



Peppermint Grove
The Garden Shire

SHIRE OF PEPPERMINT GROVE

ATTACHMENTS

**Agenda Briefing Forum
Attachments**

10th March 2026



Peppermint Grove

The Garden Shire

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SHIRE OF PEPPERMINT GROVE

BUDGET REVIEW REPORT

FOR THE PERIOD ENDED 31 JANUARY 2026

*LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996*

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SHIRE OF PEPPERMINT GROVE
STATEMENT OF BUDGET REVIEW
FOR THE PERIOD ENDED 31 JANUARY 2026

		Budget v Actual		Estimated	Predicted	
	Note	Adopted Budget	Year to Date Actual	Year at End Amount (b)	Variance (b) - (a)	
		\$	\$	\$	\$	
OPERATING ACTIVITIES						
Revenue from operating activities						
General rates	3.1	3,856,665	3,876,863	3,876,665	20,000	▲
Grants, subsidies and contributions	3.2	1,511,866	1,052,312	1,457,385	(54,481)	▼
Fees and charges	3.3	380,991	262,243	470,991	90,000	▲
Interest revenue		235,919	101,352	235,919	0	
Other revenue		4,600	3,975	4,600	0	
Profit on asset disposals	3.4	416,000		0	(416,000)	▼
Share of net profit of associates accounted for using the eq	3.5		18,890	18,890	18,890	▲
		6,406,041	5,315,635	6,064,450	(341,591)	
Expenditure from operating activities						
Employee costs		(2,752,646)	(1,578,220)	(2,752,646)	0	
Materials and contracts	3.6	(2,479,595)	(1,270,244)	(2,431,595)	48,000	▲
Utility charges		(114,550)	(65,411)	(114,550)	0	
Depreciation		(468,350)	(308,073)	(468,350)	0	
Finance costs		(69,010)	(25,663)	(69,010)	0	
Insurance		(103,000)	(90,982)	(103,000)	0	
Other expenditure	3.7	(157,208)	(81,572)	(170,208)	(13,000)	▼
		(6,144,359)	(3,420,165)	(6,109,359)	35,000	
Non-cash amounts excluded from operating activities	3.8	52,350	289,183	449,460	397,110	▲
Amount attributable to operating activities		314,032	2,184,653	404,551	90,519	
INVESTING ACTIVITIES						
Inflows from investing activities						
Capital grants, subsidies and contributions	3.9	342,248	0	384,585	42,337	▲
Proceeds from disposal of assets	3.10	2,076,000	0	0	(2,076,000)	▼
Proceeds from self supporting loans	3.11	200,000	0	0	(200,000)	▼
		2,618,248	0	384,585	(2,233,663)	
Outflows from investing activities						
Purchase of land and buildings	3.12	(84,000)	(37,759)	(65,000)	19,000	▲
Purchase of plant and equipment	3.13	(110,000)	0	0	110,000	▲
Purchase of furniture and equipment		(8,000)	(7,704)	(8,000)	0	
Purchase and construction of infrastructure-roads	3.14	(834,019)	(10,162)	544,713	1,378,732	▲
Purchase and construction of infrastructure-other	3.15	(1,880,000)	(61,947)	(1,754,867)	125,133	▲
Purchase of right of use assets		(12,310)	(67,373)	(12,310)	0	
Payments for financial assets - self supporting loans	3.16	(200,000)	0	0	200,000	▲
		(3,128,329)	(184,945)	(1,295,464)	1,832,865	
Non-cash amounts excluded from investing activities		12,310	67,373	12,310	0	
Amount attributable to investing activities		(497,771)	(117,572)	(898,569)	(400,798)	
FINANCING ACTIVITIES						
Cash inflows from financing activities						
Proceeds from new borrowings	3.17	1,700,000	0	0	(1,700,000)	▼
Proceeds from new leases liabilities		12,310	67,373	12,310	0	
Transfers from reserve accounts	3.18	484,771	0	594,569	109,798	▲
		2,197,081	67,373	606,879	(1,590,202)	
Cash outflows from financing activities						
Payments for principal portion of lease liabilities		(15,000)	(13,310)	(15,000)	0	
Repayment of borrowings	3.19	(1,738,886)	(21,891)	(38,886)	1,700,000	▲
Transfers to reserve accounts	3.20	(788,981)	0	(458,981)	330,000	▲
		(2,542,867)	(35,201)	(512,867)	2,030,000	
Non-cash amounts excluded from financing activities		(12,310)	(67,373)	(12,310)	0	
Amount attributable to financing activities		(358,096)	(35,201)	81,702	439,798	
MOVEMENT IN SURPLUS OR DEFICIT						
Surplus or deficit at the start of the financial year	3.21	618,508	528,946	528,946	(89,562)	▼
Amount attributable to operating activities		314,032	2,184,653	404,551	90,519	
Amount attributable to investing activities		(497,771)	(117,572)	(898,569)	(400,798)	
Amount attributable to financing activities		(358,096)	(35,201)	81,702	439,798	
Surplus or deficit after imposition of general rates	2(a),3.22	76,673	2,560,826	116,630	39,957	▲

1. BASIS OF PREPARATION

This budget review has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements

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

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

Local Government (Financial Management) Regulations 1996, regulation 33A prescribes contents of the budget review.

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

Year to Date Actual balances

Balances shown in this budget as Year to Date Actual are based on records at the time of preparation of the budget review and are subject to final adjustments.

Rounding off figures

All figures shown in this statement are rounded to the nearest dollar.

THE LOCAL GOVERNMENT REPORTING ENTITY

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

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

Critical accounting estimates and judgements

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

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

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the budget review.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the current financial year:

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

MATERIAL ACCOUNTING POLICIES

Material accounting policies utilised in the preparation of these statements are as described within the 2025-26 Annual Budget. Please refer to the adopted budget document for details of these policies.

2 NET CURRENT FUNDING POSITION
EXPLANATION OF DIFFERENCE IN NET CURRENT ASSETS AND SURPLUS/(DEFICIT)

	Audited Actual 30 June 2025	Adopted Budget 30 June 2026	Year to Date Actual 31 January 2026	Estimated Year at End Amount 30 June 2026
	\$	\$	\$	\$
(a) Composition of estimated net current assets				
Current assets				
Cash and cash equivalents	808,528	796,835	2,620,636	400,000
Financial assets	2,148,466	2,148,466	2,187,260	2,100,000
Trade and other receivables	159,961	95,795	523,093	186,630
Other assets	0	0	6,005	0
	3,116,955	3,041,096	5,336,994	2,686,630
Less: current liabilities				
Trade and other payables	(386,258)	(450,000)	(430,551)	(400,000)
Capital grant/contribution liability	0	(29,786)	(105,072)	0
Lease liabilities	(11,174)	(12,310)	(11,249)	(10,000)
Borrowings	(41,700)	(2,729)	(41,700)	
Employee related provisions	(205,677)	(185,000)	(205,677)	(200,000)
	(644,809)	(679,825)	(794,249)	(610,000)
Net current assets	2,472,146	2,361,271	4,542,745	2,076,630
Less: Total adjustments to net current assets	(1,943,200)	(2,284,599)	(1,981,920)	(1,960,000)
Closing funding surplus / (deficit)	528,946	76,672	2,560,825	116,630

(b) Current assets and liabilities excluded from budgeted deficiency

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

	Audited Actual 30 June 2025	Adopted Budget 30 June 2026	Year to Date Actual 31 January 2026	Estimated Year at End Amount 30 June 2026
	\$	\$	\$	\$
Adjustments to net current assets				
Less: Reserve accounts	(2,148,466)	(2,452,676)	(2,148,466)	(2,100,000)
Add: Current liabilities not expected to be cleared at end of year				
- Current portion of borrowings	41,700	2,729	41,700	0
- Current portion of lease liabilities	11,174	12,310	11,249	(10,000)
- Employee benefit provisions	152,392	153,038	113,597	150,000
Total adjustments to net current assets	(1,943,200)	(2,284,599)	(1,981,920)	(1,960,000)

(c) Non-cash amounts excluded from operating activities

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

	Audited Actual 30 June 2025	Adopted Budget 30 June 2026	Year to Date Actual 31 January 2026	Estimated Year at End Amount 30 June 2026
	\$	\$	\$	\$
Adjustments to operating activities				
Less: Profit on asset disposals	(20,932)	(416,000)	0	0
Less: Fair value adjustments to financial assets at fair value through profit or loss	888		(18,890)	
Less: Share of net profit of associates and joint ventures accounted for using the equity method	(12,427)			
Add: Depreciation on assets	503,838	468,350	308,073	468,350
Non-cash movements in non-current assets and liabilities:				
- Pensioner deferred rates	(7,415)			
- Employee benefit provisions	(4,573)			
Non-cash amounts excluded from operating activities	459,379	52,350	289,183	468,350

(d) Investing activities excluded from budgeted deficiency

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

	Audited Actual 30 June 2025	Adopted Budget 30 June 2026	Year to Date Actual 31 January 2026	Estimated Year at End Amount 30 June 2026
	\$	\$	\$	\$
Adjustments to investing activities				
Add: Right of use assets received - non cash	47,107	12,310	67,373	
Non cash amounts excluded from investing activities	47,107	12,310	67,373	0

(e) Financing activities excluded from budgeted deficiency

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

	Audited Actual 30 June 2025	Adopted Budget 30 June 2026	Year to Date Actual 31 January 2026	Estimated Year at End Amount 30 June 2026
	\$	\$	\$	\$
Adjustments to financing activities				
Non cash proceeds from new leases		(12,310)	(67,373)	
Non cash amounts excluded from financing activities	0	(12,310)	(67,373)	0

SHIRE OF PEPPERMINT GROVE
NOTES TO THE REVIEW OF THE ANNUAL BUDGET
FOR THE PERIOD ENDED 31 JANUARY 2026

3 PREDICTED VARIANCES

	Variance
	\$
Revenue from operating activities	
3.1 General rates More interim rates than budgeted	20,000 ▲
3.2 Grants, subsidies and contributions Federal Assistance Grants not expected to be prepaid - 37k and library projects not going ahead - 17k	(54,481) ▼
3.3 Fees and charges Extra income not budgeted for, including legal fees - 65k and licence plate sales - 25k	90,000 ▲
3.4 Profit on asset disposals Vehicles not being replaced - 16k and sump project delayed - 400k	(416,000) ▼
3.5 Share of net profit of associates accounted for using the equity method Valuation of WALGA house increase more than expected - non cash item	18,890 ▲
Expenditure from operating activities	
3.6 Materials and contracts Various including waste charges increased - 52k, consulting fees reduced - 97k	48,000 ▲
3.7 Other expenditure Provision for extra Heritage Grants	(13,000) ▼
3.8 Non-cash amounts excluded from operating activities Sump project, vehicle replacement projects not going ahead and increase in value of shares in WALGA House	397,110 ▲
Inflows from investing activities	
3.9 Capital grants, subsidies and contributions Capital project adjustments - foreshore works 50k and road project R2R funding - 92k	42,337 ▲
3.10 Proceeds from disposal of assets Sump project and vehicle replacement not going ahead	(2,076,000) ▼
3.11 Proceeds from self supporting loans Loan to Tennis Club not going ahead	(200,000) ▼
Outflows from investing activities	
3.12 Purchase of land and buildings Library projects not proceeding - decking - 10k and entry weather protection - 9k	19,000 ▲
3.13 Purchase of plant and equipment Replacement of vehicles not proceeding	110,000 ▲
3.14 Purchase and construction of infrastructure-roads Capital project adjustments - drain renewal 20k, road projects (477)k, parking bay project 300k, sump project - 1,536k	1,378,732 ▲
3.15 Purchase and construction of infrastructure-other Playground project complete - 25k, foreshore works - 100k	125,133 ▲
3.16 Payments for financial assets - self supporting loans Loan to Tennis club not proceeding	200,000 ▲
Cash inflows from financing activities	
3.17 Proceeds from new borrowings Loans for Tennis Club and sump project not proceeding	(1,700,000) ▼
3.18 Transfers from reserve accounts Extra funds required for roadwork projects - 385k, parking bay project not proceeding - (250)k and playground project completed - (25)k	109,798 ▲
Cash outflows from financing activities	
3.19 Repayment of borrowings Sump project and Tennis Club loans not proceeding	1,700,000 ▲
3.20 Transfers to reserve accounts Sump project not proceeding - 400k, Foreshore project delayed but still transferring to reserve- (50)k and Weed Management transfer - (20)k	330,000 ▲
3.21 Surplus or deficit at the start of the financial year Adjustment from 1 July 2025	(89,562) ▼
3.22 Surplus or deficit after imposition of general rates Summary of all the above adjustments	39,957 ▲

Matters for Information and Noting

Building Applications Determined February 2026

Application Number	Location	Description	Decision
BA2025/00034	6 The Esplanade	Forward Works for a Single House (Retaining Walls, Piling and Fencing)	Approved
BA2026/00001	28 The Esplanade	Partial Demolition of a Single House (Stage One of Building Works)	Approved
BA2026/00002	42A View Street	Retaining Wall and ROW Fencing	Withdrawn

Planning Applications Determined February 2026

Application Number	Location	Description	Discretion Sought	Decision
DA2025/00024	9 View Street	Alterations and Additions to a Single House, Swimming Pool, Fencing and Ancillary Works	Visual privacy	Approved under Delegation
DA2026/00001	42A View Street	Retaining Wall and ROW Fencing	Fence height	Withdrawn
DA2026/00002	127 Forrest Street	Demolition and Replacement of a Large Outbuilding (Garden Shed)	Lot boundary setback	Approved under Delegation

Infringements Issued February 2026

Location	Breach	Amount
Leake Street	Stopping within Continuous Yellow Lines (Obstructing a Driveway)	\$100
Johnston Street	Obstructing a Path or Driveway	\$100



**NOTES FOR THE
LIBRARY MANAGEMENT GROUP
MEETING**

HELD ON

**Tuesday 17 February 2026
At 8.00 am
Shire of Peppermint Grove
Council Chambers.**

TOWN OF COTTESLOE - TOWN OF MOSMAN PARK - SHIRE OF PEPPERMINT GROVE



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TOWN OF COTTESLOE -TOWN OF MOSMAN PARK -SHIRE OF PEPPERMINT GROVE



NOTICE OF LIBRARY MANAGEMENT GROUP MEETING

Delegates:

ATTENDEES

Town of Cottesloe

Mayor M (Melissa) Harkins (Chair)

Shire of Peppermint Grove

Cr C (Charles) Hohnen

Town of Mosman Park

Mayor P (Paul) Shaw

Alternate Delegates/Observers:

Cr E (Emerald) Bond (Peppermint Grove)

Officers Attending:

Shire of Peppermint Grove

Don Burnett, Chief Executive Officer
Jeremy Clapham, Manager Corporate and
Community Services
Lance Hopkinson, Library Coordinator

Town of Mosman Park

Natalie Martin Goode, Chief Executive Officer.

Apologies:

Cr C (Chilla) Bulbeck (Cottesloe)

Cr N (Nick) Lonie (Mosman Park)

Mark Newman, Chief Executive Officer. (Cottesloe)

Meeting Opened : 8.00 am

1. CONFIRMATION OF NOTES OF THE PREVIOUS MEETING (Attachment)

OFFICER RECOMMENDATION

That the Notes of the Library Management Group Meeting held on Tuesday 18th November 2025, be confirmed as a true and accurate record of proceedings.

Carried 3/0

2. BUSINESS ARISING FROM THE PREVIOUS MINUTES

Nil

3. FINANCIAL STATEMENTS to 31 December 2025 (Attachment)

- Attached is the Financial Report as at 31 December 2025.
- Net expenditure is tracking in line with the budget.

OFFICER RECOMMENDATION

That the Financial Statements to 31 December 2025 be received

Carried 3/0

4. MID-YEAR BUDGET REVIEW

The Shire is undertaking the midyear budget review. No adjustments are proposed for the operating expenditure. Two capital projects, \$9,000 for the weather protection design for the building entry (difficulty in getting an architect) and the north side decking for \$10,000 (not required at this time) will be deferred to 2026/27.

OFFICER RECOMMENDATION

That the information on the Mid-Year Budget Review be noted

Noted

5. MATTERS FOR INFORMATION

- 1 **Café Lease:** The New owners have taken over the Coffee Grove Café at the Library.
- 2 **Library Budget 2026/27:** In the coming months work will be started on the 2026/27 library budget. The First draft will be circulated to the council CEO's prior to the May Library Management Group meeting.
- 3 **Air Conditioning / Energy audit:** The Shire of Peppermint Grove CEO to provide an update on the outcomes of the air-conditioning / energy audit.
- 4 **Inter-Council resourcing :** On-going discussions.
- 5 **Upcoming Library Events.**
 - **FEBRUARY**
 - **Storytime / Rhyme time:** returning for 2026.
 - **MARCH**
 - **Book Launch – Not my father's son by Barry Sanbrook.** The Library Main Hall will be the location for the Celebration of the release of a new book by local author Barry Sanbrook.
 - **APRIL**
 - **Heritage Festival theme – Peppermint Grove Now and Then.** An exhibition of photos taken of local homes in Peppermint Grove 100 years apart, first in black and white, and later colour, the photos reflect on the changing nature of the local architecture and static heritage found in this beautiful garden shire.

6. NEXT MEETING

The next scheduled ordinary meetings of the Library Management Group is:

Tuesday 5th May 2025 (1st week)

Followed by

Tuesday 4th August 2025 (1st week)

7. **Closure: 8.30 am**