

Item 10.1.1
Attachment – Financial Statements

SHIRE OF RAVENSTHORPE
MONTHLY STATEMENT OF CASH POSITION
As At 31 August 2010

Cash Funds

Municipal Cash on Hand	1,110.00
Municipal Account - General	(72,148.14)
Municipal Account - Restricted	2,494,134.27

Total Cash Funds	\$ 2,423,096.13
-------------------------	------------------------

THIS IS REPRESENTED BY;

Cash and Investment Backed Reserves

Leave Reserve	96,299.64
Plant and Vehicle Reserve	271,661.61
Emergency Farm Water Reserve	20,212.22
Waste and Sewerage Reserve	186,280.07
Building Reserve	1,057,433.19
Recreation Reserve	32,828.55
Bushfire Unit Reserve	8,027.05
Road and Footpath Reserve	400,074.18
Swimming Pool Upgrade Reserve	45,578.38
Hopetoun Foreshore Reserve	13,438.35
UHF Radio Repeater Reserve	7,278.23
Munglinup Public Hall Reserve	0.00
Airport Reserve	279,170.69
Jerdacuttup Hall Reserve	66,509.24
<i>Total Reserve Funds</i>	<u>2,484,791.40</u>

Unspent Grants

Ravensthorpe Town Hall R4R	154,812.00
Roads to Recovery	121,263.00
Crime Prevention	20,000.00
Tourism BHB Bilton	20,000.00
Jerdacuttup Hall Repairs	81,657.00
Tourism Strategy Grant	296,851.00
Emergency Farm Water Supply Grant	32,135.00
<i>Total Unspent Grants</i>	<u>726,718.00</u>

Available Funds	(788,413.27)
------------------------	----------------------

TOTAL FUNDS	\$ 2,423,096.13
--------------------	------------------------

SHIRE OF RAVENSTHORPE
STATEMENT OF FINANCIAL ACTIVITY - RATE SETTING STATEMENT
FOR THE PERIOD 1 JULY 2010 TO 31 AUGUST 2010

	NOTE	2010/11 Adopted Budget \$	31 August 2010 Actual \$	31 August 2010 Y-T-D Budget \$	Variances Budget to Actual Y-T-D \$	Budget to Actual Y-T-D %
Operating						
Revenues/Sources						
Governance		60,200	37,574	35,000	2,574	7.38%
General Purpose Funding		1,238,544	90,990	95,000	(4,011)	(4.22%)
Law, Order, Public Safety		66,810	28,700	28,000	700	2.50%
Health		0	0	0	0	0.00%
Education and Welfare		300,000	0	0	0	0.00%
Community Amenities		223,406	201,654	200,000	1,654	0.83%
Recreation and Culture		395,298	61,658	61,000	658	1.08%
Transport		913,851	214,678	215,000	(322)	(0.15%)
Economic Services		123,170	48,775	50,000	(1,225)	(2.45%)
Other Property and Services		163,280	66,142	65,000	1,142	1.78%
		3,484,359	750,171	749,000	1,171	0.16%
(Expenses)/(Applications)						
Governance		(441,177)	(161,053)	(160,000)	(1,053)	0.66%
General Purpose Funding		(8,300)	(1,405)	(1,500)	95	(6.33%)
Law, Order, Public Safety		(361,643)	(42,201)	(40,000)	(2,201)	5.50%
Health		(203,002)	(20,937)	(20,000)	(937)	4.69%
Education and Welfare		(176,268)	(43,532)	(45,000)	1,468	(3.26%)
Community Amenities		(788,355)	(119,481)	(120,000)	519	(0.43%)
Recreation & Culture		(1,204,965)	(130,906)	(125,000)	(5,906)	4.73%
Transport		(3,588,708)	(623,317)	(625,000)	1,684	(0.27%)
Economic Services		(867,895)	(60,589)	(65,000)	4,412	(6.79%)
Other Property and Services		(75,686)	45,164	45,000	164	0.38%
		(7,515,999)	(1,158,258)	(1,156,500)	(1,756)	0.15%
Adjustments for Non-Cash (Revenue) and Expenditure						
(Profit)/Loss on Asset Disposals	3	(16,865)	0	0	0	
Depreciation on Assets		3,195,757	520,224	532,628	(12,402)	(2.33%)
Accrued Annual & LS Leave			(4,936)			
Capital Revenue and (Expenditure)						
Purchase Land and Buildings	2	(1,217,789)	(117,745)	(120,000)	2,255	(1.88%)
Purchase Infrastructure Assets - Roads	2	(1,344,515)	(72,995)	(75,000)	2,005	(2.67%)
Purchase Infrastructure Assets - Infrastructure	2	(161,436)	(29,188)	(30,000)	812	(2.71%)
Purchase Plant and Equipment	2	(401,600)	(750)	(800)	50	(6.25%)
Purchase Furniture and Equipment	2	(3,500)	(1,760)	(1,800)	40	(2.22%)
Proceeds from Disposal of Assets	3	65,000	0	0	0	0.00%
Repayment of Debentures		(159,705)	(68,918)	(68,918)	0	(0.00%)
Proceeds from New Debentures		0	0	0	0	
Self-Supporting Loan Principal Income		0	0	0	0	
Purchase of Investments		0	0	0	0	
Proceeds from Disposal of Investments		0	0	0	0	
Transfers to Reserves (Restricted Assets)		(130,000)	(9,125)	(10,000)	875	(8.75%)
Transfers from Reserves (Restricted Assets)		780,341	0	0	0	
ADD Net Current Assets July 1 B/Fwd	4	957,225	846,462	846,462	0	
LESS Net Current Assets Year to Date	4	0	(3,133,351)	(3,100,000)	(33,351)	
Amount Raised from Rates		(2,468,725)	(2,480,166)	(2,434,830)	(40,300)	

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

SHIRE OF RAVENSTHORPE
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 31 AUGUST 2010

	2010/11 Adopted Budget \$	31 August 2010 Actual \$
2. ACQUISITION OF ASSETS		
The following assets have been acquired during the period under review:		
<u>By Program</u>		
Governance	250,300	3,026
General Purpose Funding	0	
Law, Order, Public Safety	16,000	
Health	15,000	179
Education and Welfare	250,000	50,529
Housing	0	
Community Amenities	25,234	2,414
Recreation and Culture	750,000	906
Transport	1,790,170	165,384
Economic Services	32,134	
Other Property and Services	0	
	<u>3,128,838</u>	<u>222,438</u>
<u>By Class</u>		
Land Held for Resale		
Land and Buildings	1,217,788	117,745
Infrastructure Assets - Roads	1,344,514	72,995
Infrastructure Assets - Parks and Ovals etc	161,436	29,188
Plant and Equipment	401,600	750
Furniture and Equipment	3,500	1,760
	<u>3,128,838</u>	<u>222,438</u>

SHIRE OF RAVENSTHORPE
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 31 AUGUST 2010

3. DISPOSALS OF ASSETS

<u>By Program</u>	Net Book Value	Sale Proceeds	Profit/(Loss)
	31 August 2010 Actual \$	##### Actual \$	31 August 2010 Actual \$
			0
			0
			0
			0
			0
	0	0	0

<u>By Class</u>	Net Book Value	Sale Proceeds	Profit/(Loss)
	31 August 2010 Actual \$	##### Actual \$	31 August 2010 Actual \$
Plant and Machinery	0	0	0
Furniture and Equipment			
	0	0	0

Summary

Profit on Asset Disposals
Loss on Asset Disposals

#####

Actual
\$

0
0
0

SHIRE OF RAVENSTHORPE
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2010 TO 31 AUGUST 2010

	31 August 2010	Brought Forward
	Actual	1-Jul-10
	\$	\$
4. NET CURRENT ASSETS		
Composition of Estimated Net Current Asset Position		
CURRENT ASSETS		
Cash - Unrestricted	(71,038)	672,330
Cash - Restricted	2,494,134	2,475,667
Receivables	3,136,194	405,863
Prepayments	190,805	3,792
Inventories	41,458	21,892
	<u>5,791,553</u>	<u>3,579,544</u>
LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>(436,480)</u>	<u>(594,337)</u>
NET CURRENT ASSET POSITION	<u>5,355,073</u>	<u>2,985,207</u>
Less: Cash - Reserves - Restricted	(2,494,134)	(2,475,667)
Add: Provisions Included in the budget	<u>272,412</u>	<u>336,922</u>
NET CURRENT ASSET POSITION	<u><u>3,133,351</u></u>	<u><u>846,462</u></u>

5. POSSIBLE CONTINGENCY LOSS

Council has \$2,100,000 invested in Floating Rate Notes. The market value of these investments at the 31 August 2010 was \$351,100.

6. VARIANCES

No reportable variances

Operating Income

Operating Expense

Capital Expenditure

SHIRE OF RAVENSTHORPE
STATEMENT OF FINANCIAL ACTIVITY - NATURE AND TYPE
FOR THE PERIOD 1 JULY 2010 TO 31 AUGUST 2010

	NOTE	2009/10 Adopted Budget \$	31 August 2010 Actual \$	31 August 2010 Y-T-D Budget \$	Variances Budget to Actual Y-T-D \$ %	
Operating Revenues and Expenses Classified According to Nature and Type						
Operating Revenues						
Rates		2,469,726	2,480,166	2,469,726	10,440	0.42%
Grants and Subsidies - operating		1,290,082	163,724	160,000	3,724	2.33%
Reimbursements and Donations		151,798	11,675	11,500	175	1.53%
Fees and Charges		451,472	319,949	300,000	19,949	6.65%
Interest Earnings		179,200	24,477	25,000	(523)	(2.09%)
Other Revenue		138,280	72,184	75,000	(2,816)	(3.76%)
		<u>4,680,558</u>	<u>3,072,175</u>	<u>3,041,226</u>	<u>30,949</u>	
Operating Expenses						
Employee Costs		1,805,794	323,124	300,966	22,159	7.36%
Materials and Contracts		1,983,292	228,217	225,000	3,217	1.43%
Utilities (gas, electricity, water, etc)		130,550	34,329	36,000	(1,671)	(4.64%)
Depreciation on Non-current Assets		3,195,757	520,224	532,626	(12,402)	(2.33%)
Interest		89,652	17,621	18,000	(379)	(2.11%)
Insurance		302,209	50,872	50,368	504	1.00%
Other		8,745	(16,132)	(15,000)	(1,132)	7.54%
		<u>7,515,999</u>	<u>1,158,256</u>	<u>1,147,960</u>	<u>10,296</u>	
		(2,835,441)	1,913,920	1,893,266	20,654	
Grants and Subsidies - non-operating		1,255,662	158,162	50,000	108,162	
Profit/(Loss) on Asset Disposals		16,885	-	0	0	
Net Profit or Loss		<u>(1,562,914)</u>	<u>2,072,082</u>	<u>1,943,266</u>	<u>128,816</u>	

**SHIRE OF RAVENSTHORPE
MONTHLY STATEMENT OF FINANCIAL ACTIVITY**

FOR THE PERIOD 1 JULY 2010 TO 31 AUGUST 2010

7. Ravensthorpe Entertainment Centre - Bar Operating Profit and Loss

Revenue	Bar Takings	10,561.13
	REC Membership	840.89

Total		<u>11,402.02</u>
--------------	--	------------------

Expense	Cost of Beverages Sold	4,948.45
	Staff Costs	288.14

Total		<u>5,236.59</u>
--------------	--	-----------------

Profit/(Loss)		\$ 6,165
---------------	--	----------

Cost of Beverages Sold

Opening Stock 01 July 2010	2,321.22
----------------------------	----------

Plus Purchases Beverages	5,359.65
--------------------------	----------

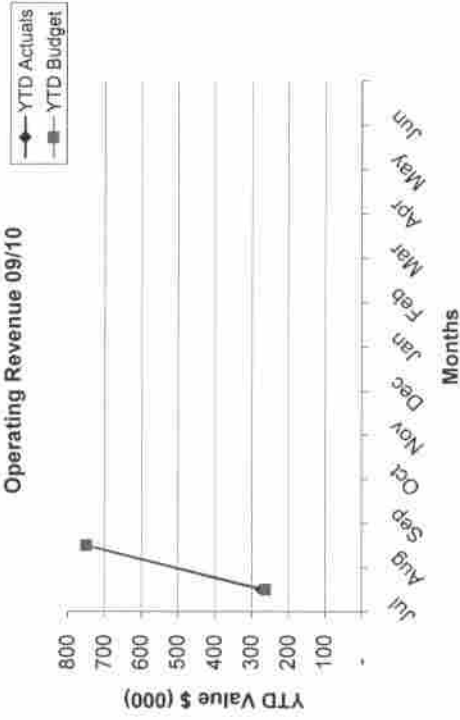
7,680.87

Less Stock on Hand 31 August 2010	2,732.42
-----------------------------------	----------

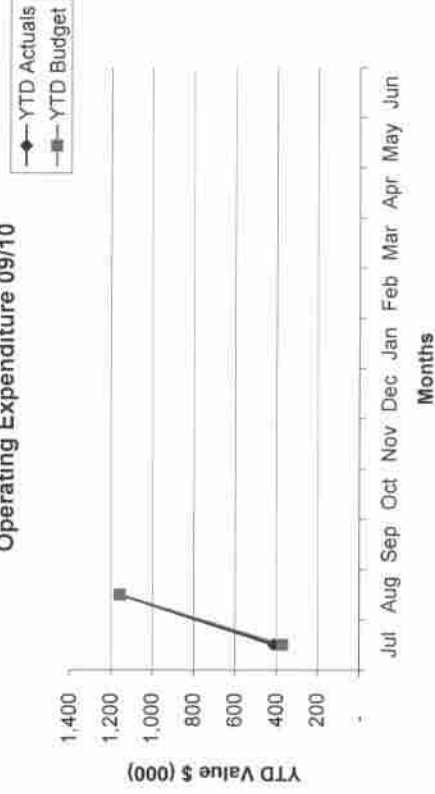
4,948.45

Gross Margin on Beverage Sales	53%
--------------------------------	-----

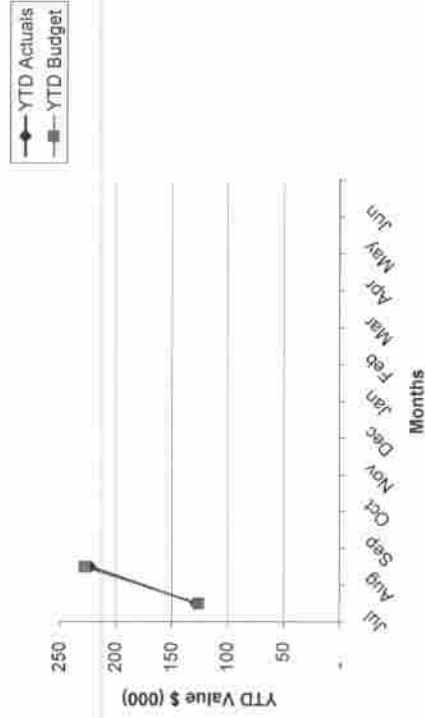
Operating Revenue 09/10



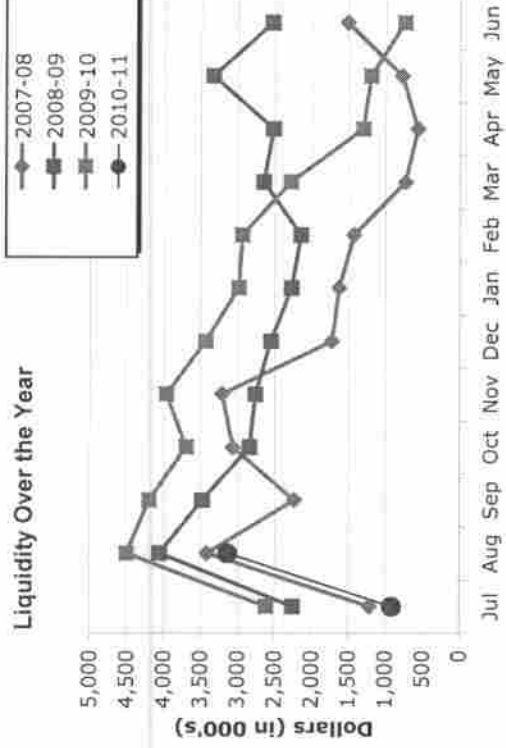
Operating Expenditure 09/10



Capital Expenditure 09/10



Liquidity Over the Year



Municipal Fund Fixed Asset Investment Report to 31 August 2010

Investment Name	Rating	Amount Invested	Date Lodged	Interest Rate	Maturity Date	Interest Received	Mid Price Value
Series 2005-5 Blue Gum (Municipal Investment No.3) Reference No. G51425	AA-	\$ 500,000.00	9-Nov-05	0.0000%	22-Jun-13		\$ 550.00
Helium Capital Limited Series 64 Scarborough FRN Reference No. G64105	AA	\$ 500,000.00	25-May-06	0.0000%	23-Jun-14		\$ 550.00
Zircon (Merimbula)	AA	\$ 500,000.00	6-Jun-07	0.0000%	20-Jun-13		\$ 155,750.00
Omega Capital Investments PLC Series 40 Class A Henley Reference No. G64709	AAA	\$ 600,000.00	20-Dec-06	0.0000%	22-Jun-12		\$ 189,300.00
		\$ 2,100,000.00				\$ -	\$ 351,100.00

Investment Report to 31 August 2010

Deposits

Institution	Comment	Opening Balance	Interest Payment Date	Interest Payment Amount	Transfers In	Transfers Out	Closing Balance
Westpac Banking Corporation Maxi Plus (0111275 Cash Backed Reserve) (3.80% per annum on call)		\$ 2,333,009.97	31-Jul-10	9,124.83			
			31-Aug-10	9,342.87			
			30-Sep-10				
			31-Oct-10				
			30-Nov-10				
			31-Dec-10				
			31-Jan-11				
			28-Feb-11				
			31-Mar-11				
			30-Apr-11				
		31-May-11					
		30-Jun-11					
				18,467.70	-	-	2,351,477.67
ANZ High Yield Account (3.80% Per annum)		\$ 149,359.20	31-Jul-10	479.16			
			31-Aug-10	518.23			
				997.39	-	-	150,356.69

Attachment – Item 10.2.1



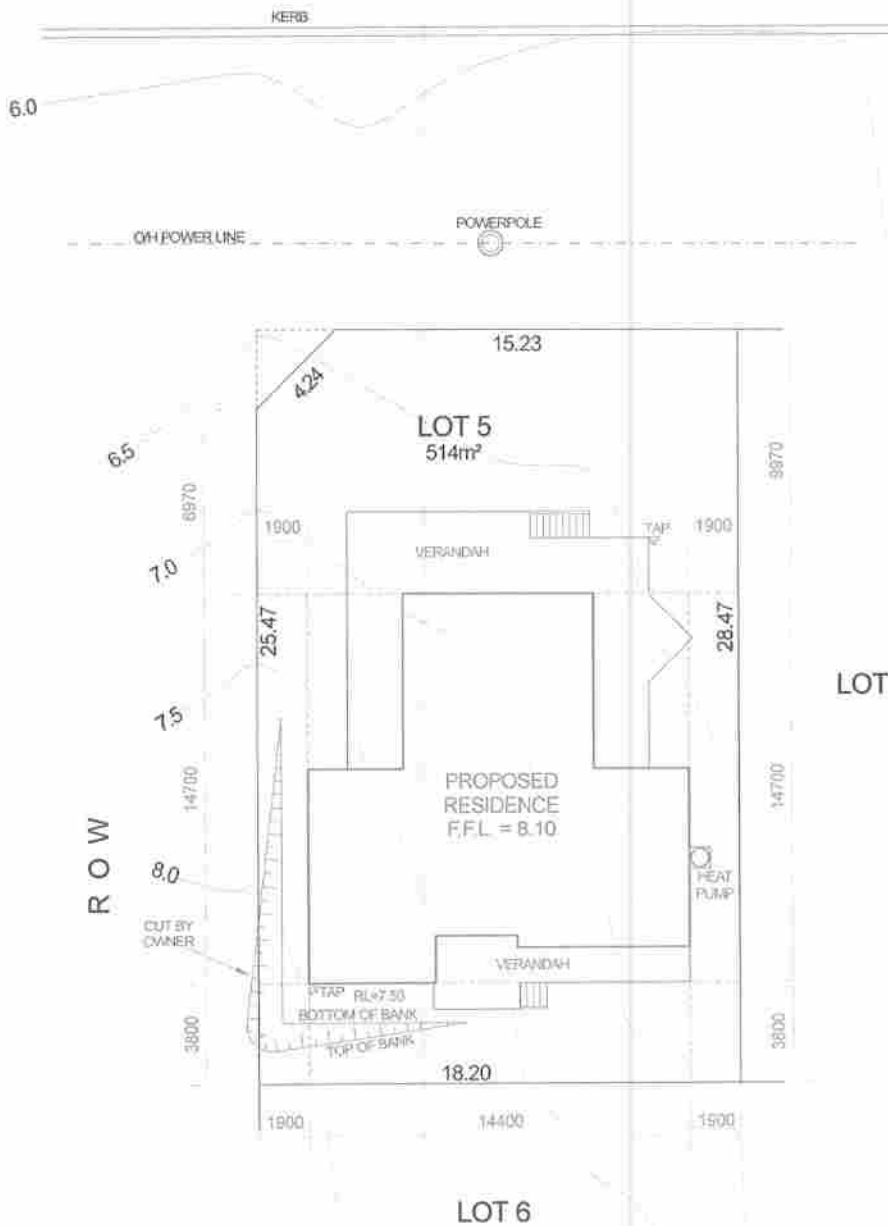
Location Plan

Part Lot 2 (3) Clarke Street, Hopetoun

Scale 1:750

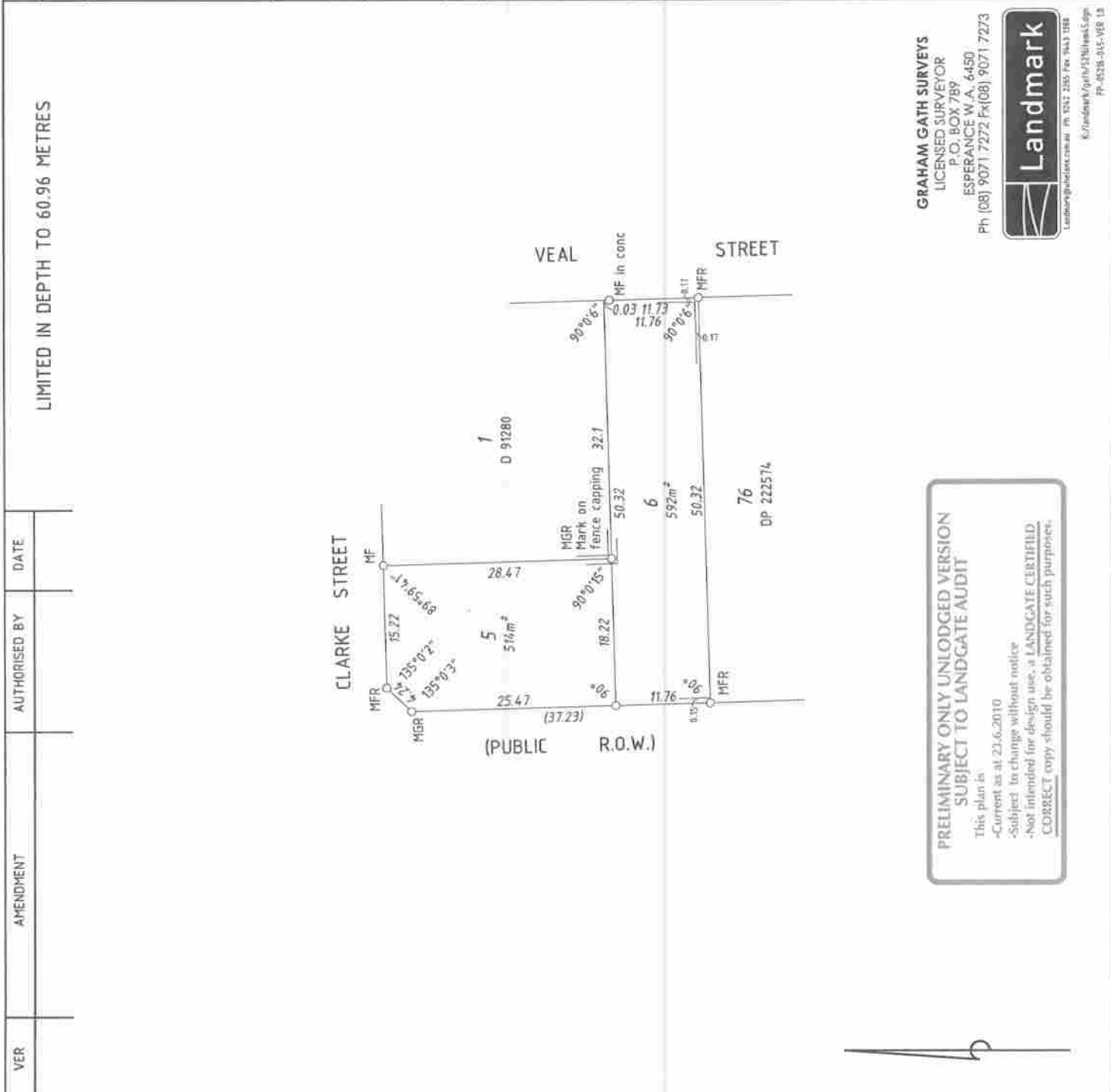


CLARKE STREET



TOTAL HOME FRAMES PTY LTD IMAGINATIVE HILLSIDE HOMES 11 O'Connell Way Mandurah WA 6055 Ph: 93398950 Fax: 93352711		SERIES ROOFLINE	1. THESE PLANS ARE THE SOLE PROPERTY OF TOTAL HOME FRAMES AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. 2. CONTRACTORS SHALL CHECK ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO COMMENCING FABRICATION OR CONSTRUCTION. ANY DISCREPANCIES TO BE BROUGHT TO THE SUPERVISORS ATTENTION. 3. DO NOT SCALE FROM DRAWINGS. 4. OWNER TO NOTE THAT ALL SIZES SHOWN ARE WITHOUT PLASTERBOARD AND SHOULD BE ALLOWED FOR. 5. THE BUILDER RESERVES THE RIGHT TO ALTER DIMENSIONS ON SITE TO SUIT CONSTRUCTION, ENGINEERING OR SITE CONDITIONS. 6. NOTE: RETAINING WALLS, DEMOLITION, SEWER PIPING, SURFICIAL DRAINAGE, BLASTING OR OTHER SITE WORKS ARE ALL AT THE OWNERS EXPENSE UNLESS SPECIFIED IN THE CONTRACT. 7. THE BUILDER HAS THE FULL POSSESSION OF THE SITE WHILE THE HOME IS UNDER CONSTRUCTION.	VARIATIONS		I/WE THE OWNERS AGREE TO THE CONTENTS OF THIS DOCUMENT AND ALL INSTALLED SHEETS		TITLE SITEPLAN	
OWNER:	MR C & MRS C RAINSFORD	VERSION: 3 x 2		DETAILS	DWN	DATE	OWNERS:	DRAWN A. Mayes	DATE MAY. 10
BUILDING LOT:	05						OWNERS:	SCALE 1:200	
STREET:	CLARKE STREET						BUILDER:	SHEET 01	
SUBURB:	HOPETOUN						WITNESS:	JOB 21018	
COUNCIL:	RAVENSTHORPE						DATE:		

TYPE	FREEHOLD
PURPOSE	SUBDIVISION
PLAN OF	LOTS 5 & 6
DISTRICT HOPETOUN (OLDFIELD) DPI FILE	
TOWNSITE	
LOCAL AUTHORITY SHIRE OF RAVENSTHORPE	
LOCALITY HOPETOUN	
FORMER TENURE	ON
LOT 2	INDEX CD28 (2) 34.40
D 91280	FIELD BOOK
C/T 2080/144	
SCALE: 1500 AT A3 SIZE	
SURVEYOR'S CERTIFICATE - Reg 5A	
I, GRAHAM MALCOLM GATH, hereby certify that this is accurate and is a correct representation of the	
(a) survey, and for (b) calculations from measurements undertaken for the purposes of this plan and that it complies with the relevant written law in relation to which it is lodged.	
I hereby certify that this compiled plan is a correct and accurate representation of the survey of the subject land and is in accordance with the relevant law in relation to which it is lodged.	
SURVEYOR'S CERTIFICATE - Compiled	
Lodged Surveyor	
DATE	
SURVEYING & DRAFTING BY	
GRAHAM GATH SURVEYS	
APPROVED BY	
WESTERN AUSTRALIAN PLANNING COMMISSION	
FEE	
13 7200	
Deposited under s.16 P & D ACT 2005	
DATE	
IN ORDER FOR DEALINGS	
SUBJECT TO	
DATE	
FOR INSPECTOR OF PLANS & SURVEYS	
APPROVED	
DATE	
INSPECTOR OF PLANS & SURVEYS	
AUTHORIZED LAND OFFICER	



GRAHAM GATH SURVEYS
LICENSED SURVEYOR
P.O. BOX 789
ESPERANCE W.A. 6450
Ph (08) 9071 7272 Fx (08) 9071 7273

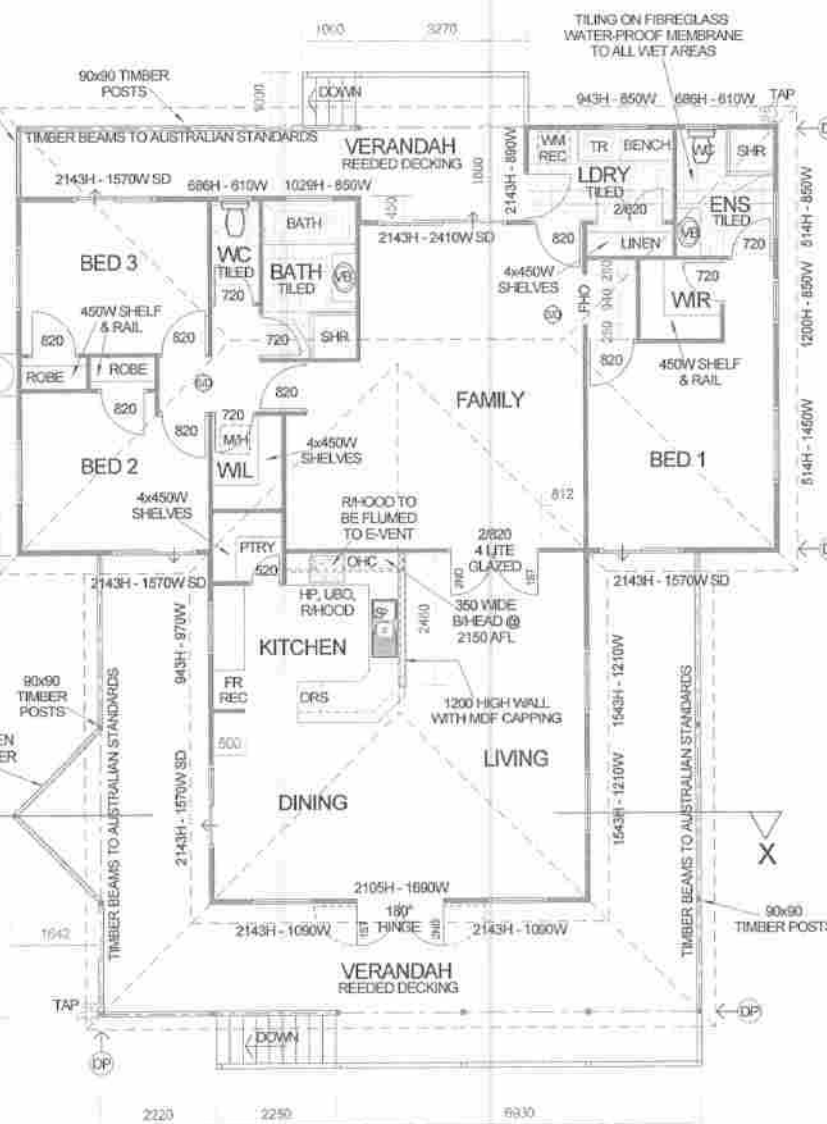


PRELIMINARY ONLY UNLODGED VERSION
SUBJECT TO LANDGATE AUDIT

This plan is
-Current as at 23-6-2010
-Subject to change without notice
-Not intended for design use, a LANDGATE CERTIFIED
CORRECT copy should be obtained for such purposes.

B
C

14400 OVERALL														
6510						3090			4800					
90	9510						50	2725		70	1825	90		
VERANDAH														
90	5530	70	800	70	1760	70	4220	70	1635	70	1525	90		
BED 3														
VAC														
BATH														
FAMILY														
90	1225	70	1225	70	2730	70	5230	70	940	70	1520	70	990	90
ROBE														
ROBE														
PASSAGE														
FAMILY														
VER														
1070	1570	1195	810	870	850	545340	2410	340	1495	830	708	610	1138	
SUNDOOR														
W/H														
W/H														
INDOOR														
W/H														
JAN														



14400 OVERALL											
1010	1570	220	833	1090	832	1690	833	1090	833	220	1570
DOOR											
90	3530	70	1320	70	5530	70	3530	70	1320	70	3530
BED 3											
90	2010	60	1320	70	2165	70	3465	60	2010	60	2010
VERANDAH											
90	2010	60	7020	60	2010	60	2010	60	7020	60	2010
VERANDAH											
3500											

NOTE:
NOG UNDER ALL
JOINS OF WET
AREA FLOORING

NOTE:
TF = TIMBER FRAME

NOTE:
ALL DIMENSIONS
ON DRAWINGS REFER
TO FRAMING SIZES

AREA:	
HOUSE:	149.81m²
VERANDAH FRONT:	81.28m²
VERANDAH REAR:	17.63m²
TOTAL:	228.72m²

A
D

TOTAL HOME FRAMES PTY LTD
IMAGINATIVE HILLSIDE HOMES
11 O'Connor Way Warragul WA 6468 Ph: 83088998 Fax: 30993211

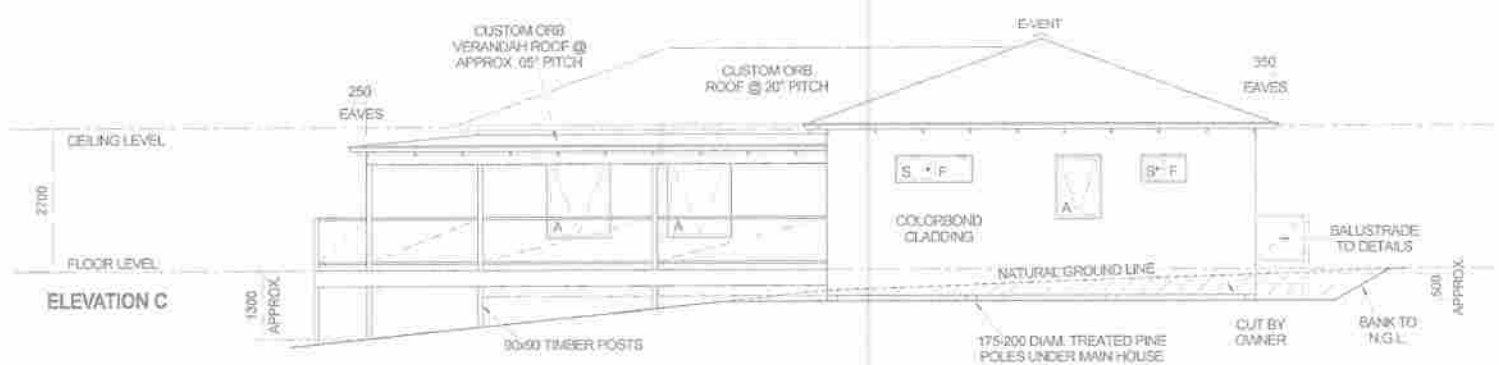
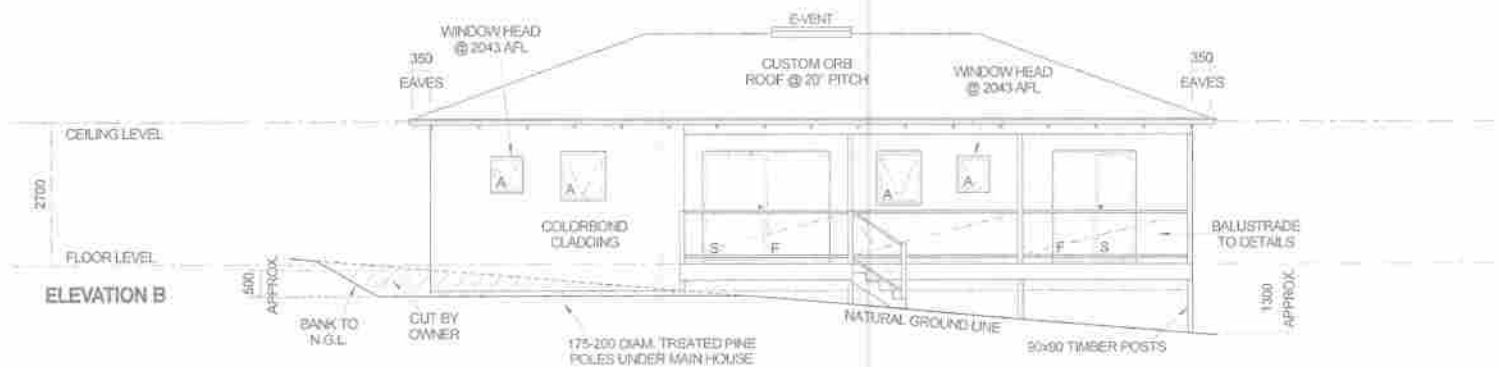
OWNERS: MR C & MRS C RAINSFORD
BUILDING LOT: 05 STREET: CLARKE STREET
SUBURB: HOPETOUN COUNCIL: RAVENSTHORPE

SERIES	VERSION
ROOFLINE	3 x 2

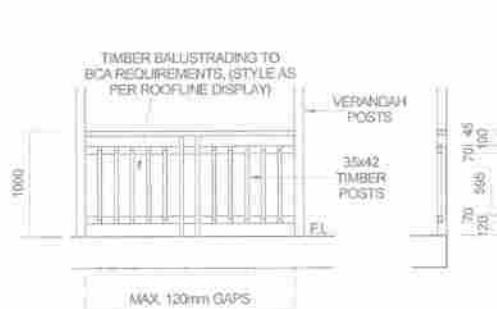
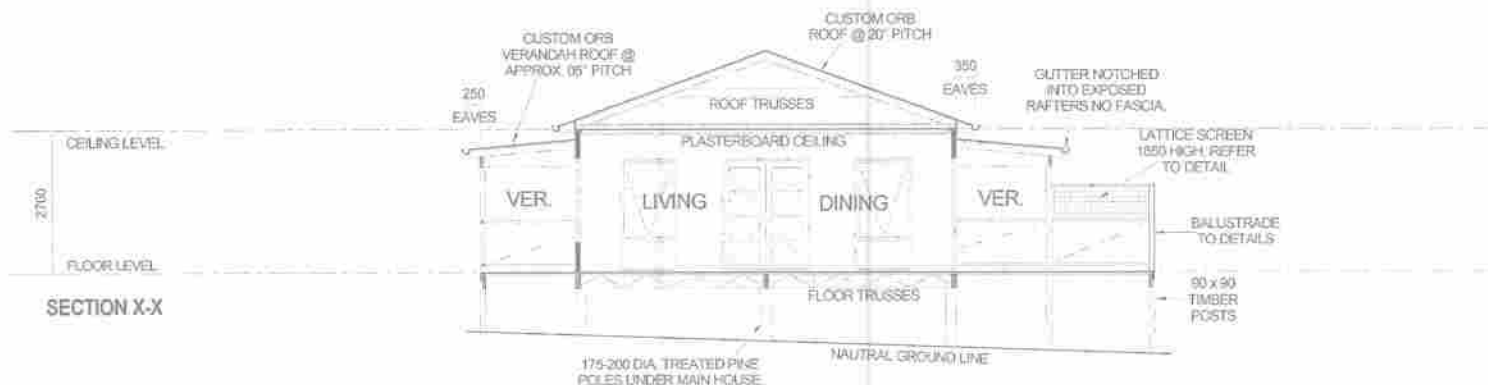
- THESE PLANS ARE THE SOLE PROPERTY OF TOTAL HOME FRAMES AND MAY NOT BE REPRODUCED OR MODIFIED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.
- CONTRACTORS SHALL CHECK ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO COMMENCING FABRICATION OR CONSTRUCTION. ANY DISCREPANCIES TO BE BROUGHT TO THE SUPERVISOR'S ATTENTION.
- DO NOT SCALE FROM DRAWINGS.
- OWNER TO NOTE THAT ALL ROOFS SHOWN ARE WITHOUT PLASTERBOARD AND SHOULD BE ALLOWED FOR.
- THE BUILDER RESERVES THE RIGHT TO ALTER DIMENSIONS ON SITE TO SUIT CONSTRUCTION, ENGINEERING OR SITE CONDITIONS.
- NOTE: RETAINING WALLS, DEMOLITION, SEWER PIPES, SUBSOIL DRAINS, BLASTING OR OTHER SITE WORKS ARE ALL AT THE OWNER'S EXPENSE UNLESS SPECIFIED IN THE CONTRACT.
- THE BUILDER HAS THE FULL POSSESSION OF THE SITE WHILE THE HOME IS UNDER CONSTRUCTION.

VARIATIONS			I/WE THE OWNERS AGREE TO THE CONTENTS OF THIS DOCUMENT AND ALL INITIAL SHEETS		
DETAILS	OWN	DATE	OWNERS	BUILDER	WITNESS

FILE	
FLOOR PLAN	
DRAWN	DATE
A. Mayes	MAY. 10
SCALE	
1 : 100	
SHEET	
02	
JOB	
21018	



 TOTAL HOME FRAMES PTY LTD IMAGINATIVE HILLSIDE HOMES 400/1001 347 880		SERIES: ROOFLINE VERSION: 3 x 2		1. THESE PLANS ARE THE SOLE PROPERTY OF TOTAL HOME FRAMES AND MAY NOT BE REPRODUCED OR MODIFIED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. 2. CONTRACTORS SHALL CHECK ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO COMMENCING FABRICATION OR CONSTRUCTION. ANY DISCREPANCIES TO BE BROUGHT TO THE SUPERVISOR'S ATTENTION. 3. DO NOT SCALE FROM DRAWINGS. 4. OWNER TO NOTE THAT ALL SEES SHOWN ARE, WITHOUT PLASTERBOARD AND SHOULD BE ALLOWED FOR. 5. THE BUILDER RESERVES THE RIGHT TO ALTER DIMENSIONS ON SITE TO SUIT CONSTRUCTION, ENGINEERING OR SITE CONDITIONS. 6. NOTE: RETAINING WALLS, DEMOLITION, BEVER PLINKS, SUBSOL DRAIN, BLASTING OR OTHER SITE WORKS ARE ALL AT THE OWNERS EXPENSE UNLESS SPECIFIED IN THE CONTRACT. 7. THE BUILDER HAS THE FULL POSSESSION OF THE SITE WHILE THE HOME IS UNDER CONSTRUCTION.			VARIATIONS DETAILS TOWN DATE			I / WE THE OWNERS AGREE TO THE CONTENTS OF THIS DOCUMENT AND ALL INITIALISED SHEETS OWNERS: OWNERS: BUILDER: WITNESS: DATE:			TITLE: ELEVATIONS DRAWN: A. Mayes DATE: MAY. 10 SCALE: 1 : 100 SHEET No: 03 JOB No: 21018	
OWNERS: MR C & MRS C RAINSFORD BUILDING/LOT: 05 STREET: CLARKE STREET SUBURB: HOPETOUN COUNCIL: RAVENSTHORPE														



TYPICAL TIMBER BALUSTRADE (TYPE 2)
DETAIL 1:50



TYPICAL TIMBER SCREEN DETAIL
DETAIL 1:50

NOTE:
ALL WINDOW HEADS
@ APPROX 2143 A.F.L.
ALL SLIDING DOOR
HEADS @ 2143 A.F.L.

NOTE:
ALL BRACING & TRUSSING ETC
TO ENGINEERS DETAILS
ALL TIMBERS TO AS 1684 - 1992

TOTAL HOME FRAMES IMAGINATIVE HILLSIDE HOMES PH 9300 8993 FAX 9300 3211		SERIES		1. THESE PLANS ARE THE SOLE PROPERTY OF TOTAL HOME FRAMES AND MAY NOT BE REPRODUCED OR MODIFIED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. 2. CONTRACTORS SHALL CHECK ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO COMMENCING FABRICATION OR CONSTRUCTION. ANY DISCREPANCIES TO BE BROUGHT TO THE SUPERVISORS ATTENTION. 3. DO NOT SCALE FROM DRAWINGS. 4. OWNER TO NOTE THAT ALL SIZES SHOWN ARE WITHOUT PLASTERBOARD AND SHOULD BE ALLOWED FOR. 5. THE BUILDER RESERVES THE RIGHT TO ALTER DIMENSIONS ON SITE TO SUIT CONSTRUCTION, ENGINEERING OR SITE CONDITIONS. 6. NOTE: RETAINING WALLS, DEMOLITION, SEWER PILING, SUBSIDY, CRACKS, SLABBING OR OTHER SITE WORKS ARE ALL AT THE OWNERS EXPENSE UNLESS SPECIFIED IN THE CONTRACT. 7. THE BUILDER HAS THE FULL POSSESSION OF THE SITE WHILE THE HOME IS UNDER CONSTRUCTION.			VARIATIONS			I / WE THE OWNERS AGREE TO THE CONTENTS OF THIS DOCUMENT AND ALL INSTALLED SHEETS OWNERS: _____ OWNERS: _____ BUILDER: _____ WITNESS: _____ DATE: _____		TITLE: ELEVATIONS 2					
		ROOFLINE					DETAILS					DRAWN			DATE		
VERSION		3 x 2									DRAWN A. Mayes			DATE MAY. 10			
11 O'Connor Way Wangara WA 8065 Ph 93008993 Fax 93003211													SCALE: 1 : 100				
OWNERS		MR C & MRS C RAINSFORD												SHEET No 04			
BUILDING LOT:		05		STREET		CLARKE STREET									JOB No 21018		
SUBSIDIARY		HOPETOUN		COUNCIL		RAVENSTHORPE											

10.2 Matters to be Considered by Local Government

The local government in considering an application for planning approval shall have due regard to such of the following matters as are in the opinion of the local government relevant to the use or development subject of the application:

- a) the aims and provisions of this Scheme and any other relevant town planning scheme(s) operating within the Scheme Area;
- b) the Local Planning Strategy;
- c) the requirements of orderly and proper planning including any relevant proposed new town planning scheme or amendment, or region scheme or amendment, which has been granted consent for public submissions to be sought;
- d) any approved Statement of Planning Policy of the Commission;
- e) any approved Environmental Protection Policy under the *Environmental Protection Act 1986*;
- f) any relevant policy or strategy of the Commission or any relevant planning policy adopted by the Government of the State of Western Australia;
- g) any Local Planning Policy adopted by the local government under clause 2.4, any heritage policy statement for a designated heritage area adopted under clause 7.2.2, and any other plan or guideline adopted by the local government under the Scheme;
- h) in the case of land reserved under the Scheme, the ultimate purpose intended for the reserve;
- i) the conservation of any place that has been registered in the Register of Places under the *Heritage of Western Australia Act 1990*, or which is subject of an order under Part VI of the *Heritage of Western Australia Act 1990*, or which is included in the Heritage List under clause 7.1 of this Scheme, and the effect of the proposal on the character or appearance of a Heritage Area;
- j) the compatibility of a use or development with its setting;
- k) any social issues that have an effect on the amenity of the locality;
- l) the cultural significance of any place or area affected by the development;
- m) the likely effect of the proposal on the natural environment and any means that are proposed to protect or to mitigate impacts on the natural environment;
- n) whether the land to which that application relates is unsuitable for the proposal by reason of it being, or likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire or any other risk;
- o) the preservation of the amenity of the locality;
- p) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;
- q) whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, maneuvering and parking of vehicles;
- r) the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;
- s) whether public transport services are necessary and, if so, whether they are available and adequate for the proposal;
- t) whether public utility services are available and adequate for the proposal;
- u) whether adequate provision has been made for access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);
- v) whether adequate provision has been made for access by disabled persons;

- w) whether adequate provision has been made for the landscaping of the land to which the planning application relates and whether any trees or other vegetation on the land should be preserved;
- x) whether the proposal is likely to cause soil erosion or land degradation;
- y) the potential loss of any community service or benefit resulting from the planning approval;
- z) any relevant submissions received on the application;
- aa) the comments or submissions received from any authority consulted under clause 10.1.1; and
- bb) any other planning consideration the local government considers relevant.