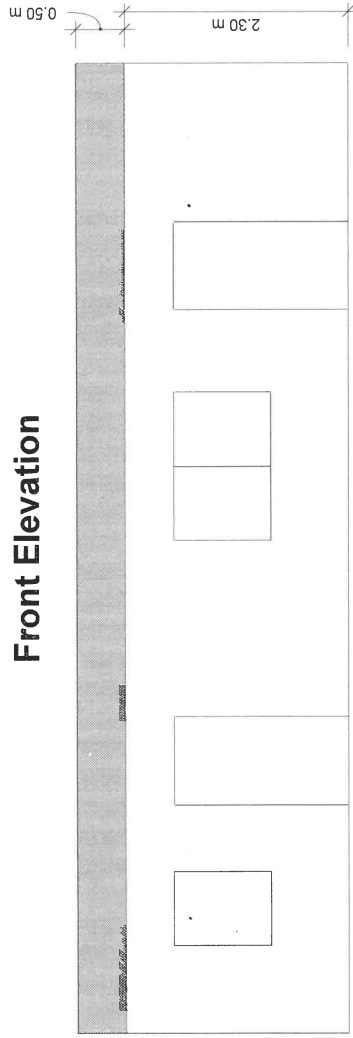
Laundry/Storage Unit



Side Elevation

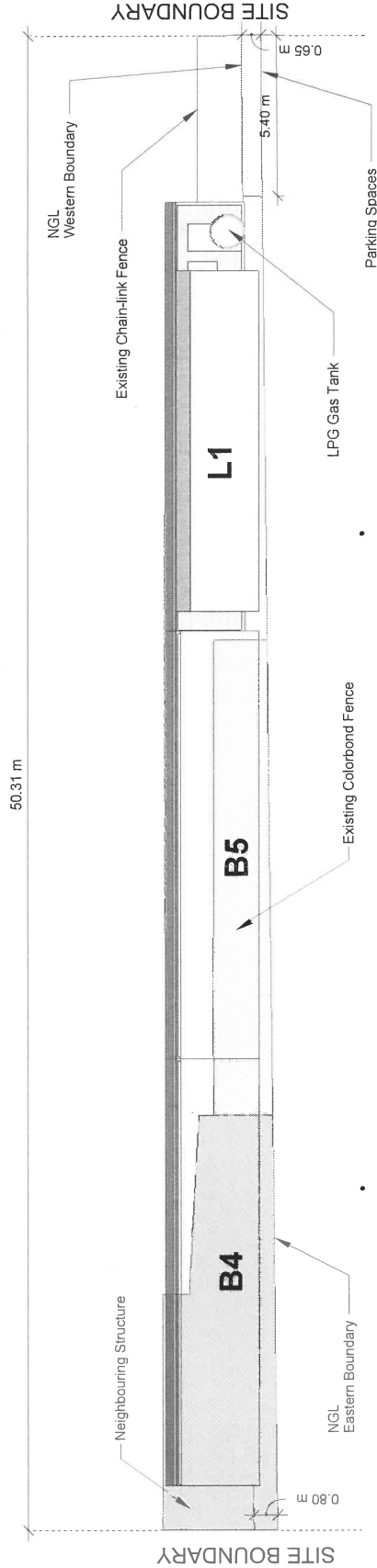


Front Elevation

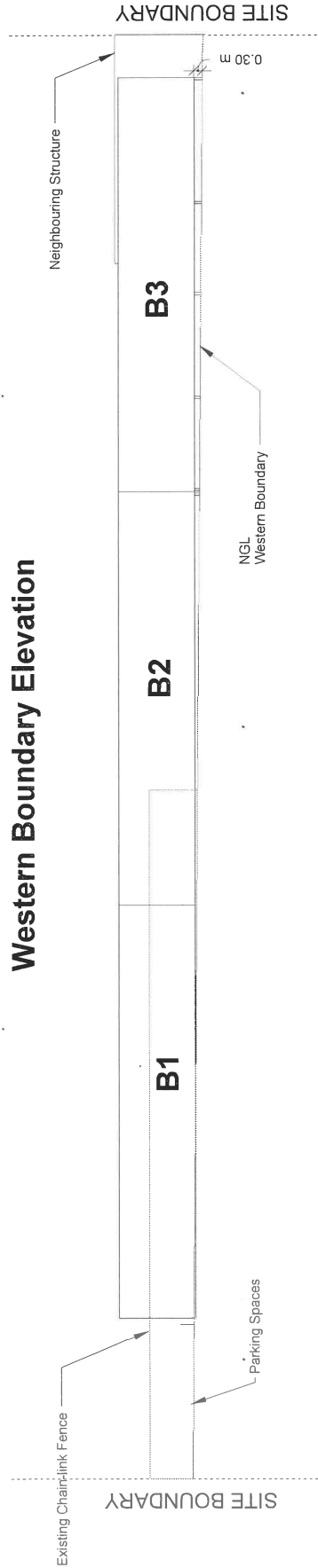


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		B	A/JR	17.07.2018			UPDATED - FOR CLIENT REVIEW	BLUEMAR		CHECKED				
		A	A/JR	12.07.2018			PRELIMINARY - FOR CLIENT REVIEW	BLUEMAR		APPROVED				
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Eastern Boundary Elevation

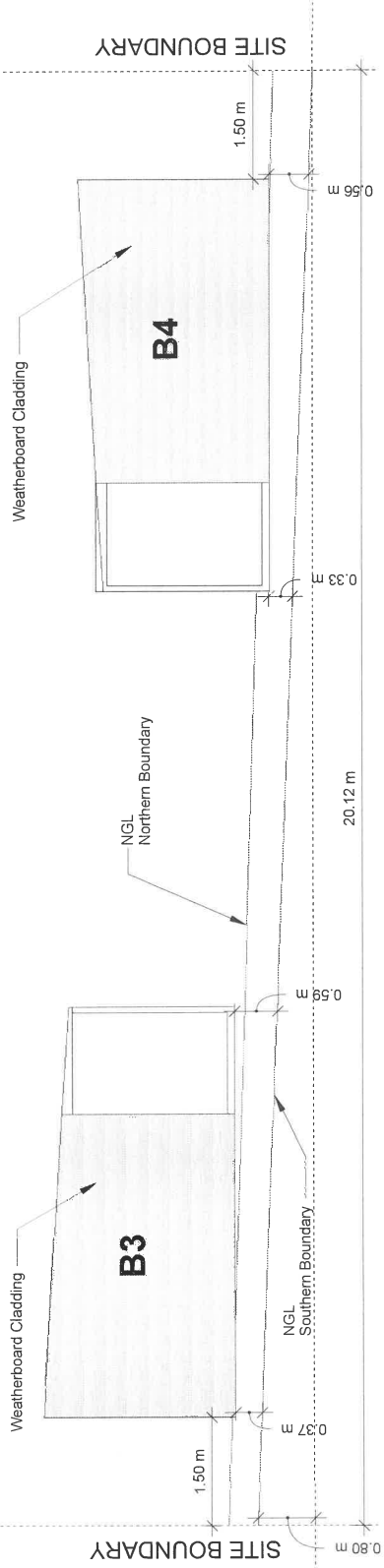


Western Boundary Elevation

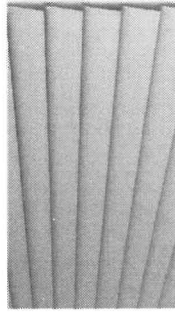
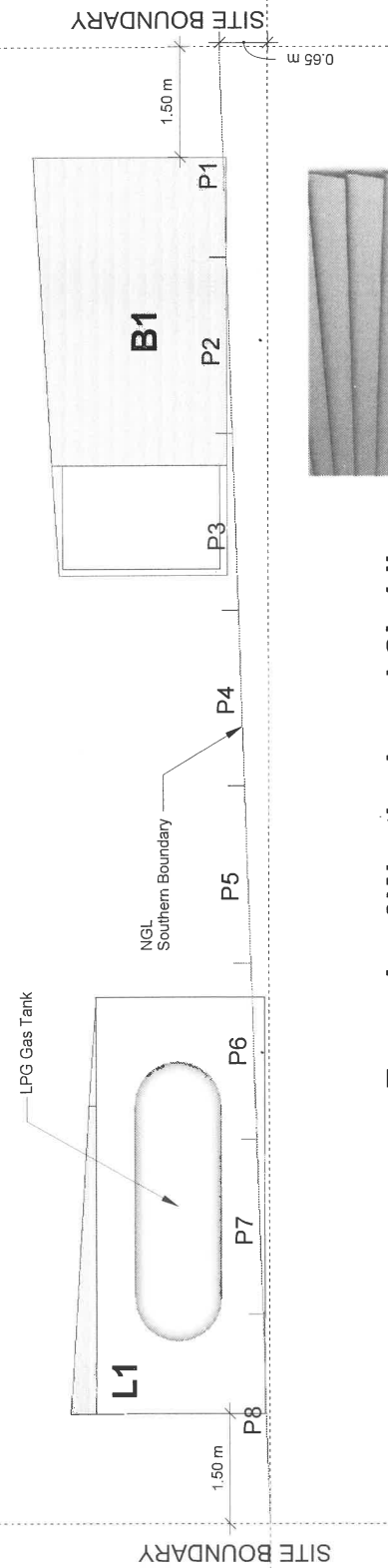


DWG No.	TITLE	No.	BY	DATE	CHK	APP	DESCRIPTION	CONTRACTOR	CLIENT	DESIGNED	DATE	PROJECT	PRJ No.	
							UPDATED - FOR BRANNING APPLICATION	 Bluemar Pty Ltd 175 web: www.bluemar.com.au email: projects@bluemar.com.au	RAVENSTHORPE PALACE HOTEL 68 MORGANS STREET RAVENSTHORPE, WA, 6346	N/A	N/A	88 MORGANS ST DEVELOPMENT	020189436	
		C	AJR	01.08.2018		UPDATED - FOR CLIENT REVIEW	DRWN			AJR	12.07.2018	EAST-WEST BOUNDARY ELEVATIONS	020189436	
		B	AJR	13.07.2018		PRELIMINARY - FOR CLIENT REVIEW	CHEK							
		A	AJR	12.07.2018			APPR							
REFERENCES														
		THIS MATERIAL HAS BEEN PREPARED ONLY FOR USE OF THE CLIENT AND ITS PARTIES. THE MATERIAL IS SUBJECT TO AND ISSUED IN ACCORDANCE WITH THE AGREEMENT BETWEEN THE CLIENT AND BLUEMAR.												
		SCALE		DRAWING NUMBER										
		A3		REV										
		1:150		C										

Southern Boundary Elevations

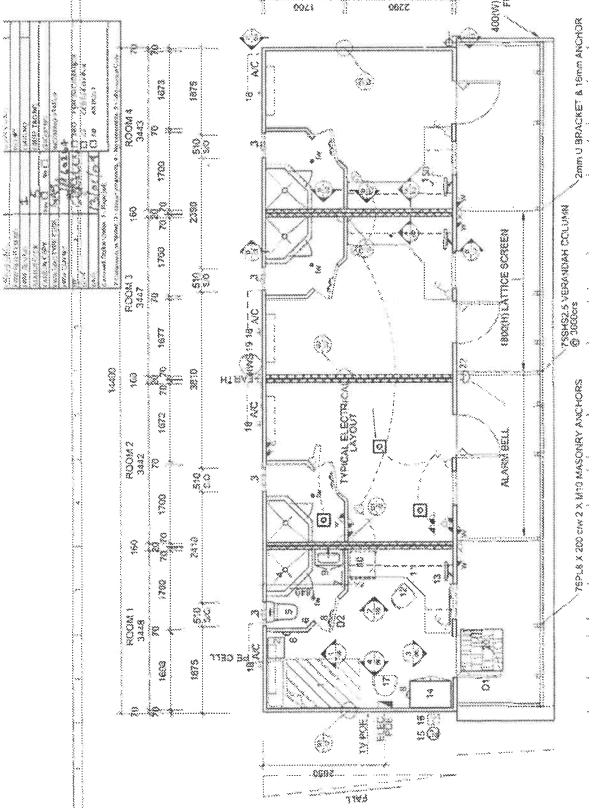


Northern Boundary Elevations



Example of Weatherboard Cladding:

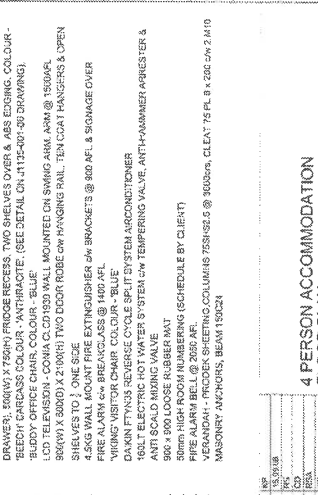
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								BLUEMAR Blumar Pty Ltd 175 www.blumar.com.au email: projects@blumar.com.au	RAVENSTHORPE PALACE HOTEL 68 MORGANS STREET RAVENSTHORPE, WA, 6346	N/A	N/A	12.07.2018	88 MORGANS ST DEVELOPMENT	02018049	
							UPDATED - FOR PLANNING APPLICATION			DRAWN	AIR				
							UPDATED - FOR CLIENT REVIEW			CHECKED					
							PRELIMINARY - FOR CLIENT REVIEW			APPROVED					
REFERENCES													SCALE	DRAWING NUMBER	REV
													A3	C2018049-A-01-005	C
													SIZE		
													NORTH-SOUTH BOUNDARY ELEVATIONS		



- CONSTRUCTION NOTES (CYCLONIC SPECIFICATION):**
- 14.00 x 4.00mm STEEL SKID BASE, PARTED WITH 1 RED CROSS PRIMER BOLTED AT ALL POINTS TO CYCLONIC SPECIFICATIONS. MINI GRIP FASTENING @ EVERY SECOND JOIST THROUGH TIE ROD CONNECTION & AS PER SPECIFICATIONS @ 2000mm.
 - 2.0mm SKIP-RESISTANT VINYL TO ENCLITE. COLOUR - JERVIS GREY.
 - 70 x 45mm H₂ TREATED TIMBER STUDS @ 400mm DOUBLE & TRIPLE STUDS TO OPENINGS AS PER CYCLONIC SPECIFICATIONS.
 - CEILING HEIGHT - 2400mm**
 - BEDROOM - GREY POLY ENCLOSED PLYWOOD TO WALLS ON PVC JOINT MOULDINGS TO FLOOR. DOOR FINISH TO BEDROOM DOOR.
 - 2 x 1200mm H₂ TREATED TIMBER JOISTS @ 1000mm DOUBLE JOISTS @ 400mm.
 - 1.5mm H₂ TREATED TIMBER JOISTS @ 1000mm DOUBLE JOISTS @ 400mm.
 - 7 x 1200mm H₂ TREATED TIMBER JOISTS @ 1000mm DOUBLE JOISTS @ 400mm.
 - 3 x 1200mm H₂ TREATED TIMBER JOISTS @ 1000mm DOUBLE JOISTS @ 400mm.
 - 2.0mm SKIP-RESISTANT VINYL TO ENCLITE. COLOUR - JERVIS GREY.
 - 70 x 45mm H₂ TREATED TIMBER STUDS @ 400mm DOUBLE & TRIPLE STUDS TO OPENINGS AS PER CYCLONIC SPECIFICATIONS.
 - INTERVAL CLADDING:**
 - BEDROOM - GREY POLY ENCLOSED PLYWOOD TO WALLS ON PVC JOINT MOULDINGS TO FLOOR. DOOR FINISH TO BEDROOM DOOR.
 - 2 x 1200mm H₂ TREATED TIMBER JOISTS @ 1000mm DOUBLE JOISTS @ 400mm.
 - 1.5mm H₂ TREATED TIMBER JOISTS @ 1000mm DOUBLE JOISTS @ 400mm.
 - 7 x 1200mm H₂ TREATED TIMBER JOISTS @ 1000mm DOUBLE JOISTS @ 400mm.
 - 3 x 1200mm H₂ TREATED TIMBER JOISTS @ 1000mm DOUBLE JOISTS @ 400mm.
 - 2.0mm SKIP-RESISTANT VINYL TO ENCLITE. COLOUR - JERVIS GREY.
 - 70 x 45mm H₂ TREATED TIMBER STUDS @ 400mm DOUBLE & TRIPLE STUDS TO OPENINGS AS PER CYCLONIC SPECIFICATIONS.
 - INSULATION:**
 - CEILING - 125mm GREENSTUFF (R2.0) + 50mm ANTI-OIL FOAM (R1.1) WITH TOTAL R VALUE OF R3.7.
 - WALLS - 75mm POLYESTER BAT WITH A TOTAL R VALUE OF R2.2.
 - COLLIERIES/FRACTURED OVER BRACING PLYWOOD & ANTI-CORROSION SIBALATION
 - 2.0mm SKIP-RESISTANT VINYL TO ENCLITE. COLOUR - JERVIS GREY.
 - 70 x 45mm H₂ TREATED TIMBER STUDS @ 400mm DOUBLE & TRIPLE STUDS TO OPENINGS AS PER CYCLONIC SPECIFICATIONS.
 - EXTERNAL CLADDING:**
 - BEDROOM - GREY POLY ENCLOSED PLYWOOD TO WALLS ON PVC JOINT MOULDINGS TO FLOOR. DOOR FINISH TO BEDROOM DOOR.
 - 2 x 1200mm H₂ TREATED TIMBER JOISTS @ 1000mm DOUBLE JOISTS @ 400mm.
 - 1.5mm H₂ TREATED TIMBER JOISTS @ 1000mm DOUBLE JOISTS @ 400mm.
 - 7 x 1200mm H₂ TREATED TIMBER JOISTS @ 1000mm DOUBLE JOISTS @ 400mm.
 - 3 x 1200mm H₂ TREATED TIMBER JOISTS @ 1000mm DOUBLE JOISTS @ 400mm.
 - 2.0mm SKIP-RESISTANT VINYL TO ENCLITE. COLOUR - JERVIS GREY.
 - 70 x 45mm H₂ TREATED TIMBER STUDS @ 400mm DOUBLE & TRIPLE STUDS TO OPENINGS AS PER CYCLONIC SPECIFICATIONS.
 - ROOF COVER:**
 - CEILING - 125mm GREENSTUFF (R2.0) + 50mm ANTI-OIL FOAM (R1.1) WITH TOTAL R VALUE OF R3.7.
 - WALLS - 75mm POLYESTER BAT WITH A TOTAL R VALUE OF R2.2.
 - COLLIERIES/FRACTURED OVER BRACING PLYWOOD & ANTI-CORROSION SIBALATION
 - 2.0mm SKIP-RESISTANT VINYL TO ENCLITE. COLOUR - JERVIS GREY.
 - 70 x 45mm H₂ TREATED TIMBER STUDS @ 400mm DOUBLE & TRIPLE STUDS TO OPENINGS AS PER CYCLONIC SPECIFICATIONS.
 - DOOR SCHEDULE:**
 - D1: 2000mm x 1200mm METAL CLAD DOOR IN METAL FRAME ON ENTRANCE SET DOOR FURNITURE & COLOUR - GREY.
 - D2: 2000mm x 1200mm REDOIKE DOOR IN METAL FRAME ON PASSAGE SET DOOR FURNITURE COLOUR - GREY.
 - NOTE:** ALL LOCKABLE DOORS KEYED TO GPV RIDGE MASTER SYSTEM.
 - WINDOW SCHEDULE (CYCLONIC):**
 - W1: 1800mm x 1200mm ALUMINIUM FRAMED, POWDERCOAT FINISH ANNING WINDOW ON WINDRILL LOCK PLY GLASS, LAGUNAARD SIGLS FULL CYCLONIC SCREENS, 1200mm COLOUR - SHALE GREY.
 - W2: 2000mm x 1200mm ALUMINIUM FRAMED, POWDERCOAT FINISH PERMANENT WINDOW ON WINDRILL LOCK PLY GLASS, LAGUNAARD SIGLS FULL CYCLONIC SCREEN & HOOD FRAME COLOUR - SHALE GREY.

- ELECTRICAL LEGEND**
- Light switch @ 1250 AF.
 - Single GPO @ 800 AF.
 - Waterproof single GPO @ 100 AF (EXTERNAL).
 - Double GPO @ 800 AF (IGN).
 - Isolator @ 800 AF.
 - TV point @ 1400 AF.
 - External bulkhead light @ 2250 AF, GW INSECT REPELLENT GEL.
 - Smoke detectors to be interconnected to all rooms.
 - Small detectors 150 below ceiling.
 - Lockable electrical distribution board @ 1500 AF.
 - Stud opening.
 - Floor waste.
 - External horse dock.
 - External fittings to be fixed.
 - To suit left & right orientation.

- CONSTRUCTION NOTES (CYCLONIC SPECIFICATION):**
- 1. 2000mm x 1200mm ENSEMBLE KING SIZE SINGLE BED WITH INNER SPRINGS MATTRESS & MATTRESS PROTECTOR.
 - 2. CHEST OF THREE DRAWERS.
 - 3. WALL MOUNTED EXHAUST FAN @ 2250 AF.
 - 4. MOUNTED SHOWERHEADS SHOWERHEADS ON WALLS WITH SHOWERHEADS.
 - 5. STYLUS SYMPHOONY DUAL FLUSH CISTERN & PAN.
 - 6. TOILET ROLL HOLDER @ 750 AF.
 - 7. TONEL ROLL OFF 1600L.
 - 8. TWO CHROME PLATE COAT HOOKS @ 1600 AF ON ENCLITE DOOR. ENCLITE WALL & ROOF.
 - 9. MOUNTED 700mm x 400mm BED TIE PATTERN SPLASHBACK SHIELD @ 800mm ABOVE VANITY & 2 COOR-IMPROMED CUPBIE OVER.
 - 10. NEC FRIDGE 77 LITRE ENERGY EFFICIENT.
 - 11. 2200 x 1800 x 1800mm (W) X 1500mm WRITING DESK ON 600mm TRUNCATION. 3 DRAWER SET (1 FILE DRAWER). 2000mm X 750mm FRIDGE RECESS. TWO SHELVES OVER & ABS EDGING. COLOUR - BEECH CARCASS COLOUR - ANTHRACITE. (SEE DETAIL ON UT112-001-DRAWING)
 - 12. LCD TELEVISION - 55" (1413mm) MOUNTED ON SWING ARM @ 1500mm.
 - 13. 6000mm x 6000mm (W) X 2100mm (H) TWO DOOR ROBE ON HANGING PAIL. TEN COAT HANGERS & OPEN SHELVES TO 1 ONE SIZE.
 - 14. 4.5KG WALL MOUNT FIRE EXTINGUISHER ON BRACKET @ 800 AF & SIGNAGE OVER FIRE ALARM ON BREAKGLASS @ 1400 AF.
 - 15. FIRE ALARM ON BREAKGLASS @ 1400 AF.
 - 16. FIRE ALARM ON BREAKGLASS @ 1400 AF.
 - 17. FIRE ALARM ON BREAKGLASS @ 1400 AF.
 - 18. FIRE ALARM ON BREAKGLASS @ 1400 AF.
 - 19. FIRE ALARM ON BREAKGLASS @ 1400 AF.
 - 20. FIRE ALARM ON BREAKGLASS @ 1400 AF.
 - 21. FIRE ALARM ON BREAKGLASS @ 1400 AF.
 - 22. FIRE ALARM ON BREAKGLASS @ 1400 AF.
 - 23. FIRE ALARM ON BREAKGLASS @ 1400 AF.



4 PERSON ACCOMMODATION FLOOR PLAN

1:100

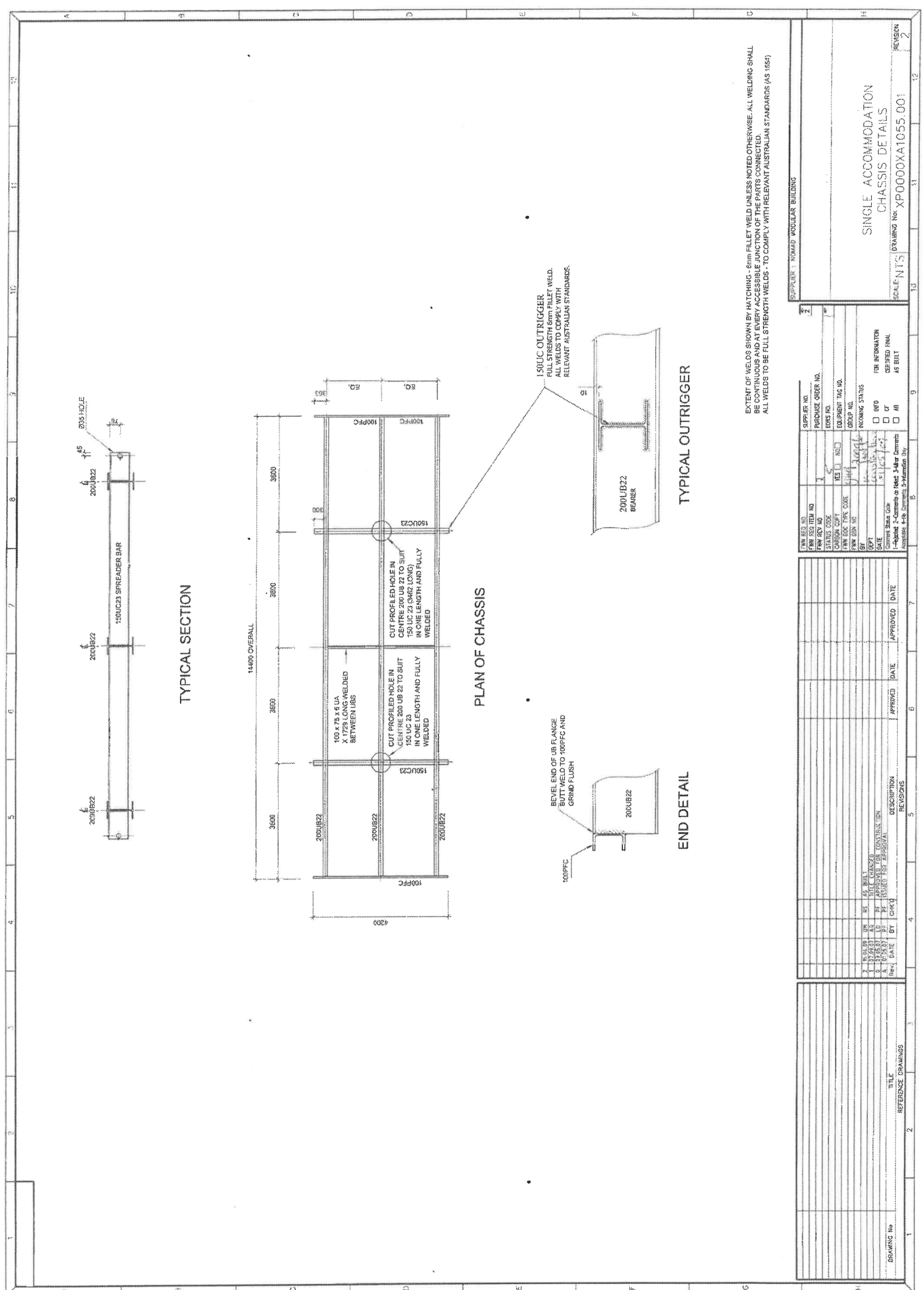
Rev. No. Date By Description

Rev.	Date	By	Description
1			

Drawing Number: 11651

Scale: 1:100

nomad



REFER TO IBS AS SHOWN BY HATCHING - 6mm FILLET WELD UNLESS NOTED OTHERWISE. ALL WELDING SHALL BE CONFORMANT WITH RELEVANT AUSTRALIAN STANDARDS (AS 1554). ALL WELDS TO BE FULL STRENGTH WELDS - TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS (AS 1554).

NO.	DATE	BY	CHKD	DESCRIPTION	REVISIONS
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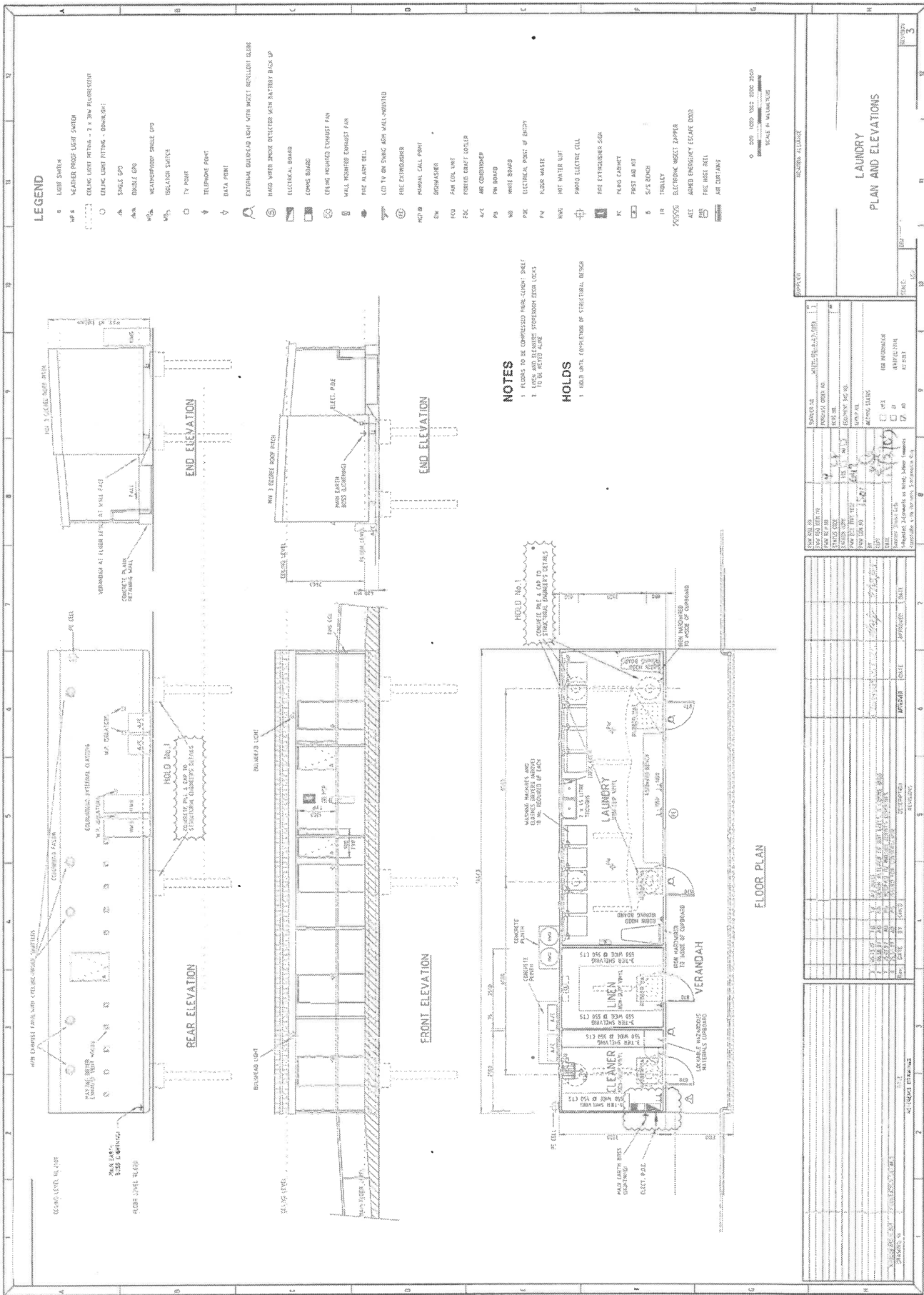
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SUPPLIER: KOMAD VASCULAR BUILDING

SINGLE ACCOMMODATION CHASSIS DETAILS

SCALE: 1:5
DRAWING NO: XP0000XA1055_001



LEGEND

- ⊙ LIGHT SWITCH
- ⊙ WEAVER PRESS LIGHT SWITCH
- ⊙ CEILING LIGHT FITTING - 2 x 2M FLOURESCENT
- ⊙ CEILING LIGHT FITTING - DOWNLIGHT
- △ SINGLE GPO
- ▲ DOUBLE GPO
- ⊙ WEATHERPROOF SINGLE GPO
- ⊙ WEATHERPROOF DOUBLE GPO
- ⊙ TV POINT
- ⊙ TELEPHONE POINT
- ⊙ DATA POINT
- ⊙ EXTERNAL OUTDOOR LIGHT WITH INSET INTELLIGENT GLOBE
- ⊙ HARD WIRE SHOCK DETECTOR WITH BATTERY BACK UP
- ⊙ ELECTRICAL BOARD
- ⊙ DOWN BOARD
- ⊙ CEILING MOUNTED DOWNST FAN
- ⊙ WALL MOUNTED DOWNST FAN
- ⊙ FIRE ALARM BELL
- ⊙ CO TV ON SWING HIGH WALL MOUNTED
- ⊙ FIRE EXTINGUISHER
- ⊙ MANUAL CALL POINT
- ⊙ DOWNHANGER
- ⊙ FIRE DRILL UNIT
- ⊙ FIRE DRIFT DOOR
- ⊙ AIR CONDITONER
- ⊙ FIRE BOARD
- ⊙ WHITE BOARD
- ⊙ ELECTRICAL POINT OF ENTRY
- ⊙ FLOOR WASTE
- ⊙ HOT WATER UNIT
- ⊙ PHOTO ELECTRIC CELL
- ⊙ FIRE EXTINGUISHER SIGN
- ⊙ FLOOR CABINET
- ⊙ FIRST AID KIT
- ⊙ S/A BENCH
- ⊙ TRENCH
- ⊙ ELECTRIC WIRELESS TAPPER
- ⊙ ARMED EMERGENCY ESCAPE DOOR
- ⊙ FIRE WIRE BELL
- ⊙ AIR DUCTS

NOTES

- 1 FLOOR TO BE COMPLETED FROM CONCRETE SKIFF
- 2 LEVEL AND RELEVANCE SUPERSEDED ERROR LOCALS TO BE NOTED ONLY

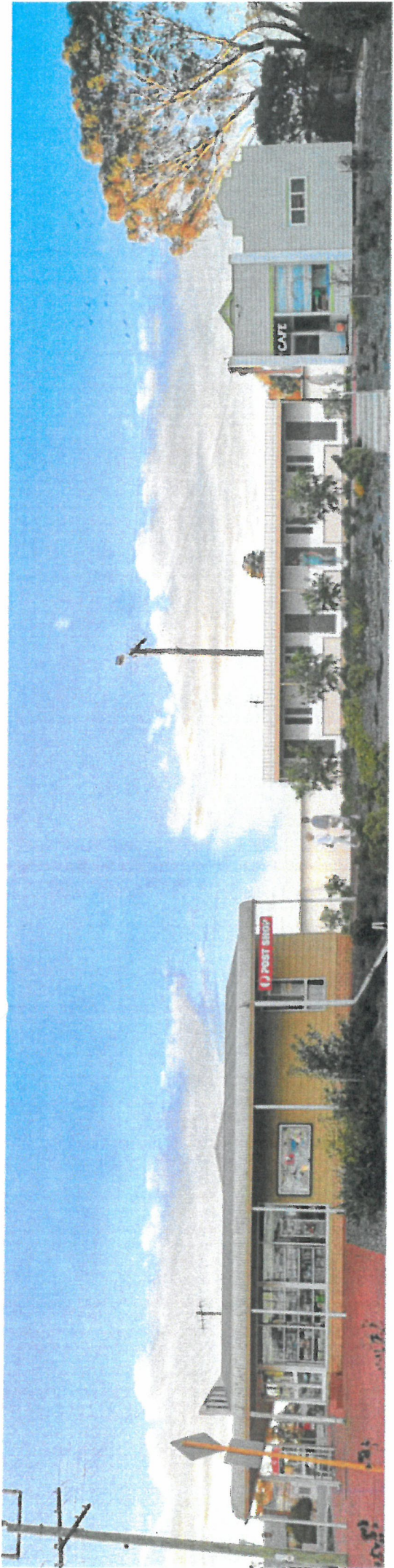
HOLDS

- 1 HOLD DATE, COORDINATION OF STRUCTURAL DESIGN

FLOOR PLAN

LAUNDRY PLAN AND ELEVATIONS

<p>PROJECT: LAUNDRY PLAN AND ELEVATIONS</p> <p>SCALE: 1:500</p> <p>DATE: 15/11/2023</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>APPROVED: [Signature]</p> <p>REVISIONS:</p>		
NO.	DATE	DESCRIPTION
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2	15/11/2023	ISSUED FOR TENDER
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30	15/11/2023	ISSUED FOR TENDER



69 MORGANS ST RAVENSTHORPE SITE PLAN AND ELEVATIONS

SCHEDULE OF SHEETS

- 001 COVER PAGE
- 002 AREA OVERVIEW
- 003 SITE PLAN
- 004 LAUNDRY/STORAGE DIMENSIONS
- 005 EAST-WEST BOUNDARY ELEVATIONS
- 006 NORTH-SOUTH BOUNDARY ELEVATIONS

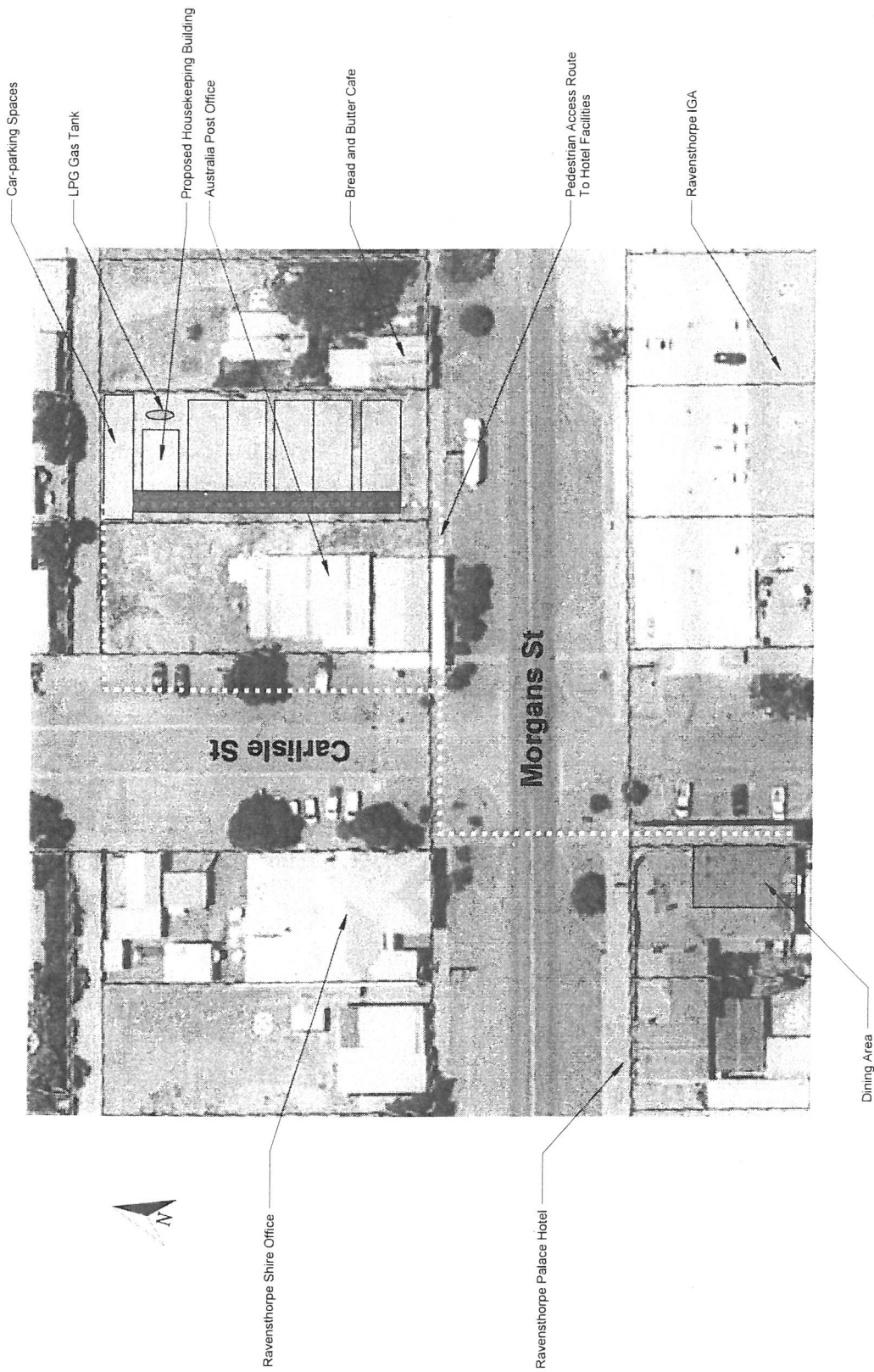
GENERAL NOTES

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2. READ ENGINEERING DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS SHALL BE CONFIRMED PRIOR TO COMMENCING ANY WORKS.
3. CHECK ALL DIMENSIONS ON SITE.
4. DO NOT SCALE FROM THESE DRAWINGS.
5. ALL MATERIAL AND WORKS SHALL CONFIRM TO THE BUILDING CODE OF AUSTRALIA AND APPLICABLE STANDARDS.

DWG No.	TITLE	No.	BY	DATE	CHK	APP	DESCRIPTION	CONTRACTOR	CLIENT	DESIGNED	NAME	DATE	PROJECT	PRJ No.
								BLUEMAR Bluebird Pty Ltd ABN 58 804 127 175 web: www.blueмар.com.au email: project@blueмар.com.au	RAVENSTHORPE PALACE HOTEL 69 MORGANS STREET RAVENSTHORPE, WA, 6346	DESIGNED DRAWN	N/A AJR	N/A 12.07.2018	SPENCERS ST DEVELOPMENT	12018043D
		D	AJR	17.09.2018			ALTERNATIVE DESIGN	<small>THIS MATERIAL HAS BEEN PREPARED BY BLUEMAR FOR THE CLIENT AND BLUEMAR ACCEPTS NO RESPONSIBILITY TO OTHER PARTIES. THIS MATERIAL IS SUBJECT TO AND ISSUED IN ACCORDANCE WITH THE AGREEMENT BETWEEN THE CLIENT AND BLUEMAR.</small>		CHECKED		COVER PAGE		
		C	AJR	01.09.2018			UPDATED - FOR PLANNING APPLICATION							
		B	AJR	17.07.2018			UPDATED - FOR CLIENT REVIEW							
		A	AJR	12.07.2018			PRELIMINARY - FOR CLIENT REVIEW				APPROVED			
REFERENCES										SCALE A3				DRAWING NUMBER 12018043D-A-001-001

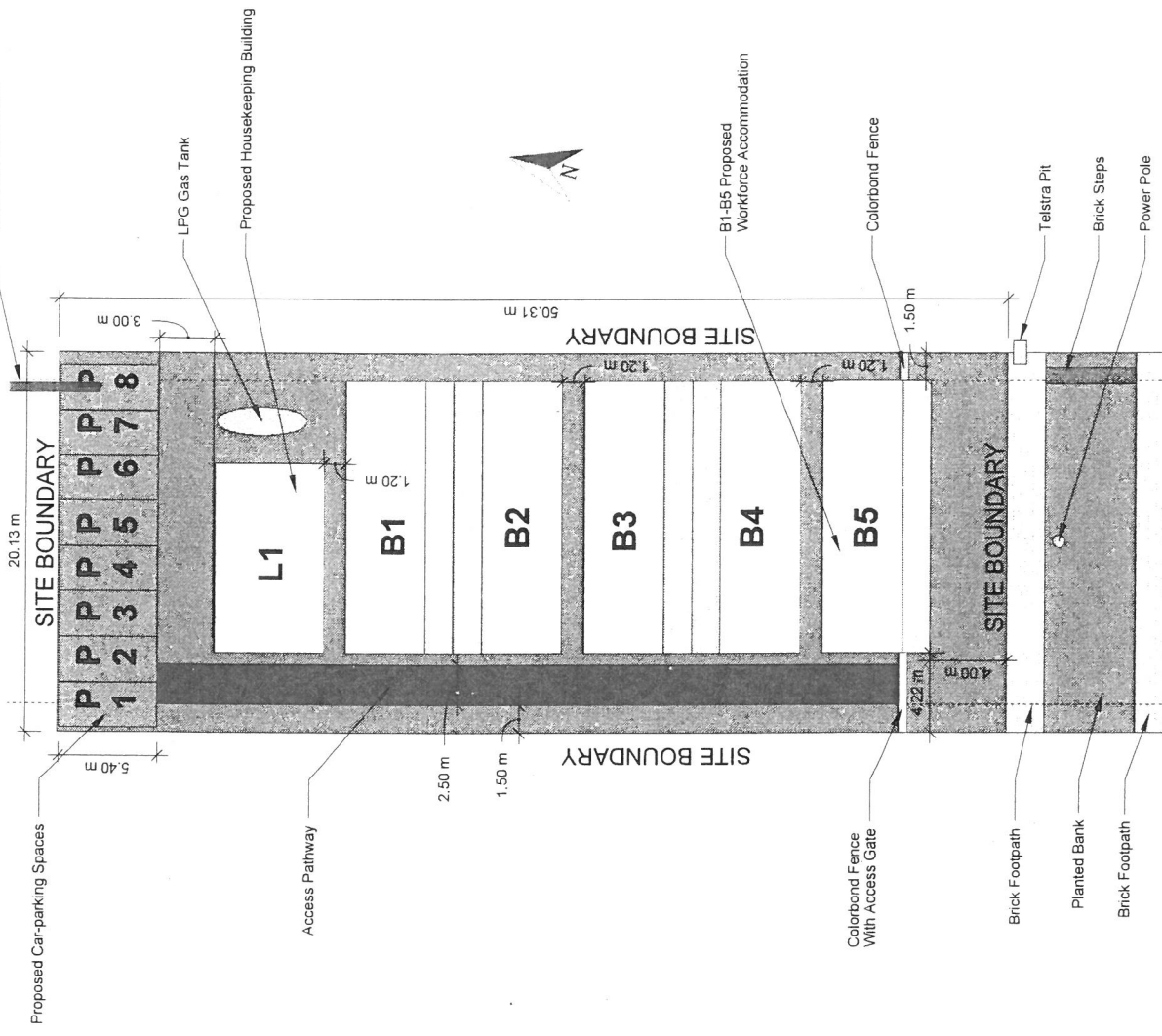
Area Overview



DWG No.	TITLE	No.	BY	DATE	CHK	APP	DESCRIPTION	CONTRACTOR	CLIENT	DESIGNED	NAME	DATE	PROJECT	PRJ No.			
								BLUEMAR Bluemar Pty Ltd 175 web: www.bluemar.com.au email: projects@bluemar.com.au	RAVENSTHORPE PALACE HOTEL 66 MORGANS STREET RAVENSTHORPE, WA, 6346	DRAWN	N/A	N/A	89 MORGANS ST DEVELOPMENT	C2019040			
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		C	AJR	01.08.2018			UPDATED - FOR PLANNING APPLICATION										
		B	AJR	17.07.2018			UPDATED - FOR CLIENT REVIEW										
		A	AJR	12.07.2018			PRELIMINARY - FOR CLIENT REVIEW			APPROVED							
<small>THIS MATERIAL HAS BEEN PREPARED SOLELY FOR USE OF THE PARTIES TO THIS AGREEMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF BLUEMAR. THE MATERIAL IS SUBJECT TO AND ISSUED IN ACCORDANCE WITH THE AGREEMENT BETWEEN THE CLIENT AND BLUEMAR.</small>																	
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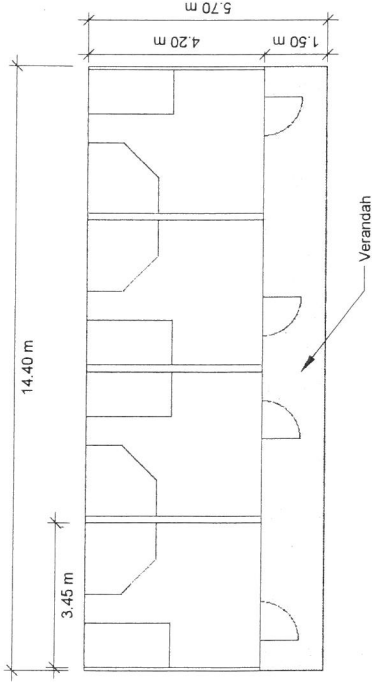
REFERENCES

Site Plan View

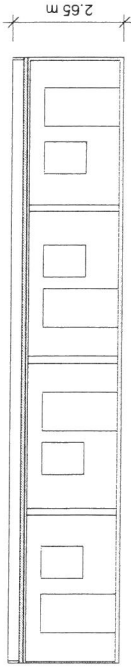


Typical Workforce Unit Dimensions

Plan View



Elevation



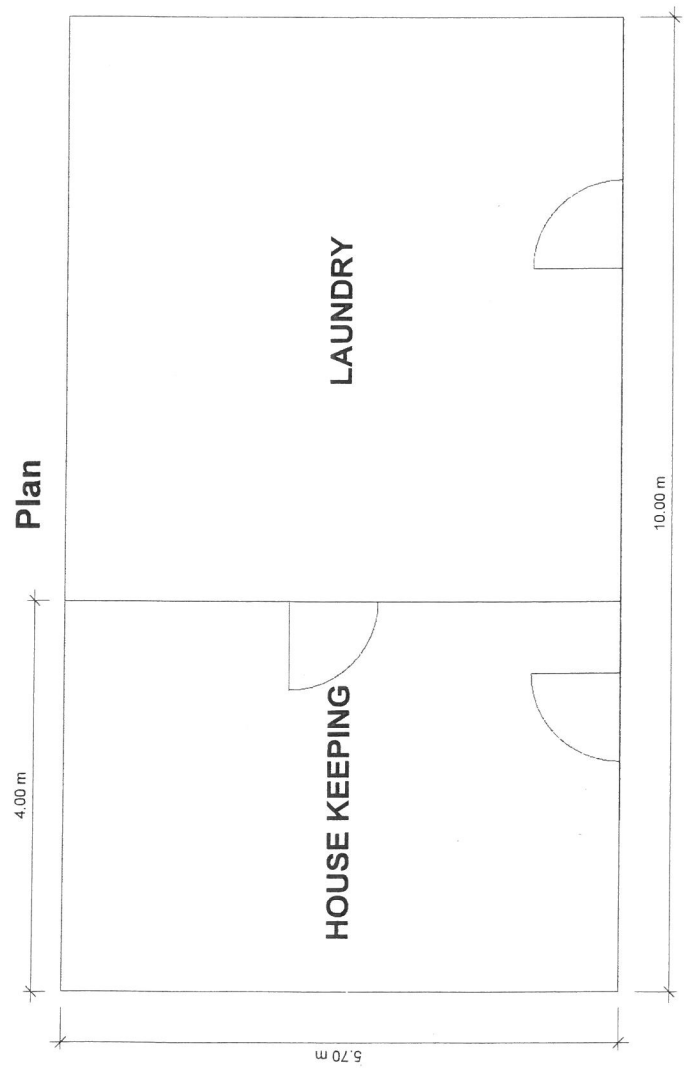
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			D	AJR	17.09.2018			ALTERNATIVE DESIGN	BLUEMAR Bluemar Pty Ltd ABN 58 604 127 175 www.bluemar.com.au Email: projects@bluemar.com.au	Ravensthorpe Palace Hotel 68 Morgans Street Ravensthorpe, WA, 6346	DRAWN	N/A	N/A	SPRINGFIELD DEVELOPMENT				
			C	AJR	01.08.2018			UPDATED - FOR PLANNING APPLICATION						10.07.2018	SITE PLAN			
			B	AJR	17.07.2018			UPDATED - FOR CLIENT REVIEW										
			A	AJR	12.07.2016			PRELIMINARY - FOR CLIENT REVIEW										
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											APPROVED							

REFERENCES

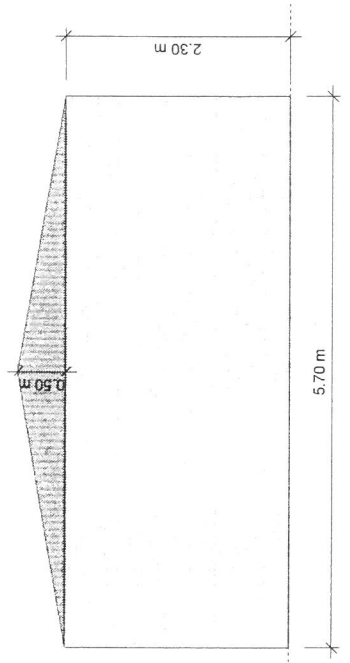
SCALE 1:250
DRAWING NUMBER A3
REVISION D

Laundry/Storage Unit

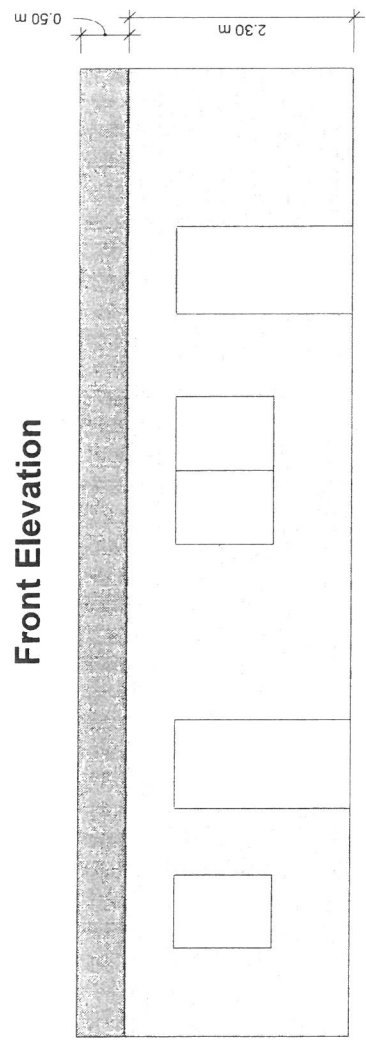
Plan



Side Elevation



Front Elevation



DWG No.	TITLE

REVISIONS			
No.	BY	DATE	DESCRIPTION
D	AJR	17.09.2018	ALTERNATIVE DESIGN
C	AJR	01.08.2018	UPDATED - FOR PLANNING APPLICATION
B	AJR	17.07.2018	UPDATED - FOR CLIENT REVIEW
A	AJR	12.07.2018	PRELIMINARY - FOR CLIENT REVIEW

No.	BY	DATE	CHK	APP	DESCRIPTION

CONTRACTOR
BLUEMAR
 BLUEMAR PTY LTD
 A/N 58 004 121 175
 web: www.bluemar.com.au
 email: projects@bluemar.com.au

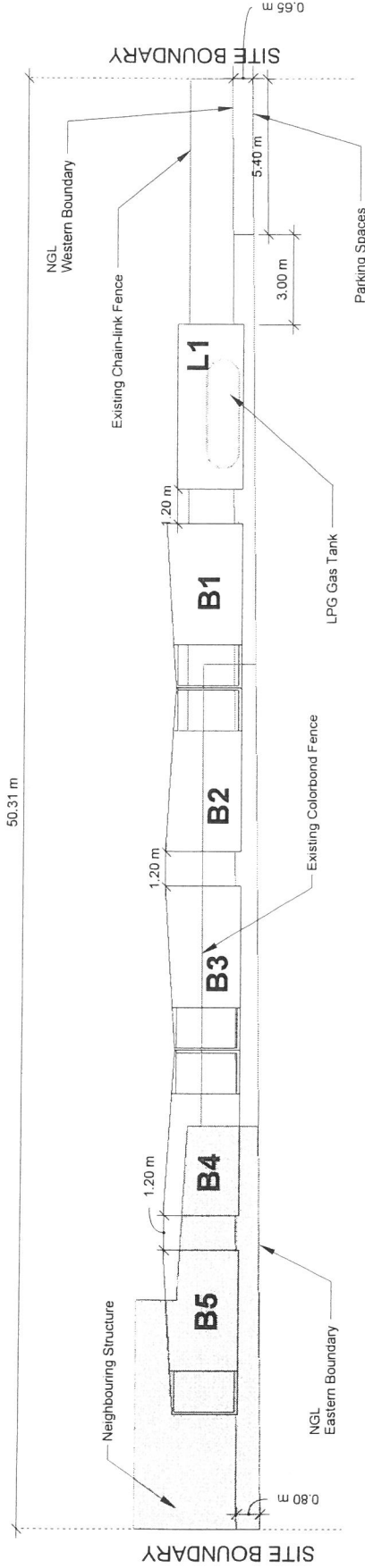
CLIENT
 RAVENSTHORPE PALACE HOTEL
 68 MORGANS STREET RAVENSTHORPE,
 WA, 6346

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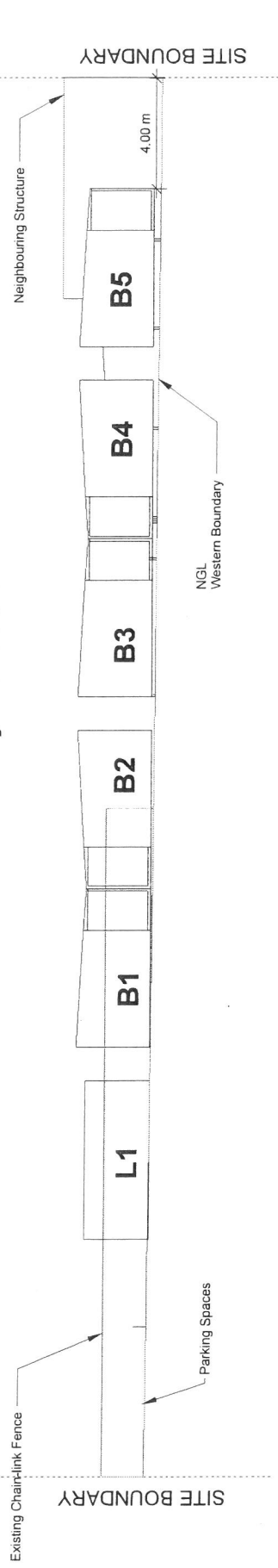
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DRAWN	CHECKED	APPROVED	SCALE	DRAWING NUMBER
AJR	AJR		A3	12018039-A-001-004
			SIZE	REV
			1:50	D

LAUNDRY/STORAGE DIMENSIONS

Eastern Boundary Elevation

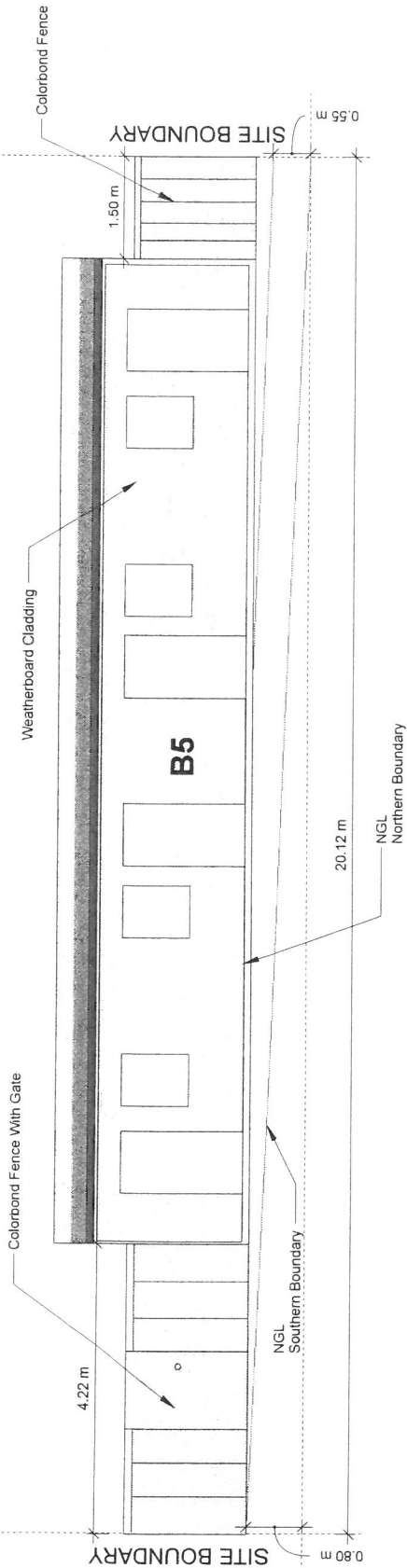


Western Boundary Elevation

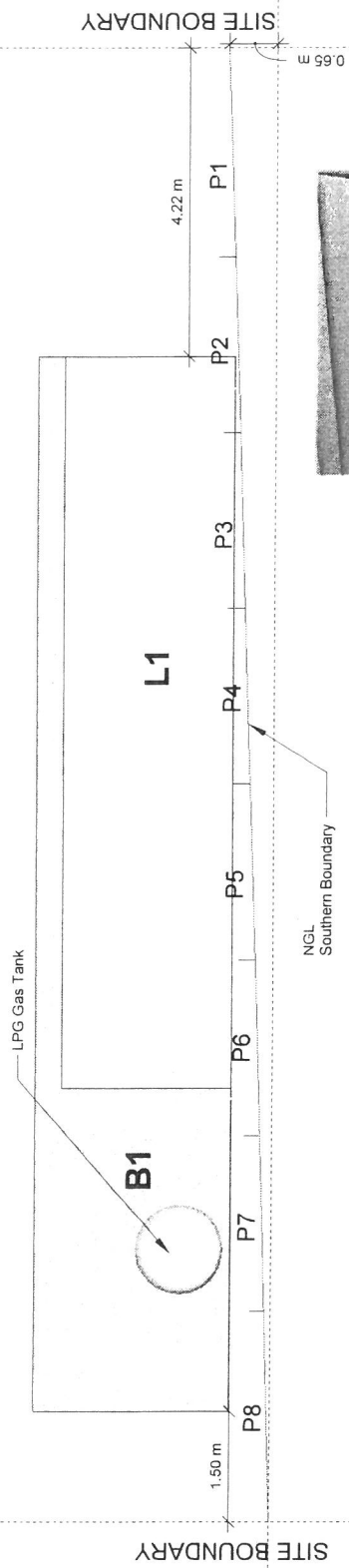


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		C	AJR	01.04.2018	UPDATED - FOR PLANNING APPLICATION					
		B	AJR	17.07.2018	UPDATED - FOR CLIENT REVIEW					
		A	AJR	12.07.2018	PRELIMINARY - FOR CLIENT REVIEW					
				<p style="text-align: center;"> BLUEMAR <small>Bluemar Pty Ltd Suite 107/ 75 Bond Street Perth WA 6000 Tel: +61 (0)8 9447 7517 www.bluemar.com.au email: projects@bluemar.com.au</small> </p>						
						RAVENSTHORPE PALACE HOTEL 68 MORGANS STREET RAVENSTHORPE, WA. 6346	DESIGNED	N/A		
							DRAWN	AJR	12.07.2018	
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							APPROVED			
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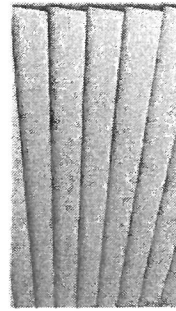
Southern Boundary Elevations



Northern Boundary Elevations



Example of Weatherboard Cladding:



DWG No.	TITLE	No.	BY	DATE	CHK	APP	DESCRIPTION	CONTRACTOR	CLIENT	DESIGNED	NAME	DATE	PROJECT	PRJ No.
		D	AJR	17.06.2018			ALTERNATIVE DESIGN	BLUEMAR	RAVENSTHORPE PALACE HOTEL 88 MORGANS STREET RAVENSTHORPE, WA, 6346	DRAWN	NA	13.07.2018	BACKGROUND DEVELOPMENT	Q20180430-AJ01-005
		C	AJR	01.08.2018			UPDATED - FOR PLANNING APPLICATION			CHECKED	AJR			
		B	AJR	17.07.2018			UPDATED - FOR CLIENT REVIEW			APPROVED				
		A	AJR	12.07.2018			PRELIMINARY - FOR CLIENT REVIEW							
REFERENCES		THIS MATERIAL IS BEING PROVIDED AS A GUIDE ONLY. BLUEMAR, CLIENT AND SUPPLIER ACCEPTS NO RESPONSIBILITY TO OTHER PARTIES. THE MATERIAL IS SUBJECT TO AND ISSUED IN ACCORDANCE WITH THE AGREEMENT BETWEEN THE CLIENT AND BLUEMAR. SCALE: A3 1:86 DRAWING NUMBER: REV D PROJECT: NORTH-SOUTH BOUNDARY ELEVATIONS												

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To whom it may concern,

I came to Ravensthorpe at the beginning of this year as I was offered employment at the Ravensthorpe Hotel. During this time the hotel has been very busy providing work force accommodation for a variety industries including mining, road maintenance, fencing contractors, Water Corp contractors and CBH contractors.

The proposed work force accommodation at 69 Morgans Street will help guarantee my ongoing employment and enable me to stay and raise my young family. We currently have one child attending pre-primary at the Ravensthorpe School and another about to start kindy.

I have heard the rumours being spread by some members of the community who don't know their facts.

The accommodation being sought is for work force purposes in general and not specifically for mining and therefore, the central locality of the development in close proximity to the hotel is a must. The development will strengthen the ongoing viability of the hotel as well as the other businesses in the town.

The central location will also help those people staying, to feel welcome in the community instead of unwanted.

Having heard the businesses will be staying open longer due to increased numbers of people staying in the centre of town, should this development be approved, this will be an added benefit for all members of the community.

Should the development not proceed the number of people employed by the Ravensthorpe Hotel, currently 16, will be drastically reduced. I will probably be one of the casualties taking my young family with me.

I believe this development should have the full support of the town.

Daniel Jackson



HILLSIDE HARDWARE

17th September 2018

To Whom it may concern.

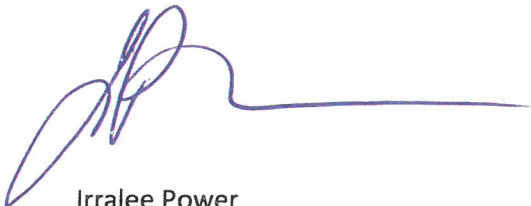
As a local business owner in the Shire Of Ravensthorpe, I am writing to support the extensions of the Ravensthorpe Palace Hotel to accommodate more people working or visiting our town.

We believe this will benefit our local businesses as well as the Hotel itself. The workers that stay at the property make numerous purchases through out our town. It also lets the new people see what our Shire has to offer, it could progress to future investments in the area which are well needed.

Also the development of the units themselves will provide opportunities to local contractors etc for new job opportunities.

We can not see and negativity in the progress of this project going forward. It will be a boost to our town which is much needed.

Fully supported by

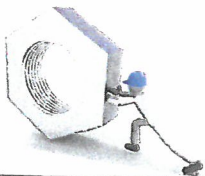


Irralee Power

Hillside Hardware

Ravensthorpe WA

089838 1111



97 Morgans St Ravensthorpe 6346
hillsidehardware@hotmail.com
ABN: 92 169 687 101

Ph 9838 1111
Mob 0458 001 498
Fax 9838 1231

To whom it may concern,

I believe having extra accommodation on Morgans Street will be a boost to the Ravensthorpe economy and make the existing businesses more viable. It will obviously bring additional income to the town and in turn increase employment opportunities.

This in turn will help retain people in the area and enable our clubs to have more members which in turn will improve our lifestyles.

I think the proposed accommodation in the main street would be far more appealing than the existing vacant blocks and have a positive effect on people wanting to stay.

Kylie Clarke - K Clarke
Vincent Russell - 

17/09/2018

To whom it may concern

I am writing to show my support of the accommodation extension proposal by the Ravensthorpe Palace Hotel.

I personally think that more accommodation facilities in town is a good idea for the following reasons;

- Our town needs growth to survive now more than ever. The more people that can come here for work, the more money is pumped into our town.
- The companies that have contracts to work down here spend money locally. It's not just the pub that benefits, our small businesses reap the benefit as well. I have seen it first-hand.
- Our local sporting groups have the potential to grow in size due to more younger people being in town and wanting to join in. Our local Ravensthorpe Cricket team was able to have a full team last year purely because one of the contractors in town encouraged his workers to join. They also provided donations of new equipment, uniforms and more. This was a great asset to our often forgotten club.
- I think having new buildings on the main street will only improve our town's image. Our town centre will look full and thriving and I think this will only be seen as an asset.

Thank you for your time

Regards

Kylie Edwards
0407 123 216

Councillors,

Having recently commenced employment at the Ravensthorpe Hotel the proposed work force accommodation at 69 Morgans Street will help guarantee my ongoing employment. There are not many other employment opportunities available here in Ravensthorpe.

With ongoing employment my family can stay in Ravensthorpe and have our two children continue to go to school here.

Having heard the IGA will be staying open longer due to increased numbers of people staying in the centre of town, should this development be approved, this will be an added benefit for all members of the community.

I have seen a picture of the proposed units, for the existing vacant block, I believe they will enhance the look of the central part of the town.

This development has my full support.

K Power.

F.E DAW & SONS PTY LTD

EST: 1900

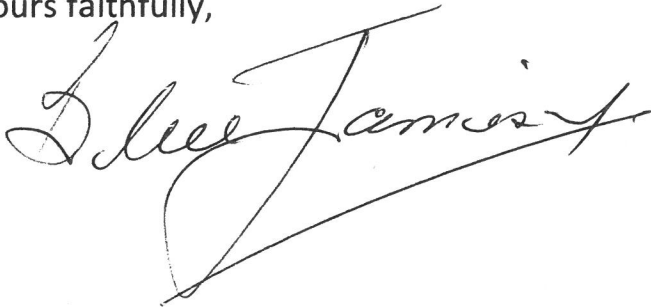
17/9/18

Dear Councillors,

I am writing to you to lend support to the proposed development by the Palace Hotel to increase their accommodation facilities at 69 Morgans st.

I believe this development will enhance the opportunities for all businesses in Ravensthorpe & provide a strengthened base for our community.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Lee James". The signature is written in a cursive style with a long, sweeping underline that extends across the width of the signature.

Councilors,

The development at 69 Morgans Street is one that is needed for the overall benefit of the community.

The central nature of the development will have obvious benefits to most, if not all, of the businesses in town, which in turn benefits other members of the community.

I have been an employee at the Palace Hotel for the past 10 years and have seen first-hand what the hotel does for the local community by way of assisting local clubs with sponsorship and donations.

The hotel currently employs 16 people with almost half of them in the 20 - 30 year age bracket, which is a bracket Ravensthorpe does not have enough of. Should this development not proceed there will be a significant number of jobs lost which in turn means less members in the community.

As an active member of the community I am aware there are some people who are negative towards the development even though they do not know all the facts. They are just spreading negative rumours just for the sake of it. However, I am also aware the silent majority are in favour of the development.





To whom it may concern,

We support any progress and development in our shire and believe that a development in accommodation in the current climate can only be beneficial to our community.

As long as all standards are met and any new structures are aesthetically pleasing, we cannot see any reason that plans to develop accommodation in the proposed areas would be rejected.

Our only concern would be noise levels in Spence St but believe appropriate measures will be put in place to control this.

Regards,

The RavMech team
Delvene, Bob & Thomas

☎ (08) 9838 1146
☎ (08) 9838 1260
☎ 0428 381 146
✉ ravmechservice@bigpond.com

PO Box 134,
Ravensthorpe WA 6346
Lot 203 Morgans St,
Ravensthorpe WA 6346

MECHANICAL | HYDRAULICS | TYRES | TOWING

17-9-2018

Dear Councillors,

I am writing this correspondence in support of the proposed development at 69 Morgans Street by the Palace Hotel Ravensthorpe.

As a small business owner in Ravensthorpe we were greatly affected, as I am sure others were, by the establishment of the truck bypass around the town, which resulted in a drop in our shop sales.

This proposed development will enable more people to obtain accommodation in the heart of the town and just a short walk to my business. I believe this increased foot traffic will be a benefit to my business as well as others. I believe business growth will result in more jobs for the younger members of our community and therefore encourages families to stay in the town, which can only improve the community spirit.

The alternative is a lack of accommodation in the town, which only discourages tourists from staying. NO ACCOMMODATION equals NO TOURISTS.

Also, the block has been vacant for a number of years and the proposed development would only improve the aesthetics of the streetscape, as demonstrated to me by the developer.

Regards

Selena Olliver
Country Kitchen

A. Olliver



MERIDIAN AGENCIES
RAVENSTHORPE LICENSED POST OFFICE

17TH September 2018

Shire of Ravensthorpe
PO Box 43, Ravensthorpe WA 6346

Dear Ian and Shire Councilors,

I would like to make known my support for the Workforce Accommodation units being placed on 69 Morgan's Street and Spence Street.

There are no available rentals and with the potential to have more residents in our town due to the mines pushing for a residential workforce I am in favour to have these Accommodation units locally. Having the Work force accommodations in town will help all our businesses and essentially all our residents. If a business is doing well, jobs and a wider selection of products are available. Everybody wins!

We need to make the most of this time period. When FQM has its workers living in Hopetoun their town thrives, this is our time as Galaxy and ACH are in Ravensthorpe's back yard and we should make the most out of having them here. Let's not send them to Esperance, Hopetoun or kilometers away where they will not spend their money in our town.

Should you wish to discuss my support further, please do not hesitate to contact me on 98381276

Warm regards,



Anthea Francis
Licensee / Postal Manager

0898381276

Meridian.a@bigpond.com

www.toysmeridian.com.au

67 Morgans Street, RAVENSTHORPE WA 6346



To whom it may concern,

I believe having extra accommodation in Ravensthorpe is a great idea, as our town is expanding and there is never enough room for people to stay. Refusing accommodation is a loss for our community.

Having extra accommodation can only benefit the town as the people staying will be using the local businesses for their requirements. This in turn will help with employment opportunities within the town.

I think new accommodation in the main street would be a great asset and definitely more appealing than seeing the vacant blocks with weeds growing that currently exist there.

Deise Edneil

Peter Wilks

From: Ian Fitzgerald <ceo@ravensthorpe.wa.gov.au>
Sent: Friday, 10 August 2018 11:44 AM
To: Peter Wilks
Subject: Fwd: Proposed Development - 69 Morgans Street

FYI

Sent from my iPhone

Begin forwarded message:

From: Jamie Paterson <jamie.paterson@live.com>
Date: 10 August 2018 at 11:20:48 am AWST
To: Ian Fitzgerald <ceo@ravensthorpe.wa.gov.au>
Subject: Proposed Development - 69 Morgans Street

Ian Fitzgerald
CEO
Shire of Ravensthorpe

I am writing concerning the proposed development at 69 Morgans Street, Ravensthorpe.

I object to this proposal on the following grounds:

- Dense, short-term, accomodation at this location on the main street would be visually unattractive.
- Central Ravensthorpe should not be a mining camp.
- The location would cause noise disturbance to the rear residential dwellings on Dunn Street.
- With the other proposal at Spence Street, the tavern is expanding in an adhoc manner, over large blocks of land in the centre of town. I would prefer they developed with a central focus on their already utilised blocks of land, or away from the townsite.

Regards

Jamie Paterson
61 Spence Street
Ravensthorpe WA 6346

MELONY HYDE
Box 178
RAVENSTHORPE WA 6346
AUGUST 20, 2018.

Dear Executive officer,

I write regarding the proposed development for 69 Morgans Street, Ravensthorpe.

Should the development go ahead, my biggest concern would be the drainage on, and from the site.

Over the years I have gradually achieved excellent drainage on my block at

71 Morgans Street — to avert rainfall away from my building and direct it gently and without damage down the hill. Should excess water collect along the western wall of my cafe, it will cause damage to the footings and brickwork. And should it not find a natural flow, as it does now, it has potential to disrupt the lay of the land at the back of 71 Morgans St, where I have a home and gardens.

My second consideration is for the aesthetics of the development.

I realize aesthetics are very personal but the main street is really becoming beautiful with the new

plantings and I have spent a great deal of money renovating my shop to make it visually appealing and in tune with the rest of the main street. I would hope that single men's quarters in the middle of town could be beautifully disguised.

I would also really appreciate the proponents extending my western boundary fence / their eastern, to afford me some privacy in my home and gardens at the back of my block. I have been told by Daniel they will be happy to do this.

Sincerely,

Melony Hyde
Bread and Butter Bar.

20/8/18

21st August 2018

Dear Ian Fitzgerald,

I hereby would like to object to the proposal for workforce accommodation units on 69 Morgans Street Ravensthorpe. The main street is the heart of our town and looks wonderful now that the street scape has been done. I believe that these units would not only be unsightly and out of character as it is neither a business nor a service for the community but they would also create mayhem for the surrounding neighbours. I must also express my concern in regards to a gas tank being located so close to residents and the increased traffic this proposal would cause in an unsuitable space.

If anything the land should be used for commercial purposes such as another business to boost our little town in future growth of people and employment

There surely must be plenty of land space where this proposal would be better suited and strongly urge the Shire to reject this proposal. When I purchased my property some 5 years ago I had a peaceful backyard filled with birdsong, now all I hear is the constant droning of the mine and its trucks. Instead of breathing lovely country air I am sucking in lungful's of the mines dust.

Please I urge you to keep the integrity of this lovely little town.

Yours sincerely



Wendy Spaans

7 Daw Street, Ravensthorpe WA 6346

Clinton and Melissa Daw
131 Middleton Road
Albany, 6330
13th August 2018

Peter Wilks
Senior Planning officer
Shires of Esperance and Ravensthorpe
PO Box 507
Esperance WA 6450

Re: 69 Morgans Street Development Plans

Dear Mr Wilks,

After reviewing the plans proposed for 69 Morgans Street, directly behind our existing property at 40 Dunn Street in Ravensthorpe, we would like to express the following items of concern for consideration by Council.

- **Parking facility.** Our main concern is that light vehicles equipped with reversing alarms would be disruptive to surrounding homes. We are aware of similar complaints coming from residential areas in Hopetoun during the early morning in particular as workers leave.
- **Access** via laneway; permission and bituminising/ water run off? Would they complete the entire laneway or just that bit?...workers would use the laneway as a road, particularly to and from the bottle shop...
- **Townscape.** The Shire has recently upgraded the town centre and spent time and money planning for an alternative future tourism industry rather than relying on mining which is a fluctuating industry. We feel this proposal is not an attractive feature to have in the town centre, particularly where there is a lot of pedestrian traffic to and from the surrounding businesses. Despite the plans to clad the street ends we suspect the final landscaping and overall appearance will not be attractive. Location away from the centre of town would be more suitable for this kind of construction.
- **Alternatives.** We feel that there has been a lot of groundwork recently achieved by local community organisations into sustainability and ways to promote the unique flora, fauna, farming, mining and Aboriginal heritage of the area. We just feel that this venture is a short sighted and limited use of prime real estate in the town centre. Mining has not been a consistent or reliable industry and the Shire is still coping with the fallout of previous over planning of infrastructure.

In summary we would like to reinforce that although we no longer currently reside in Ravensthorpe, as our home town it is held very dear to us and we would like to see it flourishing into a lively and vibrant community. We recognise the importance of a successful local economy, just not at the possible expense of future beneficial community and tourism opportunities. We would suggest that the proposed development occurs somewhere other than the town centre or close to residential buildings.

Kind Regards,
Clinton & Melissa Daw

KC & ML Hosking
P.O. Box 211
Hopetoun 6348
W.A.

Chief Executive Officer
P.O. Box 43
Ravensthorpe 6346
W.A.

Dear sir,

Proposed 20 Workforce accommodation Lot 70 Morgan Street

Our queries are is the block big enough for 20 units plus laundry.

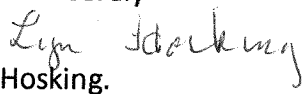
The size of the gas tank for safety which would have to be close to units because of block size.

Adequate parking on the block would be required.

Nuisance value of a workforce in the centre of town should also come into consideration.

Would the complex detract from other premises near by.

Yours sincerely


Lyn Hosking.

16-8-2018

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10.2.2. LOT 28 (69) SPENCE STREET RAVENSTHORPE – 24 WORKFORCE ACCOMMODATION UNITS

File Ref:	P18-021
Applicant:	PAXMA Pty Ltd
Location:	Lot 28 (69) Spence Street, Ravensthorpe
Date:	7 September 2018
Author:	Peter Wilks
Authorising Officer:	Richard Hindley
Attachments:	10.2.2.1 Plans and information 10.2.2.2 Objection and Submission

Summary:

For Council to consider an application for the development of 24 Workforce Accommodation Units, Retaining Walls and associated Earthworks at Lot 28 (69) Spence Street, Ravensthorpe.

Recommendation:

That Council approve development application P18-021 for the development of 24 Workforce Accommodation Units, Retaining Walls and associated Earthworks at Lot 28 (69) Spence Street, Ravensthorpe.

Background:**Site Description**

Lot 28 (69) Spence Street, Ravensthorpe is 1012 square metres in area and is undeveloped. Vegetation is limited to grasses. The property slopes from the north-west to the south-east.

Assessment:

The following are the zoning and Scheme requirements under Local Planning Scheme No. 6.

Lot 28 (69) Spence is zoned 'Mixed Use' by the Shire's Local Planning Scheme No. 6.

The objectives of the zone are as follows:

- i. To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.*
- ii. To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.*

It is the position of Planning Services that the proposal is a compatible land use in the area. However there are valid concerns regarding potential impact via noise nuisance and amenity.

Health, welfare and safety of residents should not be impacted by the proposal, however this is impossible to confirm owing to the unknown nature of future residents.

The following provisions are contained in Local Planning Scheme No. 6:

4.12 Development in the Rural Townsite and Mixed Use Zones

4.12.1 All development within the Rural Townsite and Mixed Use Zones shall have regard to any Local Planning Policy adopted by the local government.

4.12.2 All development within the Rural Townsite and Mixed Use Zones shall be of a design, and constructed from materials that complement the existing character and amenity of the zone as determined by the local government.

4.12.3 Residential development within the Rural Townsite and Mixed Use Zones is only permitted where it is proposed in conjunction with a non-residential land use or where an existing non-residential land use is operating. The local government may consider a standalone residential development where it can be demonstrated that it will not prejudice the primary street frontage to be used for non-residential land uses.

4.12.4 Residential development shall be permitted to a maximum density of R50 within the Rural Townsite and Mixed Use Zones. Any such residential development shall comply with the relevant requirements of the R-Codes as determined by the local government and clause 4.2.

4.12.5 All development within the Rural Townsite and Mixed Use Zones shall have due regard to the impact on existing residential development in terms of:

- d) Scale, bulk and height of proposed buildings;
- e) The proposed activities associated with the land use including hours of operation; and
- f) The general amenity of the area.

There are no Local Planning Policies which affect the proposal as such 4.12.1 does not apply.

While the proposal may be constructed of materials similar to those used on Residential properties in the townsite of Ravensthorpe, it is acknowledged that this form of development does not complement the existing character or amenity of the development along Spence Street.

The proposal is not defined as Residential development under Local Planning Scheme No. 6, as such 4.12.3 and 4.12.4 are not relevant.

The height of the proposed development is not out of character with the existing buildings along Spence Street, being single storey development on retaining walls. The overall site coverage is also equivalent to a proposal for two dwellings on a single property. The building bulk will be slightly higher than a single dwelling or outbuilding on top of a retaining wall, however it is noted that larger construction can be considered under the Scheme, and that building bulk for the proposal is less than if someone were to propose two double storey dwellings on the site or a single double storey dwelling and a large Outbuilding.

There are no hours of operation associated with workforce accommodation. As such 4.12.5(b) is not relevant.

The proposal will impact on the visual amenity of the area. There will also be a level of impact via noise, vehicle movements, increased density and additional pedestrians, however it is noted that the property is located in close proximity to the Ravensthorpe Hotel and Morgans Street and as such the property is already impacted by a degree of noise, vehicles and pedestrian movement.

The proposed land use is defined as Workforce Accommodation which means premises, which may include modular or relocatable buildings, used –

- c) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
- d) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

The proposal is intended by the applicant to be freely used by any organisation or body seeking workforce accommodation in the Shire of Ravensthorpe, ranging from mines, to farmers, to the Shire which complies with the definition of Workforce Accommodation.

Workforce Accommodation is an 'A' use in the Mixed Use zone, which means that the application can only be determined after giving notice in accordance with Clause 64 of the Deemed Provisions. In this instance the application was referred to the two adjoining landowners for comment with one objection being received.

The following specific provisions also impact on proposals for Workforce Accommodation:

4.16 Workforce Accommodation

4.16.1 On land within the Rural, Residential, Mixed Use or Rural Townsite Zones, the local government may consider an application for Workforce Accommodation associated with an existing or proposed construction, resource, agricultural or industrial operation to accommodate the worker(s), provided that:

- e) the local government is satisfied that the Workforce Accommodation can be adequately serviced with water, power and effluent disposal;
- f) where an operation is proposed and not yet operational, it can be adequately demonstrated to the local government that the operation will proceed to construction and operation prior to the approval for Workforce Accommodation being issued;
- g) a management plan is prepared and submitted with the local government that outlines how the Workforce Accommodation will be decommissioned should it no longer be required; and
- h) where Workforce Accommodation is proposed within the Residential, Mixed Use and Rural Townsite Zones it is to be setback from boundaries in accordance with the Residential Design Codes.

The proposal is intended by the applicant to be freely used by any organisation or body seeking workforce accommodation in the Shire of Ravensthorpe, ranging from mines, to farmers, to the Shire.

The proposal can be connected to existing infrastructure in Ravensthorpe for water, power and sewer.

The applicant has indicated that should the use of the site cease in the future that the units are to either be removed from the site or converted to tourist accommodation which fulfils the requirement for a management plan.

The buildings associated with the workforce accommodation are setback from the boundaries in accordance with the *Residential Design Codes*, being a 1.5 metre side setback. The retaining walls, being a separate form of development to the Workforce Accommodation, fall under standard setbacks for the Mixed Use which permits a nil side setback.

For reference please note that as per the Department of Planning's position statement on Workforce Accommodation published in January 2018, under the *Planning and Development Act 2005* planning decision makers can control:

3. Where a planning application is required, the terms of an approval related to:
 - a. timeframe
 - b. setbacks
 - c. landscaping
 - d. parking and access
 - e. location and appearance of buildings
 - f. integration with surrounding areas
 - g. any other land use planning matters relevant to the site.
4. Where a planning application is required, the ability to approve/refuse a proposal considering local planning scheme requirements.

Planning decision makers cannot control:

8. Any matters specified by a State Agreement Act.
9. The issuing of a mining tenement made under the Mining Act 1978 – which can include a general purpose lease for 'any other purpose directly connected with mining operations' (may be located in a townsite).
10. That workforce accommodation needs to be met by permanent accommodation rather than 'camps'.
11. That workforce accommodation be located in a town rather than a minesite.
12. Whether the land for workforce accommodation is owned by the Crown or held in fee simple.
13. Requirements for 'community contributions' by workforce accommodation proponents.
14. Requirements for workforce accommodation to achieve 'legacy benefits'.

Officers Comment:

The application has been referred to Council due to the objection received from the owner of Lot 39 (65) Spence Street and a submission made by the owner of Lot 39 (65) Spence Street. As the objection is on valid Planning grounds and the submission raises valid concerns, only Council has the power to either approve or refuse the application. A breakdown of the concerns outlined in the objection and submission can be found in the consultation section.

From a planning perspective, there are both positives and negatives from locating any form of Workforce Accommodation in a location such as Lot 28 (63) Spence Street.

On the positive side of things:

- 4) Locating workforce accommodation in the centre of Ravensthorpe allows for workers to have direct access to infrastructure and shops which has positive flow on effects in terms of commercial viability and increased patronage.
- 5) Proximity to the Ravensthorpe Hotel and Morgans Street means that the local area is already affected by some degree of noise and amenity impact which reduces the scale of any noise or amenity impact generated by the proposal.
- 6) The proposal is well within the capacity of the local road network to accommodate.

On the negative side of things:

- 3) It is acknowledged that the proposal will result in increased noise, particularly from vehicle and pedestrian movements as well as provision of air conditioning that will impact on adjoining landowners and tenants.
- 4) Development of this type is not attractive. There will be some impact on visual amenity in the local area from the proposal.

In regards to the proposed Retaining Walls it is important to note that these are considered separate from the proposed buildings for Workforce Accommodation. Where Workforce Accommodation is referenced in the Scheme, it should only apply to those buildings intended to be actively used for the purposes of Workforce Accommodation and not for ancillary structures. The reason for this is that Retaining Walls (and the associated Earthworks) can be proposed as part of any potential use of the site, whether it is for Dwelling, Shop, Office, Industrial or even as a completely separate application and that as such they should be assessed solely under provisions for Mixed Use development in the Scheme.

Consultation:

The application was advertised between 8 July and 22 July 2018 to owner of Lot 39 (65) Spence Street, and between 8 July and 21 August 2018 to the Department of Housing (Housing Authority) being the owner of Lot 37 (61) Spence Street. The owner of Lot 39 (65) Spence Street provided an initial objection on the 20th of July, and a more detailed objection of the 31st of July.

The matters referred to in the submissions are summarized as follows. Please note that some submissions covered multiple points.

Grounds of Objection	Planning Services Comments and Recommendation
Lack of notice regarding the proposal.	<p>It is noted that the 14 days given for referral to the owner of Lot 39 (65) Spence Street may not have been satisfactory from their perspective but was in line with the requirements of Clause 64 (3)(a) of the Deemed Provisions of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>It has been raised by Planning Staff with the Department of Planning that this time period needs to be extended owing to the slow delivery times of Australian Post in regional Australia. As of this time the Department of Planning has not indicated whether this time period is likely to change in the future.</p>
Only 12 car parking bays associated with the proposed development and access by vehicles.	There is no set amount of car parking required for Workforce Accommodation by Local Planning Scheme No. 6.

	<p>Having only 12 car parking bays on site can be justified given the intention of the workforce accommodation is to have the workforce travelling by bus to and from both the airport and the applicable mine site. Combined with the position of the workforce accommodation in the centre of Ravensthorpe there is little need for workers staying at the site to have their own vehicles.</p> <p>Should the proposal be approved it is suggested that the following conditions be applied to mitigate the concerns of the adjoining landowners:</p> <ol style="list-style-type: none"> 1) A minimum of twelve (12) car parking bays are to be provided on-site in accordance with the requirements of Australian Standard AS2890.1:2004 Parking Facilities – Off-street Car Parking. 2) Vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed (two coat, asphalt, concrete or brickpavers), drained and thereafter maintained. 3) All car parking areas and access ways shall be maintained for their stated purpose at all times and shall not be used for display or general storage purposes. 4) No parking or display of vehicles and/or equipment shall occur within the road verge area at any time. 5) In the event that overflow car parking is required, the parking of the vehicles in question is to be on land associated with the Ravensthorpe Palace Hotel.
<p>Setback of retaining walls to the eastern boundary.</p>	<p>In regards to the proposed Retaining Walls it is important to note that these are considered separate from the proposed buildings for Workforce Accommodation. Where Workforce Accommodation is referenced in the Scheme, it should only apply to those buildings intended to be actively used for the purposes of Workforce Accommodation and not for ancillary structures.</p> <p>The reason for this is that Retaining Walls (and the associated Earthworks) can be proposed as part of any potential use of the site, whether it is for Dwelling, Shop, Office, Industrial or even as a completely separate application and that as such they should be assessed solely under provisions for Mixed Use development in the Scheme.</p>

<p>Overshadowing</p>	<p>There are no limitations on overshadowing where the development that causes the overshadowing is not a Residential development.</p> <p>If the provisions of the <i>Residential Design Codes</i> were applicable and the property assigned a density code of R30 similar to the maximum density of nearby properties, a maximum of 35% overshadowing at 12 noon on the winter solstice could be permitted. As the proposed development is located to the west (or more correctly, a couple of degrees south of a true western alignment), there would be no consideration given to overshadowing under the <i>Residential Design Codes</i>.</p>
<p>Stormwater Collection and Management.</p>	<p>As part of any planning approval for the proposal, Stormwater will need to be properly managed so that it does not impact on an adjoining property. As such the following condition is suggested as part of the conditions of any approval for the site:</p> <p>2) All stormwater and drainage run off from all roofed and impervious areas is to be retained on-site to the satisfaction of the Shire of Ravensthorpe.</p> <p>The applicant will then need to demonstrate how the stormwater is retained to site as part of the Building Permit.</p>
<p>Concerns regarding subterranean movement causing damage to adjoining properties.</p>	<p>This is covered under Builders Insurance. Should the owner of an adjoining or nearby property believe that damage has occurred to their property as a result of works associated with this proposal, they will need to get in touch with the Builder in question to arrange for an inspection.</p> <p>It is recommended that the owners of adjoining properties take photographs of their properties for use as evidence in the event that damage does occur.</p>
<p>Concerns regarding excess noise</p>	<p>Any construction or works on the site will need to comply with the <i>Environmental Protection (Noise) Regulations 1997</i>, which will limit work hours to between 7am and 7pm.</p>

	<p>The following condition is suggested as part of any approval:</p> <p>2) The proposed operations, during and after construction, are required to comply with the <i>Environmental Protection (Noise) Regulations 1997</i>.</p> <p>The Shire has no responsibility for noise associated with private vehicles. Should an individual believe that a vehicle is creating excessive noise, they should note the number of the license plate and contact the police.</p> <p>Planning Services acknowledges that the Department of Communities – Housing has a valid concern regarding potential noise impact on tenants from the WA Police who may have alternative work/sleep hours to the majority of the community. Given that the proposed development utilises transportable units, the period where the adjoining properties will be impacted by construction noise should be shorter than if the proposal was for a standard dwelling and retaining walls, however the amount of noise is also likely to be greater during the construction period due to the need for heavy machinery to move the transportable units into place.</p>
<p>Concerns regarding security</p>	<p>Any potential impact on security will depend on who the tenants of the proposed development are, and as such it is impossible to determine if there will be any impact at this time.</p> <p>It is noted that security is not a valid planning concern, but rather a matter for the WA Police.</p>
<p>Difficulty renting the property, and potential impact on land value</p>	<p>Impact on land value and the ability to rent a property to tenants are not valid planning concerns.</p>

Statutory Obligations:

Local Planning Scheme No. 6

The applicant has a right of review to the State Administrative Tribunal if aggrieved by any planning decision.

It should also be noted that pursuant to Section 211(1) of the *Planning and Development Act 2005*, a person aggrieved by the failure of a local government to enforce or implement effectively the observance of a local planning scheme may make representation to the Minister. If the Minister considers it appropriate to do so, representation may be referred to the State Administrative Tribunal for its report and recommendation. Following subsequent actions and recommendation by the SAT the Minister may order the local government to do all things considered necessary for enforcing the observance of the Scheme or any provisions of the Scheme.

Policy Implications:

None

Budget / Financial Implications:

None for Council

Strategic Implications:

The proposal is to do with the following theme of the Strategic Community Plan:
Theme 1:

A healthy, strong and connected community that is actively engaged and involved;
Outcome 1.2 "Vibrant & attractive townsite".

Sustainability Implications:

- **Environmental:**

There are no known significant environmental considerations.

- **Economic:**

There are potential economic benefits to the Ravensthorpe townsite from the proposed Workforce Accommodation, through increased population in the centre of the townsite and the flow-on effects of increased trade and patronage.

- **Social:**

There are potential social benefits from locating Workforce Accommodation in the centre of Ravensthorpe, allowing workers to access the full range of commercial businesses and social infrastructure available in the Ravensthorpe townsite. This

may assist in counter-acting the mental and physical health concerns associated with Fly-in, Fly-out and Drive-in, Drive-out workers.

Voting Requirements:

Simple majority

OFFICER RECOMMENDATION

ITEM 10.2.2

That Council resolve to approve Development Application P18-021 for 24 workforce accommodation units, retaining walls and associated earthworks subject to the following conditions:

1. Development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the Shire of Ravensthorpe (Planning Services).
2. The land and buildings the subject of this approval shall be used for the purposes of Workforce Accommodation only and for no other purpose unless otherwise approved in accordance with the provisions of Local Planning Scheme No. 6 (refer below definition as extracted from Part 6, Division 2 – Land Use Terms used in Scheme).
 - primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
 - for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.
3. During construction stage, adjoining lots are not to be disturbed without the prior written consent of the affected owner(s).
4. This approval to establish Workforce Accommodation on the subject land shall not be viewed as providing a basis for subdivision of the land (either strata subdivision or fee simple (green title)) to create a separate title for single or multiple Workforce Accommodation units.
5. The void area between the floor and natural ground levels is to be enclosed with brickwork, battens or other suitable material which is compliant with the Building Code of Australia and Australian Standard 3959:2009 (as amended).
6. All retaining walls, earthworks and/or associated drainage shall be undertaken in accordance plans and specifications certified by a qualified Engineer as being consistent with standard engineering practices, as approved by the Shire of Ravensthorpe.
7. The vehicle crossovers are to be constructed, drained and sealed to the satisfaction and specifications of the Shire of Ravensthorpe.
8. A minimum of twelve (12) car parking bays and any applicable accessible bays are to be provided on-site in accordance with the requirements of Australian Standard AS2890.1:2004 Parking Facilities – Off-street Car Parking, Australian Standard 2890.6 and the Building Code of Australia.

9. Prior to the commencement of the use, vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed (asphalt, concrete or brickpavers), drained, kerbed, marked (including disabled bays) and thereafter maintained.
10. All car parking areas and access ways shall be maintained for their stated purpose at all times and shall not be used for display or general storage purposes.
11. No parking or display of vehicles and/or equipment shall occur within the road verge area at any time.
12. In the event that overflow car parking is required, the parking of the vehicles in question is to be on land associated with the Ravensthorpe Palace Hotel.
13. All stormwater and drainage run off from all roofed and impervious areas is to be retained on-site to the satisfaction of the Shire of Ravensthorpe.
14. Arrangements shall be made to the satisfaction of the Shire of Ravensthorpe for the provision of onsite parking for the purpose of picking and setting down members of the public prior to occupation of the approved development so that any impediment to the movement of traffic along Spence Street does not occur.
15. The existing infrastructure located within the road reserve shall be retained and protected during the construction process period with any damage to the infrastructure being repaired to the satisfaction of the Shire of Ravensthorpe (Asset Management Division) at developer's expense.
16. All street trees located in verge areas adjoining the site shall be retained and protected during the construction process to the specification and satisfaction of the Shire of Ravensthorpe (Asset Management Division).
17. The provision of all services, including augmentation of existing services, necessary as a consequence of any proposed development shall be at the cost of the developer and at no cost to the Shire of Ravensthorpe.
18. The approved development must be connected to a reticulated water supply provided by a licensed water provider.
19. Before the approved development is occupied, the property must be connected to the reticulated sewerage system.
20. Immediately prior to the occupation of the site and/or buildings for their approved purpose, the proponent shall notify the Shire of Ravensthorpe, in writing, of the effective completion of the approved development such that a Final Inspection can be carried out to determine compliance with the conditions contained on this Planning Consent.

21. The development hereby approved must not create community safety concerns, or otherwise adversely affect the amenity of the subject locality by reason of (or the appearance or emission of) smoke, fumes, noise, vibration, odour, vapour, dust, waste water, waste products or other pollutants.

22. All fencing shall be in accordance with Shire of Ravensthorpe Local Planning Policy: Fencing.

23. The works involved in the implementation of the development must not cause sand drift and/or dust nuisance. In the event that the Shire of Ravensthorpe is aware of, or is made aware of, the existence of a dust problem, measures such as installation of sprinklers, use of water tanks, mulching, or other land management systems as appropriate may be required to be installed or implemented to prevent or control dust nuisance, and such measures shall be installed or implemented within the time and manner directed by the Shire of Ravensthorpe.

24. A bin storage area shall be provided on-site and screened from public view to the satisfaction of the Shire of Ravensthorpe.

25. All delivery/collection points and rubbish storage areas are to be designed and located to minimise noise, odour, visual intrusion and/or other factors potentially adversely affecting the character and/or amenity of residents and properties in the vicinity to the satisfaction of the Shire of Ravensthorpe.

26. The proposed operations, during and after construction, are required to comply with the *Environmental Protection (Noise) Regulations 1997*.

27. Within six months of the use of the land and buildings hereby approved as workforce accommodation ceasing, either the transportable buildings associated with the use of the site are to be removed or a change of use application is to be submitted to the Local Government.

28. Retaining walls are to be set back a minimum of 1.5 from the eastern boundary of Lot 28 (63) Spence Street, Ravensthorpe to the satisfaction of the Shire of Ravensthorpe.

29. All structures the subject of this approval are to possess a hipped roof to the satisfaction of the Shire of Ravensthorpe.

30. The portion of the laneway running between the subject land, being lot 28 (63) Spence Street, and the Ravensthorpe Hotel, being lots 28-30 (63, 66 and 68) Morgans Street, is to be constructed and sealed to the satisfaction of the Shire of Ravensthorpe (Works Department) between the western boundary of the subject land and Carlisle Street at the cost of the applicant.

And the following advice notes:

1. **THIS IS NOT A BUILDING PERMIT.** An application for a building permit is required to be submitted and approved by the Shire of Ravensthorpe prior to any works commencing on-site.

2. The development is to comply with the *Building Code of Australia, Building Act 2011, Building Regulations 2012* and the *Local Government Act 1995*.

3. It is the responsibility of the applicant to ensure that building setbacks correspond with the legal description of the land. This may necessitate re-surveying and re-pegging the site. The Shire of Ravensthorpe will take no responsibility for incorrectly located buildings.

4. It is the responsibility of the developer to search the title of the property to ascertain the presence of any easements and/or restrictive covenants that may apply.

5. The applicant is to liaise with Shire of Ravensthorpe to ascertain the location of any and all shire infrastructure prior to the commencement of works.

6. Any requirement to move, relocate, repair or adjust existing shire infrastructure is to be at the cost of the applicant.

7. The Department of Water and Environment Regulation has prepared dust control guidelines for development sites, which outline the procedures for the preparation of dust management plans. Further information on the guidelines can be obtained from the Department of Water and Environment and Regulation's website www.dwer.wa.gov.au under air quality publications.

8. The developer is to liaise with Shire of Ravensthorpe to determine any requirement for additional approvals for any signage proposed to be erected on site.

9. The approved development is required to comply with the following legislation (as amended from time to time):

Health (Miscellaneous Provisions) Act 1911

Occupational Safety and Health Regulations 1996

Sewerage (Lighting, Ventilation & Construction) Regulations 1971

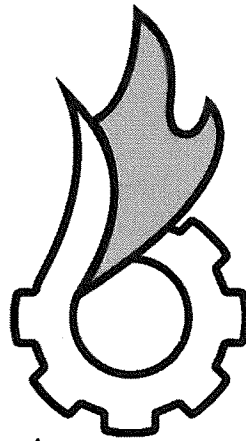
Environmental Protection (Noise) Regulations 1997

10. Retaining walls that run along the eastern boundary of Lot 28 (63) Spence Street, Ravensthorpe are to be stepped down or reduced in height in accordance with site constraints.

11. The Shire of Ravensthorpe encourages that colours, materials and design elements be in accordance with the Shire of Ravensthorpe Urban and Landscape Design Manual 2015 where applicable.

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Proposed Development at 63 Spence St,
Ravensthorpe



BLUEMAR

July 2018

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Bluemar Pty Ltd ("Bluemar") is a Consulting Engineering Practice in Esperance WA. Bluemar services clients in regional areas of Australia and practices in Mechanical, Civil, Chemical, Environmental, Geo-technical and On-shore Marine engineering disciplines.

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Project Name Proposed Development at 63 Spence Street, Ravensthorpe
Project Number Q20180430
Client Ravensthorpe Palace Hotel
Site Inspections by Alex Richardson
Shaun Meares BE PhD MIEAust CPEng NER
Project Manager Alex Richardson

Document History

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1. Introduction

The Ravensthorpe Palace Hotel is an iconic country pub set in the centre of Ravensthorpe. It was established in 1902 and the current owners have owned and operated the hotel since 2007. The hotel forms a vital part of the local economy offering accommodation and meals to tourists and residents.

RPH also provides accommodation and meal packages to corporate clients and visiting specialist workforces, making Ravensthorpe an easy place to do business and creating employment opportunities for local people.

RPH have identified a need to increase their current accommodation facilities to continue to cater for their workforce clientele.

2. Site

The site (Lot 852 on DP223075) is located at 63 Spence St, Ravensthorpe 6346. The property is 1012 sqm and is adjacent to the main RPH precinct.

There is vehicle access to the site on the Northern side from the alley way between Morgans St and Spence St. There is access to the Southern side from Spence St.

A retaining wall and 1.8m Colorbond fence form the Western boundary of the site. A 1.8m high Colorbond fence forms the Eastern boundary of the site.

There is a single tree stump on the site with no other substantial vegetation. The site has a gradual fall from the North West corner towards the low point on the site at the South East corner.

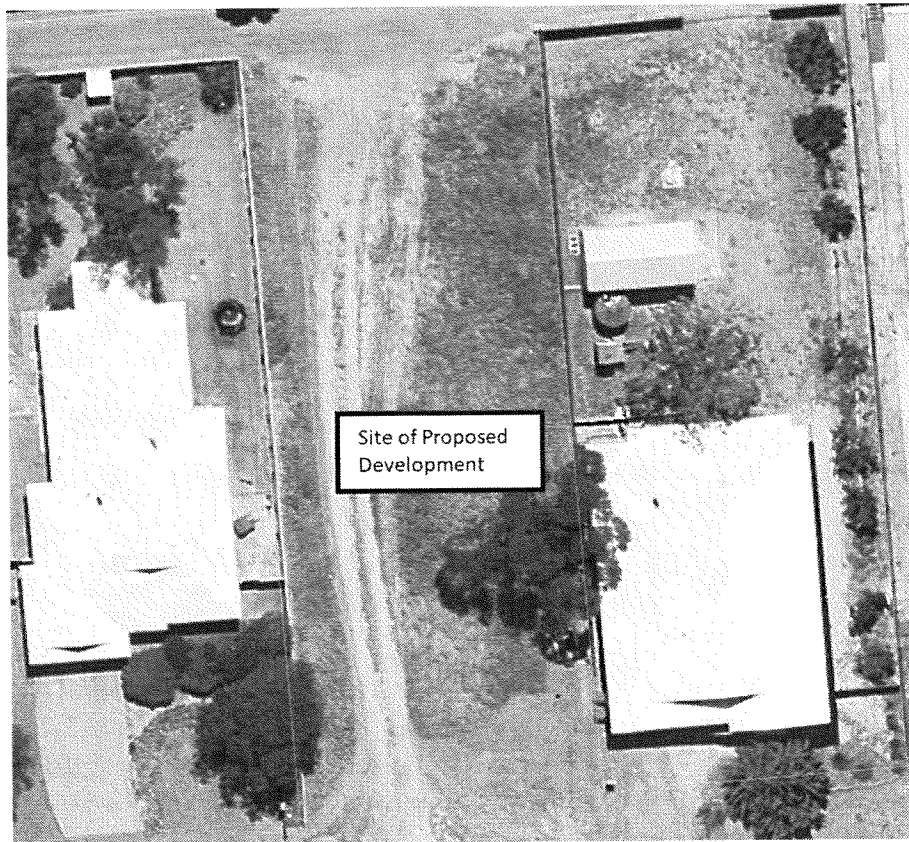


Figure 1: Aerial image of the site of the proposed development.



Figure 2: Image of the site taken on the Northern boundary looking south.

Workforce Accommodation at 63 Spence St, Ravensthorpe

ATTACHMENT 10.2.2

3. Proposed Development

The proposed development is 24 single person workforce accommodation units and 12 light vehicle parking bays.

3.1 Workforce Accommodation Units

The workforce accommodation units will be pre-built as a transportable building in sets of 4 units. There will be 6 transportable buildings placed onto the site.

Each unit will contain:

- Bed
- Bathroom
- Air-conditioning unit
- Writing desk and chair
- Television
- Fridge

Each transportable building will be fitted with its own a hot water system servicing its 4 respective units.

Floor plans of the units are included in the site plans that accompany this report.



Figure 3: Image of a typical workforce accommodation unit.

Workforce Accommodation at 63 Spence St, Ravensthorpe

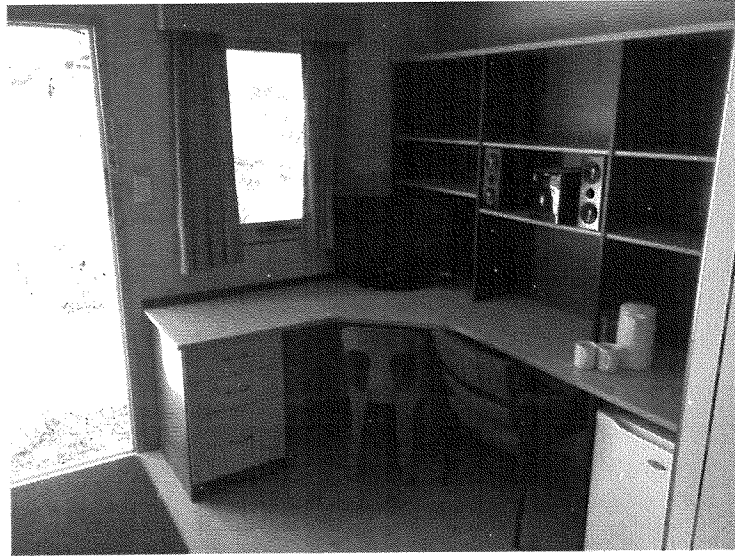


Figure 4: Image of a typical workforce accommodation unit.

3.2 Site Layout

The 6 transportable buildings will be arranged on site as seen on page 3 of the attached site plan. The site will undergo earthworks to accommodate the natural slope on the site and create 3 distinct level areas.

Retaining walls of various heights will be constructed along the eastern boundary of the property, and the northern and southern car parking areas.

3.3 Parking

The development will have 12 light vehicle parking spaces. This will be adequate parking capacity to cater for 24 workforce guests who are currently transported to and from their work site via car-pooling, mini-van, or bus service arranged by their employer. RPH anticipate approximately 8-10 light vehicles that will require parking at this site.

3.4 Meals

RPH has the existing capacity to provide all meals and laundry facilities to the 24 new workforce accommodation units. Guests will use the dining facilities in the main RPH building and have access to the communal areas of the hotel. The main dining room is approximately 100m walk from the centre of the proposed development.

3.5 Laundry

Laundry facilities are available for all guests at the RPH. They currently include 5 washing machines and 3 dryers. Workforce guests typically have laundry facilities provided by their employers.

3.6 Entertainment facilities

Each unit is fitted with a TV and RPH has applied for an internet connection to service all their accommodation units. There pool tables and table tennis facilities situated within the main hotel.

The workforce accommodation is within 1km walking distance from the Ravensthorpe gym/recreation centre. The accommodation is within short walking distance from shops and service stations if guests require access to sundry items.

4. Propensity of bushfire

The site is not identified as a Bush Fire Prone Site on the DFES Map of Bush Fire Prone Areas 2016.

5. Impact on adjacent properties

The proposed accommodation units are single storey, and set back at least 1.5m from all property boundaries. Structures are not likely to cast any substantial shade on the adjacent properties or impact the visual amenity, particularly with the existing Colorbond fencing in place on both boundaries.

Along the eastern boundary a retaining wall will be constructed to provide level ground for each building. As the natural ground height will be raised, an additional fence will be erected to a height of 1.8m above the new ground level to preserve the privacy of the eastern neighbours.

RPH has a zero tolerance for disruptive and antisocial behaviour from its guests. RPH's experience with workforce accommodation is that guests are courteous and quiet. The employers of the workforces also have a strict tolerance for the conduct of their employees whilst they are guests in the Ravensthorpe community. Workers typically return to their accommodation site after their work day, use bathroom facilities, have a meal at the RPH and then retire quietly. It is unlikely that the Workforce accommodation will unreasonably disrupt the residents of the adjacent properties.

6. Cost estimate for proposed development

The cost of the development is estimated based on a construction cost estimate for motel accommodation of \$1100/m². The proposed development is 366 m² (61 per unit) which totals \$402,600.

7. Amendments to Planning Scheme

No amendment to the planning scheme is requested. We note that Workforce Accommodation does not carry any guidance for the provision of parking spaces. Given the context of this development, provision of parking spaces like the requirements for a residential development are reasonable ie: one parking space per two beds.

The Workforce Accommodation on this site will service guests who will arriving either by bus/minivan, or by carpool. RPH has monitored the parking requirements for its current workforce accommodation units and found that the number of vehicles parked on site is typically no more than half the number of rooms available. On this basis, 12 parking bays to service 24 single guest units is adequate and reasonable.

8. Benefit to Ravensthorpe

The development will enable workforces to stay near the Ravensthorpe town centre. Guests will have the opportunity to purchase goods and services from local businesses and use the local leisure centre and gymnasium. Affordable, comfortable, and cost-effective accommodation arrangements for guests will also make it easier for employers to do business in Ravensthorpe.

63 SPENCE ST RAVENSTHORPE SITE PLAN AND ELEVATIONS

SCHEDULE OF SHEETS


- 001 COVER PAGE
- 002 RAVENSTHORPE PALACE HOTEL SITE
- 003 SITE PLAN VIEW
- 004 EAST-WEST BOUNDARY ELEVATIONS
- 005 NORTH-SOUTH BOUNDARY ELEVATIONS

GENERAL NOTES

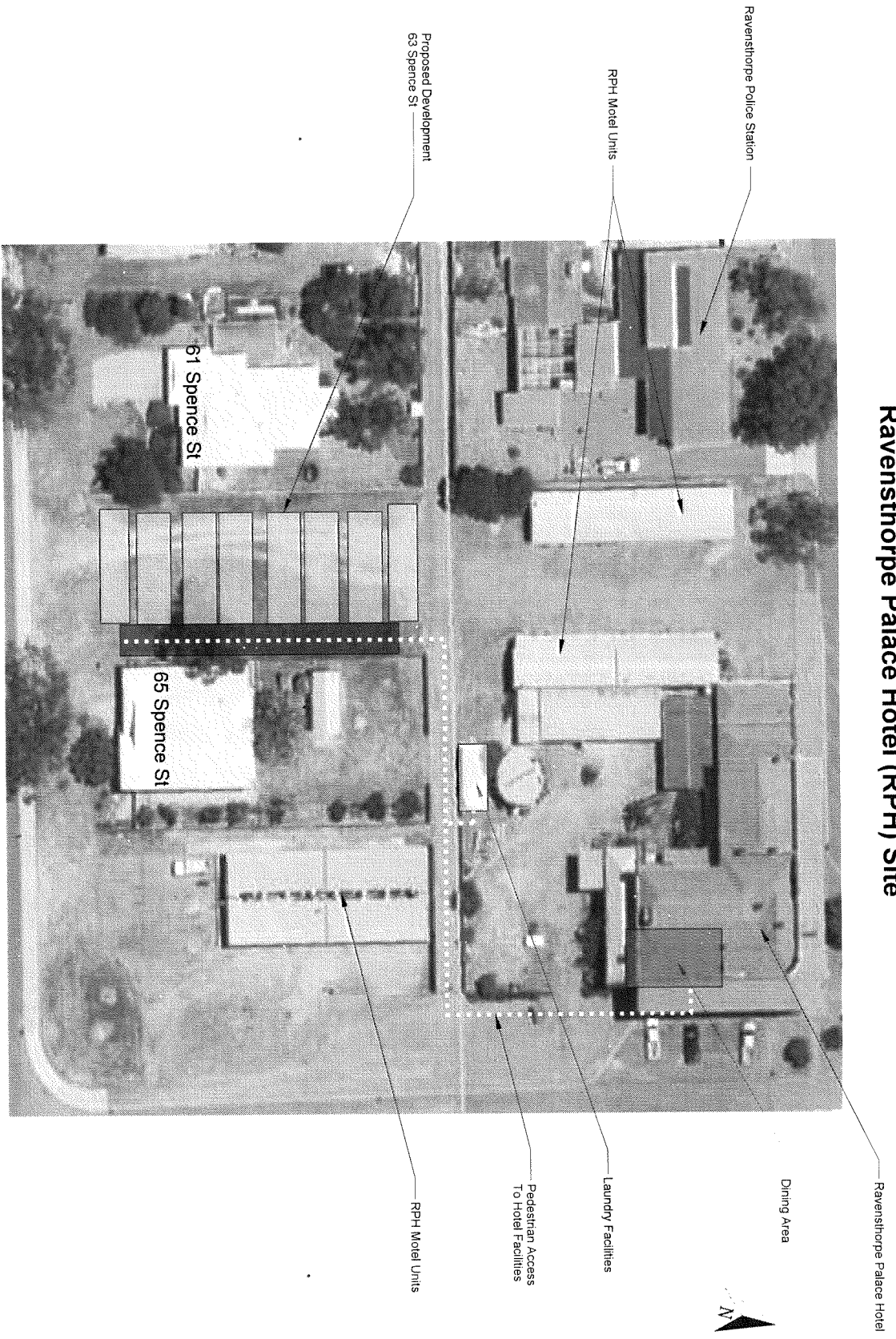
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3. CHECK ALL DIMENSIONS ON SITE.
4. DO NOT SCALE FROM THESE DRAWINGS.
5. ALL MATERIAL AND WORKS SHALL CONFORM TO THE BUILDING CODE OF AUSTRALIA AND APPLICABLE STANDARDS.

ATTACHMENT 10.2.2

DWG No.	TITLE	No.	BY	DATE	CHK	APP	DESCRIPTION
REVISIONS							
		A	AJR	04.07.2018	SAW	SAW	INITIAL REVISION
		B	AJR	05.07.2018	SAW	SAW	DIMENSION ADJUSTMENT

CONTRACTOR	 BLUEMAR BlueMar Pty Ltd 1/115 www.bluemar.com.au email: projects@bluemar.com.au	CLIENT		
		RAVENSTHORPE PALACE HOTEL 68 MORGANS ST RAVENSTHORPE, WA, 6450		
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DESIGNED	NAME	DATE	PROJECT	
DRAWN			NO. SHEETS IN SERIAL COMMENT	PRJ No.
			COVER PAGE	CONT No.
CHECKED				
APPROVED				
			SIZE	SCALE
			A3	RESAVING NUMBER
				CONTRACT NO
				REV
				B

Ravensthorpe Palace Hotel (RPH) Site



Ravensthorpe Police Station
 Proposed Development
 63 Spence St

RPH Motel Units

Dining Area

Laundry Facilities

Pedestrian Access
 To Hotel Facilities

RPH Motel Units

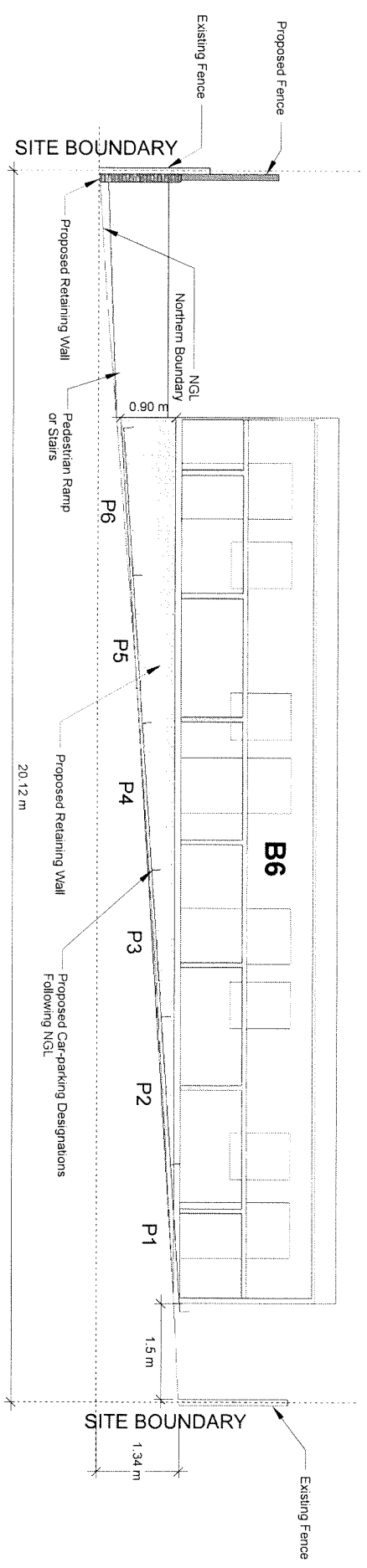
61 Spence St

65 Spence St

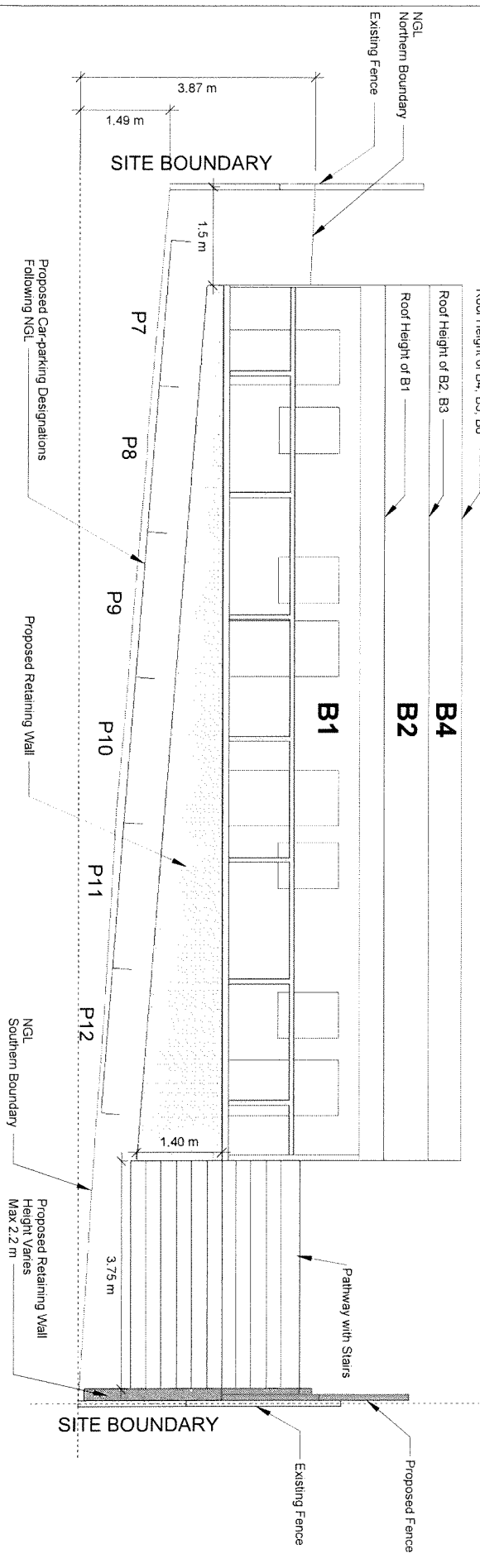


DWG No.	TITLE	NO.	BY	DATE	CHK	APP	DESCRIPTION	CONTRACTOR	CLIENT	NAME	DATE	PROJECT	PRJ No
								BLUMAR Blumar Pty Ltd ABN 58 804 127 175 www.blumar.com.au email: project@blumar.com.au	RAVENSTHORPE PALACE HOTEL RAVENSTHORPE WA 9450	DESIGNED DRAWN	04/07/2018	RAVENSTHORPE PALACE HOTEL SITE	22/07/2018
									THE MATERIAL HAS BEEN FORWARDED TO THE CLIENT AND BLUMAR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION WITHIN THE AGREEMENT BETWEEN THE CLIENT AND BLUMAR	CHECKED APPROVED	04/07/2018	SIZE SCALE DRAWING NUMBER REV NO 1:500 02/18/RAVENSTHORPE HOTEL B	
REVISIONS		NO.	BY	DATE	CHK	APP	DESCRIPTION						
		A	AJR	04/07/2018	SAM	SAM	INITIAL REVISION						
		B	AJR	05/07/2018	SAM	SAM	DIMENSION ADJUSTMENT						

Northern Boundary Elevations



Southern Boundary Elevations



ATTACHMENT 10.2.2

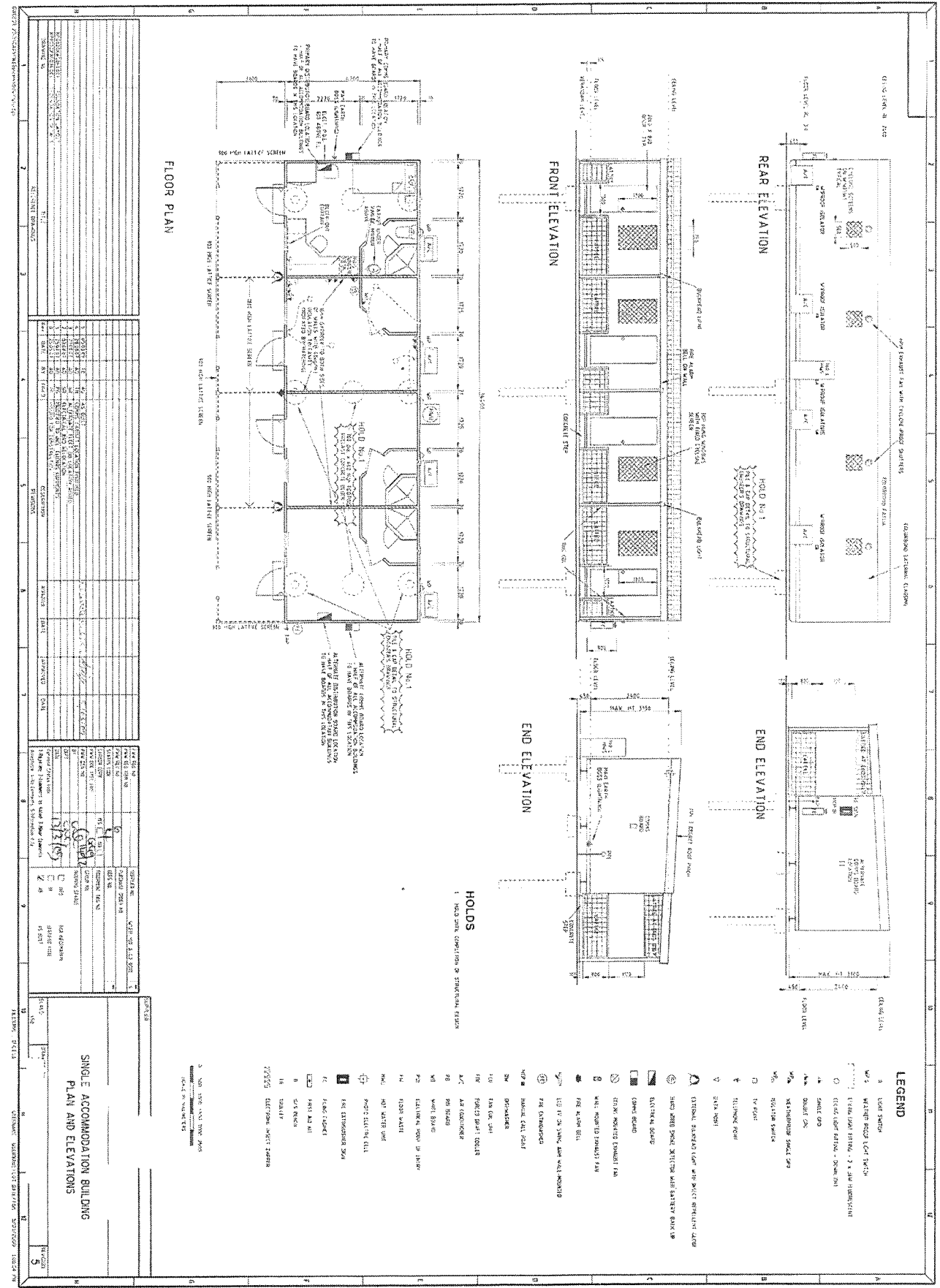
REFERENCES		TITLE	
DWG No.			

REVISIONS		No.	BY	DATE	CHK	APP	DESCRIPTION
A	AJR	05.07.2018	SAM	SAM			INITIAL REVISION
B	AJR	05.07.2018	SAM	SAM			DIMENSION ADJUSTMENT

BLUEMAR Bluemar Pty Ltd 175 web: www.bluemar.com.au email: project@bluemar.com.au		CLIENT RAVENSTHORPE PALACE HOTEL 69 MORGANS ST RAVENSTHORPE, WA 6450	THIS MATERIAL HAS BEEN PROVIDED FOR USE OF THE CLIENT. THE MATERIAL IS SUBJECT TO OUR TERMS AND CONDITIONS. THE AGREEMENT BETWEEN THE CLIENT AND US IS THE ONLY AGREEMENT.
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NAME	DATE	PROJECT	PER No.
DESIGNED	04.07.2018	69 SERVICE ST DEVELOPMENT	02018040
CHECKED	04.07.2018	NORTH-SOUTH BOUNDARY ELEVATIONS	
APPROVED			

SIZE	SCALE	TERRACING NUMBER	REV
A3	1:86	02018040-A-001-005	B



DRAWING NO. 10200
 SHEET NO. 1 OF 1
 DATE: 01/15/2015
 PROJECT: SINGLE ACCOMMODATION BUILDING

NO.	DESCRIPTION	DATE
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2	ISSUED FOR CONSTRUCTION	01/15/2015

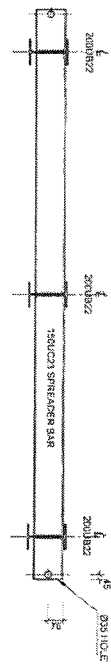
SINGLE ACCOMMODATION BUILDING
PLAN AND ELEVATIONS

DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN

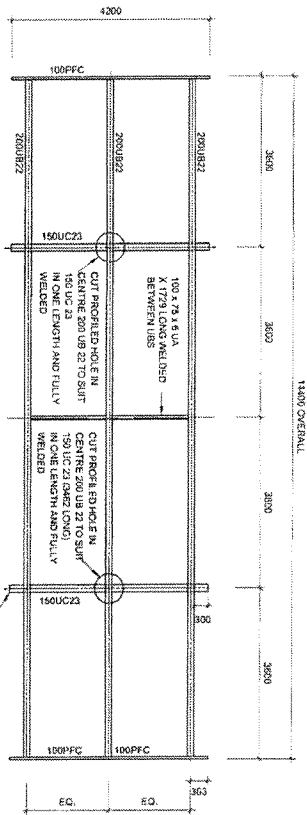
LEGEND
 1. DOOR SYMBOL
 2. WINDOW SYMBOL (1/2" x 3/4" SCALE)
 3. STRUCTURAL WALL
 4. CEILING LIGHT FIXTURE (1/2" x 3/4" SCALE)
 5. SINK SYMBOL
 6. STOVE SYMBOL
 7. REFRIGERATOR SYMBOL
 8. CASE SYMBOL
 9. CLOSET SYMBOL
 10. HALLWAY SYMBOL
 11. ENTRY SYMBOL
 12. PORCH SYMBOL
 13. TERRACE SYMBOL
 14. DRIVEWAY SYMBOL
 15. DRIVEWAY SYMBOL

HOLDS
 1. HOLD SHOWN COMPLETION OF STRUCTURAL WORK

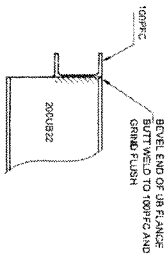
1. 1/2" x 3/4" SCALE
 2. 1/4" x 3/8" SCALE
 3. 1/8" x 3/16" SCALE
 4. 1/4" x 1/2" SCALE
 5. 1/8" x 1/4" SCALE
 6. 1/4" x 1/4" SCALE
 7. 1/8" x 1/8" SCALE
 8. 1/4" x 1/8" SCALE
 9. 1/8" x 1/4" SCALE
 10. 1/4" x 1/4" SCALE
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 13. 1/8" x 1/4" SCALE
 14. 1/4" x 1/4" SCALE
 15. 1/8" x 1/8" SCALE



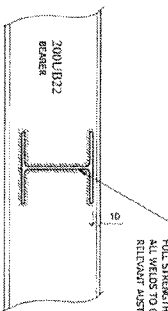
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PLAN OF CHASSIS



END DETAIL



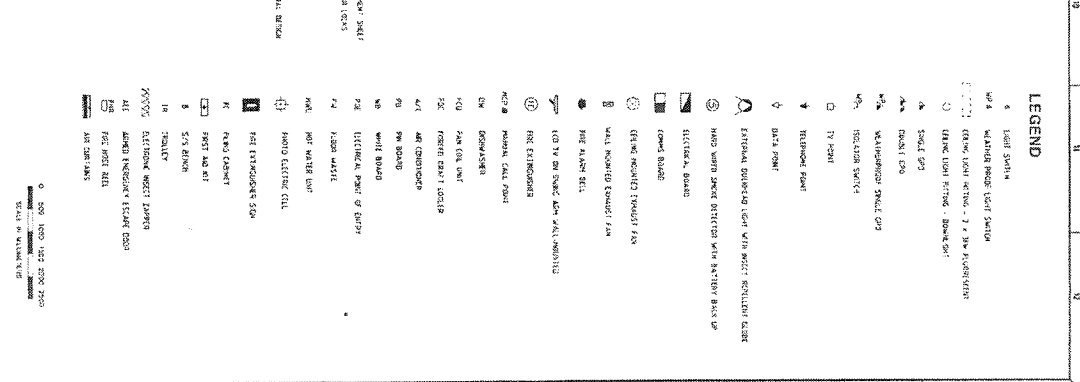
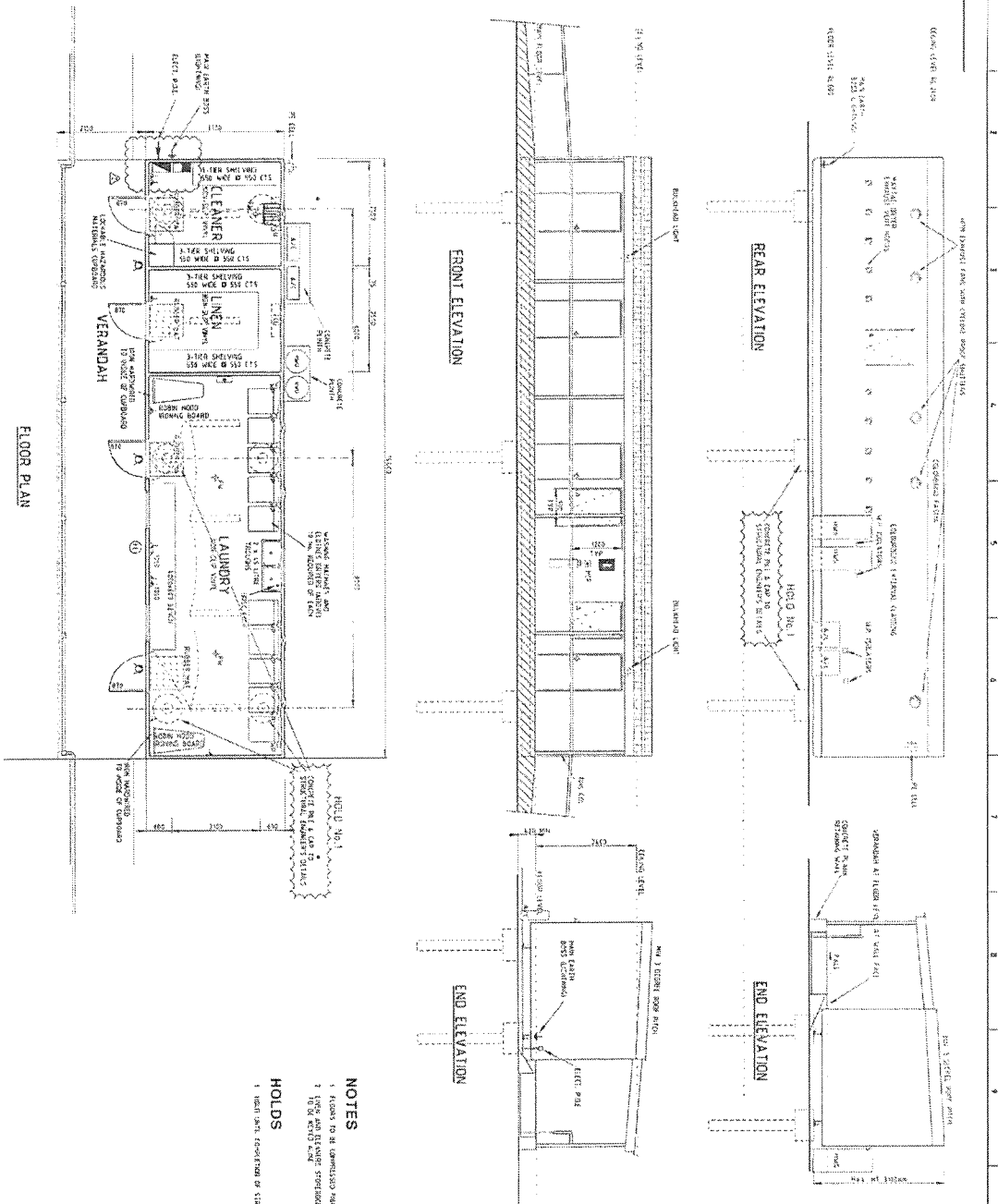
TYPICAL OUTRIGGER

EXTENT OF WELDS SHOWN BY HATCHING - FILL FILLET WELD UNLESS NOTED OTHERWISE. ALL WELDING SHALL BE CONTINUOUS AND AT EVERY ACCESSIBLE JUNCTION OF THE PARTS CONNECTED.
ALL WELDS TO BE FULL STRENGTH WELDS - TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS (AS 1564)

REFER TO DRAWING FOR GENERAL REQUIREMENTS

<table border="1"> <tr><th>NO.</th><th>DATE</th><th>BY</th><th>CHKD</th><th>DESCRIPTION</th><th>APPROVED</th><th>DATE</th></tr> <tr><td>1</td><td>15/01/2011</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td></tr> <tr><td>2</td><td>15/01/2011</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td></tr> </table>	NO.	DATE	BY	CHKD	DESCRIPTION	APPROVED	DATE	1	15/01/2011	2	15/01/2011	<table border="1"> <tr><th>NO.</th><th>DATE</th><th>BY</th><th>CHKD</th><th>DESCRIPTION</th><th>APPROVED</th><th>DATE</th></tr> <tr><td>1</td><td>15/01/2011</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td></tr> <tr><td>2</td><td>15/01/2011</td><td>...</td><td>...</td><td>...</td><td>...</td><td>...</td></tr> </table>	NO.	DATE	BY	CHKD	DESCRIPTION	APPROVED	DATE	1	15/01/2011	2	15/01/2011
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2	15/01/2011																																					

SINGLE ACCOMMODATION
CHASSIS DETAILS
DRAWING NO: XP0000XAT055-001
SCALE: NTS



NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	CEILING	1	sqm	
2	FLOOR	1	sqm	
3	WALL	1	sqm	
4	DOOR	1	unit	
5	WINDOW	1	unit	
6	ROOF	1	sqm	
7	PAINT	1	unit	
8	PLASTER	1	unit	
9	CONCRETE	1	unit	
10	STEEL	1	unit	
11	GLASS	1	unit	
12	IRON	1	unit	
13	WASHER	1	unit	
14	DRYER	1	unit	
15	IRONING BOARD	1	unit	
16	WASHER DRAIN	1	unit	
17	WASHER SUPPLY	1	unit	
18	WASHER EXHAUST	1	unit	
19	WASHER ELECTRICAL	1	unit	
20	WASHER PIPING	1	unit	
21	WASHER VALVES	1	unit	
22	WASHER HOSES	1	unit	
23	WASHER TUBS	1	unit	
24	WASHER TRAYS	1	unit	
25	WASHER BASKETS	1	unit	
26	WASHER DETERGENT	1	unit	
27	WASHER SOAP	1	unit	
28	WASHER POLISH	1	unit	
29	WASHER OIL	1	unit	
30	WASHER LUBRICANT	1	unit	
31	WASHER FILTERS	1	unit	
32	WASHER BELTS	1	unit	
33	WASHER ROPES	1	unit	
34	WASHER WRENCHES	1	unit	
35	WASHER SCREWS	1	unit	
36	WASHER NUTS	1	unit	
37	WASHER BOLTS	1	unit	
38	WASHER WASHERS	1	unit	
39	WASHER BRUSHES	1	unit	
40	WASHER RAGS	1	unit	
41	WASHER GLOVES	1	unit	
42	WASHER MASKS	1	unit	
43	WASHER SAFETY SHOES	1	unit	
44	WASHER FIRST AID KIT	1	unit	
45	WASHER FIRE EXTINGUISHER	1	unit	
46	WASHER LIFELINE	1	unit	
47	WASHER SAFETY NET	1	unit	
48	WASHER SAFETY HAT	1	unit	
49	WASHER SAFETY VEST	1	unit	
50	WASHER SAFETY GOGGLES	1	unit	
51	WASHER SAFETY GLASSES	1	unit	
52	WASHER SAFETY EARMUFFS	1	unit	
53	WASHER SAFETY EARPLUGS	1	unit	
54	WASHER SAFETY SHIRT	1	unit	
55	WASHER SAFETY PANTS	1	unit	
56	WASHER SAFETY SOCKS	1	unit	
57	WASHER SAFETY SHOE	1	unit	
58	WASHER SAFETY CAP	1	unit	
59	WASHER SAFETY Goggles	1	unit	
60	WASHER SAFETY Helmets	1	unit	
61	WASHER SAFETY Harnesses	1	unit	
62	WASHER SAFETY Belts	1	unit	
63	WASHER SAFETY Gloves	1	unit	
64	WASHER SAFETY Shoes	1	unit	
65	WASHER SAFETY Glasses	1	unit	
66	WASHER SAFETY Earplugs	1	unit	
67	WASHER SAFETY Earmuffs	1	unit	
68	WASHER SAFETY Shirts	1	unit	
69	WASHER SAFETY Pants	1	unit	
70	WASHER SAFETY Socks	1	unit	
71	WASHER SAFETY Shoes	1	unit	
72	WASHER SAFETY Caps	1	unit	
73	WASHER SAFETY Goggles	1	unit	
74	WASHER SAFETY Helmets	1	unit	
75	WASHER SAFETY Harnesses	1	unit	
76	WASHER SAFETY Belts	1	unit	
77	WASHER SAFETY Gloves	1	unit	
78	WASHER SAFETY Shoes	1	unit	
79	WASHER SAFETY Glasses	1	unit	
80	WASHER SAFETY Earplugs	1	unit	
81	WASHER SAFETY Earmuffs	1	unit	
82	WASHER SAFETY Shirts	1	unit	
83	WASHER SAFETY Pants	1	unit	
84	WASHER SAFETY Socks	1	unit	
85	WASHER SAFETY Shoes	1	unit	
86	WASHER SAFETY Caps	1	unit	
87	WASHER SAFETY Goggles	1	unit	
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98	WASHER SAFETY Socks	1	unit	
99	WASHER SAFETY Shoes	1	unit	
100	WASHER SAFETY Caps	1	unit	



Bluemar Pty Ltd
ABN: 58 604 127 175
projects@bluemar.com.au
Phone: 08 9071 6657

17th September 2018

Michael Palmer
68 Morgans Street
Ravensthorpe, WA, 6346

By email: admin@ravyhotel.com.au
CC: mccs@ravensthorpe.wa.gov.au

Preliminary geotechnical site investigation – 63 Spence Street

Bluemar personnel performed a preliminary geotechnical site investigation at 63 Spence Street, Ravensthorpe on 17th May 2018. Personnel completed three hand auger boreholes. The following soil conditions were intersected:

HA1

Depth (m)	Description
0.00 – 0.10	GRAVEL
0.10 – 0.60	CLAY red/brown
0.60 – 0.90	CLAY brow/grey
0.90	Refusal – Regional bedrock

HA2

Depth (m)	Description
0.00 – 0.10	GRAVELY CLAY red/brown
0.10 – 0.25	CLAY brown/grey
0.25	Refusal – Regional bedrock

HA3

Depth (m)	Description
0.00 – 0.20	GRAVELY CLAY red/brown
0.20	Refusal – Regional bedrock



Figure 1: Hand auger locations at 63 Spence St.

Interpretation of results:

The depth of refusal in the three boreholes is consistent with regional bedrock very close to the surface. In the context of the proposed development, substantial civil earthworks would be required on this site to reduce the ground level beyond its natural level and would likely affect the feasibility of the development dramatically.

Blasting, drilling or hammering of bedrock that would be required to reduce the site level could affect the integrity of neighbouring structures, particularly the retaining wall at 61 Spence St.

Prior to detailed design for construction purposes, laboratory testing of the soil should be completed to establish an instability index of soils and a site classification.

Please don't hesitate to contact me for any further information.

Yours faithfully,

Shaun Meares BE PhD MIEAust CPEng NER

Peter Wilks

From: Andrew SUTTON <Andrew.Sutton@communities.wa.gov.au>
Sent: Thursday, 9 August 2018 3:55 PM
To: Peter Wilks
Cc: Scherie FOWLER
Subject: FW: Referral to State Government Department - Workforce Accommodation - Lot 28 (63) Spence Street, Ravensthorpe
Attachments: P18-22 A11601 Planning Application 24 workforce accommodation units PAXMA Pty Ltd .pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Peter,

Thank you for the opportunity to comment on the proposed development of Workforce Accommodation units at 63 Spence St, Ravensthorpe.

The Western Australian State Government is committed to supporting the growth and sustainability of regional and remote communities.

The Government Regional Officers' Housing (GROH) Program supports this objective by providing accommodation for Government employees in these regional and remote communities.

As you may be aware 61 Spence St is allocated to WA Police and used for officer accommodation.

We have discussed the proposed development at 63 Spence St with our stakeholders with a common thread appearing, that is:

- Given the nature of the occupant's employment, there are concerns on the impact of noise on 61 Spence Street during construction of the 24 accommodation units; and
- Following completion, ongoing noise from occupation and access by vehicles.

It has been flagged that alternative accommodation for the occupant of 61 Spence Street will need to be sought within the town.

GROH has written to PAXMA outlining these concerns and have requested advice on what plans they have in place to address these concerns.

Please call should you wish to discuss any of the above.

Regards
Andrew

Andrew Sutton
A/Program Manager, GROH | Housing Programs

Department of Communities - Housing
Level 2, 169 Hay Street, East Perth 6004
T: (08) 9286 6052 F: (08) 9286 6025
www.communities.wa.gov.au



From: Josh LINDSAY

Sent: Tuesday, 10 July 2018 10:49 AM

To: Scherie FOWLER <Scherie.FOWLER@housing.wa.gov.au>

Subject: FW: Referral to State Government Department - Workforce Accommodation - Lot 28 (63) Spence Street, Ravensthorpe

Kind Regards

Josh Lindsay

Housing and Property Services Officer| Esperance
Housing

Department of Communities

P 90723050

92 Dempster Street Esperance WA 6450

W communities.wa.gov.au



From: Peter Wilks [<mailto:peter.wilks@esperance.wa.gov.au>]

Sent: Tuesday, 10 July 2018 10:47 AM

To: Josh LINDSAY <Josh.LINDSAY@housing.wa.gov.au>

Subject: Referral to State Government Department - Workforce Accommodation - Lot 28 (63) Spence Street, Ravensthorpe

Hello Josh

REFERRAL TO STATE GOVERNMENT DEPARTMENT ASSOCIATED WITH PROPOSED WORKFORCE ACCOMMODATION ON LOT 28 (63) SPENCE STREET, RAVENSTHORPE

Planning Services is currently in receipt of an Application for Planning Approval for 24 workforce accommodation units at Lot 28 (63) Spence Street, Ravensthorpe.

As per the provisions of Part 4 of Local Planning Scheme No. 6 and Clause 64 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, applications requiring the exercise of discretion by the Shire and those which may adversely affect landowners shall be referred to those landowners for comment. In this instance the proposal is referred to the Department of Communities (Housing Section) as the proposed lot adjoins a Department of Communities (formerly Department of Housing) property at Lot 37 (61) Spence Street, Ravensthorpe.

Therefore, as an adjoining landowner, the proposal is being referred for your consideration and your comments are invited. In relation to comments on the application, these should be in the form of written support (non-objection) or objection to the proposal. Should you wish to object to the proposal, a written submission is required to be lodged and should include all reasons for the objection. While all comments relating to a proposal are considered in the final determination of an application, and a submission objecting to a proposal may be lodged, you are advised that there is no obligation from the Shire of Esperance to refuse such a proposal based on this alone.

Please note that all submissions lodged may be referred to the applicant to provide them with an opportunity to address the issues raised in the first instance (NB: names and contact details are removed from submissions at this point in time). Should the application be referred to Council for determination, all submissions will be made publicly available at that time, including submitter details.

A copy of the proposed plans are attached for your benefit. Comments on the proposal may be submitted to the Chief Executive Officer in writing (fax or email submission is acceptable) on or before close of business on **21 August 2018**.

Should you require any further information, please contact the undersigned on (08) 9071 0613 or by email at either planner@ravensthorpe.wa.gov.au or at peter.wilks@esperance.wa.gov.au.

Regards

Peter Wilks

Senior Planning Officer

Shires of Esperance and Ravensthorpe

Ph: 9071 0613

Fx: 9071 0600

PO Box 507, Windich Street, Esperance WA 6450

www.esperance.wa.gov.au

www.ravensthorpe.wa.gov.au

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<http://www.mailguard.com.au/mg>

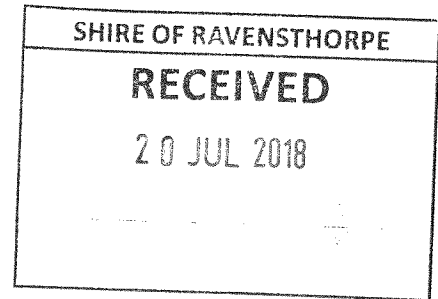
The Department of Communities (Communities) formed on 1 July 2017 and is responsible for the delivery of child protection and family support, community grants, funding and initiatives, education and care regulation, disability services, housing and regional services reform. During the transition phase emails sent from the Housing Authority domain will be converted to the Communities email address. This message may contain privileged and confidential information and is intended for the exclusive use of the addressee(s). You must not disclose this communication to anyone without the prior consent of Communities. If you have received this email in error, please notify us by return mail, delete it from your system and destroy all copies. Communities has exercised care to avoid errors in the information contained in this email but does not warrant that it is error or omission free.

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Shire of Ravensthorpe
PO Box 43
Ravensthorpe WA 6348
08 98390000



To Chef Executive officer,

Proposed 24 workforce accommodation at Lot 28 (63) Spence St Ravensthorpe.

Neighbours Comments.

My concerns with the development begins in construction damage to my property and the possible noise levels, also drainage for water runoff and sub terrain movement causing cracks and or damage to my house from earth works.

After Construction the traffic in increasing in and out of the property impacting onto my property busses idling and the reversing alarms early mornings and late at nights.
people loitering after work possible noises and making tenants feeling unsafe.

The fact that this will impact my property in value and desirable rent ability as well as the high fencing stopping the afternoon sun light making the house and the veranda areas dark and colder is still a concern of mine and do believe that should also be taken in consideration.

Thank you

Regards

A handwritten signature in black ink, appearing to read "T Robertson".

Tammy Robertson
Po Box 229
Hopetoun WA 6348
048547507

Chief Executive Officer
Mr Ian Fitzgerald
Shire of Ravensthorpe
Ravensthorpe WA 6346

30 July 2018

Dear Ian,

RE: Proposed development at 63 Spence Street Ravensthorpe

I am writing to you today to express my very serious concerns over the proposed development of 24 accommodation units at 63 Spence Street Ravensthorpe. This property immediately adjoins mine at 65 Spence Street Ravensthorpe, and the proposed development will have considerable negative impacts on my property.

Firstly there was a lack of appropriate notification from the shire, not allowing us to properly prepare and respond to the development. We received an undated letter about the development on 16 July 2018, the franking date on the envelope shows it was posted on 11 July 2018. However the letter stated that we had to have our response within 14 days, and be submitted before 22 July 2018 (5 days). This was brought to the attention of the shire when our letter was hand delivered to the Ravensthorpe Shire offices on 20 July 2018.

There was no information provided about the proposed buildings or construction included with the letter received from the Ravensthorpe Shire town planning office. The only information we have is what was sent from the developer, and is not necessarily that which has been or will be submitted to the Shire of Ravensthorpe.

After taking a look at both the Shire of Ravensthorpe local planning scheme No.6 as gazetted 11 July 2017 and the Western Australian Planning Commission's Residential Design Codes, I do not believe the plans as forwarded to me are compliant.

The Local planning scheme No6 states that:

4.12.5 All development within the Rural Town site and Mixed Use Zones shall have due regard to the impact on existing residential development in terms of: (a) Scale, bulk and height of proposed buildings; (b) The proposed activities associated with the land use including hours of operation; and (c) The general amenity of the area.

Of particular concern is the allowance of twelve parking bays for a development of twenty four accommodation units, I believe there should be a requirement of one parking bay for each unit. At no time forward can the developer, or the Shire of Ravensthorpe ensure that there will not be overflow of parking from the units as

proposed. The Shire of Ravensthorpe local planning scheme does not appear to specify a car parking requirement for workforce accommodation.

In addition the proposed development does not appear to comply with the R Codes for the Retaining wall on its Eastern boundary. The R Codes specifically state that retaining walls greater than 0.5m in height are to be set back from lot boundaries, in this case by a minimum of 1.5 metres.

The developer is proposing a retaining wall of between 1.37 metres and 2.23 metres, topped with a fence of 1.8 metres, (to total 4.03 metres from natural ground level) at a distance of half a metre from the outdoor alfresco area of my house. This will completely block afternoon sun from the following areas kitchen, dining, lounge and alfresco areas, creating a boxed in feeling and increasing the need for costly heating during the winter months.

The plans as provided to me do not show any provision for stormwater collection, and at the building density proposed there will be considerable run off. I have concerns about the potential for storm water runoff from the property and the side walkway making its way onto my property and from the elevated height of the walkway onto my house.

Due to the extent of proposed earthworks there is potential for

- Sub terrain movement during construction, causing damage and cracks to my house. Following from this will be the potential for repair costs to myself as well as considerable inconvenience to our tenant.
- Excess noise and dust levels impacting my tenant with the potential for my loss of tenancy and consequently loss of income.

The proposed development sits between two residential properties, my property is currently tenanted by a single mother and two children. There is a real concern to their security with up to twenty four people living next door, given that the proposal stipulates the recreational facilities provided for the development are located at the Ravensthorpe Palace Hotel. No additional communal open space or recreational facilities have been considered on site by the developer.

The developer has indicated that there will be busses transporting the tenants into and out of the development, these shift changes associated with mining workforces generally occur in the early mornings and will be a noise disturbance to the neighbouring tenants. Reversing alarms which are mandatory on mine sites are particularly noisy and interfere with the general amenity of residential living.

This development, should it go ahead poses a very real risk to the rental ability of my property, and following on from that the property value and potential inability for future sale.

Given that there are far more suitable locations available for such a development, I feel that it is inappropriate to locate this between two existing residential homes.

I hope that the Shire of Ravensthorpe will make a careful and reasoned decision giving regard to my expressed views about this development.

Sincerely

Tammy Lee Robertson
Owner
65 Spence Street
RAVENSTHORPE WA 6346

Cc: Cr Keith Dunlop, Shire President
Cr Jules Belli, Deputy Shire President
Cr Peter Smith
Cr Ian Goldfinch
Cr Tom Major
Cr Kerry Dickinson
Cr Graham Richardson

**10.2.3 PROPOSED MOTEL AT LOT 54 HOPETOUN-RAVENSTHORPE ROAD,
HOPETOUN**

File Ref:	A1229
Applicant:	Rick Besso
Location:	Lot 54 (279) Hopetoun-Ravensthorpe Road, Hopetoun
Disclosure of Officer Interest:	None
Date:	14 September 2018
Author:	Richard Hindley – Manager Strategic Planning & Land Projects
Authorising Officer:	Darren Kennedy – A/Chief Executive Officer
Attachments:	10.2.3.1 Development Plans

Summary:

Council has received a request to amend the development application that was approved at the Ordinary Meeting of Council on the 15 June 2017 for 32 motel units to be developed at Lot 54 (279) Hopetoun-Ravensthorpe Road, Hopetoun.

Background:***Site Description***

Lot 54 (279) Hopetoun-Ravensthorpe Road, Hopetoun (Lot 54) is 4.6803ha in area and developed with a Tavern, Park Home Park, office/administration block, recreational areas, storage area, and caravan/camping area.



Aerial photo of Lot 54 showing variety of existing land uses (2016)

Zoning and Scheme Requirements

Lot 54 is currently zoned 'Tourism' and the proposed development of a Motel is a discretionary land use under Local Planning Scheme No. 6.

Council resolved to support the development of 32 motel units at the June 2017 OCM. An amended plan has been prepared and is now presented to Council as officers' delegation does not allow the development to be determined under delegated authority.

Comment:

Proposal

Council is requested to determine a planning application for 32 motel units on Lot 54 (279) Hopetoun-Ravensthorpe Road, Hopetoun at the rear of the existing Wavecrest Tavern.

The motel units would replace a portion of the site developed as a Park Home Park and consists of:

- 32 Motel units
- 40 parking bays, one for each unit and 8 visitor bays;
- Each unit would be a single bedroom unit with a small kitchenette, lounge and bathroom

Assessment

Local Planning Scheme No.6

Lot 54 is zoned 'Tourism' by Local Planning Scheme No.6. The objectives for the 'Tourism' zone are:

- i. *To promote and provide for tourism opportunities.*
- ii. *To provide for a variety of holiday accommodation styles and associated uses, including retail and service facilities where those facilities are provided in support of the tourist accommodation and are of an appropriate scale where they will not impact detrimentally on the surrounding or wider area.*
- iii. *To allow limited residential uses where appropriate.*
- iv. *To encourage the location of tourist facilities so that they may benefit from existing road services, physical service infrastructure, other tourist attractions, natural features and urban facilities.*

A 'Motel' is a discretionary land use in Local Planning Scheme No.6 and is defined as:

" **motel** means premises, which may be licensed under the Liquor Licensing Act 1988 –
 (a) used to accommodate guests in a manner similar to a hotel; and
 (b) with specific provision for the accommodation of guests with motor vehicles;"

Local Planning Scheme No.6 lists the following specific requirements for the development of motel units in the Tourism zone, assessed in the table below:

Scheme Requirement	Complies/Comment
Up to 75% site coverage	Complies Less than 50% of the site would be considered to be 'developed'.
6m front setback, 5 side setback.	Complies Is more than 6m from the boundaries of the site.
10% landscaping	Does not comply A condition requiring the preparation and implementation of a landscaping plan showing 10% landscaping should be required.
Parking at: 1 space per unit plus 1 additional space for every 4 units for visitor parking.	Complies.

Parking

Whilst one bay has been provided per unit and there are other parking bays elsewhere in the complex, those parking bays have been provided as conditions of previous approvals.

Additional visitor parking bays are required to service the proposed motel units in order to comply with the requirements of Local Planning Scheme No.6.

Amenity

In order for a mixed development with both residential (Park Home Park) and tourist components to work well clear separation of the two land uses is required. Both parties have differing expectations of a space with holiday makers often less mindful of keeping a quiet residential feeling to an area. Whilst permanent residential areas often present differently, making holiday makers feel they are trespassing.

Therefore details on how the two uses are to be physically separated need to be provided and how this will be managed over time.

The other potential amenity issue relates to the storage area at the rear needing screening from the motel units.

The quality of the tourist experience, of which accommodation forms a part, reflects on the wider area and it is important that these amenity concerns are addressed.

Conclusion

Subject to the proposed conditions the proposed land use is consistent with the Scheme and should work well providing another tourist product for the wider Hopetoun area. The tavern and restaurant offer a high level of service and the new units should work well to add to and improve the tourist experience.

Consultation:

None required.

Statutory Obligations:

Local Planning Scheme No.6

Schedule 2 – *Planning and Development (Local Planning Schemes) Regulations 2015*

Policy Implications:

No local planning policies specifically apply.

The WAPC Planning Bulletin 83 - Planning for Tourism highlights the strategic importance of planning for tourism and amongst other matters offers recommendations on treating tourist development with a residential component. The proposal before Council addresses this Planning Bulletin.

Budget / Financial Implications:

None for Council.

Strategic Implications:

The proposal is to do with the following theme of the Strategic Community Plan:

Theme 2 - A thriving business and industry including tourism.

"A strong and diversified economic tourist and industrial base that provides varied employment opportunities for all ages."

Theme 3 - Adequate services and infrastructure to cater for the community

Goal/Strategy 3.6.1 *An environmentally astute and growing community that embraces well designed and sustainable development where human needs are met while conserving the natural and built environment.*

Sustainability Implications:

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

Voting Requirements:

Simple majority

OFFICER RECOMMENDATION**ITEM 10.2.3**

THAT Council resolve to approve the amended development application P18-30 for a thirty two (32) unit motel development at Lot 54 (279) Hopetoun-Ravensthorpe Road, Hopetoun subject to the following new conditions:

- 1) This approval supersedes the previous development approval P17-12.
- 2) Development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the Shire of Ravensthorpe.
- 3) The land and buildings the subject of this approval shall be used for the purposes of Motel only and for no other purpose unless otherwise approved in accordance with the provisions of Local Planning Scheme No. 6 (refer attached definition as extracted from Clause 6.2 Land use terms used).

motel means premises, which may be licensed under the Liquor Control Act 1988 —

- (a) used to accommodate guests in a manner similar to a hotel; and
 - (b) with specific provision for the accommodation of guests with motor vehicles;
- 4) The motel units are to be used for short stay accommodation which, means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12 month period.
- 5) PRIOR TO THE OCCUPATION OF THE DEVELOPMENT, those buildings/structures indicated on the approved plan as proposed to be removed must be removed from the subject site.
- 6) Earthworks are to be in accordance with *Australian Standard 3798 Guidelines on Earthworks for Commercial and Residential Developments*.
- 7) A minimum of 40 car parking bays are to be provided on-site in accordance with the requirements of Australian Standard AS2890.1:2004 Parking Facilities – Off-street Car Parking.

8 of the required car parking bays are to be designated as visitors parking spaces, with such bays being clearly marked/signposted as such at all times.

- 8) Vehicle parking, manoeuvring and circulation areas shall be suitably constructed, sealed (asphalt, concrete or brickpavers), drained, kerbed, marked (including disabled bays) and thereafter maintained.
- 9) All stormwater and drainage run off from all roofed and impervious areas is to be retained on-site to the satisfaction of the Shire of Ravensthorpe
- 10) PRIOR TO THE APPLICATION FOR A BUILDING PERMIT, a detailed stormwater management plan (incorporating water sensitive urban design principles) must be submitted to and approved by the Shire of Ravensthorpe. The stormwater management plan must be implemented prior to Development

being occupied.

- 11) PRIOR TO THE OCCUPATION OF THE DEVELOPMENT, a landscaping management plan, showing at least 10% of the site as landscaped, to a scale of not less than scale of 1:200 and shall detail the following:
- Proposed trees and shrubs to be planted including species, number and size of plants (NB: emphasis should be on native plants and preferably Western Australian native plants because of their general hardiness and low water requirements). Trees and plants are to be shown in exact location using clear symbols;
 - Site layout and context including property boundaries, street names, building/s, parking areas, paved areas, adjacent verges, existing trees and vegetation;
 - Reticulation methods; and
 - Maintenance arrangements.
- 12) Prior to occupation of the development the storage area to the rear of the site shall be fenced or screened to the satisfaction of the Shire of Ravensthorpe.
- 13) All fencing shall be in accordance with the Shire of Ravensthorpe Local Law Relating to Fencing
- 14) The provision of all services, including augmentation of existing services, necessary as a consequence of any proposed development shall be at the cost of the developer and at no cost to the Shire of Ravensthorpe.
- 15) The proposed operations, during and after construction, are required to comply with the *Environmental Protection (Noise) Regulations 1997*.
- 16) A bin storage area shall be provided on-site and screened from public view to the satisfaction of the Shire of Ravensthorpe.
- 17) All delivery/collection points and rubbish storage areas are to be designed and located to minimise noise, odour, visual intrusion and/or other factors potentially adversely affecting the character and/or amenity of residents, tenants and properties in the vicinity to the satisfaction of the Shire of Ravensthorpe.
- 18) Before the approved development is occupied, the property must be connected to the Hopetoun reticulated sewerage system.
- 19) The approved development must be connected to a reticulated water supply provided by a licensed water provider.
- 20) Before the approved development is occupied, the property must be connected to the Hopetoun reticulated sewerage system.
- 21) The approved development must be connected to a reticulated water supply provided by a licensed water provider.

Advise the applicant that;

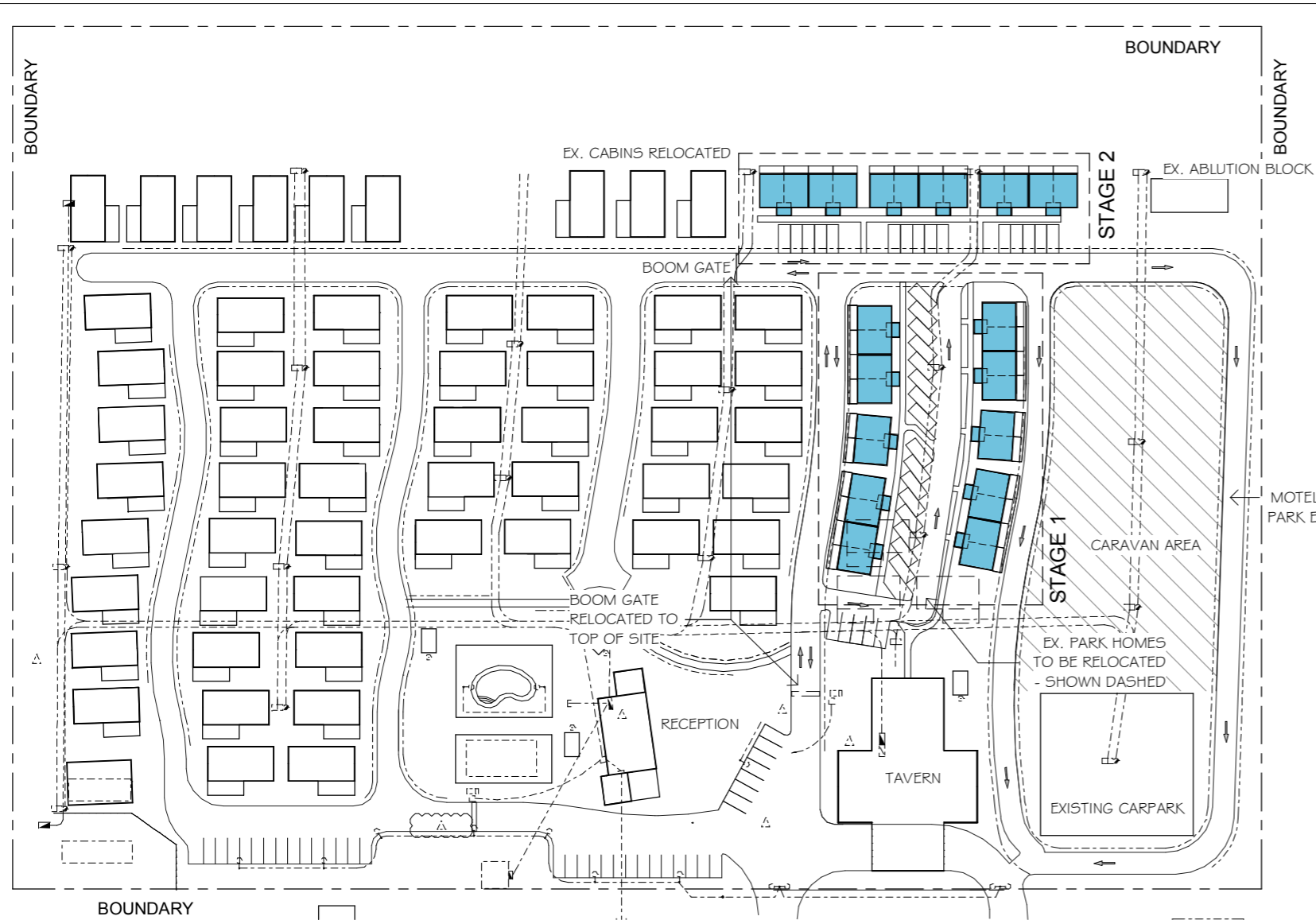
- 1) It is the responsibility of the applicant to ensure that building setbacks correspond with the legal description of the land. This may necessitate re-surveying and re-pegging the site. The Shire of Ravensthorpe will take no responsibility for incorrectly located buildings.
- 2) It is the responsibility of the developer to search the title of the property to ascertain the presence of any easements and/or restrictive covenants that may apply.
- 3) In regard to Condition 3, please note that Motel is the approved use and that any change from this approved use would be the subject of a separate

development approval.

- 4) Horizon Power has requested the Shire to advise Applicants that Horizon Power has certain restrictions regarding the installation of conductive materials near its network assets. Applicants are advised to contact Horizon Power's Esperance office to ascertain whether any of Horizon Power's restrictions affect their proposed development.
- 5) THIS IS NOT A BUILDING PERMIT. An application for a building permit is required to be submitted and approved by the Shire of Ravensthorpe prior to any works commencing on-site.
- 6) The development hereby approved is to comply with the *Building Act 2011*, *Building Regulations 2012* and the *Building Code of Australia*. Advice should be sought from a registered building surveying contractor in order to obtain the appropriate certificates for building permit and occupancy permit applications.
- 7) Owners, builders and developers undertaking development of any kind are advised of their responsibility to comply with the requirements of the *Disability (Access to Premises – Buildings) Standards 2010* and the *Disability Discrimination Act 1992*.

At Building Permit Application stage the plans and specifications must indicate all provisions of access for people with disabilities, into and within the building, in accordance with the BCA – Volume 1, Part D3 and AS 1428.1 – 2009.

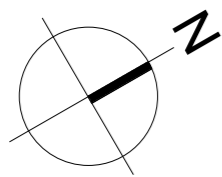
- 8) The developer is to liaise with Shire of Ravensthorpe to determine any requirement for additional approvals for any signage proposed to be erected on site.



1 SITE PLAN
A103 SCALE: 1:1250



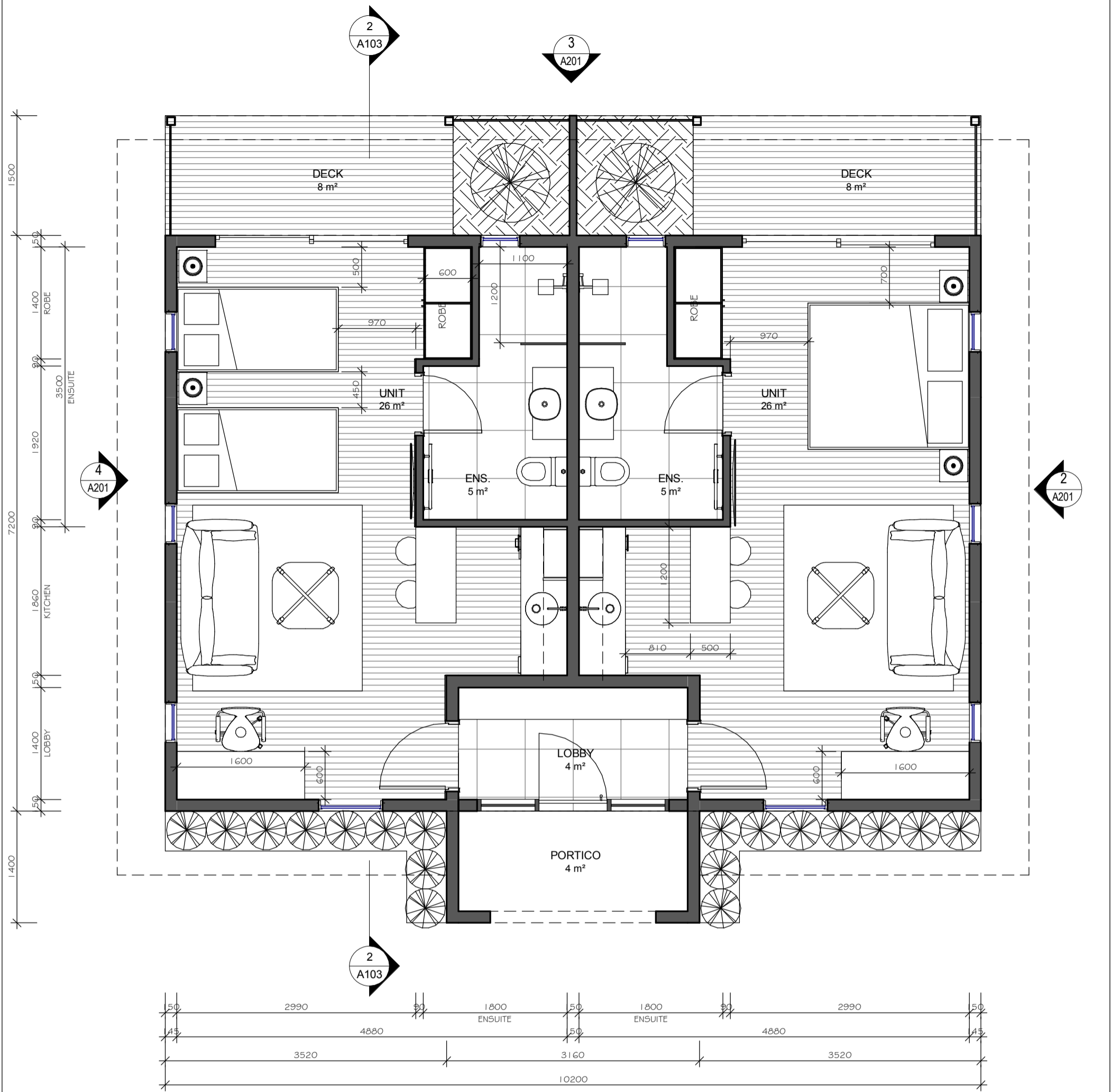
2 SITE PLAN
A103 SCALE: 1:500



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 P.O. BOX 1185 MANDURAH WA 6210
 TEL: 0418915532
 E-MAIL: consultant@brighthouse.com.au
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WAVE CREST VILLAGE - PROPOSED MOTEL UNITS HOPETOUN/RAVENSTHORPE RD HOPETOUN				
SITE PLAN		A101		
Issue Date	10/09/18			
Drawn By	TM			Rev. A
Checked by	P.B.			Scale As indicated



1 FLOOR PLAN - UNIT PAIR
A103 SCALE: 1:50

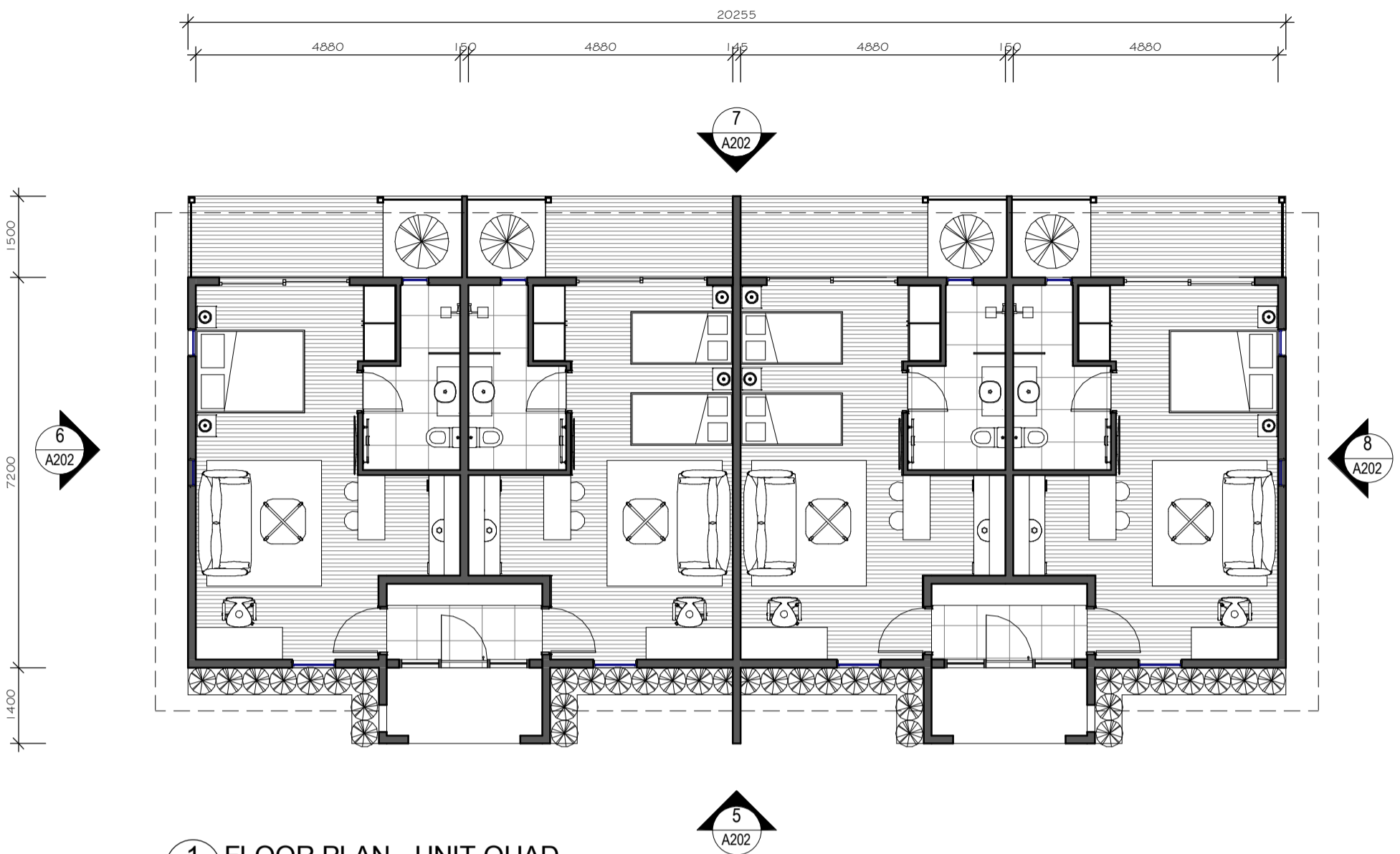
UNIT AREAS (MEASURED INSIDE EXT. WALLS)	
ROOM NAME	AREA
UNIT	26 m ²
DECK	8 m ²
ENS.	5 m ²
LOBBY	4 m ²
PORTICO	4 m ²
TOTAL	47 m ²

EXTERNAL AREA **73.44m²**

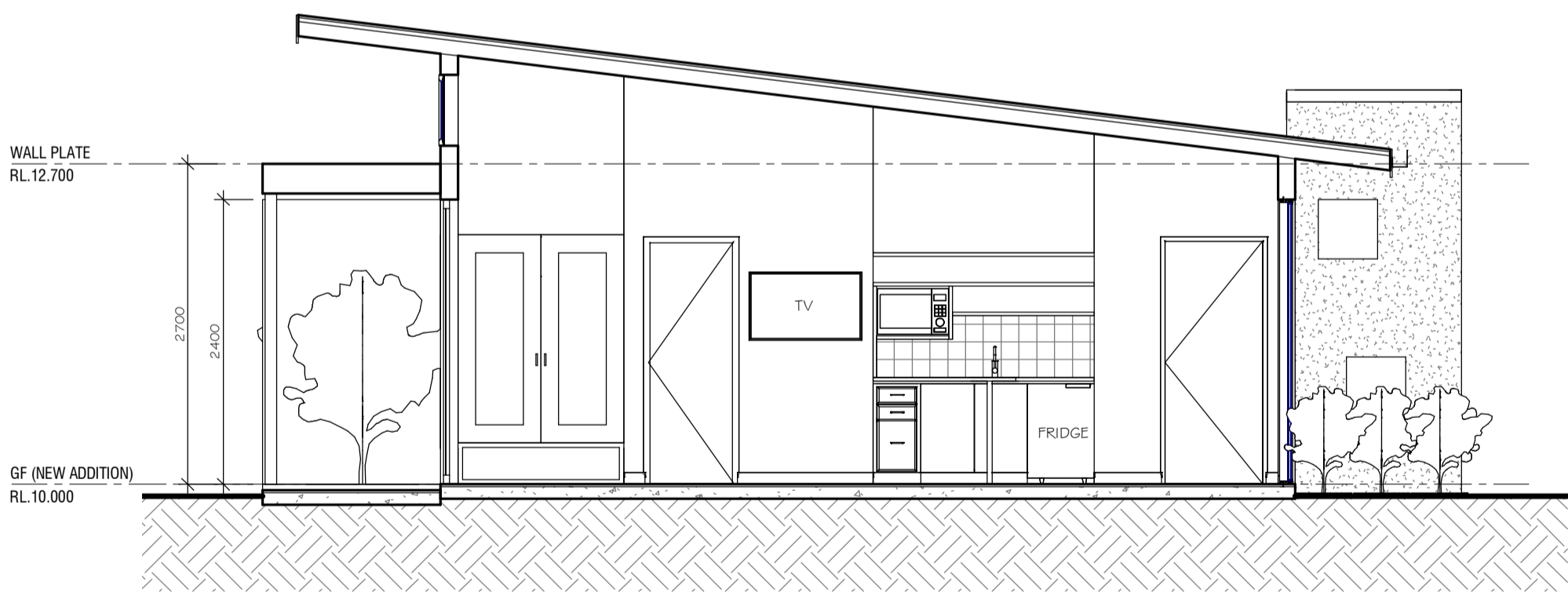


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WAVE CREST VILLAGE - PROPOSED MOTEL UNITS HOPETOUN/RAVENSTHORPE RD HOPETOUN			
FLOOR PLAN		A102	
Issue Date	10/09/18		
Drawn By	TM	Rev.	A
Checked by	P.B.	Scale	As indicated



1 FLOOR PLAN - UNIT QUAD
A103 SCALE: 1:100

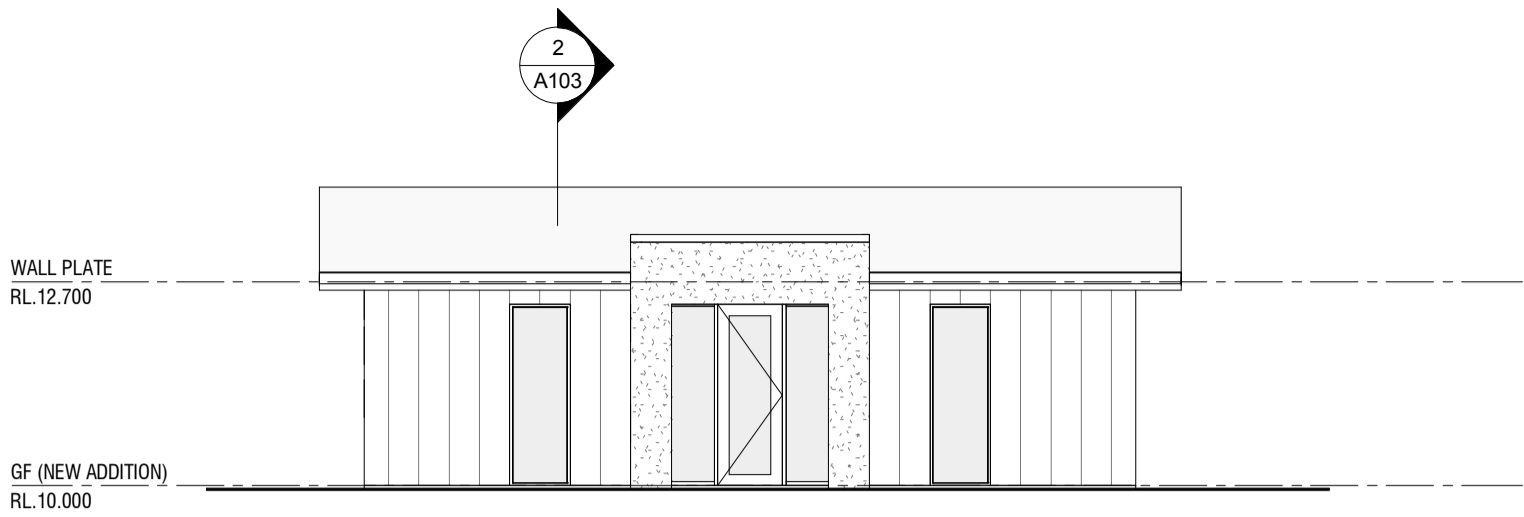


2 TYPICAL SECTION
A102 SCALE: 1:50

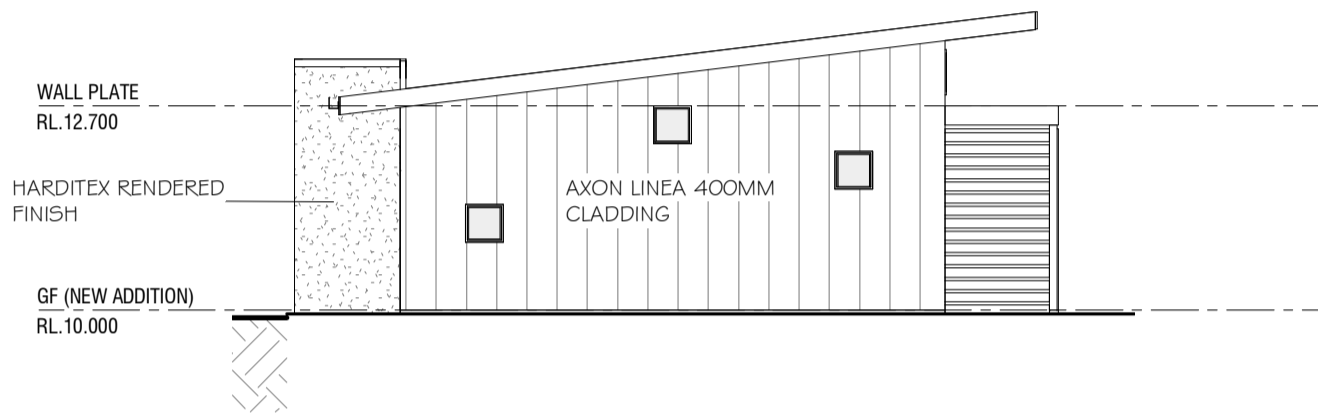
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WAVE CREST VILLAGE - PROPOSED MOTEL UNITS HOPETOUN/RAVENSTHORPE RD HOPETOUN		
FLOOR PLAN		A103
Issue Date	10/09/18	
Drawn By	TM	Rev. A
Checked by	PB	Scale As indicated



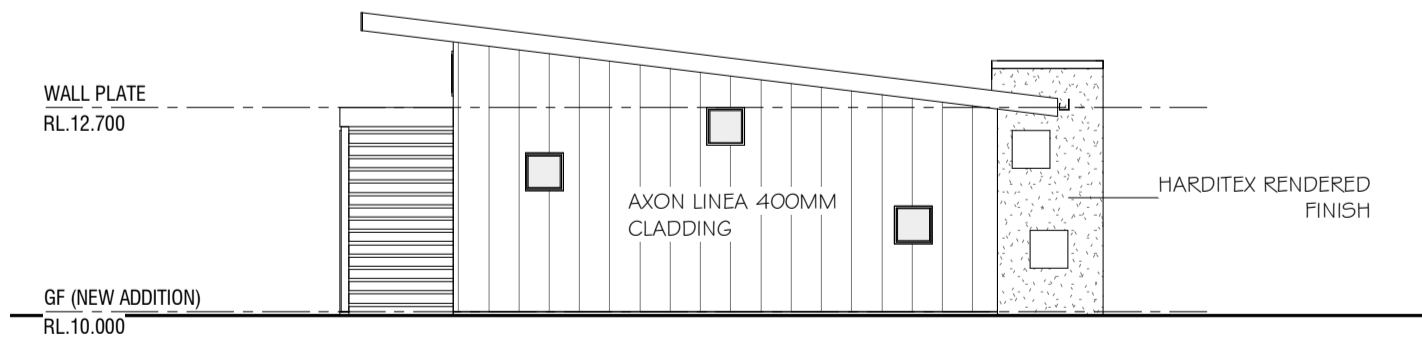
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A102 SCALE: 1:100



2 ELEVATION - UNIT PAIR
A102 SCALE: 1:100



3 ELEVATION - UNIT PAIR
A102 SCALE: 1:100

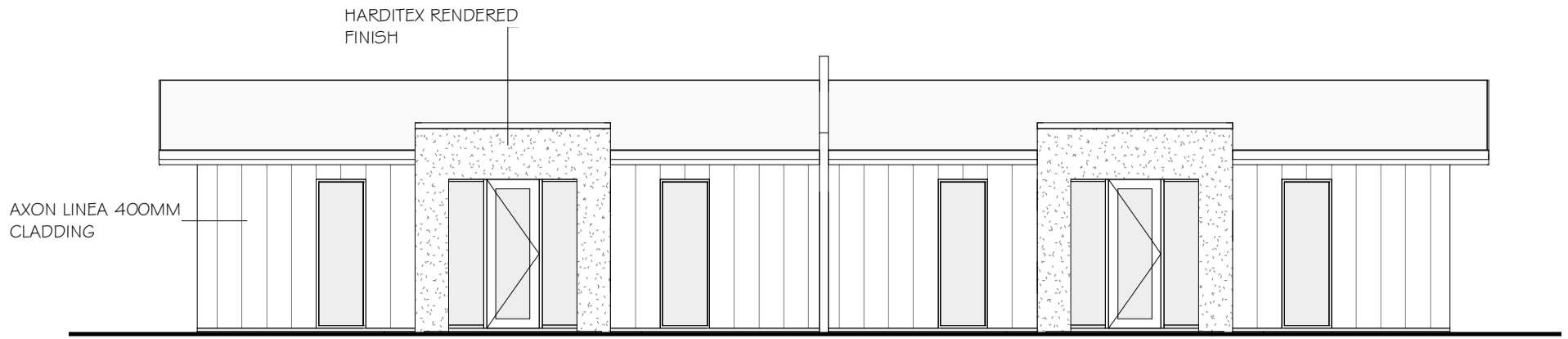


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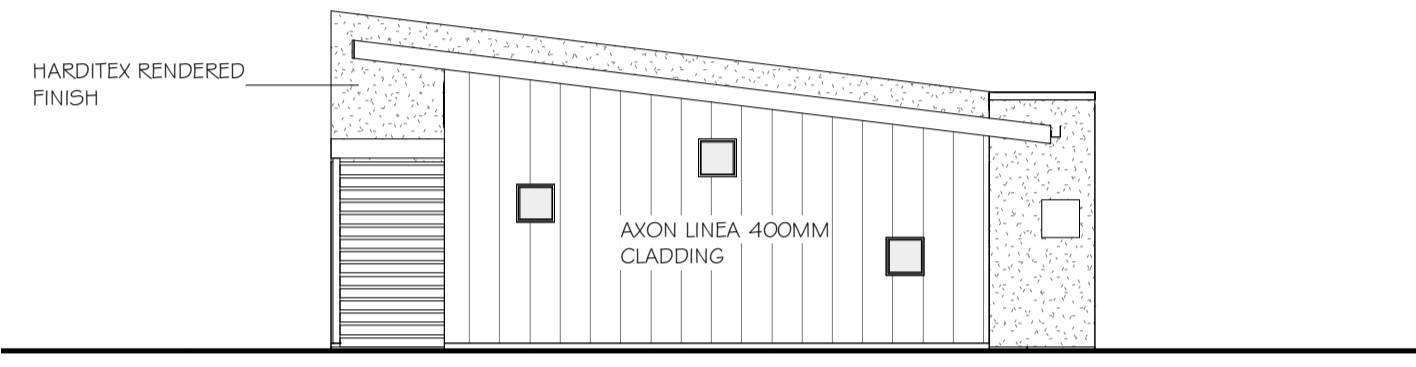
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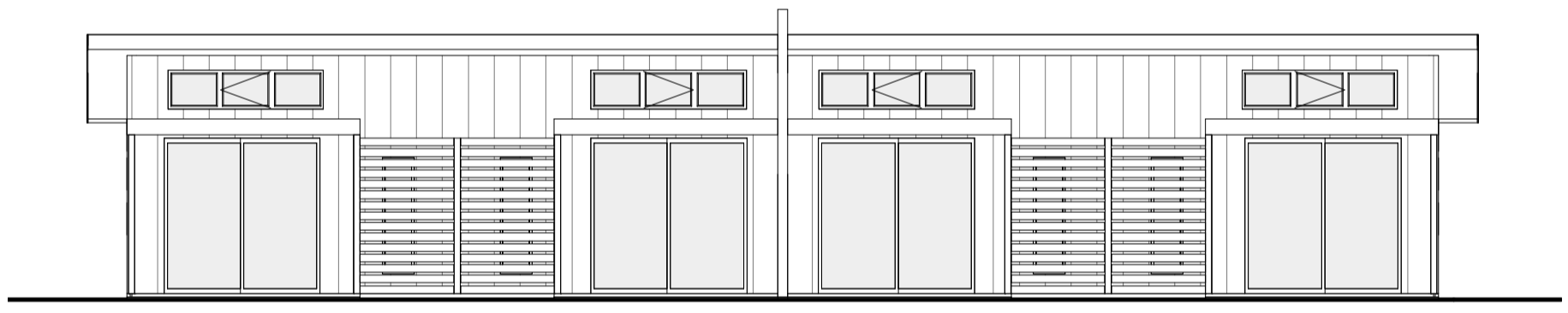
WAVE CREST VILLAGE - PROPOSED MOTEL UNITS HOPETOUN/RAVENSTHORPE RD HOPETOUN		
ELEVATIONS		A201
Issue Date	10/09/18	
Drawn By	TM	Rev. A
Checked by	P.B.	Scale 1:100



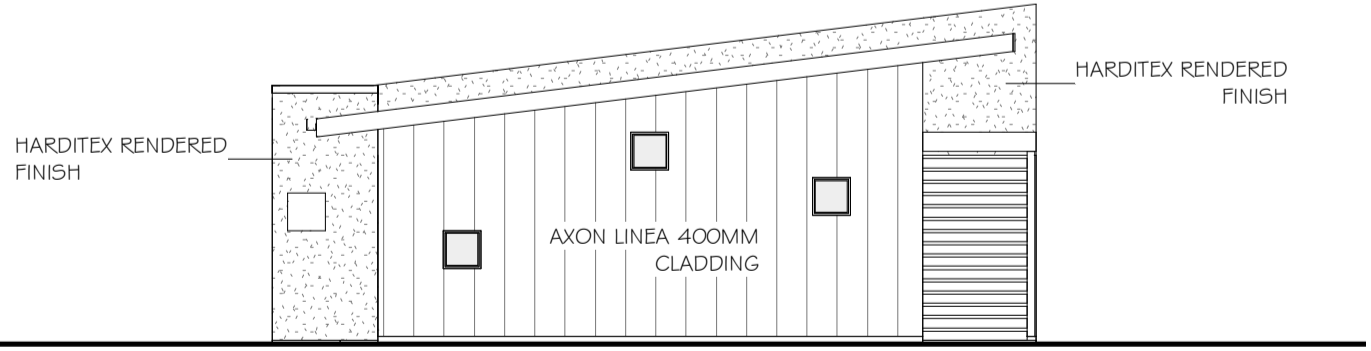
5 ELEVATION - UNIT QUAD
A103 SCALE: 1:100



6 ELEVATION - UNIT QUAD
A103 SCALE: 1:100



7 ELEVATION - UNIT QUAD
A103 SCALE: 1:100

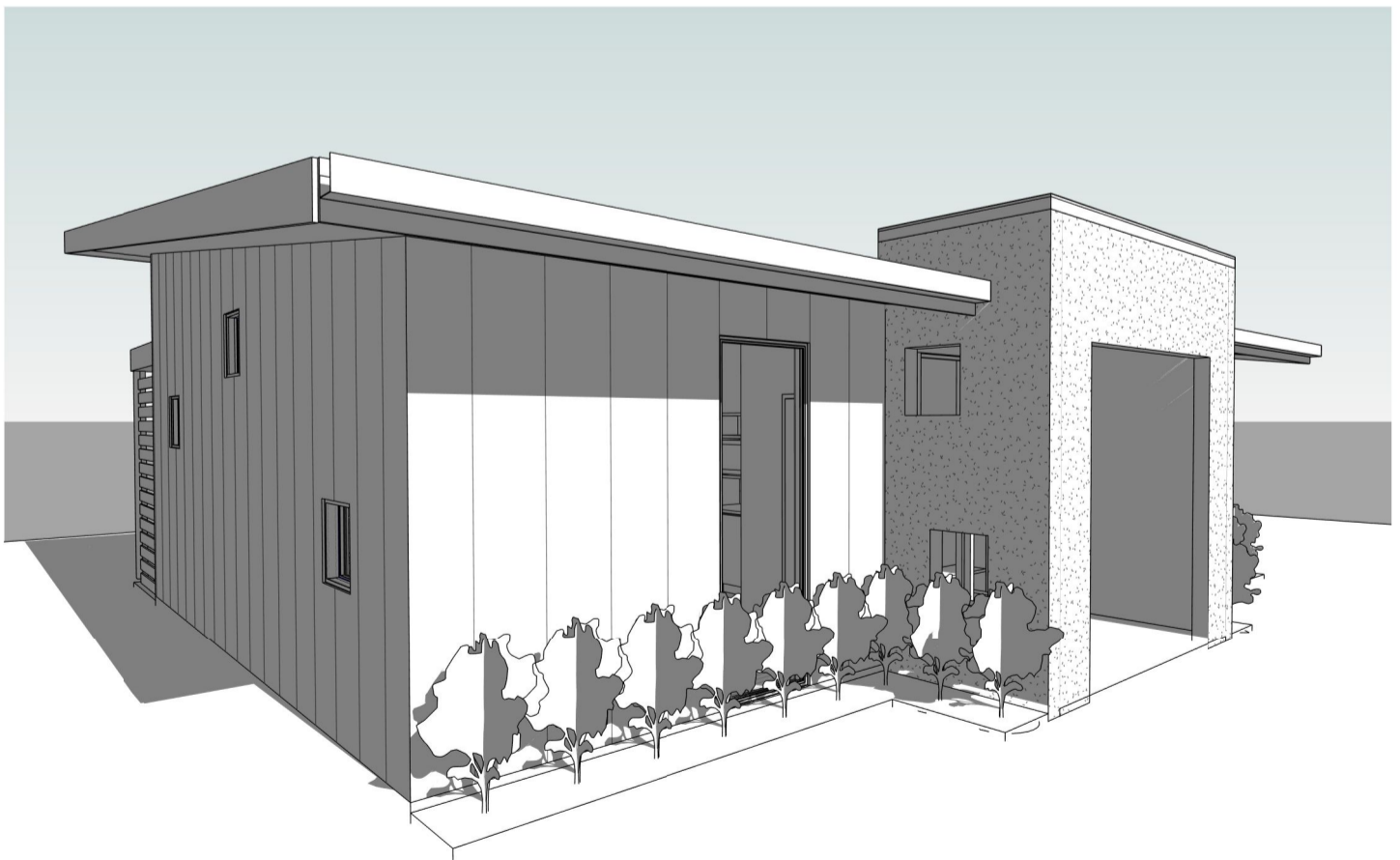
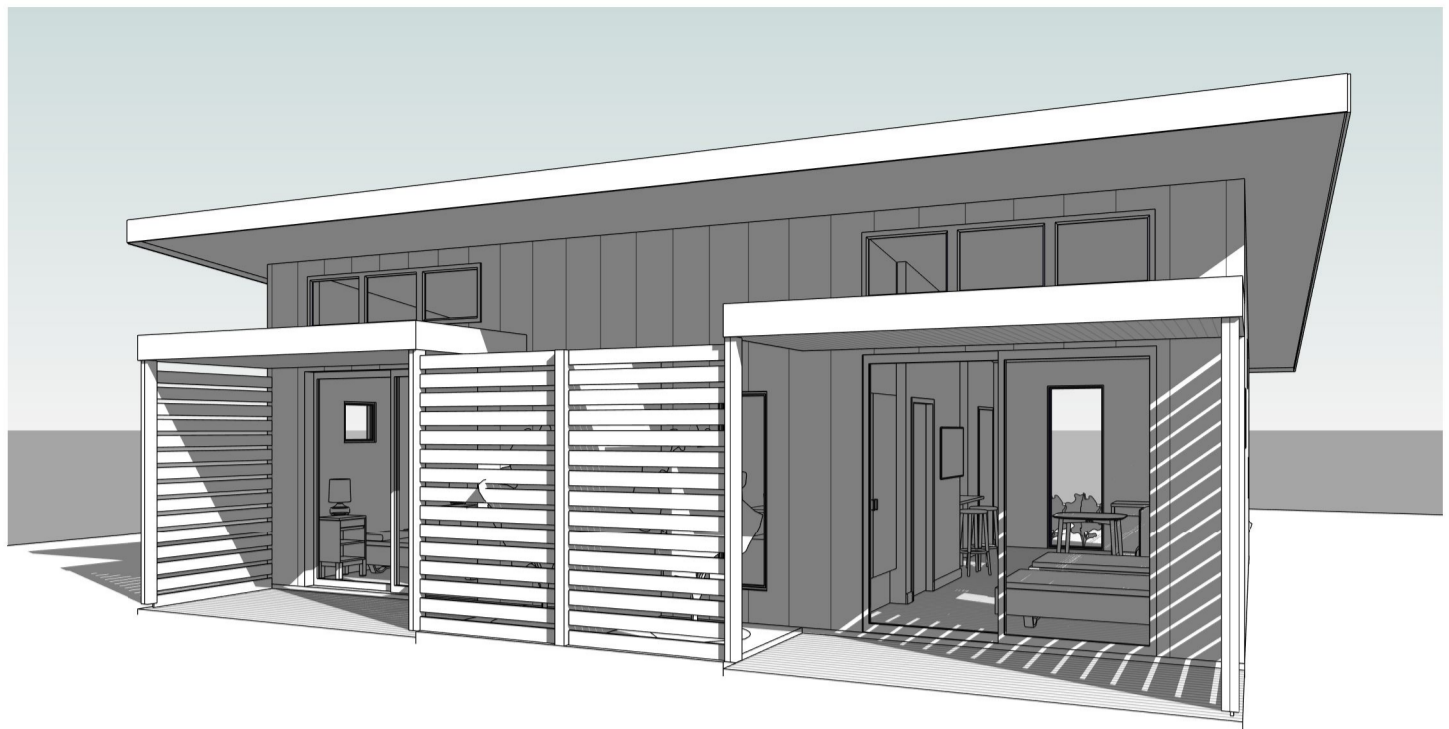


8 ELEVATION - UNIT QUAD
A103 SCALE: 1:100

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WAVE CREST VILLAGE - PROPOSED MOTEL UNITS HOPETOUN/RAVENSTHORPE RD HOPETOUN			
ELEVATIONS		A202	
Issue Date	10/09/18		
Drawn By	Author	Rev.	A
Checked by	Checker	Scale	1:100



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WAVE CREST VILLAGE - PROPOSED MOTEL UNITS
 HOPETOUN/RAVENSTHORPE RD
 HOPETOUN

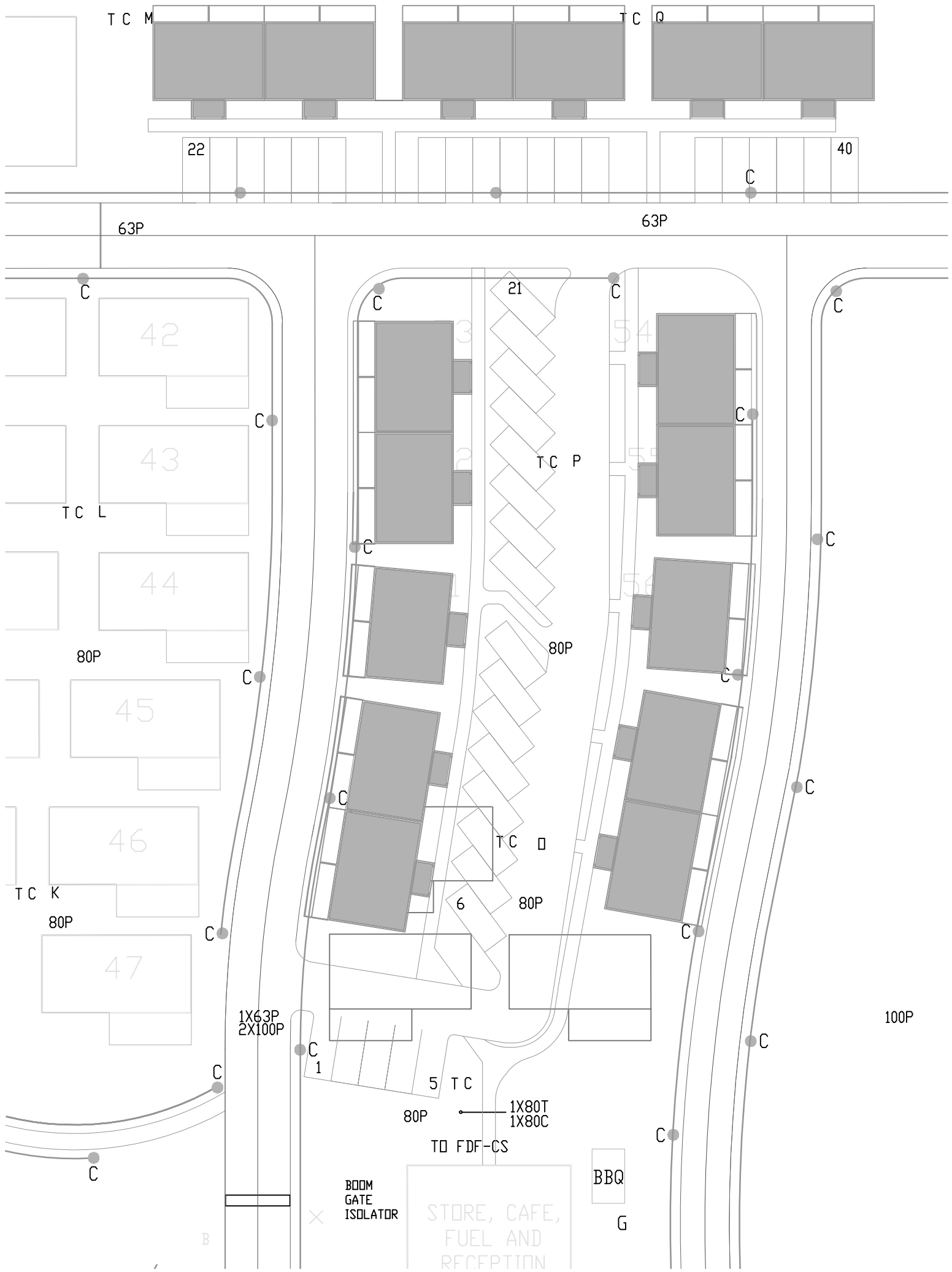
3Ds		A901
Issue Date	10/09/18	
Drawn By	TM	Rev. A
Checked by	PB	Scale



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WAVE CREST VILLAGE - PROPOSED MOTEL UNITS HOPETOUN/RAVENSTHORPE RD HOPETOUN			
3Ds		A902	
Issue Date	10/09/18		
Drawn By	TM	Rev.	A
Checked by	PB	Scale	



Application for Planning Approval

Schedule 2 Part 11 cl. 86- Application for development approval
Shire of Ravensthorpe

Application number
P17-12

Assessment number

A1229

Permit authority

Shire of Ravensthorpe

1. Property this application relates to

Property street address

Unit No	Level	Street no 279	Lot no 54	Street name HOPTEOUN RAVENSTHORPE ROAD	
Suburb HOPETOUN			State	Postcode	

Diagram or Plan No 67968	Certificate of Title No 54DP67968	Folio 492
Title Encumbrances (e.g. easements, restrictive covenants)		

Nearest Street Intersection

Is this lot vacant

Yes No

2. Details of proposed development

Nature of development

- Works
 Use
 Works and use

Is an exemption from development claimed for part of the development?

Yes No

If yes, is the development exemption for: Works and/or Use

Description of proposed works and/or land use:

1 BEDROOM ACCOMODATION UNITS

Description of exemption claimed (if relevant)

Nature of any existing buildings and/or land use:

LIFETSYLE VILLAGE, RESTAURANT AND BAR

Approximate cost of proposed development

\$1,400,000

Estimated time of completion

2018

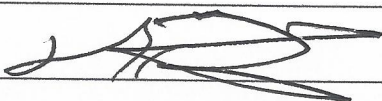
APPLICATION

Planning Approval

3. Owner details

Owner(s) name(s)	HOPETOUN QUARRY INDUSTRIES			
ABN (if applicable)	18 098 845 437			
Postal address	PO Box or street address PO BOX 150	Suburb VICTORIA PARK	State WA	Postcode 6100
Contact person for correspondence:	RICK BESSO			
Email address	Rick.besso@wavecrest.net.au			
Phone/fax	Phone	Fax	Mobile 0428 381 232	
Owner(s) signature(s)				Date SEPTEMBER 2018
<i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).</i>				

4. Applicant details (if different to the owner)

Applicant(s) name(s)				
Postal address	PO Box or street address	Suburb	State	Postcode
Contact person for correspondence:				
Email address				
Phone/fax	Phone	Fax	Mobile	
<i>The information and plans provided for this application may be made available by the local government for public viewing in connection with the application.</i>				
<input type="checkbox"/> Yes <input type="checkbox"/> No				
Applicant(s) signature(s)				Date 14-09-18

Office use only

Acceptance Officer's initials:

Date received:

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10.3 MANAGER OF ENGINEERING SERVICES

Nil

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10.4 CHIEF EXECUTIVE OFFICER

10.4.1 APPLICATION FOR EXEMPTION TO KEEP MORE THAN THE PRESCRIBED NUMBER OF DOGS

File Ref:**Applicant:**

Helen Coleman

Location:

47 Spence Street, Ravensthorpe

Disclosure of Officer Interest:

None

Date:

07 September 2018

Author:

Stacey Jaskiewicz – Ranger Services

Authorising Officer:

Ian Fitzgerald – Chief Executive Officer

Attachments:

10.4.1.1 Attachment 1: Application for Exemption

10.4.1.2 Attachment 2: Neighbour Submission Form

Summary:

An application has been received from Helen Coleman requesting permission to keep three dogs at her property at 47 Spence Street, Ravensthorpe. She currently owns three Jack Russell's which are micro-chipped and registered.

Background:

It is a requirement of the Ravensthorpe Shire Council's Dogs Local Law (2011) that the maximum number of dogs that can be kept on a premise within a town site is two unless an exemption is granted by Council under the provisions of section 26(3) of the Dog Act 1976 (as Amended).

Comment:

It is recommended that Council agree to the granting of an exemption for the keeping of three dogs at 47 Spence Street subject to the following conditions:

- That the exemption be reviewed in twelve months to ensure that no adverse problems have been experienced as a result of the exemption, and
- That Council reserve the right to withdraw the exemption at any time if any major or substantial problems are experienced prior to the review period.
- That the exemption applies only to the dogs nominated by the applicant.
- Each dog on the property must be registered with the Shire of Ravensthorpe.

- Upon the death or permanent removal of any of the nominated dogs a maximum of two dogs only will be permitted to be kept on this property

Site Inspection Undertaken: Yes

Site Inspection: The Shire Ranger inspected the property and has advised that there are no reasons to withhold the granting of an exemption to keep three dogs at the property. The property is adequately fenced to contain the dogs.

Consultation:

The Shire Ranger has liaised with the one adjoining neighbour. A Neighbour Submission form was provided, and feedback returned stated that the current neighbours have no objections to Helen Coleman keeping three dogs. The Shire Ranger has considered that there are no valid reasons for withholding such approval.

Statutory Obligations:

Dog Act 1976 (As Amended)

Ravensthorpe Shire Council Dogs Local Law (2011)

Policy Implications:

N/A

Budget / Financial Implications:**Strategic Implications:**

N/A

Sustainability Implications:

- **Environmental:**

There are no known significant environmental considerations.

- **Economic:**

There are no known significant economic considerations.

- **Social:**

Keeping of dogs in a town site may impact on the social cohesion of a community if the dogs create a nuisance.

Voting Requirements:

Simple majority

OFFICER RECOMMENDATION

ITEM 10.4.1

That Council: approve an exemption for the keeping of three dogs at 47 Spence Street Ravensthorpe subject to the following conditions:

That the exemption be reviewed in twelve months' time to ensure that no adverse problems have been experienced as a result of the exemption,
and;

That Council reserve the right to withdraw the exemption at any time if any major or substantial problems are experienced prior to the review period.

The exemption applies only to the dogs nominated by the applicant.

Each dog must be registered with the Shire of Ravensthorpe.

Upon the death or permanent removal of any of the nominated dogs a maximum of two dogs only will be permitted to be kept on this property.

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Shire of
Ravensthorpe

**APPLICATION FOR EXEMPTION TO KEEP MORE THAN THE
PRESCRIBED NUMBER OF DOGS ON A PROPERTY
PURSUANT TO SECTION 26 (3) OF THE DOG ACT 1976 AS AMENDED.**

I, Helen Louise Coleman (nee Croke) am the ~~OWNER~~/OCCUPIER
(insert full name)
of 47 Spence Street Ravensthorpe WA 6346 Phone: 0417756267
(insert address of premises at which dogs are ordinarily kept)

and hereby submit an application for an exemption to keep the following dogs on the above property:
DOGS TO BE KEPT

BREED	SEX	COLOUR	AGE	NAME	REG N ^o	COUNCIL
1. Jack Russell	m	tricolour	9yrs	Pickle	0116	Ravensthorpe
2. Jack Russell x Fox Terrier	m	"	8yrs	Jellybean	TBA	"
3. " " x " "	m	"	3yrs	Sparky	TBA	"
4.						
5.						
6.						

My residential address is: 47 Spence Street Ravensthorpe WA 6346

The total area of where the dogs will be confined is: 1012m² block - yard + house approx 500m²

My fences are constructed of: hardiplank and have a height of: 1.8m

Have you, or anyone else who will be responsible for the dogs, ever been issued an infringement, or been convicted in any court for a breach of the Dog Act 1976 or Animal Welfare Act 2002?

YES

NO

If yes, please provide details: _____

Please provide justification for applying to keep more than two (2) dogs: Family pets since they were pups. Employed @ Shire + dogs are domiciled with me. Animals listed on property lease. Security for owner while husband renovates property in Mandurah.
I certify that the details on this application are true and correct (false or misleading information may affect my application). I understand that completion of this form does not constitute automatic approval of my application, and that final approval is subject to the findings of a site inspection by a Shire of Ravensthorpe Ranger, and neighbouring residents granting their consent to this application.

Signature of Applicant: [Signature] Date: 7 August 2018

LE.LL.11
XOAM188374S



Shire of
Ravensthorpe



NEIGHBOUR SUBMISSION FORM

I / WE: Daniel Button

Of Address: 45 Spence St Ravensthorpe

Contact Number: 0817 979 210

(Please Tick)


DO NOT OBJECT: to the application

OBJECT: for the following reasons

to an application for exemption to keep more dogs located at:

47 Spence Street, Ravensthorpe WA 6346

I / We understand if at a later date the keeping of more than two dogs creates a nuisance through noise or health reasons, there is still a provision for me / us under the *Dog Act 1976* to make a formal complaint, which may result in this application being revoked.

Sign: 

Date: 20 / 08 / 18

Copy given to Stacey J 21.8.18.

ATTACHMENT 10.4.1.2

10.4.2 TEACHER ACCOMODATION MUNGLINUP**File Ref:****Applicant:** Munglinup Community Group (MCG)**Location:** Munglinup**Disclosure of Officer Interest:** None**Date:** 7 May, 2018**Author:** Darren Kennedy – Acting Chief Executive Officer**Authorising Officer:** Not applicable**Attachments:** 10.4.2 – Letter from MCG

Summary: To recommend that Council contribute Lot 64 / 17 Budjan Street Munglinup towards overcoming the acute teacher accommodation shortage in Munglinup.

Background: As per the letter received from the MCG, there is currently no available teacher accommodation within the Munglinup townsite. This has resulted in teachers having to commute large distances each day from alternative Government Regional Officer Housing (GROH) in Ravensthorpe and Cascades.

This presents a fatigue safety issue and limits the ability of the teachers to become part of the Munglinup community.

MCG have been lobbying GROH for some time. The option of renting a property has proved impossible as there are no properties available that meet the strict GROH requirements.

The preferred long term solution is to have an additional GROH house in Munglinup. This presents another obstacle to overcome as there is a lack of land within the townsite and none owned by GROH that could be developed.

The Shire owns one freehold vacant block in Munglinup located opposite the Munglinup Primary school oval. The origins or purpose of the Shire ownership of this block are unknown. The MCG have approached the Shire to provide this block for GROH accommodation and if approved by Council will lobby GROH for the placement of a suitable transportable on this site.



Comment: The subject block has no known defined Council purpose. Assisting the MCG and the broader Munglinup community overcome this occupational health and safety issue is well aligned to the Shire’s key strategic theme of vibrant, supportive and socially connected communities.

Without adequate housing the ability to attract staff is compromised and this in turn threatens the viability of the school. The Munglinup Graphite project and the potential impact this may have on available land and the demand for education is not able to be quantified. On the assumption that there will be some increase proactively dealing with the current issue would appear to be a prudent step by the MCG and Council.

If Council are supportive in providing the block, Shire staff will need to work with the MCG to progress discussions at a strategic level with GROH. Both Peter Rundle MLA and Colin De Grussa MLC have offered to provide assistance to MCG in this area along with letters of support as has the District Office of Education.

Consultation:

Education District Office (To provide letter of support)

Munglinup community through MCG

Peter Rundle & Colin De Grussa

Statutory Obligations:

No statutory obligations at this point.

Depending on the negotiations with GROH, Section 3.58 Disposing of Property under the *Local Government Act 1995* will need to be considered if GROH require the property in freehold or leasehold.

If freehold is required by GROH advice around the Shire lodging a caveat would be sought to ensure the land was transferred back to the Shire in the event it was no longer required for GROH.

Policy Implications:

Nil

Budget / Financial Implications:

Nil at this stage. Shire is not being asked for a financial contribution other than the provision of land. The blocks current market value has not been determined and could be considered an opportunity cost.

Strategic Implications:

Strategic Community Plan: Theme 1: A healthy, strong and connected community that is actively engaged and involved;

Outcome 1.2 - "Vibrant & attractive townsite".

Sustainability Implications:

- **Environmental:**

The current GROH arrangement for teachers other than the Principal poses a potential OH&S issue that is favourably improved by this proposal.

- **Economic:**

Additional residential property in the Munglinup townsite would result in a small economic benefit to the Munglinup community.

- **Social:**

Having teachers able to reside in the Munglinup community would have a positive social impact.

Voting Requirements:

Simple majority

OFFICER RECOMMENDATION

ITEM 10.4.2

That Council resolves to:

1. Provide Lot 64 / 17 Budgan Street Munglinup, towards accommodation for teachers and education assistants working at the Munglinup Primary School subject to being able to negotiate a suitable arrangement with Government Regional Officer Housing.
2. Provide the Munglinup Community Group with a letter of support from the Shire for the project and requests the Chief Executive Officer to work with the Munglinup Community Group during negotiations with Government Regional Officer Housing.

Shire of Ravensthorpe
P.O. Box 43
Ravensthorpe, WA 6346

Munglinup Community Group
P.O. Box 7
Munglinup via Esperance, WA 6450

1st September 2018

Dear Mr Darren Kennedy

Staff Accommodation Munglinup

One of our staff members at the moment is being housed in Ravensthorpe until the allocated GROH house in Jerdacuttup is painted. Other staff at Jerdacuttup live on their own properties and have been working at the school for years, the GROH house was allocated to their EA. Staff at Jerdacuttup School who have their own residential accommodation will not be there forever, the GROH house at Jerdacuttup will once again be needed to accommodate their full time teaching staff in the future and we will be once again left with no accommodation for our Munglinup School Staff.

The situation at the moment is that we have no available accommodation in Munglinup for two full time teaching staff, being individual or shared. Accommodation is available to the Principal but as recommended by DoE, the Principal for work related reasons is not recommended to share with staff employees. GROH require housing rented no more than five years old and GROH have strict requirements for renting, which is fine, except in the town of Munglinup this has not been available and if it is, the limited accommodation is occupied.

Last year we had one full time teacher travelling 216kms from Esperance five days a week and one full time teacher travelling 160km from Cascade five days a week.

As it stands we have one teacher travelling five days, 160km from Ravensthorpe and one teacher travelling the five days 160kms from Cascade. Travelling 800kms weekly.

Having accommodation for staff members at Munglinup would be more of an incentive to come teach our wonderful children at our wonderful school. Travelling 160kms five days, 800kms per week is not appealing and that is understandable, this does not help our plight to attract permanent great teaching staff. Staff with families will not come when no housing is available. In small country towns having staff with children to keep the numbers and the school running is huge! The domino effect on the school and community is evident. Attracting rural staff can come down to having a school available and people who live within the community to be able to facilitate sporting groups, community groups to have a community thrive. It's extremely difficult to be part of a community if you can't live there. People need to be part of a community for Mental Health and Well-being allowing for net-working, "camaraderie," and establishing life-long friendships.

The impact of travel for staff we believe is an Occupational Health and Safety issue. Having to leave early in the morning to be at the school by 8am. Our full time teaching staff member traveling from Ravensthorpe is driving into the sun each morning and into the sun in the evening travelling home. This is not only extremely difficult time to see the road and other vehicles, there is also the issue of kangaroos and other wildlife due to our geographic location and their travel paths. Our other full time teacher travels a minimum of 120kms a day of gravel roads with kangaroos and other unforeseen elements to deal with at the beginning and end of a long working day. In the event of heavy rains, our teaching staff at times cannot arrive at the school due to road conditions, road closures and the uncertainty that they will be able to return home can happen. The tension for staff

ATTACHMENT 10.4.2

before they even arrive at school to teach the children and by the time they arrive home cannot be productive education for students or wellbeing and safety for staff.

We would kindly ask the Shire of Ravensthorpe to please allocate a Shire block in the Munglinup town site to DoE and GROH as to provide a house for our Teaching Staff at Munglinup and resolve our teaching staff accommodation issue.

In anticipation of a favourable reply.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Gibson', is written over a horizontal dotted line.

Gavin Gibson

President

Munglinup Community Group

10.4.3 RAVENSTHORPE HAND GUN CLUB – REQUEST FOR GRAVEL

File Ref:	
Applicant:	Ravensthorpe Hand Gun Club
Location:	Not applicable
Disclosure of Officer Interest:	None
Date:	10 September, 2018
Author:	Darren Kennedy – Acting Chief Executive Officer
Authorising Officer:	Not applicable
Attachments:	10.4.3.1 Letter of request from Ravensthorpe Hand Gun Club

Summary: Request for Council to consider the supply and delivery of ~100 cubic metres of gravel to assist with the development of 100m range.

Background: The Ravensthorpe Hand Gun Club (RHGC) is progressing through a series of improvements that will enhance the Club and provide greater options for recreational shooters. This includes a new target array on the 50m range which was partly funded by the Future Fund, a new internal range danger boundary fence and an upgrade to the access road.

RHGC members have provided a significant contribution of labour and equipment to the above and whilst the momentum is there they would like to complete a gravel covered pad at the site of the proposed new 100m range adjacent to the 50m range and club house.

Club funds have largely been exhausted and the RHGC are seeking a small contribution in the form of gravel and will use own labour and plant to construct the pad.



Pad for new 100m range

Comment: The RHGC currently has 35 members and through providing greater options is actively seeking additional members. They are also looking to conduct a range of shooting events which will be open to members of other hand gun clubs under a reciprocal membership arrangement.

The provision of a small amount of gravel will allow the RHGC to continue the development of this Reserve and complement the range of recreational activities available to residents and visitors to the Shire.

Consultation:

Nil

Statutory Obligations:

Nil

Policy Implications:

Nil

Budget / Financial Implications:

The value of the gravel is estimated at \$400. Shire wages and plant hire to deliver the gravel is estimated at \$1,000.

This can be accommodated within the Parks & Reserves maintenance budget. Should also be noted that the Community Development Fund was under subscribed this year and would have been an alternative funding source had timing of request been aligned.

Strategic Implications:

Strategic Community Plan:

Theme 1: A healthy, strong and connected community that is actively engaged and involved;

Outcome 1.2 – Vibrant and attractive town-site

Outcome 1.4 – Supportive volunteers

Sustainability Implications:

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

Voting Requirements:

Simple majority

OFFICER RECOMMENDATION	ITEM 10.4.3
<p>That Council approve the Ravensthorpe Hand Gun Clubs' request for the supply of 100 cubic metres of gravel and that this to be funded from Parks and Reserves 2018/19 Maintenance Budget</p>	

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RAVENSTHORPE HAND GUN CLUB SSAA W38



SHIRE OF RAVENSTHORPE
 PO Box 167
 Ravensthorpe WA 6346

RECEIVED

03 SEP 2018 2/09/2018

File No.	CS.PR.1 A11151
Doc ID:	1CR189107 10
CEO / EA	
DCEO / Finance	
Mgr Engineering	
Planning	
Compliance / Airport	
Ric Services	
Building / Health	
Bill	
Other	

The Acting CEO,
 Mr Darren Kennedy,
 Shire of Ravensthorpe
 PO Box 43, Ravensthorpe WA 6346.

RE: Request for Quantity of Gravel for Pad Construction

Dear Darren,

Ravensthorpe Handgun Club (RHGC) is continuing with its Range Enhancement Programme after recently upgrading the target array with great support from the Future Fund.

In August the Shire of Ravensthorpe was kind enough to assist us with the provision of a drum roller for the day to help us with the re-sheeting of some 800M of our driveway, to which we are most grateful. This is now complete.

We purchased a large quantity of gravel for this part of our project and to this end we have cut into our financial resources & capacity somewhat.

To progress the continuing development we would like to construct a new gravel covered pad at the site of our proposed new firing line of our developing 100M range adjacent to existing 50M range at the club house on the Hopetoun-Ravensthorpe Rd.

As part of the works we have cleaned up this site and utilised the stored clay/and rubble over burden material that the RHGC removed for free during the construction of the Entertainment Centre site pad quite some years ago

We humbly request please to see if Council would consider supplying & transporting at least 100 cubic metres of good quality gravel from its own sources and/or where we obtained the gravel for our driveway and deliver the material to a vacant lot Number 39 on the corner of Martin and Neil Streets just up from the Shire of Ravensthorpe's works depot. The reason to suggest this location is that we can move the aggregate at our leisure when required to top off the pad in layers at the range & it is easily accessible for entry & exit by the Shires road trains. Mr Ron Colvin owns the land and would donate his time and six wheeler truck to short haul the gravel to the range as required.

Currently if council was able to supply & deliver it would not be practical to cart to the range because of the impact of heavy vehicles on the recently re-sheeted road and there is no turn around for semi-trailers.

We anticipate, if successful in our request to you, that supply and delivery may be within the month of September please? Perhaps loads could be carted at the end of day's work when the trucks return to the depot? We do not wish to impinge on current Council roadwork projects and understand that if available we may only be able to progress this request if & when is practical?

We appreciate your consideration and hope for a favourable outcome?

Yours sincerely

Mr Mark Williams

President RHGC Inc.

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10.4.4 RAVENSTHORPE YOUTH CLUB – MORGAN ST BUILDING**File Ref:**

Applicant:	Ravensthorpe Youth Club Inc.
Location:	63 Morgans Street, Ravensthorpe
Disclosure of Officer Interest:	None
Date:	11 September, 2018
Author:	Darren Kennedy – Acting Chief Executive Officer
Authorising Officer:	Not applicable
Attachments:	10.4.4.1 request 10.4.4.2 proposed alterations

Summary: Ravensthorpe Youth Club (RYC) has received sponsorship from Galaxy of \$22,000 to assist with alterations to 63 Morgans St to better accommodate their needs. As the building is owned by the Shire any alterations require Council approval prior to commencement.

Background: Council approved the leasing of 63 Morgans Street to the Ravensthorpe Youth Club Inc. at its February 2018 full Council Meeting.

The Shire has been providing in kind support to the RYC to assist with the planning of the desired alterations and additions. Bill Auburn (Building Maintenance Officer) has provided a scope of works that addresses three main priority areas as follows:

1. Kitchen renovations
2. Toilet upgrade to meet AS-1428.1; and
3. New rear Verandah/patio

The scope of works has not been costed and is not expected to be fully covered by the Galaxy funding. The RYC will continue to fund raise and seek additional grants to complete all the works over a period of time.

Comment: The RYC will initially start with the new rear verandah / patio to provide an outside undercover area. Bill Auburn will assist with plans and gaining the necessary building approvals whilst RYC have engaged Will Chalk Carpentry to construct.

The RYC were initially going to use their funds to remove the asbestos boundary fence so that a sand pit area could be developed at the side of the building. RYC however have been advised that the Shire will remove this fence as part of the planned demolition of the old emporium. This may allow some of the internal alterations to be considered during the first stage.



The proposed addition of a rear verandah/patio will only enhance the building and will not detract from the ability to use the building for alternative uses in the future should the need arise. Council consent is therefore recommended.

Consultation:

Building Maintenance Officer
 Ravensthorpe Youth Club

Statutory Obligations:

Nil

Policy Implications:

Nil

Budget / Financial Implications:

In kind support from the Shire at this point. The Ravensthorpe Youth Club has not requested any further financial assistance from the Shire at this point and is actively seeking donations and other forms of sponsorship.

Strategic Implications:

Strategic Community Plan: Theme 1: A healthy, strong and connected community that is actively engaged and involved;

Outcome 1.1: Youth are retained in the community

Outcome 1.2: Regular cultured and recreational activities

Sustainability Implications:

- **Environmental:**
There are no known significant environmental considerations.
- **Economic:**
There are no known significant economic considerations.
- **Social:**
Ravensthorpe Youth Club provides positive social opportunities for the youth of Ravensthorpe 5yrs – 15yrs.

Voting Requirements:

Simple majority

OFFICER RECOMMENDATION

ITEM 10.4.4

That Council approve the request from Ravensthorpe Youth Club for Alterations and Additions to 63 Morgans Street, Ravensthorpe, subject to all statutory planning & building approvals being in place.

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*Ravensthorpe Youth Club Inc.
63 Morgans St. Ravensthorpe WA 6346*

Shire of Ravensthorpe
Morgans Street
Ravensthorpe WA 6346

Attention: Ian Fitzgerald

1st August 2018

Dear Ian,

Re: Submission of Proposal from Bill Auburn for Alterations & Additions for Ravensthorpe Youth Club.

Over the past few months Ravensthorpe Youth Club has been liaising with Bill Auburn with regards to some alterations we would like to make to the Old Westpac Building at Lot 19 Morgans St in Ravensthorpe.

As mentioned in a letter to you on the 12th April 2018 we since have received sponsorship from Galaxy of \$22,000 and can use this money now to make changes to the Ravensthorpe Youth Club.

Would the Shire still be happy to work in kind with the Ravensthorpe Youth Club in this matter.

Attached is a copy of the proposal Bill Auburn has compiled for the Shire to approve. Will Chalk Carpentry can start soon as we are able to have your confirmation and begin planning with school holidays fast approaching.

Should you have any queries with regards to the proposal please do not hesitate to contact either Kylie Thomas or Bill Auburn.

Yours sincerely

Irina Bawden
Ravensthorpe Youth Club Secretary

Proposed Alterations & Additions at Lot 19 Morgans St Ravensthorpe for the Ravensthorpe Youth Club



The Ravensthorpe Youth Club wish to enhance the current use of the existing building with some internal alterations and some external additions.

Please be aware this building contains asbestos and some removal may be required.

The works for consideration are not extensive but are composed of the following;-

1. Kitchen renovations

- a. Remove old cupboards and provide new including the installation of a new electric free standing stove.
- b. Create a servery opening, with a sill, between the existing main function room and the kitchen.
- c. The removal of the door from the kitchen into the passageway, then infill opening and make good.
- d. Tiling over the kitchen benches.
- e. Repaint the kitchen once complete.
- f. Provision of new power points and an appropriate exhaust fan.
- g. Upgrade the kitchen sink and plumbing fixtures.
- h. Replace the floor covering and make good.

2. **Toilet Upgrade** to meet AS-1428.1 (Adjacent to Kitchen)

- a. Remove existing entry and internal doors.
- b. Remove existing internal wall and make good the floor and wall (Creating one larger room).
- c. Remove existing WC and cistern and replace with new Caroma Care Suite meeting all the Standards for disabled toilets. Allow for re-plumbing the new toilet through floor as set out will be different from existing.
- d. Repair/reline walls where required and allow to either replace/repair floor surface with similar or tile.
- e. Replace main toilet door with a 915mm flush panel door for dis-able access. Fit a good quality door closer & privacy lock.
- f. Fit a new hand basin and tapware to meet standards. Tile where required. Supply paper hand towel dispenser.
- g. Install a new timber jamb with a new 915mm flush panel door & top half glazed in clear laminate. This is to be placed **in the dividing wall from the main room into the passageway** directly opposite the new 915 dis-abled toilet access door.
- h. Supply and install a wall mirror
- i. Allow for appropriate signage indicating location of all toilets.

2. New Rear Verandah/Patio (All in Colorbond including gutter)

The Youth Club wish to construct a new Trimdek Colorbond Clad roof structure using Powder coated RHS patio tube roof frame and posts at the rear of the building.

Upright posts to be 90mm x 90mm x 2.0mm (2.6M spacing) to allow for potential future infill of walls. Concreted in the ground with a minimum of a 600 x 600 x 600mm footing.

Roof frame rafters to be 100mm x 50mm x 2mm (2.6M spacing above each post) & intermediate roof battens to be 76mm x 38mm x 1.6mm (1.0M Spacing)

Two full length roof sheets of Polycarbonate skylight Trimdek translucent cladding will be required over the kitchen window area.

It is intended to affix the structure to the existing building and flash the roof accordingly. A gutter will have to be provided with downpipe to the west end.

The basic dimensions will be 8.000M long by 4.000m wide. The picture below gives a basic anticipated view once constructed.



The floor will require a section of decking approximately 1.500M out from the building, full width of the new work) to give access to the existing plumbing and to aid the construction as there is a void between ground level and the building. The remainder of the floor is planned to be paved suitably laid with a minimum 50mm fall to the outside.

Future works that are also anticipated are;-

Removal of the adjacent asbestos fence on the front & west side boundary then replace with new Colorbond Sheeting using the existing steel frame post & rail structure.

The potential installation of an aluminium or similar sliding glass to the west side providing access out onto a continuation of the deck leading to a front sand pit with shade over.

This document is intended only as a brief over view of the Youth Club Project and further information/detail can be obtained from Bill Auburn the Shire of Ravensthorpe BMO and/or Mrs Kylie Thomas.

Bill Auburn
Shire of Ravensthorpe
Building Maintenance Officer
Mob 0427381097
Ph 9839 0000
Fax 9838 1282
PO Box 43
Ravensthorpe WA 6346
billauburn@westnet.com.au



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11. ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

12. BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

12.1 ELECTED MEMBERS

12.2 OFFICERS

13. MATTERS BEHIND CLOSED DOORS

14. CLOSURE OF MEETING