



NOTICE OF AN ORDINARY COUNCIL MEETING

Dear Council Member,

The next Ordinary Meeting of the Dandaragan Shire Council will be held on **Thursday 25 January 2018** at the **Council Chambers Jurien Bay** commencing at **4.00pm**.

Attached is your copy of the agenda and business papers for the meeting.

The format for the day is as follows:

- | | |
|---------------|---|
| 1.00pm | Presentation - Alinta & Wind Prospect |
| 1.30pm | Council Forum <ul style="list-style-type: none">▪ Beach Wheelchair▪ Pedestrian Risk Management & Trial Access Road Closure Pioneer Park▪ Draft Holiday Homes Local Planning Policy▪ CLGF - Traineeship Grants |
| 2.30pm | Agenda Briefing Session |
| 3.00pm | Councillor Discussion Session |
| 4.00pm | Ordinary Meeting of Council |
| 5.00pm | Public Forum |
| 6.00pm | Annual General Meeting of Electors |

A handwritten signature in black ink that reads "Clayton".

Scott Clayton
ACTING CHIEF EXECUTIVE OFFICER

18 January 2018



SHIRE
of
DANDARAGAN

AGENDA AND BUSINESS PAPERS

for the

ORDINARY COUNCIL MEETING

to be held

AT THE COUNCIL CHAMBERS, JURIE BAY

on

THURSDAY 25 JANUARY 2018

COMMENCING AT 4.00PM

(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)



ORDINARY COUNCIL MEETING

THURSDAY 25 JANUARY 2018

Welcome to the Ordinary Council Meeting of the Shire of Dandaragan.

Please be advised that the Ordinary Meeting of Council will be held on the following dates, times and venues:

DAY	DATE	TIME	MEETING VENUE
Thurs	25 January 2018	4.00pm	Jurien Bay (AGM of Electors 6.00pm)
Thurs	22 February 2018	4.00pm	Jurien Bay
Thurs	22 March 2018	4.00pm	Badgingarra
Thurs	26 April 2018	4.00pm	Jurien Bay
Thurs	24 May 2018	4.00pm	Cervantes
Thurs	28 June 2018	4.00pm	Jurien Bay

Public Forums commence immediately following the closure of the Council Meeting which is generally about 5.00pm.

Members of the public are most welcome to attend both the Council Meetings and the Public Forums.

BY ORDER OF THE COUNCIL

Scott Clayton
ACTING CHIEF EXECUTIVE OFFICER



DISCLAIMER

INFORMATION FOR THE PUBLIC ATTENDING A COUNCIL MEETING

Please note:

The recommendations contained in this agenda are Officers Recommendations only and should not be acted upon until Council has considered the recommendations and resolved accordingly.

The resolutions of Council should be confirmed by perusing the Minutes of the Council Meeting at which these recommendations were considered.

Members of the public should also note that they act at their own risk if they enact any resolution prior to receiving official written notification of Councils Decision.

Scott Clayton
ACTING CHIEF EXECUTIVE OFFICER



COUNCIL MEETING INFORMATION NOTES

1. Your Council generally handles all business at Ordinary or Special Council Meetings.
2. From time to time Council may form a Committee, Working Party or Steering group to examine subjects and then report to Council.
3. Generally all meetings are open to the public; however, from time to time Council will be required to deal with personal, legal and other sensitive matters. On those occasions Council will generally close that part of the meeting to the public. Every endeavour will be made to do this as the last item of business of the meeting.
4. Public Question Time. It is a requirement of the Local Government Act 1995 to allow at least fifteen (15) minutes for public question time following the opening and announcements at the beginning of the meeting. Should there be a series of questions the period can be extended at the discretion of the Chairman.

Written notice of each question should be given to the Chief Executive Officer fifteen (15) minutes prior to the commencement of the meeting. A summary of each question and response is included in the Minutes.

When a question is not able to be answered at the Council Meeting a written answer will be provided after the necessary research has been carried out. Council staff will endeavour to provide the answers prior to the next meeting of Council.

Council has prepared an appropriate form and Public Question Time Guideline to assist.

5. **Councillors** may from time to time have a financial interest in a matter before Council. Councillors must declare an interest and the extent of the interest in the matter on the Agenda. However, the Councillor can request the meeting to declare the matter **trivial, insignificant or in common with a significant number of electors or ratepayers**. The Councillor must leave the meeting whilst the matter is discussed and cannot vote unless those present agree as above.

Members of staff, who have delegated authority from Council to act on certain matters, may from time to time have a financial interest in a matter on the Agenda. The member of staff must declare that interest and generally the Chairman of the meeting will advise the Officer if he/she is to leave the meeting.

6. Agendas including an Information Bulletin are delivered to Councillors within the requirements of the Local Government Act 1995, i.e. seventy-two (72) hours prior to the advertised commencement of the meeting. Whilst late items are generally not considered there is provision on the Agenda for items of an urgent nature to be considered.

Should an elector wish to have a matter placed on the Agenda the relevant information should be forwarded to the Chief Executive Officer in time to allow the matter to be fully researched by staff. An Agenda item including a recommendation will then be submitted to Council for consideration should it be determined appropriate by the Chief Executive Officer.

The Agenda closes the Monday week prior to the Council Meeting (i.e. ten (10) days prior to the meeting).

The Information Bulletin produced as part of the Agenda includes items of interest and information, which does not require a decision of Council.

7. Agendas for Ordinary Meetings are available in the Shire of Dandaragan Administration Centre and all four libraries as well as on the website www.dandaragan.wa.gov.au seventy-two (72) hours prior to the meeting and the public are invited to secure a copy.
8. Agenda items submitted to Council will include a recommendation for Council consideration. Electors should not interpret and/or act on the recommendations until after they have been considered by Council. Please note the Disclaimer in the Agenda (page 3).
9. Public Inspection of Unconfirmed Minutes (Reg 13)

A copy of the unconfirmed Minutes of Ordinary and Special Meetings will be available for public inspection in the Shire of Dandaragan Libraries and on the website www.dandaragan.wa.gov.au within ten (10) working days after the Meeting.

NOTE:

10.3 Unopposed Business

- (1) Upon a motion being moved and seconded, the person presiding may ask the meeting if any member opposes it.
- (2) If no member signifies opposition to the motion the person presiding may declare the motion in sub clause (1) carried without debate and without taking a vote on it.
- (3) A motion carried under sub clause (2) is to be recorded in the minutes as a unanimous decision of the Council or committee.
- (4) If a member signifies opposition to a motion the motion is to be dealt with according to this Part.

This clause does not apply to any motion or decision to revoke or change a decision which has been made at a Council or committee meeting.

SHIRE OF DANDARAGAN QUESTIONS FROM THE PUBLIC

The Shire of Dandaragan welcomes community participation during public question time as per the Shire of Dandaragan Standing Orders Local Law.

A member of the public who raises a question during question time is requested to:

- (a) provide a copy of his or her questions at least 15 minutes prior to the commencement of the meeting;
- (b) first state his or her name and address;
- (c) direct the question to the President or the Presiding Member;
- (d) ask the question briefly and concisely;
- (e) limit any preamble to matters directly relevant to the question;
- (f) ensure that the question is not accompanied by any expression of opinion, statement of fact or other comment, except where necessary to explain the question;
- (g) each **member of the public** with a question is **entitled to ask up to 3 questions** before other members of the public will be invited to ask their questions;
- (h) when a member of the public gives written notice of a question, the President or Presiding Member may determine that the question is to be responded to as normal business correspondence.

The following is a summary of procedure and a guide to completion of the required form.

1. This is a "question" time only. Orations, explanations or statements of belief will not be accepted or allowed.
2. Questions must relate to a matter affecting the Shire of Dandaragan.
3. Questions must be appropriate and made in good faith. Those containing defamatory remarks, offensive language or question the competency or personal affairs of council members or employees may be ruled inappropriate by the Mayor or Presiding Member and therefore not considered.
4. Frame your question so that it is both precise and yet fully understood. Long questions covering a multitude of subjects are easily misunderstood and can result in poor replies being given.
5. Write your question down on the attached form, it helps you to express the question clearly and provides staff with an accurate record of exactly what you want to know.
6. When the President or presiding member calls for any questions from the public, stand up and wait until you are acknowledged and invited to speak. Please start by giving your name and address first, then ask the question.
7. Questions to be put to the President or presiding member and answered by the Council. No questions can be put to individual Councillors.
8. The question time will be very early in the meeting. **There is only 15 minutes available for Question Time.** Questions not asked may still be submitted to the meeting and will be responded to by mail.
9. When you have put your question, resume your seat and await the reply. If possible, the President or presiding member will answer directly or invite a staff member with special knowledge to answer in his place. However, it is more likely that the question will have to be researched, in which case the President or presiding member will advise that the question will be received and that an answer will be forwarded in writing. Please note under NO circumstances, will the question be debated or discussed by Council at that meeting.
10. To maximise public participation only three questions per person will initially be considered with a time limit of 2 minutes per person. If there is time after all interested persons have put their questions the President or presiding member will allow further questions, again in limits of two per person.
11. To fill out the form, just enter your name and address in the appropriate areas together with details of any group you are representing, then write out your question.
12. Please ensure your form is submitted to the minutes secretary.

If you have difficulty in or are incapable of writing the question, Shire staff are available on request to assist in this task.

We hope this note assists you in the asking of your question and thank you for your interest and participation in the affairs of our Shire.

SHIRE OF DANDARAGAN

QUESTIONS FROM THE PUBLIC

Any member of the public wishing to participate in Public Question Time during Council or Committee meetings is welcome to do so, however, Council requires your name, address and written questions to be provided to the meeting secretary.

Name: _____ Signature: _____

Address: _____

Contact No: _____ Meeting Date: _____

Council Agenda Item No: _____
(if applicable, see below*)

Name of Organisation Representing: _____
(if applicable)

QUESTION:

Each member of the public is entitled to ask up to 3 questions before other members of the public will be invited to ask their question. 15 Minutes is allotted to Public Question Time at Council Meetings.

Please see notes on Public Question Time overleaf...

- * **Agenda Forums:** Questions can only be addressed where they relate to an Agenda Item.
- * **Council Meetings:** Questions are to relate to a matter affecting the Shire of Dandaragan.



**REGISTER OF FINANCIAL / IMPARTIALITY / PROXIMITY INTEREST
RECORD OF DISCLOSURES MADE**

NAME OF PERSON MAKING DISCLOSURE

Surname: _____

Christian Names: _____

Date of Disclosure: _____

Date of Meeting: _____

Council Meeting: Yes No (Please
Circle)

or

Committee Meeting: Yes No (Please
Circle)

Name of Committee: _____

Agenda Book Page No: _____ Item No: _____

Nature and Extent of Financial Interest:

Signature of Person Making Disclosure:

Signature of Staff Recording Financial Interest:

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**1.1 DECLARATION OF OPENING****1.2 DISCLAIMER READING**

“No responsibility whatsoever is implied or accepted by the Shire of Dandaragan for any act, omission, statement or intimation occurring during this meeting.

It is strongly advised that persons do not act on what is heard, and should only rely on written confirmation of Council’s decision, which will be provided within fourteen (14) days.”

2 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE**Members**

Councillor L Holmes	(President)
Councillor P Scharf	(Deputy President)
Councillor W Gibson	
Councillor K McGlew	
Councillor J Clarke	
Councillor R Shanhun	
Councillor D Slyns	
Councillor D Richardson	
Councillor A Eyre	

Staff

Mr S Clayton	(Acting Chief Executive Officer)
Mr G Yandle	(Executive Manager Infrastructure)
Mr D Chidlow	(Executive Manager Development Services)
Ms R Headland	(Council Secretary & PA)

Apologies**Approved Leave of Absence****3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE****4 PUBLIC QUESTION TIME****5 APPLICATIONS FOR LEAVE OF ABSENCE**

6 CONFIRMATION OF MINUTES

6.1 MINUTES OF THE ORDINARY MEETING HELD 21 DECEMBER 2017


7 NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

9 REPORTS OF COMMITTEES AND OFFICERS

9.1 CORPORATE & COMMUNITY SERVICES

9.1.1 ACCOUNTS FOR PAYMENT – DECEMBER 2017

Location: Shire of Dandaragan
 Applicant: N/A
 Folder Path: Business Classification Scheme / Financial Management / Creditors / Expenditure
 Disclosure of Interest: None
 Date: 12 January 2018
 Senior Officer: Scott Clayton, Acting Chief Executive Officer
 Signature of Senior Officer: 

PROPOSAL

To accept the cheque, EFT and direct debit listing for the month of December 2017.

BACKGROUND

As part of the Local Government Act 1995, Financial Management Regulations 1996, a list of expenditure payments is required to be presented to Council.

COMMENT

The cheque, electronic funds transfer (EFT) and direct debit payments for December 2017 totalled \$1,303,593.43 for the Municipal Fund.

Should Councillors wish to raise any issues relating to the December 2017 Accounts for payment, please do not hesitate to contact the Acting Chief Executive Officer prior to the Council Meeting, in order that research can be undertaken and details provided either at the time of the query or at the meeting.

CONSULTATION

- Acting Chief Executive Officer

STATUTORY ENVIRONMENT

- Regulation 13 of the Local Government Financial Management Regulations 1997.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report at this time.

STRATEGIC IMPLICATIONS

2016 – 2026 Strategic Community Plan

<i>Goal 5: Proactive and leading local government</i>	
Business as Usual	k) Finance

ATTACHMENTS

Circulated with the agenda are the following items relevant to this report:

- Cheque, EFT and direct debit listings for December 2017
(Doc Id: 104735)

(Marked 9.1.1)


VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That the Municipal Fund cheque and EFT listing for the period ending 31 December 2017 totalling \$1,303,593.43 for the Municipal Fund be accepted.

9.1.2 FINANCIAL STATEMENTS - MONTHLY REPORTING FOR THE PERIOD ENDING 31 DECEMBER 2017

Location:	Shire of Dandaragan
Applicant:	N/A
Folder	Business Classification Scheme / Financial Management / Financial Reporting / Periodic Reports
Disclosure of Interest:	None
Date:	15 January 2018
Senior Officer:	Scott Clayton, Acting Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

To table and adopt the monthly financial statements for the period ending 31 December 2017

BACKGROUND

As part of the Local Government Act 1995 and Financial Management Regulations (1996), monthly financial statements are required to be presented to Council. Circulated are the monthly financial statements for the period ending 31 December 2017.

COMMENT

Regulation 34 of the Financial Management Regulations (1996) requires the following information to be provided to Council:

1. Net Current Assets

Council's Net Current Assets [i.e. surplus / (deficit)] position as at the 31 December 2017 was \$6,582,671. The composition of this equates to Current Assets minus Current Liabilities less Cash Assets that have restrictions on their use placed on them, in this case Reserves and Restricted Assets. The current position indicates that Council can easily meet its short-term liquidity or solvency.

The Net Current Asset position is reflected on page 8 and reconciled with the Statement of Financial Activity on page 1 of the financial statements.

The amount raised from rates, shown on the Statement of Financial Activity (page 1), reconciles with note 6 (page 9) of the financial statements and provides information to Council on the budget vs actual rates raised.

2. Material Variances

During budget adoption a 10 percent and \$10,000 threshold for these variances to be reported was set.

Note 14 of the attached report details any significant variances.

Should Councillors wish to raise any issues relating to the 31 December 2017 financial statements, please do not hesitate to

contact the Acting Chief Executive Officer prior to the Council Meeting in order that research can be undertaken and details provided either at the time of the query or at the meeting.

CONSULTATION

- Acting Chief Executive Officer

STATUTORY ENVIRONMENT

- Regulation 34 of the Local Government Financial Management Regulations (1996)

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report at this time.

STRATEGIC IMPLICATIONS

2016 – 2026 Strategic Community Plan

<i>Goal 5: Proactive and leading local government</i>	
Business as Usual	k) Finance

ATTACHMENTS

Circulated with the agenda is the following item relevant to this report:

- Financial statements for the period ending 31 December 2017
(Doc Id: 104765)
(Marked 9.1.2)

VOTING REQUIREMENT

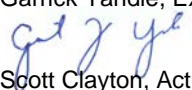
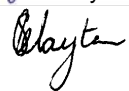
Simple Majority

OFFICER RECOMMENDATION

That the monthly financial statements for the period 31 December 2017 be adopted.

9.2 INFRASTRUCTURE SERVICES

9.2.1 SHIRE OF DANDARAGAN PANEL OF PRE-QUALIFIED SUPPLIERS ASSESSMENT

Location:	Whole of Shire
Applicant:	Numerous
Folder Path:	Business Classification Scheme / Corporate Management / Tendering / Tender Evaluations
Disclosure of Interest:	Nil
Date:	16 January 2018
Author:	Garrick Yandle, Executive Manager Infrastructure
Signature of Author:	
Senior Officer:	Scott Clayton, Acting Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

That Council consider the assessment recommendations of the Request for Applications for the Shire of Dandaragan Panel of Pre-qualified Suppliers following the advertised process undertaken in October and November 2017.

BACKGROUND

In 2013 the Shire of Dandaragan conducted a tender process to establish a panel for the "Supply of various goods and services and plant hire". This panel contract was for a period of 2 years and allowed Shire officers to procure a range of goods and services from a list of suppliers, predominantly local, without the necessity to undertake an exhaustive procurement process each time regular goods or services were required. This panel expired in 2015.

In September 2015 amendments were made to the Local Government (Functions and General) Regulations 1996, Part 4 - *Provision of goods and services, Division 3 - Panels of pre-qualified suppliers*. This provided further clarity to local government authorities regarding how to set up pre-qualified supplier panels. Since this amendment was introduced Shire officers have received ongoing advice from both the Department of Local Government, Sport and Cultural Industries (the Department or DLGCI) as well as staff from Western Australian Local Government Association (WALGA) in an effort to ensure the Shire of Dandaragan's procurement process for establishing a new Prequalified Supplier Panel is undertaken in accordance with the requirements of the Local Government (Functions and General) Regulations 1996, Part 4 - *Provision of goods and services, Division 3 - Panels of pre-qualified suppliers*.

Key aspects of the feedback from these parties indicated Shire officers that following was required as part of the procurement documentation and advertising process:

- The procurement process of Pre-qualified Supplier Panels should be run as a Request for Application (RFA) as opposed to a Request for Tender (RFT).
- Council should update their Purchasing Policy such that it outlines how the Pre-qualified Supplier Panel will operate within Council's overall procurement processes in accordance with Local Government (Functions and General) Regulations 1996, Part 4 - *Provision of goods and services*, Division 3 - *Panels of pre-qualified suppliers*.
- The Request for Application documentation is to outline key aspects of the panel including:
 - Scope of services required and specifications where relevant.
 - An indicative number of minimum and maximum panel members.
 - Indicative spending amounts of Council regarding services being sought.
 - Proposed length of panel contract.
 - Details of panel membership.
 - Details of the operation of the panel.
 - Details regarding exclusivity of the panel.
 - Outline there will be no guarantee that it will purchase goods and services from the pre-qualified suppliers on the panel.

COMMENT

Shire officers initially advertised the process in August 2017 as a Request for Tender. Further advice during this process indicated that the RFT documentation process was not appropriate and that Council's Purchasing Policy was inadequate to appropriately meet the requirements of Local Government (Functions and General) Regulations 1996, Part 4 - *Provision of goods and services*, Division 3 - *Panels of pre-qualified suppliers*.

Shire officers withdrew the RFT prior to the closing date for applications and sought further advice from the Department and WALGA as to what was required to adequately update the relevant documentation.

Council's *Purchasing Policy and Tender Guide* (Doc Id; 97141) was updated and presented to the August 2017 Council Meeting and endorsed by Council.

Shire officers revised the procurement documentation to *Request for Application* and this was advertised as follows:

- Opening Date: Saturday 7 October 2017.
- Closing Date: Friday 10 November 2017.

The scope of services required was advertised across 4 x RFA documents for the following categories and scope of services.

01/17 – Building & Mechanical Services

1. Roofing
2. Demolition Works
3. Registered Builder
4. Carpenter
5. General Handyman
6. Brick Laying and Paving
7. Glazing Works
8. Working at Heights Services
9. Painting
10. Plumber
11. Electrician
12. Mechanical Services
13. Fabrication and Welding

02/17 – Civil Works

1. Engineering Services
2. Road Building and Bulk Earthworks
3. Urban Road Construction
4. Earthmoving Equipment
5. Haulage and Freight
6. Road and Street Maintenance
7. Provision of earthmoving Equipment at a Fire
8. Supply of Bulk Materials

03/17 – Technical Services

1. Strategic Community Development Consultancy Services
2. Engineering Consultancy Services
3. Environmental Consultancy Services
4. Asset Management Services
5. Architectural Services

04/17 – Town Maintenance

1. Vegetation Management
2. Turf Management
3. Irrigation Services
4. Fencing
5. Street Sweeping
6. Drainage Pipe Clearing and Cleaning

The Qualitative Selection Criteria was advertised as follows:

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 25 JANUARY 2018

Description of Qualitative Criteria	Weighting %
A) Capabilities Outline the key services, skills, personnel and equipment that your company can provide the Shire of Dandaragan. <ol style="list-style-type: none"> i. Key services and skills (10%) ii. Key personnel (10%) iii. Relevant equipment (5%) 	25%
B) Relevant experience in providing this service (include referees) Provide details of previous successful delivery of services: <ol style="list-style-type: none"> i. Up to a maximum of 5 projects (20%) ii. 1 paragraph description outlining scope of work (10%), iii. Cost (5%), iv. Timeframe (5%) v. Referee (10%) - Must include referee details. Scaling of Project Clients <ul style="list-style-type: none"> - Shire of Dandaragan (scale 1). - Regional WA local government authorities (scale 0.8). - WA local government authorities (scale 0.6). - State Government agencies (scale 0.4) - Other clients (scale 0.2). 	50%
C) Local Supplier Outline the primary location of your business <ol style="list-style-type: none"> i. Shire of Dandaragan (max 25%) ii. Neighbouring local government authority (max 20%) iii. Regional WA (max 15%) iv. Perth (max 10%) v. Other (max 5%) 	25%
D) Price Provide unit rates for the following relevant items where applicable <ol style="list-style-type: none"> i. Service ii. Personnel iii. Equipment iv. Other 	For reference purposes only Use to compare Similar Applications.

All submissions received were evaluated against the qualitative criteria. Where information within the submissions was unclear or required further clarification, applicants were sent a written query via email for clarification. Each submission was given an overall qualitative ranking score out of 100. Upon review of all submissions with relevance to the number of submissions, quality of submissions and services required it was deemed that the minimum cut off score to be considered for recommendation to the panel was 70.

The quantity and quality of submissions was mixed across the various categories. Shire officers are able to make recommendations for a significant number of categories, but feel both the quantity and quality of submissions for some categories

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 25 JANUARY 2018

was insufficient to make recommendations for these categories. Officers would recommend the process be run again in the near future to determine if there are potentially any additional suitable suppliers who could be added to the panel. This would also enable Shire officers to articulate to previous applicants and additional potential suppliers how their applications could be improved such that their submissions appropriately address compliance and selection criteria.

As part of the application process applicants were also asked if they were WALGA Preferred Suppliers or members of the WA State Government Common User Agreement (CUA) Panel. Where such applicants are members of these panels this will be noted.

As part of the panel development process Shire officers will continue to work with all applicants to ensure their application meets the relevant requirements outlined in the RFA documentation. This will be undertaken on a supplier by supplier basis and should any supplier not meet the expectations outlined within the RFA documentation during the process their endorsement will be withdrawn. Issues with applicants to be verified include:

- Conditions of Contract
- Proposed Pricing Schedules
- Proposed Price Mechanism Variations
- Insurances

The following provides a summary of the number of submissions received for each category.

01/17 – Building & Mechanical Services	Submissions Received
1. Roofing	2
2. Demolition Works	3
3. Registered Builder	2
4. Carpenter	0
5. General Handyman	0
6. Brick Laying and Paving	0
7. Glazing Works	0
8. Working at Heights Services	3
9. Painting	0
10. Plumber	4
11. Electrician	3
12. Mechanical Services	5
13. Fabrication and Welding	5
02/17 – Civil Works	Submissions Received
1. Engineering Services	8
2. Road Building and Bulk Earthworks	12

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3. Urban Road Construction	11
4. Earthmoving Equipment	14
5. Haulage and Freight	11
6. Road and Street Maintenance	8
7. Provision of earthmoving Equipment at a Fire	8
8. Supply of Bulk Materials	9
03/17 – Technical Services	Submissions Received
1. Strategic Community Development Consultancy Services	6
2. Engineering Consultancy Services	11
3. Environmental Consultancy Services	7
4. Asset Management Services	9
5. Architectural Services	5
04/17 – Town Maintenance	Submissions Received
1. Vegetation Management	6
2. Turf Management	1
3. Irrigation Services	0
4. Fencing	0
5. Street Sweeping	2
6. Drainage Pipe Clearing and Cleaning	1

The following tables provide an overview assessment overview of the submissions received based upon the Qualitative Criteria assessment. Sections highlighted in green indicate applicants who received a score of 70 or greater which was deemed to be cut off score for endorsement.

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	Submissions Received	No. Recommended Contractors	Barnes Hydraulic Services	Elite Electrical Contracting	Shadbolt Electrical	Leeman Plumbing and Excavation	Innes Air and Electrical	Jurien Plumbing	Last Drop Plumbing Company	Turquoise Coast Plumbing Gas and Excavation	Swan Aussie Sheds	Mid Coast Contracting	Jurien Tyre & Auto	Cervantes Aluminium & Steel	Lowman Engineering	Acero Construction Pty Ltd	Coastal Trimming
01/17 – Building & Mechanical Services																	
1. Roofing	2	1						X			X						
2. Demolition Works	3	2						X			X					X	
3. Registered Builder	2	1									X					X	
4. Carpenter	0	0															
5. General Handyman	0	0															
6. Brick Laying and Paving	0	0															
7. Glazing Works	0	0															
8. Working at Heights Services	3	2		X					X		X						
9. Painting	0	0															
10. Plumber	4	3				X		X	X	X							
11. Electrician	3	3		X	X							X					
12. Mechanical Services	5	3	X				X			X			X		X		
13. Fabrication and Welding	5	2	X								X			X	X		X
WALGA Preferred Supplier																	
CUA Member																	
Qualitative Criteria Ranking			90	100	100	93	46	91	98	51	57	95	100	68	93	75	48

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	Submissions Received	No. Recommended Contractors	GMF Contractors Pty Ltd	Russ Hills Contracting	Breakaway Earthmoving	Desert Run	Dandaragan Concrete	Brooks Hire Services Pty Ltd	AN & A Whybrow	Sherrin Rentals	Brook & Marsh Pty Ltd	Greenfield Technical Services	Thurkles Dozing	Axils Contracting Pty Ltd	Jurien Bay Concrete and Earthworks Pty Ltd	AAM Pty Ltd	Anspach Agricultural Contracting	Auscavations Plant Hire	Pinnacles Traffic Management Services	Lendlease	Jurien Concrete Services WA Pty Ltd	Robert K Roach	Jurien Signs	Tony Phillip Dolton	WCP Civil Pty Ltd	Direct Contracting Pty Ltd	Jurien Trenching and Excavation	Jurien Garden Soils
02/17 – Civil Works																												
1. Engineering Services	8	7					X			X	X					X			X			X		X	X			
2. Road Building and Bulk Earthworks	12	9			X	X	X	X				X				X	X		X	X				X	X			
3. Urban Road Construction	11	7	X			X	X						X	X		X	X		X	X				X	X			
4. Earthmoving Equipment	14	11		X	X	X	X	X	X	X		X			X	X	X				X			X	X	X	X	
5. Haulage and Freight	11	10		X	X	X	X	X							X	X					X			X	X	X		
6. Road and Street Maintenance	8	6			X	X										X	X		X					X	X	X	X	
7. Provision of earthmoving Equipment at a Fire	8	7			X	X	X	X								X	X							X	X			
8. Supply of Bulk Materials	9	9			X			X							X		X				X		X	X	X	X	X	X
WALGA Preferred Supplier											X	X	X											X	X			
CUA Member													X															
Qualitative Criteria Ranking			55	98	90	54	91	79	100	45	78	77	70	65	98	75	85	85	95	60	93	67	86	98	85	100	98	84

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	Submissions Received	No. Recommended Contractors	Talis	River Engineering	GHD Pty Ltd	Range To Reef Environmental	WML Consultants	APV Valuers & Asset Management	Greenfield Technical Services	Preston Consulting Pty Ltd	Water Infrastructure Science Engineering	McDowall Affleck	MGC Architects Pty Ltd	Altus Planning	Porter Consulting Engineers	360 Environmental Engineering Pty Ltd	Shawmac Pty Ltd	Engineering Technology Consultants	Asset Infrastructure Management	MP Rogers & Associates Pty Ltd	Wilkes Architects	Tourism Direction	Creating Communities Australia Pty Ltd	Scribe Group Pty Ltd
03/17 – Technical Services																								
1. Strategic Community Development Consultancy Services	6	6			X							X	X							X	X	X		
2. Engineering Consultancy Services	11	11	X	X	X		X				X	X			X	X	X	X		X				
3. Environmental Consultancy Services	7	6	X	X	X	X			X	X					X									
4. Asset Management Services	9	9	X	X	X			X			X				X				X	X	X			
5. Architectural Services	5	3			X				X			X									X			X
WALGA Preferred Supplier			X	X	X		X	X	X		X	X		X	X	X	X	X	X	X	X			
CUA Member								X																
Qualitative Criteria Ranking			85	90	80	53	80	75	80	75	80	75	80	75	85	75	75	75	83	85	75	70	75	60

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	Submissions Received	No. Recommended Contractors	Emulch Pty Ltd	Treecare WA	Anspach Agricultural Contracting	Allbush Pty Ltd	Cleanflow Environmental Solutions	Breakaway Earthmoving	Dave Watson Contracting Pty Ltd	Vari Skilled	Desert Run
04/17 – Town Maintenance											
1. Vegetation Management	6	4	X	X	X	X		X	X		X
2. Turf Management	1	1								X	
3. Irrigation Services	0	0									
4. Fencing	0	0									
5. Street Sweeping	2	0					X				
6. Drainage Pipe Clearing and Cleaning	1	0					X				
WALGA Preferred Supplier											
CUA Member											
Qualitative Criteria Ranking			55	75	85	88	65	68	95	95	54

CONSULTATION

- Former Chief Executive Officer, Tony Nottle
- Acting Chief Executive Officer, Scott Clayton
- Department of Local Government, Sport and Cultural Industries
- WALGA

STATUTORY ENVIRONMENT

Local Government (Functions and General) Regulations 1996, Part 4 - *Provision of goods and services*, Division 3 - *Panels of pre-qualified suppliers*.

POLICY IMPLICATIONS

Policy 1.15 Shire of Dandaragan Purchasing Policy and Tender Guide

FINANCIAL IMPLICATIONS

As per the Shire of Dandaragan *Purchasing Policy and Tender Price* information listed in the Panel submissions, specifically unit rates for various items of equipment and services will provide Shire officers with an indicative pricing schedule for the various items. This has enabled officers to undertake a value for money assessment of comparable services as part of the pre-qualification selection process. It will allow the Shire to engage the relevant contractor at a predetermined rate for specific services where the work required can be on a simple schedule of rates basis.

Once the pre-qualification process endorses suppliers and the applicable pricing method, the value for money assessment on each and every scope of work will be based upon the principles such as availability and capacity to deliver within timeframes, specific methodology and approach to meet the scope of work, plus any other requirements to meet the specific task.

Each Panel will outline a list of pre-qualified suppliers that allows Shire staff the discretion and flexibility to identify and engage a suitable supplier when undertaking procurement of specified goods and services.

The selection and engagement of Panel members will be on a project by project basis, at the relevant Shire officer's discretion, utilising the thresholds of Section 6 of Council's *Purchasing Policy and Tender Guide* to provide the best suitable outcome for the Shire of Dandaragan when procuring each individual service. These thresholds as outlined in the Policy are:

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Amount of Purchase	Policy
Up to \$5,000	<p>Direct purchase from a supplier using a Purchase Order or Corporate Credit Card issued by the Shire; or obtain at least one (1) oral or written quotation from a suitable supplier, either from:</p> <ul style="list-style-type: none"> • a local supplier listed on an existing panel of pre-qualified suppliers administered by the Shire; or • from the open market.
\$5,001 - \$10,000	<p>Direct purchase from a supplier using a Purchase Order or Corporate Credit Card issued by the Shire; obtaining at least one (1) oral or written quotation from a suitable supplier, either from:</p> <ul style="list-style-type: none"> • a local supplier listed on an existing panel of pre-qualified suppliers administered by the Shire; or • from the open market.
\$10,001 - \$19,999	<p>Obtain at least three verbal or written quotations, from a suitable supplier, either from:</p> <ul style="list-style-type: none"> • a local supplier listed on an existing panel of pre-qualified suppliers administered by the Shire; or • from the open market.
\$20,000 - \$39,999	<p>Obtain at least three (3) written quotations from suppliers following a brief outlining the specified requirement, either from:</p> <ul style="list-style-type: none"> • a local supplier listed on an existing panel of pre-qualified suppliers administered by the Shire; or • from the open market.
\$40,000 - above	<p>Obtain at least three (3) written quotations from suppliers by formal invitation under a Request for Quotation, containing price and detailed specification of goods and services required. The procurement decision is to be based on pre-determined evaluation criteria that assesses all value for money considerations in accordance with the definition stated within this Policy.</p> <p>Quotations within this threshold may be obtained from:</p> <ul style="list-style-type: none"> • an existing panel of pre-qualified suppliers administered by the Shire; or • from the open market.

STRATEGIC IMPLICATIONS

2016 – 2026 Strategic Community Plan

Goal 5: Proactive and Leading Local Government

Objectives	How the Shire will contribute
5.2 High performing Administration	c) Compliance in all legislative requirements and functions

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ATTACHMENTS

Circulated with the agenda are the following items relevant to this report:

- Revised Policy 1.15 Shire of Dandaragan Purchasing Policy and Tender Guide (Doc Id: 97141)
- Minute Extract August 2017 Meeting (Doc Id: 97344)
- RFA 01 – Building & Mechanical Services (example of RFA documentation) (Doc Id: 104396)
- Extract_Division_3_Panels_of_pre-qualified_suppliers RFA Summaries (Doc Id: 104901)
(Marked 9.2.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

- 1. endorse the recommendations for the Shire of Dandaragan Pre-qualified Supplier Panel based upon the assessment of the Qualitative Criteria of the Request for Applications as per the following tables:**

	No. Recommended Contractors	Barnes Hydraulic Services	Elite Electrical Contracting	Shadbolt Electrical	Leeman Plumbing and Excavation	Jurien Plumbing Last Drop Plumbing Company	Mid Coast Contracting	Jurien Tyre & Auto Lowman Engineering	Acero Construction Pty Ltd
01/17 – Building & Mechanical Services									
1. Roofing	1					X			
2. Demolition Works	2					X			X
3. Registered Builder	1								X
4. Carpenter	0								
5. General Handyman	0								
6. Brick Laying and Paving	0								
7. Glazing Works	0								
8. Working at Heights Services	2		X			X			
9. Painting	0								
10. Plumber	3				X	X	X		
11. Electrician	3		X	X			X		
12. Mechanical Services	3	X						X	X
13. Fabrication and Welding	2	X							X

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	No. Recommended Contractors	Russ Hills Contracting	Breakaway Earthmoving	Dandaragan Concrete	Brooks Hire Services Pty Ltd	AN & A Whybrow	Brook & Marsh Pty Ltd	Greenfield Technical Services	Jurien Bay Concrete and Earthworks Pty Ltd	AAM Pty Ltd	Anspach Agricultural Contracting	Auscavations Plant Hire	Pinnacles Traffic Management Services	Jurien Concrete Services WA Pty Ltd	Jurien Signs	Tony Phillip Dolton	WCP Civil Pty Ltd	Direct Contracting Pty Ltd	Jurien Trenching and Excavation	Jurien Garden Soils
02/17 – Civil Works																				
1. Engineering Services	7				X		X	X		X			X				X	X		
2. Road Building and Bulk Earthworks	9		X	X	X	X					X	X		X			X	X		
3. Urban Road Construction	7			X					X		X	X		X			X	X		
4. Earthmoving Equipment	11	X	X	X		X			X		X	X		X			X	X	X	
5. Haulage and Freight	10	X	X	X		X			X		X	X				X	X	X		
6. Road and Street Maintenance	6		X								X	X					X	X	X	
7. Provision of earthmoving Equipment at a Fire	7		X	X		X					X	X					X	X		
8. Supply of Bulk Materials	9		X			X			X		X			X	X	X		X		X

	No. Recommended Contractors	Talis	River Engineering	GHD Pty Ltd	WML Consultants	APV Valuers & Asset Management	Greenfield Technical Services	Preston Consulting Pty Ltd	Water Infrastructure Science Engineering	McDowall Affleck	MGC Architects Pty Ltd	Altus Planning	Porter Consulting Engineers	360 Environmental Engineering Pty Ltd	Shawmac Pty Ltd	Engineering Technology Consultants Management	MP Rogers & Associates Pty Ltd	Wilkes Architects	Tourism DIRECTION	Creating Communities Australia Pty Ltd
03/17 – Technical Services																				
1. Strategic Community Development Consultancy Services	6			X							X	X						X	X	X
2. Engineering Consultancy Services	11	X	X	X	X				X	X			X	X	X	X		X		
3. Environmental Consultancy Services	6	X	X	X			X	X						X						
4. Asset Management Services	9	X	X	X		X			X					X			X	X	X	
5. Architectural Services	3			X			X				X							X		



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	No. Recommended Contractors	Treecare WA	Anspach Agricultural Contracting	Allbush Pty Ltd	Dave Watson Contracting Pty Ltd	Vari Skilled
04/17 – Town Maintenance						
1. Vegetation Management	4	X	X	X	X	
2. Turf Management	1					X
3. Irrigation Services	0					
4. Fencing	0					
5. Street Sweeping	0					
6. Drainage Pipe Clearing and Cleaning	0					

2. establish the Shire of Dandaragan Pre-qualified Supplier Panel consisting of the recommended applicants subject to them meeting all relevant conditions and compliance criteria outlined in the Request for Applications documentation.
3. acknowledge WALGA Preferred Suppliers who did not meet the criteria cut off score of 70 and have their details included in the Pre-qualified Supplier Panel list for reference purposes.

9.3 GOVERNANCE & ADMINISTRATION

9.3.1 APPLICATION OF COMMON SEAL

Location:	N/A
Applicant:	Shire of Dandaragan
Folder Path:	Business Classification Scheme / Governance / Authorisations / Council Seal
Disclosure of Interest:	None
Date:	14 August 2017
Author:	Julie Rouse, Executive Secretary
Signature of Author	
Senior Officer:	Tony Nottle, Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

To seek Council's endorsement for the application of the Shire of Dandaragan's Common Seal to the Self-Supporting Loan Agreement for Jurien Sport and Recreation Centre.

BACKGROUND

The Shire of Dandaragan's common seal is applied in circumstances where the Shire enters into a legal agreement, lease or undertakes the disposal or acquisition of land.

Application of the seal is accompanied by the signatures of the President and Chief Executive Officer.

A register is maintained to record all occasions on which the seal is applied.

Generally, the common seal is only applied in circumstances where the Council has specifically resolved to enter into an agreement, lease or dispose of or acquire land. There are however, occasions where the seal is required to be applied urgently and Council's endorsement is sought retrospectively.

CONSULTATION

Not applicable

STATUTORY ENVIRONMENT

Section 9.49A of the Local Government Act 1995 applies to the affixing of the Common Seal.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

2016 – 2026 Strategic Community Plan

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<i>Goal 5: Proactive and leading local government</i>	
Objectives	How the Shire will contribute
5.2 High performing Administration	c) Compliance in all legislative requirements and functions

ATTACHMENTS

Nil


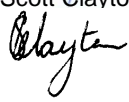
VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council authorise the President and Chief Executive Officer to execute the relevant documentation and endorse the affixing of the Shire of Dandaragan's Common Seal to the Self-Supporting Loan Agreement for Jurien Sport and Recreation Centre between the Shire of Dandaragan and the Jurien Sport and Recreation Centre.

9.3.2 APPLICATION OF COMMON SEAL

Location:	N/A
Applicant:	Shire of Dandaragan
Folder Path:	Business Classification Scheme / Governance / Authorisations / Council Seal
Disclosure of Interest:	None
Date:	15 January 2018
Author:	Denaye Yandle, Executive Secretary
Signature of Author	
Senior Officer:	Scott Clayton, Acting Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

To seek Council's endorsement for the application of the Shire of Dandaragan's Common Seal to the Contract for the Provision of Medical Services to Jurien Bay between the Shire of Dandaragan and Spectrum Health Group Pty Ltd.

BACKGROUND

The Shire of Dandaragan's common seal is applied in circumstances where the Shire enters into a legal agreement, lease or undertakes the disposal or acquisition of land.

Application of the seal is accompanied by the signatures of the President and Chief Executive Officer.

A register is maintained to record all occasions on which the seal is applied.

Generally, the common seal is only applied in circumstances where the Council has specifically resolved to enter into an agreement, lease or dispose of or acquire land. There are however, occasions where the seal is required to be applied urgently and Council's endorsement is sought retrospectively.

CONSULTATION

Not applicable

STATUTORY ENVIRONMENT

Section 9.49A of the Local Government Act 1995 applies to the affixing of the Common Seal.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

2016 - 2026 Strategic Community Plan

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<i>Goal 5: Proactive and leading local government</i>	
Objectives	How the Shire will contribute
5.2 High performing Administration	c) Compliance in all legislative requirements and functions

ATTACHMENTS

Nil

VOTING REQUIREMENT

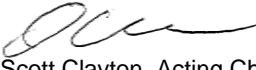

Simple Majority

OFFICER RECOMMENDATION

That Council authorise the President and Chief Executive Officer to execute the relevant documentation and endorse the affixing of the Shire of Dandaragan's Common Seal to the Contract for the Provision of Medical Services to Jurien Bay between the Shire of Dandaragan and Spectrum Health Group Pty Ltd.

9.4 DEVELOPMENT SERVICES

9.4.1 REQUEST FOR AMENDMENTS TO PLANNING APPROVAL – YANDIN WINDFARM

Location:	Various locations within the locality of Dandaragan
Applicant:	Wind Prospect WA Pty Ltd on behalf of Yandin Wind Farms Pty Ltd.
File Ref:	Development Services App / Development Application / 2011 / 14 &15
Disclosure of Interest:	None
Date:	5 January 2018
Author:	David Chidlow, Executive Manager Development Services
Signature of Author:	
Senior Officer:	Scott Clayton, Acting Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

This application is to amend the Yandin Wind Farm planning permit submitted by Wind Prospect Pty Ltd (WPPL) on behalf of the proponent, Yandin Wind Farm Pty Ltd.

BACKGROUND

“This item was deferred at the December Council 2017 Council meeting pending receipt of additional photo montages showing the impact of raising the height of the towers along Dandaragan Road and at the Yathroo Homestead as per the below resolution;”

Moved Cr Shanhun, seconded Cr McGlew

That Council defer this item until such time as the applicant submits a photomontage from Dandaragan Road and the Yathroo Homestead to provide a visual representation of the impact of the installations.

CARRIED 9 / 0

At the time of writing this report the applicant was in the process of undertaking this task. Copies will be sent with this agenda or shortly thereafter. Copies will also be sent to the submitters by the applicant for comments back to the Shire.

The proposed Yandin Wind Farm is located approximately 3.3km south of the township of Dandaragan within the Shire of Dandaragan, Western Australia and 170km north of Perth. The site covers an area of approximately 15,000 hectares.

A planning permit for the Yandin Wind Farm was issued by the Shire of Dandaragan in January 2012. In April 2015 the Shire approved an application to extend the Yandin Wind Farm planning permit until January 2020. In September 2017 the Shire approved the relocation of the transmission line route to the west of Brand Highway, in accordance with the wind farm planning permit advice note.

This application comprises a request to approve the following amendments to the current planning permit for the Yandin Wind Farm:

1. Amendment to the dimensions of wind turbines including an increase to the maximum tip height of the wind turbines (the height from ground level to the highest point of the blade tip of each wind turbine) from 152 metres to 180 metres and increasing the maximum hub height of the wind turbines (the height from ground level to the central point of blade rotation) from 100 metres to up to 112 metres.
2. Minor amendments to the wording of existing planning permit conditions.
3. Increase the number of permanent wind monitoring masts from three to six and their height from 100 metres to up to 112 metres.

This application for the proposed amendments to the planning permit is to be assessed in line with the provisions of:

- Shire of Dandaragan Local Planning Scheme No. 7 (LPS7);
- Shire of Dandaragan Local Planning Strategy - Rural Land Use and Rural Settlement;
- Planning Bulletin 67 – Guidelines for Wind Farm Development;
- Environment Protection Bulletin no.21 – Guidance for wind farm developments; and

The original planning permit application lodged in 2011 was referred to the Environmental Protection Agency (EPA) for assessment with a decision of “Not Assessed – Public Advice Given”.

COMMENT

The applicant has submitted the following comments and details in support of the amendments;

Amendment to the dimensions of wind turbines

Wind turbine technology has been continually advancing since the original planning permit was issued for the Yandin Wind Farm in 2012. The latest generation of wind turbines available are increasingly exceeding the dimensions provided for in the original planning permit approval being a tip height of 152 metres (the height from ground level to the highest point of the blade tip of each wind turbine) and a hub height of 100 metres (the height from ground level to the central point of blade rotation). Raising the maximum allowable tip height of the wind turbines from 152 metres to 180 metres and the maximum allowable hub height of the wind turbines from 100 metres to up to 112 metres at the Yandin Wind Farm will allow for more modern wind turbine models to be installed which are generally more efficient, quieter and cost-effective. In addition, the additional clean electricity generated by

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the larger wind turbines would allow the generation from the site to be maximised.

The original planning permit application and the original planning permit conditions did not specify a maximum wind turbine capacity and confirmation is sought that no such maximum wind turbine capacity therefore applies to the permit.

Updates to the wording of the existing planning conditions

Proposed amendments to the wording of existing planning permit conditions with an explanation for the proposed amendment are detailed in the **Table** below. The existing planning permit conditions are provided in full in the attachments.

Table

Proposed amendments to the wording of existing planning permit conditions with justification for the proposed amendment.

Approval condition no.	Proposed amendment	Explanation
8	The proponent shall notify property owners with land within 5km of approved wind turbine locations of the potential for interference to TV reception from the wind farm and offer residents with a dwelling located within 5km of a wind turbine a pre-construction and post-construction assessment of television reception. The proponent shall remedy any reception problems attributable to the presence of the wind farm at dwellings located within 5km of approved wind turbine locations as at January 2012.	The term 'nearby' in the current Condition 8 is imprecise and open to interpretation.
12	Reference to WA EPA noise guidance 2007; replace 'dated' with 'as at'? Reference to the SA EPA Noise Guidelines 'July 2009'.	To align with the updated Guidelines that have been applied in the updated attached noise report.
13	Add "or background +5dB whichever is the higher" after the words "exceed 45dB(A)".	Depending on the level of background noise, the limit could otherwise be less for noise sensitive premises located within the wind farm boundary compared with those located outside the wind farm boundary.
14	Replace reference to '10 minutes LAeq' with 'LA90'.	This reflects the relevant reference from the 2009 SA EPA Noise Guidelines, consistent with the proposed amendment to Condition 12.
18	Remove this condition in its entirety	This is a requirement by law and is therefore not required as a planning permit condition.
20	Replace 'Department of Environment	Department of Environment

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	Conservation' with 'Department of Biodiversity, Conservation and Attractions'	Conservation (DEC) no longer exists. Department of Biodiversity, Conservation and Attractions (DBCA) has taken over the relevant functions of DEC.
24	Replace the current condition with "The proponent shall provide an appropriate viewing area and/or information display at appropriate location(s) agreed with Council."	The amendment provides greater flexibility for the Shire to determine what is most appropriate at the time of construction.
25	Add "except where higher security fencing is required for safety and security purposes" after the words "post and wire".	Rural construction fencing is not appropriate for all applications and could lead to unacceptable OHS and security risks at locations such as the on-site substation, operations and maintenance compound and temporary construction compounds.

Increase the number of permanent wind monitoring masts from three to six

The original planning permit allowed for the construction of three permanent wind monitoring masts. An amendment to the number of permanent monitoring masts is sought that increases the number from three to six. An amendment is also sought for an increase to the height of the masts from 100 metres to up to 112 metres to align the masts with the proposed increase to the wind turbine hub height. The field of wind monitoring, wind forecasting and the terms and conditions of wind turbine warranties are evolving and these amendments will ensure that the wind resource monitored at the project site post construction can adequately meet its required functions.

Proposed deletion of Condition 18 has been raised as an issue in discussions with neighbours. The current condition states;

18. In relation to the concerns raised in the letter from the Western Australian Department of Environment and Conservation dated 02 June 2011, the proponent shall, prior to commencement of construction, implement necessary strategies to mitigate any future noise non-compliance that may arise from the construction or operation of the Wind Farm.

This matter was discussed extensively in the Council Minutes 15 December 2011. The following is part of that discussion. A copy of the full minuted comments are provided in the attachments.

With respect to the possibility of one of the neighbouring landowners seeking to construct an additional dwelling in the area potentially exposed to non-compliant noise levels, while there are approximately 3532ha around the Yandin wind farm, it is questionable whether landowners would choose to locate an

additional dwelling within these portions of their property. If they did, the additional dwelling would be a permitted use under Local Planning Scheme No.7 (i.e. a use not requiring planning approval). There are some smaller lots north of the Yandin Wind Farm that are entirely within the modelled 35dB(A) contour line, a couple having frontage to a public road. All of these lots form part of larger landholdings. There is a possibility that the small lots with existing road frontage could be sold and application made to construct a dwelling. There is also a possibility that application could be made to rationalize boundaries of existing landlocked lots to create lots within the 35dB(A) contour line with road frontage, thereby creating the same potential situation.

The Shire of Dandaragan draft Local Planning Strategy - Rural Land Use and Rural Settlement indicates planning approval should be required for any additional dwellings on lots in the Rural zone. The local planning scheme could be amended to give Council discretion to approve applications for planning approval within the modelled 35dB(A) noise contour and to factor consideration of noise buffer requirements for the wind farms into the assessment of those proposals, as recommended by the Office of the EPA. This would, however, transfer responsibility for resolving the problem of land use conflict to the local government via its local planning scheme. It would be preferred if the matter could be appropriately addressed by Wind Prospect as part of gaining approval. To this end, recommended Condition 18 requires the proponent to implement necessary strategies to mitigate any future noise non-compliance that may arise from the construction or operation of the Wind Farm prior to commencement of construction.

Wind Prospect is in the process of preparing legal agreements to send to affected surrounding landowners hoping to get their agreement to not do anything to cause new dwellings to be located in the potentially noise affected area. If landowners refuse to sign the agreement, then there is a possibility of a dwelling being placed on lots owned by them in the affected area. In the absence of a planning or legal mechanism to prevent this from occurring, there is a risk for Wind Prospect and/or the future developer in leaving this possibility open because if noise levels as a result of the adjoining wind farm are found to not comply with noise regulations, the wind farm operator could be required to take such remedial actions as required to ensure compliance. Recommended Condition 18 requires the potential for this situation to arise to be addressed prior to construction and Wind Prospects is already working towards achieving that.

Noise Assessment

ViPAC prepared a Noise Impact Assessment for the Yandin Wind Farm in December 2010 to support the Environmental Statement

that comprised the original planning permit application. ViPAC has reviewed this assessment and produced a revised assessment of the potential impacts of the proposed amendments to the planning permit for the Yandin Wind Farm, modelling a worst case wind turbine model compared to other potential candidate wind turbine models. Their report is provided in Attachment 10 (in the report sent by DropBox link). A summary of their findings is provided below.

- Given the proposed amendment of increasing the maximum hub height, the predicted noise levels are assessed against the SA EPA “Environmental Noise Guidelines: Wind Farms 2009” (using hub height wind speeds); this would also provide for compliance with the 2003 guidelines used in the original assessment;
- The predicted noise levels for the wind turbine layout satisfies the criteria and requirements of the SA EPA “Environmental Noise Guidelines: Wind Farms, 2009” at all relevant (not involved in the wind farm) receivers. The noise levels also comply with the criteria for the receivers that are involved with the wind farm;
- Due to the absence of noise characteristics (such as tonality, impulsiveness, modulation or low frequency components), no penalty adjustments are required to be applied to the levels;
- A noise assessment of the proposed substations and transmission lines has shown that there are likely to be no noise impacts;
- Even though noise levels may meet the criteria, people residing near wind farms may experience or be aware of the noise generated by the wind farm. This new type of noise source may have a character with which people may be initially unfamiliar and, even though wind farm noise is typically steady and broad-band in nature, people may notice features at times, usually barely or faintly.

Conditions 12 to 18 of the current planning permit relate to noise and require that the final wind farm design meets applicable noise standards and that a post-construction monitoring program be implemented to verify compliance. Variations to some of these conditions have been proposed.

Avifauna and Fauna Assessment

RPS Australia completed the following assessment reports for the Yandin Wind Farm to support the Environmental Statement that comprised the original planning permit application.

- Fauna Assessment in October 2010;
- Avifauna Assessment in November 2010;
- Flora and Vegetation – Environmental Impacts and Management in March 2010 (prepared by Outback Ecology for RPS Australia); and

- Targeted Level 1 Vegetation and Flora Assessment in March 2010 (prepared by Outback Ecology for RPS Australia).

RPS Australia has reviewed the assessment reports prepared in 2010 with regard to the original proposed infrastructure layout and considered any potential impacts associated with the proposed increase in wind turbine tip height from 152 metres to 180 metres. Their findings are reported in a statement, a copy of which is provided in Attachment 12. A summary of their findings is provided below.

- The proposed increase in tip height from 152m to 180m increases the potential rotor swept area of the wind turbines, which previously ranged between 40 metres to 152 metres above the ground level, to range from 12 metres to 180 metres above the ground level;
- The open country (cleared) locations selected for wind turbine sitings are of relatively low habitat value for birds, with greatest species diversity associated with areas of structurally diverse native vegetation;
- RPS (2010a) identified that the conservation significant fauna species that may be potentially impacted by Yandin Wind Farm were Carnaby's Black Cockatoo and the Peregrine Falcon;
- Carnaby's Black Cockatoo were recorded flying through the lower lying areas and valleys and not at the higher topographies on which the wind turbines are located by RPS (2010a), indicating that the wind turbines are located outside of existing flight paths of this species. The presence of Peregrine Falcons at the Yandin Wind Farm is only known from one recording of the species (RPS 2010a), indicating that the wind farm site does not represent significant habitat for this species;
- Informed by the findings of RPS (2010a) and RPS (2010b), the risk to these conservation significant bird species from the proposed 28 metre increase to the size of the minimum and maximum wind turbine tip height is not expected to significantly increase;
- The approved wind turbine locations within the Yandin Wind Farm have been placed to avoid areas that may be used extensively by flying bats and insects in order to minimise the hazards and potential impacts to local bat species;
- RPS (2010b) considered that the potential adverse effects on terrestrial fauna from the wind turbines would be limited to collisions of bats with wind turbine blades and assessed the level of risk to terrestrial fauna to be low. This is because the species likely to be present on site and that may fly at rotor swept area of the wind turbines are common and widespread.

Condition 19 of the current planning permit requires that a clearing permit is obtained in accordance with the provisions of the Environmental Protection (Clearing of Native Vegetation) Regulations 2004. A clearing permit was obtained from the

Department of Conservation in February 2012 in relation to the original proposed infrastructure layout. This clearing permit has expired and a new application will be made to the Department of Environment Regulation. Condition 20 requires the development and implementation of an Avian Fauna Collision Risk Monitoring Program.

Landscape and Visual Impact Assessment

GHD prepared a Report for Landscape and Visual Impact Assessment for the Yandin Wind Farm in September 2010 to support the Environmental Statement that comprised the original planning application. GHD has reviewed this assessment and assessed the potential impacts of the proposed amendments to the planning permit for the Yandin Wind Farm and reported their findings in an addendum report, a copy of which is provided in Attachment 9. A summary of their findings is provided below. Photomontage images and Zone of Visual Influence (ZVI) diagrams to inform the GHD assessment are included in the GHD report in Attachment 9 (in the report sent by DropBox link).

- There would be a marginal to imperceptible increase in impacts associated with the increase of tip height of the turbines from 152 metres to 180 metres even when taking the marginal increase in hub height from 100 metres to up to 112 metres into account. Much of the change to the updated view-sheds relates to the middle ground and middle-distance views where the increased height may result in more turbines being visible;
- The nature of the study area landscape is such that it has an inherently large capacity to absorb a land use with pronounced structures, such as a wind farm. The wind turbines can be regarded as an 'additional' man-made element within a broad landscape that contains many other man-made structures, including power lines, transmission towers, farm buildings, roads, fence-lines, etc.;
- Within the Dandaragan township the visibility of wind turbines will be moderated and obstructed by street and residential landscaping, buildings and other township structures. The most northerly wind turbines are likely to be more visible from the southernmost point of the Dandaragan township when travelling south, with the closest turbine being 3.3 km away. Substantial roadside vegetation on the west side of this road will obstruct views of the western side of the wind farm. The proposed increased height will have an imperceptible impact on the overall visibility from this location;
- While the western edge of the proposed Yandin Wind Farm site will be visible from sections of the Brand Highway for both north bound and south bound traffic, this visibility is in fact very limited in extent and duration. There would be a marginal to imperceptible increase in visibility due to the increase of the height of the turbines;

- As previously assessed, the Yandin Road Lookout is orientated toward the more distant westerly views, although it was acknowledged that the western end of the wind farm will encroach on this view, to some extent, on the north and south margins of this panorama. The proposed height increase will have a limited overall impact on visibility at this location;
- Concurrent with the previous assessment, the addendum report concludes that there would be marginal visual impacts on the regional or local landscape quality;
- The proposed increase to the wind turbine tip height and hub height will also be marginal with an imperceptible difference between the current approved and proposed amended wind farm envelope.

Shadow Flicker Assessment

Wind Prospect Pty Ltd prepared a shadow flicker analysis to inform the Environmental Statement that comprised the original planning application in 2011. This shadow flicker analysis was recently repeated by Wind Prospect to assess any potential increased impact of shadow flicker at sensitive receptors, such as dwellings, resulting from the proposed increase to wind turbine tip height from 152 metres to 180 metres. Wind Prospect's findings are reported in Attachment 13, which includes an image showing predicted shadow flicker with a wind turbine tip height of 180 metres. The results are summarised below.

- In the absence of specific guidelines relating to shadow flicker in WA, the most restrictive limits from relevant German and Australian guidelines were used as a benchmark. These guidelines set a limit of 30 hours of shadow flicker per year within 50 metres of a residence and 30 minutes of shadow flicker in any one day at a given shadow flicker receptor;
- Calculations have been made based on worst case conditions which exclude the effects of clouds, obstacles, and the variability of wind speed and direction, all of which would reduce the amount of shadow flicker experienced in reality relative to the levels predicted in the Shadow Flicker Assessment;
- Two proposed dwellings and one existing dwelling are predicted to experience more than 30 hours of shadow flicker within 50 metres of the dwelling. All three dwellings are owned by landowners involved in the project;
- Of the nine residences which might expect to receive some shadow flicker, eight belong to landowners involved in the project, with the other dwelling being unoccupied;
- The Shadow Flicker Assessment will be repeated prior to construction once a wind turbine model has been determined for construction. Mitigation strategies will be implemented if necessary to reduce shadow flicker at residences, with the agreement of the relevant landowner.

Electromagnetic Interference Assessment

Electromagnetic interference (EMI) can affect radio and TV communication services. Laurie Derrick & Associates completed the following assessments in June 2009 and September 2010 respectively to support the Environmental Statement that comprised the original planning permit application:

- Investigation of Possible Impacts on Radio communication Services; and
- Investigation of Possible Impacts on TV Broadcasting Services. Laurie Derrick & Associates has reviewed these previous assessments and assessed the potential impacts of the proposed amendments to the planning permit for the Yandin Wind Farm and reported their findings in a statement, a copy of which is provided in Attachment 14. A summary of their findings is provided below.
- New radio link and site mapping was generated from data from the latest ACMA Licencing Database (RRL) to ensure that any new radio or decommissioned links or sites were taken into account for determining if adequate clearance from turbines exists.
- The analysis demonstrated that all current links have sufficient clearance to the turbine blade tips. It also showed that radio sites have sufficient buffer distances to wind turbines.
- No impact on FM or AM radio reception has been reported in Australia or overseas due to wind turbines and is not expected at this wind farm.
- The proposed larger diameter wind turbines could cause slightly greater interference potential with dwellings close to the turbines however the VAST service is available as an alternative source of TV from this satellite service which is not likely to be impacted by turbines due to the high angle of elevation to the satellite.
- The proposed wind farm amendments are predicted to have negligible impact on broadcasting and radio communications services.

Condition 8 of the current planning permit relates to EMI and requires that nearby residents are offered pre- and post-construction assessment of television reception and the remedy of any problems attributable to the wind farm.

CONSULTATION

The Shire undertook advertising by way of letters to all affected and surrounding landowners, government agencies and aviation authorities as well as advertisements in the Redgum Reports and Sandpaper newspapers and on the Shire website. There were no submissions received during the advertising period. However notice was given of a late response from one landowner that had not been received at the time this report was prepared.

The applicant undertook the following consultation;

Key stakeholders were sent notification of the proposed amendments to the wind farm planning permit inviting comments and further engagement. The consultation process commenced in April 2017 and is ongoing.

This notification and consultation has consisted of:

- *Letters addressed to specific stakeholders advising of the proposed amendments distributed by email and/or mail;*
- *Newsletter, including invitation to the Information Days, distributed by email and to mailboxes at the Dandaragan post office;*
- *Face-to-face meetings and discussions with interested neighbouring residents;*
- *Advertising of the Information Days in two local publications (Mid West Times and Craytales) leading up to the Information Days with the Newsletter issued to the Shire of Dandaragan for distribution;*
- *The Information Days held at the Dandaragan Community Recreation Centre on 31st August and 1st September; and,*
- *Launching of the updated www.yandinwindfarm.com.au website in August 2017, which contains information about the Yandin Wind Farm and the proposed amendments to the planning permit.*

Copies of the newsletter and advertisement as well as responses from stakeholders are summarised in the attachments

As the Yandin Wind Farm project progresses, engagement with stakeholders will be ongoing using newsletters, letters, emails, meetings and updates to the website.

STATUTORY ENVIRONMENT

- *Shire of Dandaragan Local Planning Scheme No. 7 (LPS7);*
- *Shire of Dandaragan Local Planning Strategy - Rural Land Use and Rural Settlement;*
- *Planning Bulletin 67 – Guidelines for Wind Farm Development;*
- *Environment Protection Bulletin no.21 – Guidance for wind farm developments; and*

The original planning permit application lodged in 2011 was referred to the Environmental Protection Agency (EPA) for assessment with a decision of “Not Assessed – Public Advice Given”

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

A planning application fee to the value of \$1,000 shall be paid by the applicant, being an estimate of the costs of advertising and offer time preparing report.

STRATEGIC IMPLICATIONS

2016 – 2026 Community Strategic Plan

<i>Goal 1: Great Place for Residential and Business Development</i>	
Objectives	How the Shire will contribute
1.2 Ensure effective and efficient development and building services	a) Process development applications and undertake building regulation functions and services
1.4 Ensure Shire is "open for business" and supports industry and business development	b) Identify and engage with future new business and industry opportunities

Renewable energy projects deemed compatible with surrounding land uses should be encouraged through identification in future strategic planning instruments for the Shire, including any new municipal strategic plan, the Local Planning Strategy and new Local Planning Schemes.

ATTACHMENTS

Circulated with the agenda are the following items relevant to this report:

- Yandin Wind Farm Project report part 1 (Doc Id: 103551)
- Yandin Wind Farm Project report Part 2 is available via dropbox link (Doc Id: 103607)
- Map showing properties consulted (Doc Id: 103554)
- Copy of Extract from Council Minutes 15 December 2011 – Condition 18 (Doc Id: 103553)
- Additional photomontages from Dandaragan Road and Yathroo homestead (To be distributed when received)

(Marked 9.4.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council grant the following amendments to the current planning approval for wind farm to Yandin Wind Farm Pty Ltd;

- 1. Amendment to the dimensions of wind turbines including an increase to the maximum tip height of the wind turbines (the height from ground level to the highest point of the blade tip of each wind turbine) from 152 metres to 180 metres and increasing the maximum hub height of the wind turbines (the height from ground level to the central point of blade rotation) from 100 metres to up to 112 metres.**

2. Minor amendments to the wording of existing planning permit conditions as detailed in the table below;

Approval condition no.	Proposed amendment
8	The proponent shall notify property owners with land within 5km of approved wind turbine locations of the potential for interference to TV reception from the wind farm and offer residents with a dwelling located within 5km of a wind turbine a pre-construction and post-construction assessment of television reception. The proponent shall remedy any reception problems attributable to the presence of the wind farm at dwellings located within 5km of approved wind turbine locations as at the commencement of construction of the Yandin Wind Farm
12	Reference to WA EPA noise guidance 2007; replace 'dated' with 'as at'? Reference to the SA EPA Noise Guidelines 'July 2009'.
13	Add "or background +5dB whichever is the higher" after the words "exceed 45dB(A)". Replace reference to '10 minutes LAeq' with 'LA90'.
14	Replace reference to '10 minutes LAeq' with 'LA90'.
20	Replace 'Department of Environment Conservation' with 'Department of Biodiversity, Conservation and Attractions'
24	Replace the current condition with "The proponent shall provide an appropriate viewing area and/or information display at appropriate location(s) agreed with Council."
25	Add "except where higher security fencing is required for safety and security purposes" after the words "post and wire".

3. Increase the number of permanent wind monitoring masts from three to six and their height from 100 metres to up to 112 metres.

4. Include the following advice note;

Note 2 – in relation to condition 1. The Chief Executive Officer will support minor amendments to the location of wind turbine generators that are adjacent to neighbouring land owners in order to mitigate any future noise non-compliance or negative visual amenity as identified in montages, that may arise.

9.4.2 PROPOSED 60 METRE GUYED MAST AND ASSOCIATED EQUIPMENT – RESERVE 43284 - GREY

Location: Reserve 43284 Indian Ocean Drive/Grey Access Road

Applicant: Telstra Corporation Ltd (Telstra), Deighton Pty Ltd and Department of Biodiversity, Conservation and Attractions

Folder Path: Development Services App / Development Application


Disclosure of Interest: None

Date: 9 January 2018

Author: David Chidlow, Executive Manager Development Services

Signature of Author: 

Senior Officer: Scott Clayton, Acting Chief Executive Officer

Signature of Senior Officer: 

PROPOSAL

Telstra Corporation Ltd (Telstra) has sought approval from the Department of Biodiversity, Conservation and Attractions (DBCA) to construct a mobile phone base station in a portion of Reserve No. 43284 being Lot 302 Indian Ocean Drive, Grey. The proposal involves the construction of a 60-metre guyed mast structure, an adjacent equipment building to house Telstra's infrastructure along with a solar array and backup diesel-fuelled generator.

The Department of Biodiversity, Conservation and Attractions are the managing authority for this reserve and therefore the applicant requires the Departments approval for the proposed facility. DBCA have advised that as the Crown is exempt from seeking planning approval for public works, DBCA has advised Telstra that a development application is not required in this instance. DBCA would however be pleased to receive any comments that the Shire of Dandaragan may wish to make on the proposed works.

BACKGROUND

The site is being built under the federal government's Mobile Black Spot Program and will also be funded in part by the State Government's Royalties for Regions Program. The facility will provide improved emergency services communications and mobile telephone communications to the area.

Indian Ocean Drive Planning Guideline March 2014

"The Indian Ocean Drive Planning Guideline (IOD Guideline) is an operational policy intended to guide the location, siting and design of various land uses and development in the locality of the road. It provides an integrated approach to land use decision making across the five local governments, with the purpose of retaining the rural and natural landscape and enhancing the provision of services and facilities available to all users of the road.

The IOD Guideline sets out issues to be considered at scheme amendment and development stages of planning. It does not apply to land use and development within the townships of Jurien Bay and Leeman, or to existing development precincts along the road. Outside the town sites, people are encouraged to consider the Guideline when reconstruction, improvements or maintenance of existing development, or landscaping, is to occur.” (source www.planning.wa.gov.au).

The IOD Guideline applies specifically to a 500-metre corridor on either side of the IOD road reserve from the Woodridge rural settlement, south of Guilderton, to the intersection of IOD with the Brand Highway. It also applies more generally to land that is outside of that corridor but may be prominently viewed from IOD. The IOD Guideline is applicable to both private and public land.

A Visual Impact assessment was carried out by Aurecon Australasia Pty Ltd. Their conclusions are:

There is no doubt that the proposed facility will be prominent when viewed from many vantage points including from the IOD and the Grey Settlement access road. It is also clear that the selected location has been identified following substantial community and stakeholder consultation. Furthermore, the location is constrained by the Blackspot Program’s service objective to provide network services to the Grey Settlement in addition to the IOD. The terrain coupled with need for some physical separation from the coast and the shacks has dictated that the antenna’s elevation must far exceed the surrounding landscape. It is a reasonable conclusion that completely mitigating visual impact whilst still achieving the coverage objective is impossible.

Balancing visual impact against the community benefit the technology will bring is; therefore, the primary consideration of carriers and determining authorities. As identified in the Limitations and Assumptions statement it is beyond the scope of this VLA to pass judgement on this consideration.

This judgement will need to be made by the DBCA also taking into consideration heritage clearances, the town planning submission by Deighton Pty Ltd and flora and fauna considerations.

The nature of telecommunications infrastructure (base stations) is such that height is an integral part of the successful functioning of a network. The Western Australian State Administrative Tribunal (WASAT) has indeed ruled that height is an integral part of a mobile phone base station, and that visibility in itself does not necessary equate to adverse visual impact.

“While it is true that the tower will be higher than any other point in the immediate vicinity of the subject land, such height is an integral part of the successful functioning of the infrastructure, a matter recognised by SPP 5.2, cl 2.3 (‘mounted clear of surrounding obstructions’).” Optus Mobile v City of Stirling [2008] WASAT 238 [59]

“The planning framework does not require the tower to be invisible.” Telstra Corporation v Shire of Waroona [2012] WASAT 179

Conclusion

The fact that part of the proposed development will be visible does not, of itself, mean that the proposed development will have a negative impact on the visual amenity of the locality.

NBN Co Limited v City of Albany [2016] WASAT 61 [52]

The State Planning Policy 5.2 Telecommunication Infrastructure (SPP 5.2) recognises that the location of new mobile telephone base stations needs to be carefully considered in relation to existing base stations, to ensure that the network functions effectively. This network imperative needs to be balanced with appropriate siting and designing to minimise visual impact. The objectives of SPP 5.2 include to:

- facilitate the provision of telecommunications infrastructure in an efficient and environmentally responsible manner to meet community needs; and,*
- manage the environmental and, cultural heritage, visual and social impacts of telecommunications infrastructure.*

The proposed facility is not located in a recognised area of cultural heritage and is removed from any community sensitive use (such as schools, hospitals and childcare facilities). The Yued claimant group have been consulted regarding the location of the proposed facility and will be in attendance to assist the preparation of an anthropological survey. Monitoring during construction has also been requested by the Yued Working Party.

Ground level infrastructure will not be visible from the local road network, beaches or any identified walking trails. Visual impact is; therefore, limited to the guyed mast itself.

The greatest visual impact is for motorists travelling toward the Grey Settlement along the initial 150m of the access road. It is reasonable to expect that perceptions of this impact will somewhat mitigated given these motorists are ‘locals’ who directly benefit from the essential infrastructure.

Motorists travelling northwards on the IOD will also be impacted given there are few focal points when approaching the Grey Settlement access road to otherwise distract attention from what

will be a focal point. Mitigating factors include the posted highway speed and degree of physical separation between the proposed facility and the IOD. The proposed facility will be a focal view for a relatively short period.

The lattice design of the guyed mast enables visual permeability which is more effective for longer range views, particularly when viewed against lighter backgrounds such as the sky. The structure design and finish utilise blending techniques prescribed by the Manual.

The Indian Ocean is not visible on this approach or when approaching from the north, but does come into view in the immediate vicinity of the access road. This ocean view is not a panoramic view from the IOD.

It is important to note that panoramic ocean views from the IOD are not impacted by the proposed facility. The facility will also not be visible when viewed from the Grey Settlement beach, Hangover Bay, Pinnacles Drive or the Pinnacles themselves, or when observing mobile dunes. It is our assertion that these view perspectives are the most important to protect.

COMMENT

Although the proposal would be located on Crown land, Sections 5 and 6 of the *Planning and Development Act 2005* apply, such that the Act binds the Crown, and the right to carry out a public work may only be exercised having regard to the operational planning scheme and orderly and proper planning.

The landscape along this stretch of Indian Ocean Drive is valued by the community, as it is a key scenic coastal tourist route. SPP 2 indicates that, for valued landscapes, planning decision-makers should consider the level or capacity of the landscape to absorb new activities and to incorporate appropriate planning and building design and siting criteria to ensure that new development is consistent with and sensitive to the character and quality of the landscape. SPP 5.2 recommends that infrastructure should not be located on sites where visual landscape values may be compromised. The proposal does not appear to be consistent with the purpose and intent of the relevant State planning policies.

The proposal is located within a landscape character unit that anticipates the future requirement for telecommunications infrastructure, and indicates that if it is not feasible for them to be built in such a way that they are 'inevident' from Indian Ocean Drive, they should be located where they blend with the landscape. The proposed mast would be a landmark that is featured on the horizon directly ahead in northward views from a section of the road identified in the Guideline as providing

important views. The proposed mast may be visible for a distance of up to 4km away, depending on atmospheric conditions.

Section 5.2.5 of the Indian Ocean Drive Guideline provides five recommendations for utility infrastructure to ensure that the proposed tower blends with the landscape. The proposal could comply with recommendations 2, 3 and 5, as the style of the mast as a guyed mast is less visually intrusive than the alternative options of a lattice tower or monopole, and the ground level ancillary structure can potentially be screened from view from Indian Ocean Drive, by careful siting behind dunes and/or screen planting.

However, the proposal is contrary to recommendations 1 and 4 of Section 5.25, as the facility is proposed to be located prominently within the landscape, close to Indian Ocean Drive and on the road's coastal side.

Due to the limitations of the assessment report, it is unclear if the proposed site is a functional necessity or whether other, less visually intrusive, sites would have provided adequate telecommunications coverage for users of Indian Ocean Drive. An analysis of the site options available, including the phone coverage for each, and the degree of overlap with existing coverage would have provided further clarification on the most appropriate location for this infrastructure.

Given Council's scheme requires a development approval and that the proposal is broadly inconsistent with relevant State policies, it is not clear how DBCA has an 'exemption' from seeking the Shire's approval, or has satisfied the requirements of the Act regarding orderly and proper planning. Council should, of course, seek its own advice on this matter.

CONSULTATION

Discussions with the Local office of Department of Biodiversity, Conservation and Attractions – Parks and Wildlife.
Department of Planning, Lands & Heritage - Wheatbelt section

STATUTORY ENVIRONMENT

- Local Planning Scheme No 7.

POLICY IMPLICATIONS

- State Planning Policy 5.2 Telecommunication Infrastructure.
- Western Australian Planning Commission Planning Bulletin No 46 – Applications for Telecommunications Infrastructure.
- Indian Ocean Drive Planning Guideline March 2014

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

2016 – 2026 Strategic Community Plan

<i>Goal 1: Great Place for Residential and Business Development</i>	
Objectives	How the Shire will contribute
1.5 Facilitate population and visitor attraction and growth to expand and diversify the regional economy	a) Tourism and marketing with a focus on promotion and product development based on natural assets in partnership with the Department of Parks and Wildlife

ATTACHMENTS

Circulated with the agenda are the following Items relevant to this report:

- Visual Landscape Assessment (Doc Id: 104573)
 - Department of Planning, Land and Heritage Letter (Doc Id: 104904)
 - Department of Planning, Land and Heritage Comments (Doc Id: 104906)
 - Department of Planning, Land and Heritage Sketch (Doc Id: 104905)
- (Marked 9.4.2)**

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council advise the Department of Biodiversity, Conservation and Attractions that Council does not support the proposed location of the mobile telecommunications tower and associated infrastructure at portion of Reserve No. 43284 being Lot 302 Indian Ocean Drive, Grey for the following reasons:



Due to the limitations of the assessment report, it is unclear if the proposed site is a functional necessity or whether other, less visually intrusive, sites would have provided adequate telecommunications coverage for users of Indian Ocean Drive. An analysis of the site options available, including the phone coverage for each, and the degree of overlap with existing coverage would provide further clarification on the most appropriate location for this infrastructure.

Visual Impact Assessment deficiencies:

- 1. No view shed mapping, so it is not known where the mast would be visible from along IOD.**
- 2. No identification of key individual views or sequences of views in which the mast would be prominent, making it difficult to determine how significant the impact would be.**

3. No simulation of key individual views to show how they may be impacted.
4. No information on the ground elevation of the site, making it difficult to envisage where the top of the mast would sit in the landscape.
5. No images of ancillary ground facilities, making it difficult to predict how the facility will look when viewed from its immediate surrounds including the intersection of Grey Road and IOD.
6. No image of a guyed mast of similar height making it difficult to envisage the proposed facility.
7. Discrepancies between the site's exact location (as specified by latitudinal and longitudinal coordinates), and the site location apparently used for analysis (in Appendices B, D and F).
8. "Grey Ocean Views" map does not define the terms used in relation to ocean views, and contains inaccuracies. For example, the ocean is continuously visible looking south immediately north of Grey Road, not just a 'broken view' as mapped.
9. The assessment generally underestimates the likely impact of the mast on IOD views.
10. The assessment misinterprets the IOD Planning Guideline; for example, Figure 5 in the guideline identifies sections of road that provide important views, including the stretch from just north of the Wedge bend, to just south of Grey. The mast would be dominate on the horizon as seen from this stretch of road, heading northwards. The proposed mast site is outside this stretch but would be prominent when viewed from it.

9.4.3 WESTERN AUSTRALIAN PLANNING COMMISSION (WAPC) – PROPOSED SUBDIVISION OF LOT 3751 MUNBINEA ROAD NAMBUNG

Location:	Lot 3751 Munbinea Road, Nambung
Applicant:	WAPC and Scanlan Surveys Pty Ltd
File Ref:	Business Classification Scheme/Land Use and Planning /Subdivision / Requests / WAPC 156106
Disclosure of Interest:	None
Date:	11 January 2018
Author:	Rory Mackay, Planning Officer
Signature of Author:	
Senior Officer:	David Chidlow, Executive Manager Development Services
Signature of Senior Officer:	

PROPOSAL

To consider an application for the subdivision of Lot 3751 Munbinea Road and make recommendations to the Western Australian Planning Commission (WAPC).

BACKGROUND

This application is for subdivision of Lot 3751 Munbinea Road (1939 Ha) into two lots of approximately 1668.8 ha and 270.2 ha respectively.

The subject land is zoned “Rural”.

Subdivision of rural zoned land is guided by State and local government planning policies and controls. State Planning Policy 2.5 Rural Planning (SPP 2.5), seeks to protect rural land from incompatible uses.

SPP 2.5 does not provide a minimum lot size and requires this matter to be addressed in the Local Planning Strategy but apart from specific circumstances, subdivision of broadscale agricultural land is not encouraged.

It is the view of the WAPC that there are sufficient, suitably sized and located rural lots to cater for intensive and emerging primary production land uses. Creation of new rural lots through ad-hoc, unplanned subdivision will not be permitted.

In contemplating subdivision proposals on rural land, WAPC policy is:

- (a) the creation of new or smaller rural lots will be by exception and in accordance with *Development Control Policy 3.4: Subdivision of rural land*;
- (b) the creation of new or smaller rural lots by exception may be provided for in other State Planning Policies and/or a local planning strategy or scheme;

- (c) no other planning instruments besides those listed at (a) or (b) can provide for the subdivision of rural land; and
- (d) the introduction of new dwelling entitlements or other sensitive land uses should not limit or prevent primary production from occurring.

Local planning guidance on the matter is given in the Shire's:

Local Planning Strategy - Rural Land Use and Settlement 2012

8.1.2 Intensive Agriculture

In order to protect the productive capacity of agricultural land and the basis of the State, regional and local economies, there is a general presumption against future subdivision of land less than 300 ha in the Rural zone, except where it can be clearly demonstrated that subdivision will be beneficial to viable and sustainable agricultural production and land management on the subject land and will not be prejudicial to similar production and management of adjoining lands.

Subdivision may be supported for intensive agricultural development where the lot is a minimum of 40ha in area and all of the following criteria are met:

- *An agronomists report or similar demonstrates that each new lot will contain a minimum of 30 ha of land with a high capacity rating (class 1 or 2) for annual or perennial horticultural production;*
- *A hydrologists report or similar demonstrates that each new lot has long term, secure access to a supply of water of a sufficient quantity and quality as applicable to the potential agricultural production of that land and the Department of Environment and Conservation is prepared to agree that the capture of the water is within the limits of an endorsed water allocation management plan or is within the sustainable yield for that sub catchment; and*
- *The total lot area incorporates the minimum area of 30ha of high capability land, plus the water capture and/or storage area (as necessary) plus an area for farm infrastructure and buildings with sufficient setback from adjoining properties so as not to restrict potential agricultural productivity on those properties, setbacks from watercourse and wetlands, plus the retention of any remnant vegetation that should be protected from clearing.*

Draft Local Planning Strategy 2016

(This strategy will supersede Local Planning Strategy - Rural Land Use and Settlement 2012)

5.3 Rural land Strategic direction

- *Retain rural land for agricultural production and the protection*

of biodiversity.

- *Support subdivision only where it provides for improved agricultural outcomes and land management, such as boundary realignments, homestead lots, environmental and landscape enhancement.*
- *Facilitate more intensive and diverse use of rural land for higher value agricultural products which are compatible with land capability attributes and surrounding farming practises, subject to availability of adequate water supply.*
- *Support non-rural uses that are compatible with and complement the primary use of the land.*

COMMENT

The subject land is identified as within extreme and moderate bushfire zones. Details of any bushfire management plan has not been provided.

Council has received an application for planning approval from AAA Egg Company Pty Ltd for the development of a free range egg farm on the smaller lot of the proposed subdivision (future Lot 42, 270Ha). The application is currently out for advertisement with comments due by Tuesday 6 February 2018. The proposed 12 shed egg farm has essentially the same design features as the existing recently developed egg farm at Lot 4 Mimegarra Road, Cataby.

This item is presented at this meeting as comments to the WAPC on the proposed subdivision are due by 20 February 2018.

CONSULTATION

Department of Planning, Lands and Heritage

STATUTORY ENVIRONMENT

- Planning and Development Act 2005
- Local Planning Scheme No 7
- State Planning Policy 2.5 - Rural Planning
- Development Control Policy 3.4 - Subdivision of rural land

POLICY IMPLICATIONS

There are no local policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

2016 – 2026 Strategic Community Plan

<i>Goal 1: Great Place for Residential and Business Development</i>	
Objectives	How the Shire will contribute
1.1 Ensure planning and land availability provides opportunity for sustainable growth and lifestyle options / choices	a) Strategic land use planning across the Shire, with a focus on coastal settlement and town centre strategy

- Local Planning Strategy - Rural Land Use and Settlement 2012
- Draft Local Planning Strategy 2016 (advertised)

ATTACHMENTS

Circulated with the agenda is the following item relevant to this report:

- Application for Subdivision / Amalgamation (Doc Id 104530)
(Marked 9.4.3)

VOTING REQUIREMENT

Simple Majority

OFFICE RECOMMENDATION

That the Western Australian Planning Commission be advised that Council supports the proposed application for a 2 lot subdivision at Lot 3751 Munbinea Road and provides the following recommended standard conditions:

- 1. Suitable arrangements being made with the Shire of Dandaragan for the provision of vehicular crossovers to service the lots shown on the approved plan of subdivision.**
- 2. Arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to the lots shown on the approved plan of subdivision.**
- 3. A compliance certificate/report for the BAL Contour Map relating to the approved subdivision shall be completed prior to the issuing of titles to the satisfaction of the Western Australian Planning Commission.**
- 4. A notification, pursuant to Section 165 of the Planning and Development Act 2005, is to be placed on the certificates of title of the proposed lots with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:
*'This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is/may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land'***

9.5 COUNCILLOR INFORMATION BULLETIN

9.5.1 SHIRE OF DANDARAGAN – DECEMBER 2017 COUNCIL STATUS REPORT

Document ID: 104197

Attached to the agenda is a copy of the Shire's status report from the Council Meeting held 21 December 2017. **(Marked 9.5.1)**

9.5.2 SHIRE OF DANDARAGAN – BUILDING STATISTICS – DECEMBER 2017

Document ID: 104383

Attached to the agenda is a copy of the Shire of Dandaragan Building Statistics for December 2017. **(Marked 9.5.2)**

9.5.3 SHIRE OF DANDARAGAN – PLANNING STATISTICS – DECEMBER 2017

Document ID: 104253

Attached to the agenda is a copy of the Shire of Dandaragan Planning Statistics for [Month Year]. **(Marked 9.5.3)**

9.5.4 WALGA – VACANCIES ON BOARDS AND COMMITTEES

Document ID: 103807

See link below for current vacancies on Boards and Committees, with closing date of 12 February 2018.

WALGA website at <http://walga.asn.au/Policy-Advice-and-Advocacy/Governance-and-Strategy/Committee-Vacancies.aspx>.

9.5.5 SHIRE OF CHITTERING – COUNCIL REPRESENTATIVE ON NORTHERN GROWTH ALLIANCE

Document ID: 103008

Attached to the agenda is notification from Shire of Chittering advising representatives for the Northern Growth Alliance Committee **(Marked 9.5.5)**

9.5.6 JURIE BAY DISTRICT HIGH SCHOOL – PRESENTATION AWARDS 2017

Document ID: 103564

Attached to the agenda is correspondence from the Jurie Bay District High School thanking us for donation and advising of award winners **(Marked 9.5.6)**

9.5.7 WALGA 2018-19 STATE BUDGET SUBMISSION

Document ID: 103577

In recent months, WALGA has been working with Members through its Zone process to prepare its submission to the State Government in advance of the 2018-19 Budget. Attached to the agenda is correspondence. **(Marked 9.5.7)**

9.5.8 BADGINGARRA PRIMARY SCHOOL – PRESENTATION AWARDS 2017

Document ID: 103796

Attached to the agenda is correspondence from the Badgingarra Primary School thanking us for donation and advising of award winners *(Marked 9.5.8)*

9.5.9 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION – 2018 AUSTRALIA’S FUTURE: LET’S MAKE IT LOCAL

Document ID: 104172

I have no doubt that 2018 will be a huge year for Local Government in Australia. It is becoming increasingly likely there will be a federal election. The Australian Local Government (ALGA) is well advanced in planning for the next election and, with your support, we can influence the national agenda before, during and after the election.

Attached to the agenda is correspondence in its entirety *(Marked 9.5.9)*

9.5.10 LAURIE GRAHAM MLC – BEACH EMERGENCY NUMBERS SIGNAGE

Document ID: 104182

Following a fatal shark bite incident at Falcon, there were concerns raised about the possible delays for emergency services in locating the incident. Mr Gerring’s brother Rick put forward the idea of Beach Emergency Number (BEN) signage at beach access points and the McGowan Government made an election commitment to assist local governments with the installation of the BEN signs. I am pleased to advise that the McGowan Government’s commitment is being fulfilled through the provision of grants to local government (south of Geraldton) to contribute towards the installation of BEN signs at beach access points and encourage you to apply for a grant of \$50,000.

9.5.11 DEPARTMENT OF THE PRIME MINISTER AND CABINET

Document ID: 104189

I am writing to provide you with information about per- and poly-flouroalkyl substances (PFAS), and work being undertaken by the Australian Government and state and territory governments to ensure consistent, evidence-based responses that support affected communities.

Attached to the agenda is content of correspondence *(Marked 9.5.11)*

9.5.12 HEALTHWAY – SPRAY THE GREY YOUTH FESTIVAL 2018

Document ID: 104421

I am pleased to advise that your application to Healthway has successful and a health message promotion sponsorship of \$2,500 is approved.

Attached to the agenda is sponsorship agreement *(Marked 9.5.12)*

9.5.13 STATE LIBRARY OF WA – MID-WEST REGION ACTIVITY PLAN 2017-18

Document ID: 104191

Attached to the agenda is a copy of the Regional Model Mid-West Region Activity Plan 2017-2018 and 2016-17 Report **(Marked 9.5.13)**

9.5.14 HON MARTIN ALDRIDGE MLC – ENEWS DECEMBER 2017

Document ID: 104164

Attached to the agenda is a copy of eNews – December 2017 from Hon Martin Aldridge MLC **(Marked 9.5.14)**

9.5.15 D BROWN – CHANGE OF AUSTRALIA DAY 26 JANUARY – A NEW PERSPECTIVE

Document ID: 104168

Attached to the agenda is correspondence on a new perspective as to not celebrating Australia Day on 26 January **(Marked 9.5.15)**

9.5.16 WALGA – CONSULTATION WITH MEMBERS – THIRD PARTY APPEAL RIGHTS IN PLANNING

Document ID: 102903

Attached to the agenda is the Outcomes of Consultation – Third Party Appeal Rights in Planning **(Marked 9.5.16)**

9.5.17 MINUTES OF AGM OF FIRE CONTROL OFFICERS

Document ID: 103050

Attached to the agenda are the Minutes of the Annual General Meeting of Fire Control Officers held 15 November 2017 **(Marked 9.5.17)**

9.5.18 SHANE LOVE MLA – MOORA RESIDENTIAL COLLEGE

Document ID: 104609

Attached to the agenda is correspondence from Shane Love MLA Member for Moore regarding the Labor Government's decision to slash \$64 million from the State education budget. **(Marked 9.5.18)**

9.5.19 LANDCORP – PROPOSED RESIDENTIAL SUBDIVISION – RESERVE 3074 CAMM ROAD DANDARAGAN

Document ID: 104742

"During the 2012 Regional Development Assistance Program (RDAP) application round, the Shire of Dandaragan lodged an application with LandCorp to undertake a residential development on Reserve 3074 Camm Road. The Shire identified there was a shortage of residential land in Dandaragan at the time."

9.5.20 HON DAVID TEMPLEMAN MLA – COUNTRY LOCAL GOVERNMENT FUND – YOUTH DEVELOPMENT TRAINEESHIP

Document ID: 104830

Attached to the agenda is correspondence from Hon. David Templeman, MLA advising Council that we have successfully

secured funding through the Council Local Government Fund (CLGF). (*Marked 9.5.20*)

- 10 NEW BUSINESS OF AN URGENT NATURE – INTRODUCED BY RESOLUTION OF THE MEETING**

- 11 CONFIDENTIAL ITEMS FOR WHICH MEETING IS CLOSED TO THE PUBLIC**

- 12 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

- 13 CLOSURE OF MEETING**

SHIRE OF DANDARAGAN
ACCOUNTS FOR PAYMENT
FOR THE PERIOD ENDING
31 DECEMBER 2017

SUMMARY OF SCHEDULE OF ACCOUNTS DECEMBER 2017

<u>FUND</u>					<u>AMOUNT</u>	
<u>MUNICIPAL FUND</u>						
CHEQUES	33359	-	33374		\$50,690.98	
EFT'S	EFT	208	-	EFT	215	\$1,303,593.43
DIRECT DEBITS	GJBDEB-	3032		GJBDEB-	3070	\$66,247.88
TOTAL MUNICIPAL FUND					\$1,420,532.29	

TRUST FUND

CHEQUES - NIL

This schedule of accounts to be passed for payment, covering vouchers as detailed above, which was submitted to each member of 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, computations, and costings and the amounts shown the amounts show are due for payment.



 ACTING CHIEF EXECUTIVE OFFICER



 EXECUTIVE MANAGER INFRASTRUCTURE

MUNICIPAL ACCOUNT				
DATE	CHEQUE	PAYEE	INVOICE DETAILS	AMOUNT
5/12/2017	33359	Synergy	Various Electricity Usage	\$ 64.50
5/12/2017	33360	Telstra Corporation	Various Telephone Usage	\$ 442.79
5/12/2017	33361	Water Corporation	Various Water Usage	\$ 2,946.69
8/12/2017	33362	BCITF	BCITF Levy November 2017	\$ 3,695.00
8/12/2017	33363	Jason Clarke, Cr	Member Fees 2nd Quarter 2017/18	\$ 3,573.00
8/12/2017	33364	Laststar Investments Pty Ltd	Refund of Rates	\$ 345.40
8/12/2017	33365	Shire Of Dandaragan	BCITF & BSL Commission November 2017	\$ 73.00
8/12/2017	33366	Synergy	Various Electricity Usage	\$ 15,921.75
8/12/2017	33367	Telstra Corporation	Various Telephone Usage	\$ 6,909.73
15/12/2017	33368	Jurien Bay IGA	Jurien Admin Consumables for Nov 2017	\$ 694.50
15/12/2017	33369	Synergy	Various Electricity Usage	\$ 201.40
15/12/2017	33370	Telstra Corporation	Various Telephone Usage	\$ 1,729.50
22/12/2017	33371	Please Pay Cash	Petty Cash Recoup Jurien Admin	\$ 369.40
22/12/2017	33372	Synergy	Various Electricity Usage	\$ 5,637.80
22/12/2017	33373	Telstra Corporation	Various Telephone Usage	\$ 5,370.42
22/12/2017	33374	Water Corporation	Various Water Usage	\$ 2,716.10
				\$50,690.98

TRUST ACCOUNT				
DATE	CHEQUE	PAYEE	INVOICE DETAILS	AMOUNT
				NIL

DIRECT DEBITS				
DATE		JOURNAL NUMBER	DESCRIPTION	AMOUNT
13/12/2017		GJBDEB-3032	Salary Packaging	\$5,686.70
13/12/2017		GJBDEB-3033	Click Super	\$22,701.76
1/12/2017		GJBDEB-3034	BWA - Paper Transaction Fee Nov 17	\$45.00
1/12/2017		GJBDEB-3035	BWA - Bpay maintenance Fee Nov 17	\$15.00
1/12/2017		GJBDEB-3036	BWA - Over The Counter Service Fee Nov 17	\$31.00
1/12/2017		GJBDEB-3037	BWA - Bpay Transaction Fee Nov 17	\$409.60
1/12/2017		GJBDEB-3038	BWA - Maintenance Fee ex 117-005816-7 Nov	\$20.00
1/12/2017		GJBDEB-3039	BWA - OBB Record Fee Nov 17	\$26.60
1/12/2017		GJBDEB-3040	Westnet - December 2017	\$44.95
1/12/2017		GJBDEB-3041	ANZ - Merchante Service Fees Nov 17	\$219.08
4/12/2017		GJBDEB-3042	CBA Merchant Fees Nov 17	\$123.55
5/12/2017		GJBDEB-3043	M/Card - Meals National Local Roads Con.	\$75.00
5/12/2017		GJBDEB-3044	M/Card - Meals National Local Roads Con.	\$14.95
5/12/2017		GJBDEB-3045	M/Card - Meals National Local Roads Con.	\$120.40
5/12/2017		GJBDEB-3046	M/Card - Meals National Local Roads Con.	\$13.50
5/12/2017		GJBDEB-3047	M/Card - Meals National Local Roads Con.	\$22.50
5/12/2017		GJBDEB-3048	M/Card - Member Accom - NLRC - Best West	\$690.84
5/12/2017		GJBDEB-3049	M/Card - EMI Accom - NLRC - Banksia Gdns	\$597.45
5/12/2017		GJBDEB-3050	M/Card - EMI Accom - LG Pro Con. - Crown	\$1,104.32
5/12/2017		GJBDEB-3051	M/Card - Parking - Training Conference	\$50.00
5/12/2017		GJBDEB-3052	M/Card - New Employee Medical Expenses	\$148.50
5/12/2017		GJBDEB-3053	M/Card - Taxi - LG Pro Conference	\$17.22
5/12/2017		GJBDEB-3054	M/Card - EMCCS Accom LG Pro Conf Crown	\$1,468.20
5/12/2017		GJBDEB-3055	M/Card - Seek Job Ads x 2 - Planning Officer	\$605.00
5/12/2017		GJBDEB-3056	M/Card - Skylight for JCC- Calidad Industries	\$214.17
5/12/2017		GJBDEB-3057	M/Card - Seek Job Ad - CEO	\$363.00
5/12/2017		GJBDEB-3058	M/Card - Bearing for PTH016 Gough Transport	\$251.02
5/12/2017		GJBDEB-3059	M/Card - Meals mixed councils - LG Pro Con.	\$602.40
5/12/2017		GJBDEB-3060	M/Card - CEO Accom - LG Pro Con. - Crown	\$949.64
7/12/2017		GJBDEB-3061	Star Card - Fuel November 2017	\$1,381.62
11/12/2017		GJBDEB-3062	BWA - OBB Fees debited in error	\$0.11

11/12/2017		GJBDEB-3063	BWA - OBB Fees debited in error	\$0.21
15/12/2017		GJBDEB-3064	SecurePay Fees incorrectly dr to be refunded	\$880.00
21/12/2017		GJBDEB-3065	Salary Packaging	\$5,686.70
21/12/2017		GJBDEB-3066	Click Super	\$19,230.07
27/12/2017		GJBDEB-3067	SecurePay Transaction Fees - Nov 17	\$24.86
27/12/2017		GJBDEB-3068	AustPost Commission - Nov 17	\$163.49
29/12/2017		GJBDEB-3069	Line of Credit fee - Dec 17	\$1,050.00
29/12/2017		GJBDEB-3070	Motorpass - Fuel for Nov/Dec 17	\$1,199.47
				\$66,247.88

ELECTRONIC FUNDS TRANSFER

DATE	EFT #	PAYEE	INVOICE DETAILS	AMOUNT
5/12/2017	208/877	Alcolizer Technology	D & A Testing Jurien Admin & Depot 050917	\$3,113.00
5/12/2017	208/877	AMPAC Debt Recovery (WA) Pty Ltd	Legal Expenses - Nov 2017	\$499.41
5/12/2017	208/877	AN & A Whybrow	Supply gravel Jurien East Rd reconstruction	\$41,250.00
5/12/2017	208/877	AN & A Whybrow	Dozer Hire Whybrow's Pit - JE Rd	\$27,599.00
5/12/2017	208/877	Autopro Moora	Bug screen, antenna spring base, antenna	\$101.95
5/12/2017	208/877	AV Truck Services Pty Ltd	Bezels gsket fill head screws flat head thread	\$12.86
5/12/2017	208/877	AV Truck Services Pty Ltd	Anti pollen filters, air filters	\$137.34
5/12/2017	208/877	AV Truck Services Pty Ltd	Anti pollen filters, air filters	\$137.33
5/12/2017	208/877	AV Truck Services Pty Ltd	Air cleaners	\$94.09
5/12/2017	208/877	AV Truck Services Pty Ltd	Air cleaners	\$94.08
5/12/2017	208/877	Avon Midland Country Zone Of WA	Membership subscrtiption 2017/18	\$2,200.00
5/12/2017	208/877	Avon Waste	Rubbish collection 16/10/17-27/10/17	\$4,641.12
5/12/2017	208/877	Avon Waste	Recycling	\$3,492.56
5/12/2017	208/877	Avon Waste	Street bins	\$275.22
5/12/2017	208/877	Avon Waste	Street bins additional	\$142.56
5/12/2017	208/877	Avon Waste	Service Jetty Bins	\$26.00
5/12/2017	208/877	Avon Waste	Fish cleaning bins	\$288.00
5/12/2017	208/877	Avon Waste	Bulk bin Jurien Bay Info Bay	\$180.00
5/12/2017	208/877	Avon Waste	Bulk bin Cervantes Info Bay	\$90.00
5/12/2017	208/877	Avon Waste	Frontlift bins Sandy Cape	\$630.00
5/12/2017	208/877	Avon Waste	Frontlift bins Badgingarra	\$570.00
5/12/2017	208/877	Avon Waste	Skip bins Cervantes Waste Facility	\$720.00
5/12/2017	208/877	Avon Waste	Recycling processing charges	\$387.30
5/12/2017	208/877	Avon Waste	Rubbish collection 13/11/17-24/11/17	\$4,641.12
5/12/2017	208/877	Avon Waste	Recycling	\$3,492.56
5/12/2017	208/877	Avon Waste	Street Bins	\$275.22
5/12/2017	208/877	Avon Waste	Street Bins additional	\$142.56
5/12/2017	208/877	Avon Waste	Service Jetty bins	\$26.00
5/12/2017	208/877	Avon Waste	Fish Cleaning Station bins	\$288.00
5/12/2017	208/877	Avon Waste	Bulk Bin Jurien Bay Info Bay	\$180.00
5/12/2017	208/877	Avon Waste	Bulk Bin Cervantes Info Bay	\$90.00
5/12/2017	208/877	Avon Waste	Front lift bins Sandy Cape	\$630.00
5/12/2017	208/877	Avon Waste	Front lift bins Badgy Waste Facility	\$570.00
5/12/2017	208/877	Avon Waste	Skip Bins Cervantes Waste Facility	\$720.00
5/12/2017	208/877	Avon Waste	Recycling processing charges	\$408.90
5/12/2017	208/877	Avon Waste	Rubbish collection 30/10/17-10/11/17	\$4,641.12
5/12/2017	208/877	Avon Waste	Recycling	\$3,492.56
5/12/2017	208/877	Avon Waste	Street Bins	\$275.22
5/12/2017	208/877	Avon Waste	Street Bins additional	\$142.56
5/12/2017	208/877	Avon Waste	Service Jetty bins	\$26.00
5/12/2017	208/877	Avon Waste	Fish Cleaning Station bins	\$288.00
5/12/2017	208/877	Avon Waste	Bulk Bin Jurien Bay Info Bay	\$180.00
5/12/2017	208/877	Avon Waste	Bulk Bin Cervantes Info Bay	\$90.00
5/12/2017	208/877	Avon Waste	Front lift bins Sandy Cape	\$630.00

5/12/2017	208/877	Avon Waste	Front lift bins Badgy Waste Facility	\$570.00
5/12/2017	208/877	Avon Waste	Skip Bins Cervantes Waste Facility	\$720.00
5/12/2017	208/877	Avon Waste	Recycling processing charges	\$393.00
5/12/2017	208/877	Avon Waste	Overflow Camping Skips	\$280.00
5/12/2017	208/877	Badgingarra Community Assn	Shire Matters #105 Sandpaper	\$100.00
5/12/2017	208/877	Badgingarra Community Assn	Planning approval advert Sandpaper	\$44.00
5/12/2017	208/877	Badgingarra CWA	Tronox Grant 2017 - outdoor notice board	\$272.00
5/12/2017	208/877	Badgingarra Motors	Service - PLV232	\$1,100.61
5/12/2017	208/877	Barnes Hydraulic Services	Check & repair slow hydraulic retraction	\$587.00
5/12/2017	208/877	Barnes Hydraulic Services	Hydraulic 68	\$558.56
5/12/2017	208/877	Barnes Hydraulic Services	Hydraulic hose assembly	\$165.92
5/12/2017	208/877	Bay Glass	Supply install venetian blind, staff entry door	\$150.00
5/12/2017	208/877	Bocchetta Plush Toys	Various mini stuffed animal toys	\$247.50
5/12/2017	208/877	Bush To Beach Plumbing & Gas	Aggies Cottage trenching for septic works	\$1,192.40
5/12/2017	208/877	Byfields Business Advisers	Audit 2017, deferred pen rates outgoings	\$12,551.00
5/12/2017	208/877	Calmarc Chemicals	Bore reviver - Jurien Townsite Roads	\$275.00
5/12/2017	208/877	Cervantes Bowling Club	Tronox Grant - 2017	\$1,690.00
5/12/2017	208/877	Cervantes Hardware and Marine	Fuel filter, filter wrench strap	\$51.45
5/12/2017	208/877	Cervantes Hardware and Marine	Flange sealant trigger sprayer degreaser	\$51.35
5/12/2017	208/877	Cervantes Hardware and Marine	Battery terminal positive wingnut	\$8.95
5/12/2017	208/877	Cervantes Hardware and Marine	PVC elbow union faucet socket reducing	\$42.45
5/12/2017	208/877	Cervantes Hardware and Marine	Onga retic pump Dobbyn Park - Jurien	\$605.00
5/12/2017	208/877	Cervantes Hardware and Marine	Onga retic pump Harding Park - Jurien	\$605.00
5/12/2017	208/877	Cervantes Hardware and Marine	Onga retic pump Weld Park - Jurien	\$605.00
5/12/2017	208/877	Cervantes Hardware and Marine	Onga retic pump JA Federation Mem Park	\$605.00
5/12/2017	208/877	Cervantes Hardware and Marine	Repl bearings/seal onga retic pump Cerv	\$148.50
5/12/2017	208/877	Cervantes Hardware and Marine	Speed feed trimmer heads caps covers cord	\$313.50
5/12/2017	208/877	Coastline Technical Services	Fabricate gates supports - Dand. Cemetery	\$5,960.00
5/12/2017	208/877	Coles Group Limited	Christmas Gift Vouchers	\$3,375.00
5/12/2017	208/877	Coles Group Limited	Freight	\$14.85
5/12/2017	208/877	Comen Limited T/as Jurien Boatlifters	Fuel - Cervantes BFB Vehicles	\$50.12
5/12/2017	208/877	Communication and Wireless Svs	Replace parts damaged broadcast antennas	\$2,096.02
5/12/2017	208/877	Container Self Storage Company	Storage fees 1/11/17-31/12/17	\$305.00
5/12/2017	208/877	Council First	Prof services Oct 2017 - jobs in test system	\$1,716.00
5/12/2017	208/877	Courier Australia	Freight Dand Library	\$38.54
5/12/2017	208/877	Courier Australia	Freight JB Admin	\$17.23
5/12/2017	208/877	Courier Australia	Freight JB Depot	\$20.88
5/12/2017	208/877	Courier Australia	Freight Dand Depot	\$48.66
5/12/2017	208/877	Courier Australia	Freight Badg Library	\$31.06
5/12/2017	208/877	Courier Australia	Freight JB Admin	\$23.61
5/12/2017	208/877	Courier Australia	Freight Dand Depot	\$67.68
5/12/2017	208/877	Courier Australia	Feight water sampling	\$34.43
5/12/2017	208/877	Courier Australia	Freight JB Depot	\$10.44
5/12/2017	208/877	Courier Australia	Freight Dand Depot	\$47.46
5/12/2017	208/877	Courier Australia	Freight FESA	\$11.99
5/12/2017	208/877	Covs Parts Pty Ltd	On/Off switches	\$28.82
5/12/2017	208/877	Covs Parts Pty Ltd	Bags of rags	\$129.10
5/12/2017	208/877	Covs Parts Pty Ltd	1/2 tail adaptor & maile coupling	\$97.61
5/12/2017	208/877	Covs Parts Pty Ltd	Lube filter	\$81.36
5/12/2017	208/877	Covs Parts Pty Ltd	Lube filter	\$81.36
5/12/2017	208/877	Cutting Edges Equipment Parts	1220x240x10mm blades	\$785.40
5/12/2017	208/877	Cutting Edges Equipment Parts	1220x240x10mm blades	\$785.40
5/12/2017	208/877	Cutting Edges Equipment Parts	Grader blades	\$990.00
5/12/2017	208/877	CWA Jurien	Wreaths Remembrance Day	\$150.00
5/12/2017	208/877	D Greenwood	Waste Mntce Cont Nov 17 Badgy refuse site	\$1,280.00
5/12/2017	208/877	Department of Transport	JBay Fish Clean Stn usage 070917-251017	\$213.62
5/12/2017	208/877	Dept of Water & Enviro Regulation	Controlled Waste tracking 18/10/17-30/10/17	\$748.00
5/12/2017	208/877	Dept of Primary Ind & Regional Dev	Return of unspent CLGF 2012/13 grant funds	\$3,154.67
5/12/2017	208/877	Direct Contracting Pty Ltd	Sweeping Turquoise Way path	\$1,122.00
5/12/2017	208/877	Elite Electrical Contracting Pty Ltd	Investigate a/con change switch in com room	\$125.51
5/12/2017	208/877	Family Affair Cafe	Homemade pies & sausage rolls	\$112.00

5/12/2017	208/877	Fuel Distributors of WA Pty Ltd	Quartz ineo 20L	\$142.56
5/12/2017	208/877	IPN Medical Centres	Emergency GP Retainer fees - Oct 17	\$8,928.70
5/12/2017	208/877	IPN Medical Centres	Offset Sundry Debtor outstandings	-\$3,981.27
5/12/2017	208/877	Jurien Bay Concrete & Earthworks PL	Blue metal & cracker dust	\$1,518.00
5/12/2017	208/877	Jurien Bay Mecial Centre	Pre employment medical	\$148.50
5/12/2017	208/877	Jurien Bay Panel & Paint Pty Ltd	Remove Hi-Vis stickers	\$858.00
5/12/2017	208/877	Jurien Signs	ARC076 brackets	\$295.00
5/12/2017	208/877	Jurien Signs	Fire Control - Printed Banners	\$480.00
5/12/2017	208/877	Jurien Signs	EMER SVS Bags for IO Festival	\$225.70
5/12/2017	208/877	L E & S Hotker	Waste Mntc Cont Nov 17 - Dand refuse site	\$2,304.03
5/12/2017	208/877	L R & J K Matters	Refund Seniors Rebate	\$118.76
5/12/2017	208/877	Magiq	Magiq doc software 1 yr & mgmt serv remote	\$12,976.70
5/12/2017	208/877	Marketforce Pty Ltd	L/Gov Vacancies - Planning Officer	\$733.02
5/12/2017	208/877	Marketforce Pty Ltd	L/Gov Vacancies Co Ordinator Infrastructure	\$818.73
5/12/2017	208/877	Midway Ford	Ford Everest 2017	\$54,172.20
5/12/2017	208/877	Midway Ford	Ford Everest 2017	\$284.25
5/12/2017	208/877	Mooro Glass Service	Supply & fit roller blinds	\$1,771.00
5/12/2017	208/877	Nessa Hall	Clean windows - Jurien Bay Civic Centre	\$385.00
5/12/2017	208/877	Nessa Hall	Clean windows Jurien Office	\$462.00
5/12/2017	208/877	Nessa Hall	Clean Cntrct Nov17-Dobbyn Pk BBQ,Toilets	\$531.30
5/12/2017	208/877	Nessa Hall	Fauntlery Park BBQ and Toilets	\$531.30
5/12/2017	208/877	Nessa Hall	Memorial Park	\$531.30
5/12/2017	208/877	Nessa Hall	Jurien Airstrip Toilets and Kitchen	\$442.75
5/12/2017	208/877	Nessa Hall	Jurien Shire Depot	\$531.30
5/12/2017	208/877	Nessa Hall	Jurien Fish Cleaning Station	\$531.30
5/12/2017	208/877	Nessa Hall	Beachridge Park BBQ	\$442.75
5/12/2017	208/877	Nessa Hall	Middleton Park BBQ	\$442.75
5/12/2017	208/877	Nessa Hall	Baudlin Park BBQ	\$442.75
5/12/2017	208/877	Nessa Hall	Sanitary bins contract - Cervantes - Nov 2017	\$115.50
5/12/2017	208/877	Nessa Hall	Fauntleroy Pk - BBQ & Seating cleaning	\$272.80
5/12/2017	208/877	Pinnacles Traffic Management Svs	Supply 2 controllers Jurien East Road	\$12,358.50
5/12/2017	208/877	Ray White Jurien Bay	Staff Housing 30/11/17 to 07/12/17	\$600.00
5/12/2017	208/877	Ricoh Finance	Copier lease 29/12/17-28/01/18	\$1,512.30
5/12/2017	208/877	Robert Walker	Mntc Contract Nov 17 - Cadiz St	\$524.00
5/12/2017	208/877	Robert Walker	Mntc Contract Nov 17 - Catalonia Res	\$517.08
5/12/2017	208/877	Robert Walker	Mntc Contract Nov 17 - Corunna Rd	\$517.08
5/12/2017	208/877	The Jurien Bay Unit Trust	Accom. Dandy Staff - Xmas Party 2017	\$720.00
5/12/2017	208/877	Scavenger Fire & Safety	Site service & inspection JB Admin	\$500.50
5/12/2017	208/877	Scavenger Fire & Safety	Site service & inspection JB Tip	\$60.50
5/12/2017	208/877	Scavenger Fire & Safety	Site service & inspection Family Res Centre	\$60.50
5/12/2017	208/877	Scavenger Fire & Safety	Site visit & inspection JCC	\$220.00
5/12/2017	208/877	St John Ambulance Australia	First aid training	\$160.00
5/12/2017	208/877	St John Ambulance Australia	First aid training	\$160.00
5/12/2017	208/877	Talis Consultants Pty Ltd	Consultancy - Badgy Regional Landfill	\$2,453.00
5/12/2017	208/877	Wayne Gibson (Cr)	Albany Conference Expenses	\$441.20
Total	208/877			\$263,859.99
8/12/2017	209/878	Abco Products	H/Towels, toilet sheets, air freshner, cleaner	\$128.05
8/12/2017	209/878	Abco Products	H/Towels, toilet sheets, air freshner, cleaner	\$128.05
8/12/2017	209/878	Allcom Communications	Install Tait VHF & CB unit to HINO truck	\$874.67
8/12/2017	209/878	Ann Eyre, Cr	Councillors Annual Meeting Fees 2nd Qtr 67 d	\$2,930.55
8/12/2017	209/878	Ann Eyre, Cr	ICT Allowance (Elected Members) 67 days	\$642.45
8/12/2017	209/878	Australia Post	Postage Nov 17	\$1,063.17
8/12/2017	209/878	Australia Post	Int Postage Nov 17	\$11.30
8/12/2017	209/878	Avdata Australia	Jurien Bay Airport Data Nov17	\$202.61
8/12/2017	209/878	Badgingarra Community Assn	Dec 17 - Partial town maint - Badgingarra	\$3,300.00
8/12/2017	209/878	Boc Gases	Container service charges as at 27/11/17	\$167.78
8/12/2017	209/878	BP Jurien Bay	Fuel / Sundry Plant	\$343.69
8/12/2017	209/878	BP Jurien Bay	Globe - PLV228	\$1.00
8/12/2017	209/878	BP Jurien Bay	Fuel - PTC019	\$11.50
8/12/2017	209/878	BP Jurien Bay	Fuel Sandy Cape	\$121.29
8/12/2017	209/878	Brad Pepper	Site Foreman Jurien East Rd 30/10-28/11/17	\$21,752.32

8/12/2017	209/878	Building Commission	BSL Building Permit Nov 17	\$3,465.06
8/12/2017	209/878	Cadds Group Pty Ltd	Energy efficiency compliance - Cerv Hall	\$1,210.00
8/12/2017	209/878	Cadds Group Pty Ltd	Prov of BA3 Cert of Design Comp - Cerv Hall	\$880.00
8/12/2017	209/878	Cardno (WA) Pty Ltd	Drawing design report Bashford enhancement	\$5,500.00
8/12/2017	209/878	Communication and Wireless Svs	Qtrly maint broadcasting sites Dec 17 Badgy	\$1,765.94
8/12/2017	209/878	Communication and Wireless Svs	Qtrly maint broadcasting sites Dec 17 - Cerv	\$1,765.94
8/12/2017	209/878	Communication and Wireless Svs	Qtrly maint broadcasting sites Dec 17 - JBay	\$1,765.94
8/12/2017	209/878	Courier Australia	Freight Jurien Library	\$25.08
8/12/2017	209/878	Courier Australia	Freight Jurien Depot	\$106.26
8/12/2017	209/878	Courier Australia	Freight Dandy Depot	\$112.96
8/12/2017	209/878	Courier Australia	Freight Pathology	\$10.87
8/12/2017	209/878	D Slys (Cr)	Councillors Annual Meeting Fees 2nd Qtr	\$3,991.25
8/12/2017	209/878	D Slys (Cr)	Deputy Presidents Allowance 21 days	\$172.61
8/12/2017	209/878	D Slys (Cr)	ICT Allowance (Elected Members)	\$875.00
8/12/2017	209/878	Dahlia Richardson, Cr	Councillors Annual Meeting Fees 2nd Qtr	\$3,991.25
8/12/2017	209/878	Dahlia Richardson, Cr	ICT Allowance (Elected Members)	\$875.00
8/12/2017	209/878	Dandaragan CRC	Cleaner wages & products Nov 17 Pioneer	\$179.75
8/12/2017	209/878	Dandaragan CRC	Cleaner wages & products Nov17 Pioneer	\$577.36
8/12/2017	209/878	Dandaragan CRC	Cleaner wages & products Nov 17 Dand Dep	\$94.91
8/12/2017	209/878	Dandaragan CRC	Cleaner wages & products Nov17 Dand Dep	\$133.65
8/12/2017	209/878	Dandaragan CRC	Cleaner Pioneer Pk 1/10/17-31/10/17	\$154.57
8/12/2017	209/878	Dandaragan CRC	Cleaner Pioneer Pk 1/10/17-31/10/17	\$561.96
8/12/2017	209/878	Dandaragan CRC	Cleaner Dand Depot 1/10/17-31/10/17	\$12.38
8/12/2017	209/878	Dandaragan CRC	Cleaner Dand Depot 1/10/17-31/10/17	\$98.34
8/12/2017	209/878	Dandaragan Mechanical Services	4ply deepstone block tyres	\$100.10
8/12/2017	209/878	Dandaragan Store	Stationery & batteries	\$3.60
8/12/2017	209/878	Dandaragan Store	Dandy Depot Plant consumables	\$15.30
8/12/2017	209/878	Dandaragan Store	Meetings & kitchen supplies	\$4.00
8/12/2017	209/878	Dandaragan Store	Meetings & kitchen supplies	\$76.25
8/12/2017	209/878	DFES	ESLB snd Qtr Contribution	\$77,912.40
8/12/2017	209/878	Derricks Auto-Ag & Hardware Plus	Oil seals	\$7.70
8/12/2017	209/878	Derricks Auto-Ag & Hardware Plus	Fuel pump	\$650.00
8/12/2017	209/878	Derricks Auto-Ag & Hardware Plus	Liquid filled guarge	\$44.00
8/12/2017	209/878	Derricks Auto-Ag & Hardware Plus	Square trimmer line	\$23.00
8/12/2017	209/878	Derricks Auto-Ag & Hardware Plus	Ball valve & grease guns	\$307.50
8/12/2017	209/878	Derricks Auto-Ag & Hardware Plus	Hydraulic hose & fittings	\$136.42
8/12/2017	209/878	Derricks Auto-Ag & Hardware Plus	Diagonal cutter spliers	\$45.00
8/12/2017	209/878	Derricks Auto-Ag & Hardware Plus	Drums floor oil spill CAP0262	\$700.00
8/12/2017	209/878	Derricks Auto-Ag & Hardware Plus	Alum camlock adaptors PSP004	\$87.00
8/12/2017	209/878	Direct Contracting Pty Ltd	Maint grade Sandy Cape Rd 4/12/17	\$715.00
8/12/2017	209/878	Direct Contracting Pty Ltd	Install barrier kerb BBQs J Bay foreshore	\$1,996.50
8/12/2017	209/878	Fairfax Media Publications Pty Ltd	Advertising Moora Directory	\$375.00
8/12/2017	209/878	Family Affair Cafe	Lunch & evening meals - Meeting	\$384.00
8/12/2017	209/878	Fowler Electrical Contracting	Inspect/clean auto door sensors Dand CRC	\$74.25
8/12/2017	209/878	Fuel Distributors of WA Pty Ltd	Diesel JB Depot	\$12,860.64
8/12/2017	209/878	Fuel Distributors of WA Pty Ltd	Diesel Dandy Depot	\$15,231.36
8/12/2017	209/878	Fuel Distributors of WA Pty Ltd	Hyd oil, rubia, exh fluid, lithplex, quartz ineo	\$3,354.81
8/12/2017	209/878	Fuel Distributors of WA Pty Ltd	Drum rack CAP0262	\$147.18
8/12/2017	209/878	Fuel Distributors of WA Pty Ltd	Diesel Dandy Depot	\$19,939.98
8/12/2017	209/878	Green Head Plumbing & Gas	RPZ valve test	\$275.00
8/12/2017	209/878	Hitachi	Window washer pump	\$53.35
8/12/2017	209/878	Indian Ocean Blinds and Canvas	Repairs to shade sail Dobbyn Park	\$88.00
8/12/2017	209/878	Industree Group Pty Ltd	Masks ear plugs sunscreen gloves glasses	\$1,908.39
8/12/2017	209/878	IQ Merchandising	Gift cards various designs	\$208.07
8/12/2017	209/878	J C Kulisa (Cr)	Councillors Annual Meeting Fees Oct 17	\$918.53
8/12/2017	209/878	J.C Kulisa (Cr)	ICT Allowance (Elected Members) Oct 17	\$201.37
8/12/2017	209/878	J Rabbitt	Refund Rates for 3361 Cantabilling Rd Badgy	\$1,168.28
8/12/2017	209/878	Jason Signmakers	Cataby/DandRegan Fd/ signs Dand Rd	\$1,418.07
8/12/2017	209/878	JCB Construction Equipment Aust	Toeplate-plough bolts-nuts-washers-mirror	\$1,098.75
8/12/2017	209/878	JR & A Hersey Pty Ltd	Glass/shov/earplugs/repelent/hats/Dan depot	\$447.13
8/12/2017	209/878	JR & A Hersey Pty Ltd	Brushcutter cord spool PSP002	\$115.00

8/12/2017	209/878	JR & A Hersey Pty Ltd	White spray paint Dand Rd	\$77.80
8/12/2017	209/878	Jurien Auto Electrics	Faulty h/lamp adjuster	\$110.00
8/12/2017	209/878	Jurien Hardware	Solnoid Valves	-\$79.80
8/12/2017	209/878	Jurien Hardware	24w & 12w spiral lamps, powerboards	\$61.77
8/12/2017	209/878	Jurien Hardware	Rubber grease, elastic straps	\$26.79
8/12/2017	209/878	Jurien Hardware	Cable 4mm, joiners	\$36.60
8/12/2017	209/878	Jurien Hardware	Shackle D 8mm & turnbuckle 10mm	\$53.18
8/12/2017	209/878	Jurien Hardware	Watering can	\$20.43
8/12/2017	209/878	Jurien Hardware	Rigger gloves	\$66.50
8/12/2017	209/878	Jurien Hardware	Gas refill 9kg	\$30.00
8/12/2017	209/878	Jurien Hardware	Gas refill 9kg	\$60.00
8/12/2017	209/878	Jurien Hardware	Valve box	\$95.00
8/12/2017	209/878	Jurien Hardware	Cutting discs	\$19.00
8/12/2017	209/878	Jurien Hardware	Sand blocks & roll painters, hinge butts	\$28.98
8/12/2017	209/878	Jurien Hardware	Logic 6 station, cable joiners	\$235.00
8/12/2017	209/878	Jurien Hardware	Honda blade high flute	\$31.36
8/12/2017	209/878	Jurien Hardware	Valve box	\$47.50
8/12/2017	209/878	Jurien Hardware	Solnoid valves	\$79.80
8/12/2017	209/878	Jurien Hardware	Shovels square mouth long handle	\$45.60
8/12/2017	209/878	Jurien Hardware	Dynamic lifter	\$28.50
8/12/2017	209/878	Jurien Hardware	Dynamic lifter bags	\$85.50
8/12/2017	209/878	Jurien Hardware	9.6L buckets	\$3.80
8/12/2017	209/878	Jurien Hardware	Multigrow fertiliser bags	\$47.50
8/12/2017	209/878	Jurien Hardware	Gas refills	\$60.00
8/12/2017	209/878	Jurien Hardware	Steel blue argyle black boots	\$323.00
8/12/2017	209/878	Jurien Hardware	Gas refills	\$60.00
8/12/2017	209/878	Jurien Hardware	Black post	\$8.55
8/12/2017	209/878	Jurien Hardware	Gas refills	\$60.00
8/12/2017	209/878	Jurien Hardware	Galv chain	\$2.00
8/12/2017	209/878	Jurien Hardware	Antex insecticide granules	\$16.16
8/12/2017	209/878	Jurien Home Timber & Hardware	Meranti 42x19x3600	\$89.50
8/12/2017	209/878	Jurien Home Timber & Hardware	Jerry can, flat all bar 25x2m - Dand Depot	\$51.00
8/12/2017	209/878	Jurien Home Timber & Hardware	Gloves, polyglaze diamond finish, armor all	\$54.55
8/12/2017	209/878	Jurien Home Timber & Hardware	S/S pan & screws	\$13.25
8/12/2017	209/878	Jurien Home Timber & Hardware	Plastic roller screen	\$9.50
8/12/2017	209/878	Jurien Home Timber & Hardware	Insect screen & PVC spline	\$96.00
8/12/2017	209/878	Jurien Home Timber & Hardware	Insect screen, battery CRC & cleaner	\$79.70
8/12/2017	209/878	Jurien Home Timber & Hardware	Tybeless tyre repair kit, car tube repair kit	\$23.25
8/12/2017	209/878	Jurien Home Timber & Hardware	Spare lens cover	\$14.00
8/12/2017	209/878	Jurien Home Timber & Hardware	Nutsetter mag	\$7.30
8/12/2017	209/878	Jurien Home Timber & Hardware	Toilet rolls	\$104.00
8/12/2017	209/878	Jurien Home Timber & Hardware	Carburettor cleaner	\$19.90
8/12/2017	209/878	Jurien Plumbing	Clear blocked toilet	\$132.00
8/12/2017	209/878	Jurien Signs	Install Framework for Facia Sign S/Cape	\$1,005.00
8/12/2017	209/878	Jurien Signs	Visitor information & library sign	\$308.00
8/12/2017	209/878	Jurien Tyre & Auto	Narva Halogen Globes	\$29.00
8/12/2017	209/878	Jurien Tyre & Auto	Investigate & repair a/c	\$114.75
8/12/2017	209/878	Jurien Tyre & Auto	Investigate & repair a/c	\$850.00
8/12/2017	209/878	Jurien Tyre & Auto	Vehicle service	\$546.95
8/12/2017	209/878	Jurien Tyre & Auto	Vehicle service	\$423.15
8/12/2017	209/878	Jurien Tyre & Auto	Repair tyre	\$35.00
8/12/2017	209/878	Jurien Tyre & Auto	Vehicle ABS & stability controll repairs	\$195.50
8/12/2017	209/878	Kaye McGlew (Cr)	Members Travel 4/7/17 - 30/11/17	\$2,754.18
8/12/2017	209/878	Kaye McGlew (Cr)	Councillors Annual Meeting Fees 2nd Qtr	\$3,991.25
8/12/2017	209/878	Kaye McGlew (Cr)	ICT Allowance (Elected Members)	\$875.00
8/12/2017	209/878	Landgate	SLIP subcription & mgment fee 2017	\$2,514.00
8/12/2017	209/878	Leslee Holmes (Cr)	Dining - consultant - CEO recruitment	\$174.00
8/12/2017	209/878	Leslee Holmes (Cr)	Presidents Ann Meeting Fee 2nd Qtr 88 days	\$5,959.89
8/12/2017	209/878	Leslee Holmes (Cr)	Presidents Allowance 88 days	\$2,893.15
8/12/2017	209/878	Leslee Holmes (Cr)	ICT Allowance (Elected Members)	\$875.00
8/12/2017	209/878	Lo-Go Appointments	Contract Labour - week ending 25/11/17	\$2,377.38

8/12/2017	209/878	Lo-Go Appointments	Contract Labour week ending 18/11/17	\$2,402.25
8/12/2017	209/878	Lo-Go Appointments	Contract Labour week ending 11/11/17	\$2,907.72
8/12/2017	209/878	Mcleods Barristers And Solicitors	Service Station use class definition advice	\$3,642.35
8/12/2017	209/878	Mcleods Barristers And Solicitors	Agreement for Medical Services	\$506.86
8/12/2017	209/878	Michael Sheppard (Cr)	Councillors Annual Meeting Fees Oct 17	\$918.53
8/12/2017	209/878	Michael Sheppard (Cr)	ICT Allowance (Elected Members) Oct 17	\$201.37
8/12/2017	209/878	Mid Coast Contracting	Invest fault with gate, reset electronics, test	\$296.56
8/12/2017	209/878	Municipal Association of Victoria	Reboot Democracy Nat Tour 27/11/17 regist	\$550.00
8/12/2017	209/878	Municipal Association of Victoria	Reboot Democracy Nat Tour 27/11/17 regist	\$275.00
8/12/2017	209/878	Municipal Association of Victoria	Reboot Democracy Nat Tour 27/11/17 regist	\$275.00
8/12/2017	209/878	Peter Scharf (Cr)	Councillors Annual Meeting Fees 2nd Qtr	\$3,991.25
8/12/2017	209/878	Peter Scharf (Cr)	Deputy Presidents Allowance 67 days	\$550.68
8/12/2017	209/878	Peter Scharf (Cr)	ICT Allowance (Elected Members)	\$875.00
8/12/2017	209/878	R. Shanhun, Cr	Councillors Annual Meeting Fees 2nd Qtr 67 d	\$2,930.55
8/12/2017	209/878	R. Shanhun, Cr	ICT Allowance (Elected Members) 67 days	\$642.45
8/12/2017	209/878	Shadbolt Electrical	Investigate & repair TV transmission	\$121.00
8/12/2017	209/878	Shadbolt Electrical	Inspect RCD & smoke alarm compliance	\$167.37
8/12/2017	209/878	Shadbolt Electrical	RCD/smoke alarm compl-replace fan cont.	\$559.94
8/12/2017	209/878	Shadbolt Electrical	RCD/smoke alarm compliance/GPOs/lighting	\$389.87
8/12/2017	209/878	Sheridan's	Jarrah bases n/plate, desk plates engraved	\$833.80
8/12/2017	209/878	Shire of Mingenew	Reimb LG Professional dinner	\$35.18
8/12/2017	209/878	Sielinde Engelke	Ref Rates for 16253RRN Brand Hwy Badg	\$221.52
8/12/2017	209/878	State Law Publisher	Gov Gaz #218 Firebreak Notice 2017/18	\$249.96
8/12/2017	209/878	Supagas Pty Ltd	Yrly rental LP Gas	\$27.00
8/12/2017	209/878	Trackspares (Australia) Pty Ltd	Uni shanks/TLC coating/CE Scarifier Tooth	\$1,456.29
8/12/2017	209/878	Vari-Skilled	Weld Park	\$676.63
8/12/2017	209/878	Vari-Skilled	Catalonia St reserve	\$417.17
8/12/2017	209/878	Vari-Skilled	Mowing Contract Nov 2017 Jurien Admin Ctr	\$1,529.63
8/12/2017	209/878	Vari-Skilled	Memorial Park	\$365.62
8/12/2017	209/878	Vari-Skilled	Bauldin Park	\$510.44
8/12/2017	209/878	Vari-Skilled	Cervantes Rec ground	\$876.21
8/12/2017	209/878	Vari-Skilled	Cervantes Rec ground car park	\$203.12
8/12/2017	209/878	Vari-Skilled	Jurien CRC	\$305.93
8/12/2017	209/878	Vari-Skilled	Cervantes Rec ground surrounds	\$1,488.17
8/12/2017	209/878	Vari-Skilled	Dobbyn Park	\$1,136.20
8/12/2017	209/878	Vari-Skilled	Ronsard Park	\$197.73
8/12/2017	209/878	Vari-Skilled	Eric Collinson	\$511.12
8/12/2017	209/878	Vari-Skilled	Federation Park	\$434.13
8/12/2017	209/878	Vari-Skilled	Weston St Reserve	\$182.81
8/12/2017	209/878	Vari-Skilled	JCC Oval & Surrounds	\$561.69
8/12/2017	209/878	Vari-Skilled	Civic Ctr Precinct	\$1,237.38
8/12/2017	209/878	Vari-Skilled	Jurien Town Hall	\$126.85
8/12/2017	209/878	Vari-Skilled	JB Police Station	\$205.18
8/12/2017	209/878	Vari-Skilled	Passamani Park	\$561.49
8/12/2017	209/878	Vari-Skilled	Cervantes CBD	\$203.12
8/12/2017	209/878	Vari-Skilled	Cervantes CBD Adj Nov 17	\$203.08
8/12/2017	209/878	Vari-Skilled	Pioneer Park	\$1,249.82
8/12/2017	209/878	Vari-Skilled	Packman Park	\$561.32
8/12/2017	209/878	Vari-Skilled	5A Park Middleton Bvd	\$842.82
8/12/2017	209/878	Vari-Skilled	R E Snook Park	\$561.32
8/12/2017	209/878	Vari-Skilled	Seinor Park	\$293.38
8/12/2017	209/878	Visimax	LG infringement notice books	\$39.80
8/12/2017	209/878	WA Association of Caravan Clubs Inc	Advert Nov 17 Caravan&Camping mag vol 18	\$745.00
8/12/2017	209/878	WA Hino Sales & Service	Shock absorber assy	\$361.16
8/12/2017	209/878	Waterlogic Australia Pty Ltd	Water/Ice machine hire Dec 17 - JB Admin	\$286.00
8/12/2017	209/878	Waterlogic Australia Pty Ltd	Water/Ice machine hire Dec17 - JB Depot	\$591.80
8/12/2017	209/878	Waterlogic Australia Pty Ltd	Water purifier lease Dec17 - Civic Centre	\$678.70
8/12/2017	209/878	Watto'S Rural Contracting	Remove exist/install new fencing Dand Depot	\$4,620.00
8/12/2017	209/878	Wayne Gibson (Cr)	Councillors Annual Meeting Fees 2nd Qtr	\$3,991.25
8/12/2017	209/878	Wayne Gibson (Cr)	ICT Allowance (Elected Members)	\$875.00
8/12/2017	209/878	WA Electoral Commission	Election 2017 Expenses	\$18,587.17

8/12/2017	209/878	Western Wildflower Farm	Wildflower displays	\$46.60
8/12/2017	209/878	Westrac Equipment	Fuel filters & lube filter	\$113.37
8/12/2017	209/878	Westrac Equipment	Fuel filters & lube filter	\$113.38
8/12/2017	209/878	Worldwide Printing Solutions	Business cards.	\$146.00
8/12/2017	209/878	Worldwide Printing Solutions	Camp fee envelopes & inserts	\$880.00
8/12/2017	209/878	Wren Oil	Waste oil disposal JB Waste Facility	\$16.50
Total	209/878			\$304,012.70
13/12/2017	210	Payroll		\$118,844.57
Total	210			\$118,844.57
15/12/2017	211/879	Anne Lake Consultancy	Consultancy - Appoint New CEO	\$8,030.00
15/12/2017	211/879	Australian Taxation Office	BAS GST November 2017	\$53,018.00
15/12/2017	211/879	Barnes Hydraulic Services	Hose assemblies inc parts PCL011	\$962.35
15/12/2017	211/879	Boarbarrel Pty Ltd	Replace dam footpaths Dalton & Roberts Sts	\$4,225.10
15/12/2017	211/879	BP Jurien Bay	Vehicle service inc parts PLV248	\$521.15
15/12/2017	211/879	Cervantes General Store	Catering FCO AGM meet 15/11 Badgingarra	\$600.00
15/12/2017	211/879	Cervantes General Store	Catering for LEMC meet 01/11 JB	\$252.00
15/12/2017	211/879	Cervantes Hardware and Marine	Breather filter PCL004	\$27.50
15/12/2017	211/879	Cervantes Hardware and Marine	Oil filters	\$77.00
15/12/2017	211/879	Cervantes Hardware and Marine	Galv tent pegs - Jurien Airstrip	\$55.00
15/12/2017	211/879	Cervantes Hardware and Marine	Speedfee trimmer springs	\$33.00
15/12/2017	211/879	Cjd Equipment Pty Ltd	Repair RH Tandem leak PCG010	\$9,669.95
15/12/2017	211/879	Courier Australia	Freight Jurien Bay Library	\$31.06
15/12/2017	211/879	Courier Australia	Freight Jurien Bay Admin	\$58.04
15/12/2017	211/879	Courier Australia	Freight Jurien Bay Depot	\$10.44
15/12/2017	211/879	Courier Australia	Freight Pathology	\$16.48
15/12/2017	211/879	Covs Parts Pty Ltd	Oil filters, penetrant/clean crc, trailer sockets	\$235.82
15/12/2017	211/879	Covs Parts Pty Ltd	Bar fridge/water jugs/mud flaps/air freshners	\$868.96
15/12/2017	211/879	Dandaragan Mechanical Services	Battery - Dand Depot	\$174.20
15/12/2017	211/879	Dept Water and Enviro Regulation	Controlled Waste DEC track 16/11-28/11/17	\$352.00
15/12/2017	211/879	Derricks Auto-Ag & Hardware Plus	Bore ball valve, tank fittings, nipple & elbow	\$50.70
15/12/2017	211/879	Derricks Auto-Ag & Hardware Plus	Petrol compressor CAP0299	\$3,300.00
15/12/2017	211/879	Direct Contracting Pty Ltd	Drainage & kerb repair Roberts St	\$4,620.00
15/12/2017	211/879	Direct Contracting Pty Ltd	Reconstruction Ward St	\$129,379.80
15/12/2017	211/879	Eastern Hills Saws & Mowers	Key & pulley hydraulic pump	\$158.45
15/12/2017	211/879	Elite Electrical Contracting Pty Ltd	Supply/install a/c to meeting room - BCC	\$2,481.22
15/12/2017	211/879	Elite Electrical Contracting Pty Ltd	Wire data link - JB Civic Centre	\$761.92
15/12/2017	211/879	Family Affair Cafe	Dining and Refresh CEO recruitment comm	\$77.00
15/12/2017	211/879	Green Head Plumbing & Gas	Repair leak at Memorial Park Jurien Bay	\$149.33
15/12/2017	211/879	Hitachi	Hyd quick conns/std femal coupler PCL009	\$487.69
15/12/2017	211/879	Jurien Auto Electrics	Bull bar lamps	\$47.50
15/12/2017	211/879	Jurien Auto Electrics	Bull bar lamps	\$79.00
15/12/2017	211/879	Jurien Bay Concrete & Earthworks PL	Unwashed blue metal	\$924.00
15/12/2017	211/879	Jurien Bay Panel & Paint Pty Ltd	Insurance Claims - Excess	\$500.00
15/12/2017	211/879	Jurien Bayview Realty	Staff Housing 25/12/17-07/01/18	\$600.00
15/12/2017	211/879	Jurien Garden Soils	Vegie mix & rotary hoe hire - Fautleroy Park	\$600.00
15/12/2017	211/879	Jurien Hardware	Washers, bolts & zenith hang cells	\$74.83
15/12/2017	211/879	Jurien Hardware	Gas refills	\$60.00
15/12/2017	211/879	Jurien Hardware	Galv 6mm chain	\$3.57
15/12/2017	211/879	Jurien Hardware	Nipples, hose tales, reducers & ball valve	\$45.60
15/12/2017	211/879	Jurien Hardware	Surf spray, nylon hose, director, nut & tail	\$59.86
15/12/2017	211/879	Jurien Hardware	Potting mixes, osmocotes - Ardross Swales	\$415.92
15/12/2017	211/879	Jurien Hardware	Hose clamps	\$6.66
15/12/2017	211/879	Jurien Hardware	Hang cells, hex bolt & nuts	\$9.53
15/12/2017	211/879	Jurien Hardware	Extension lead domestic	\$17.10
15/12/2017	211/879	Jurien Hardware	Extention leads	\$28.50
15/12/2017	211/879	Jurien Hardware	PVC insulation tapes, cloth tape & WD40	\$50.83
15/12/2017	211/879	Jurien Hardware	Tent pegs Jurien Bay Airstrip	\$11.40
15/12/2017	211/879	Jurien Hardware	HWF climodard SDS	\$17.10
15/12/2017	211/879	Jurien Hardware	Dropper WW Steel	\$73.62
15/12/2017	211/879	Jurien Hardware	Dropper WW Steel	\$78.38
15/12/2017	211/879	Jurien Home Timber & Hardware	Stihl handle frame	-\$75.00

15/12/2017	211/879	Jurien Home Timber & Hardware	Gal washers, bot & net hex galv	\$25.68
15/12/2017	211/879	Jurien Home Timber & Hardware	Toilet rolls	\$104.00
15/12/2017	211/879	Jurien Home Timber & Hardware	Toilet rolls	\$104.00
15/12/2017	211/879	Jurien Home Timber & Hardware	Duct tape	\$5.80
15/12/2017	211/879	Jurien Home Timber & Hardware	Stihl guidebars, chain loops, carburetors	\$452.30
15/12/2017	211/879	Jurien Home Timber & Hardware	Lights, ropelight, cable ties, elect tapes	\$97.60
15/12/2017	211/879	Jurien Signs	Muster point signage - Sandy Cape	\$112.00
15/12/2017	211/879	Jurien Signs	R2R signs-SOD Title Plates-Drummond Way	\$581.40
15/12/2017	211/879	Jurien Tyre & Auto	A/c repairs & service PTH014	\$1,562.80
15/12/2017	211/879	Jurien Tyre & Auto	Coolant, powersteering oil & engine oil	\$137.99
15/12/2017	211/879	Jurien Tyre & Auto	Repair tyre PLV251	\$35.00
15/12/2017	211/879	Landgate	Rural UV interim valuations	\$80.90
15/12/2017	211/879	Landgate	Mining Tenements 6/10-6/11/17 & 7/9-5/10/17	\$61.60
15/12/2017	211/879	Landgate	GRVs 7/10/17 - 3/11/17	\$146.37
15/12/2017	211/879	Landmark Operations Limited	Ones barb wire roll	\$106.52
15/12/2017	211/879	Landmark Operations Limited	Ones star posts - Jurien East Rd	\$87.56
15/12/2017	211/879	Mcleods Barristers And Solicitors	Service Station Use Class Definition advice	\$1,327.08
15/12/2017	211/879	Ray White Jurien Bay	Staff Housing 22/12/17-4/1/18	\$670.00
15/12/2017	211/879	Russ - Hills Contracting	Freight PTT016	\$120.50
15/12/2017	211/879	Russ - Hills Contracting	Freight PTT008	\$120.51
15/12/2017	211/879	Russ - Hills Contracting	Gravel carting 30/10-8/12/17 Jurien East Rd	\$48,928.00
15/12/2017	211/879	Sheridan's	Solid jarrah bases & desk plates	\$407.00
15/12/2017	211/879	Sheridan's	Name bars, emossed badges, S40 metal bars	\$893.51
15/12/2017	211/879	Skipper Truck Parts	Rocker cover gaskets, camsharft ends PTL014	\$115.07
15/12/2017	211/879	St John Ambulance Australia	2 x Portable Workplace First Aid Kits	\$289.96
15/12/2017	211/879	T-Quip	Grommets PTC018	\$77.05
15/12/2017	211/879	Westrac Equipment	Filter lubes, filter ASs PCL007	\$188.22
Total	211/879			\$281,150.98
21/12/2017	212	Cancelled	Cancelled	\$0.00
Total	212			\$0.00
21/12/2017	213	Cancelled	Cancelled	\$0.00
Total	213			\$0.00
21/12/2017	214	Payroll	Payroll	\$100,458.97
Total	214			\$100,458.97
22/12/2017	215/880	All-Type Engraving	Nameplates for Honour Board	\$123.75
22/12/2017	215/880	AMPAC Debt Recovery (WA) Pty Ltd	Legal Expenses - Period Ending 08/12/17	\$1,257.85
22/12/2017	215/880	Auscavations	Extend culvert, install head wall - Jurien East Rd	\$1,941.50
22/12/2017	215/880	Barnes Hydraulic Services	Hose & Coupler - PSP004	\$159.25
22/12/2017	215/880	Barnes Hydraulic Services	Air Tubes	\$134.81
22/12/2017	215/880	Brook Marsh Pty Ltd	Seal spotting Jurien East Rd	\$2,860.00
22/12/2017	215/880	Council First	Professional Services For November 2017	\$750.75
22/12/2017	215/880	Courier Australia	Freight- Jurien Office	\$11.62
22/12/2017	215/880	Courier Australia	Freight- Jurien Depot	\$10.44
22/12/2017	215/880	Courier Australia	Freight- Dandy Depot	\$20.88
22/12/2017	215/880	Crommelins Machinery Sales	Control Panel - PSP025	\$25.80
22/12/2017	215/880	Cutting Edges Equipment Parts	Bolt Wedge	\$192.58
22/12/2017	215/880	Cutting Edges Equipment Parts	Wedges	\$192.59
22/12/2017	215/880	Dandaragan Concrete	Push up Dandaragan Tip	\$264.00
22/12/2017	215/880	Dandaragan Concrete	Water truck Jurien East Rd 161117-141217	\$20,130.00
22/12/2017	215/880	Dave Watson Contracting Pty Ltd	Prune remove trees/stumps J Bay/Cerv	\$6,099.50
22/12/2017	215/880	David Gray & Co Pty Ltd	Light & Dark Green Bins with lids & hinges	\$3,368.20
22/12/2017	215/880	Derricks Auto-Ag & Hardware Plus	Hose, Camlocks & Clamps - PTT015	\$611.30
22/12/2017	215/880	Derricks Auto-Ag & Hardware Plus	Air fittings	\$61.60
22/12/2017	215/880	Derricks Auto-Ag & Hardware Plus	Century batteries PTH012	\$650.00
22/12/2017	215/880	Derricks Auto-Ag & Hardware Plus	Super ultraflex hose PTL017	\$38.00
22/12/2017	215/880	Derricks Auto-Ag & Hardware Plus	Nylon Pressure Tubing	\$137.02
22/12/2017	215/880	Direct Contracting Pty Ltd	Maintenance grade Sandy Cape Rd	\$715.00
22/12/2017	215/880	Direct Contracting Pty Ltd	Maintenance grade Airstrip Rd	\$286.00
22/12/2017	215/880	Direct Contracting Pty Ltd	Maintenance grade Jurien Bay Oval Track	\$286.00
22/12/2017	215/880	Direct Contracting Pty Ltd	Maintenance grade Lesueur Dr Track	\$286.00
22/12/2017	215/880	Direct Contracting Pty Ltd	Maintenance grade Shingle Ave Track	\$286.00

22/12/2017	215/880	Jurien Fire Breaks, Spraying/Slashing	Firebreak- Lot 46 River Loop Jurien Bay	\$360.00
22/12/2017	215/880	Jurien Fire Breaks, Spraying/Slashing	Firebreak- Lot 96 Ridge Way Jurien Bay	\$440.00
22/12/2017	215/880	Jurien Garden Soils	80m3 mulch Catalonia Reserve - Cervantes	\$4,400.00
22/12/2017	215/880	Jurien Hardware	Scrappers, Gas and Bucket - Sandy Cape	\$75.12
22/12/2017	215/880	Jurien Hardware	Pest Repelant, Watering Can Wetting Agent	\$60.34
22/12/2017	215/880	Jurien Hardware	Storage Box - PTL017	\$20.43
22/12/2017	215/880	Jurien Hardware	Ezy Reacher Pro	\$38.00
22/12/2017	215/880	Jurien Hardware	Dut Setter and Driver Drill	\$229.90
22/12/2017	215/880	Jurien Hardware	Protective Clothing - Outside Staff	\$90.25
22/12/2017	215/880	Jurien Hardware	Staff Uniforms/Protective Clothing	\$142.50
22/12/2017	215/880	Jurien Hardware	Staff Uniforms/Protective Clothing	\$142.50
22/12/2017	215/880	Jurien Hardware	BBQ Cleaner & Scourers	\$71.25
22/12/2017	215/880	Jurien Hardware	Padlock, Hasp & Staple	\$24.70
22/12/2017	215/880	Jurien Hardware	Gas Refill - Sandy Cape Kitchen	\$60.00
22/12/2017	215/880	Jurien Home Timber & Hardware	AAA Batteries	\$10.00
22/12/2017	215/880	Jurien Home Timber & Hardware	Screen door hanger & guide, Chisel	\$44.55
22/12/2017	215/880	Jurien Home Timber & Hardware	Cistern and toilet seat	\$165.00
22/12/2017	215/880	Jurien Home Timber & Hardware	Battery Charger, Batteris & terminal Spa	\$55.10
22/12/2017	215/880	Jurien Home Timber & Hardware	Storm water pipe	\$87.80
22/12/2017	215/880	Jurien Home Timber & Hardware	Elbow, adaptors, ball valve and pipe	\$42.90
22/12/2017	215/880	Jurien Home Timber & Hardware	Cleaning supplies	\$98.95
22/12/2017	215/880	Jurien Plumbing	Faunterleroy Park toilet block	\$1,936.00
22/12/2017	215/880	Jurien Plumbing	Sewer conversion for JB Wellness Centre	\$1,815.00
22/12/2017	215/880	Jurien Signs	Replace street signs due to vandalism	\$152.00
22/12/2017	215/880	Jurien Trenching & Excavations	Supply/operate Dingo - Jurien Office	\$836.00
22/12/2017	215/880	Jurien Tyre & Auto	Camera & Ironman Recovery Kit - PLV238	\$416.50
22/12/2017	215/880	Jurien Tyre & Auto	Ironman Recovery treads & kit, camera	\$615.50
22/12/2017	215/880	Jurien Tyre & Auto	Service PLV245	\$334.00
22/12/2017	215/880	Leslee Holmes (Cr)	Members Travel October - December 2017	\$2,547.48
22/12/2017	215/880	Lewis Motors	Belts & Oil filter element and fuel kit	\$645.46
22/12/2017	215/880	Lo-Go Appointments	Contract Labour - W/E 02/12/17	\$2,779.70
22/12/2017	215/880	Lowman Engineering	Aluminium plate for JCC	\$55.00
22/12/2017	215/880	Lowman Engineering	Dandaragan Cemetery gate hinges	\$530.00
22/12/2017	215/880	Major Motors Pty Ltd	Vehicle repairs rear differential PTH013	\$10,277.61
22/12/2017	215/880	Mid Coast Contracting	Supply Sub pump repairs to Ardross bore	\$4,207.97
22/12/2017	215/880	Pinnacles Traffic Management Svs	Traffic Controllers for Jurien East Rd	\$18,422.25
22/12/2017	215/880	RBC Rural	Printing - Internal	\$1,750.25
22/12/2017	215/880	Rory Mackay	Medical Examinations	\$187.00
22/12/2017	215/880	Shadbolt Electrical	Supply globes to BBQ area Baudin Park 4B	\$110.00
22/12/2017	215/880	Shadbolt Electrical	Replace flow switch, system test Federation	\$631.73
22/12/2017	215/880	Shadbolt Electrical	Rep main switch RCD, system test JB oval	\$833.70
22/12/2017	215/880	St John Ambulance Australia	Staff Training First Aid	\$160.00
22/12/2017	215/880	Swan Aussie Sheds	Gate spacers with stubs & holes	\$473.32
22/12/2017	215/880	Telstra	WHISPIR SMS CHGS - Nov 17	\$263.93
22/12/2017	215/880	The Workwear Group Pty Ltd	Staff Uniforms Inv 10094915	\$421.50
22/12/2017	215/880	The Workwear Group Pty Ltd	Staff Uniforms Inv 10087032	\$446.30
22/12/2017	215/880	Tony Dolton	Gravel Cartage Jurien East Rd - Oct/Dec 17	\$87,670.00
22/12/2017	215/880	Tyres4U	24' ORings	\$66.00
22/12/2017	215/880	Tyres4U	24' ORings	\$66.00
22/12/2017	215/880	Westrac Equipment	Vehicle service & maint PCL011	\$3,599.29
22/12/2017	215/880	Winc Australia Pty Limited	WALGA Rebate Adj Apr16 - Mar17	-\$270.33
22/12/2017	215/880	Winc Australia Pty Limited	Stationery (part) December 2017	\$961.75
22/12/2017	215/880	Worldwide Printing Solutions	Camp Fee Envelopes & Inserts	\$880.00
Total	215/880			\$235,266.22
Grand Total				\$1,303,593.43



Monthly Statements

for the period ended
31 December 2017

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SHIRE OF DANDARAGAN
STATEMENT OF FINANCIAL ACTIVITY
AS AT 31 DECEMBER 2017

Description	Notes	Annual Budget	Y-T-D Budget	Actual	Y-T-D
		2017/2018	2017/2018	2017/2018	Variance
Operating					
Revenues / Sources					
Governance		(31,978)	(5,668)	(5,244)	93%
General Purpose Funding (Excluding Rate Revenue)		(897,686)	(470,460)	(445,531)	95%
Law, Order and Public Safety		(479,105)	(335,800)	(333,606)	99%
Health		(19,667)	(7,235)	(9,020)	125%
Education and Welfare		(0)	(0)	(0)	100%
Community Ammenities		(1,205,857)	(1,022,931)	(1,047,676)	102%
Recreation and Culture		(321,519)	(179,926)	(267,436)	149%
Transport		(1,670,252)	(984,711)	(988,602)	100%
Economic Services		(208,840)	(113,244)	(129,038)	114%
Other Property and Services		(537,079)	(61,309)	(76,609)	125%
		(5,371,983)	(3,181,283)	(3,302,760)	
Expenses / (Application)					
Governance		695,773	323,725	291,433	90%
General Purpose Funding		243,529	66,601	64,749	97%
Law, Order and Public Safety		1,346,668	697,277	696,659	100%
Health		378,880	187,391	181,078	97%
Education and Welfare		81,423	33,016	27,728	84%
Community Ammenities		2,210,697	1,062,006	908,136	86%
Recreation and Culture		3,199,140	1,687,005	1,622,458	96%
Transport		5,392,510	2,669,674	2,557,607	96%
Economic Services		736,999	352,997	290,619	82%
Other Property and Services		533,415	421,344	363,998	86%
		14,819,034	7,501,035	7,004,463	
Adjustments for Non-Cash					
(Revenue) and Expenditure					
(Profit)/Loss on Asset Disposals	3	(189,341)	48,920	3,471	
Movement in Accrued Interest		(0)	(0)	(10,570)	
Movement in Accrued Salaries and Wages		(0)	(0)	(38,307)	
Movement in Employee Provisions		(0)	(0)	(220,149)	
Movement in Deferred Rates		(0)	(0)	(0)	
Movement in Accrued Expenses		(0)	(0)	(35,439)	
Depreciation on Assets		6,171,904	3,085,952	3,077,886	
Total Operating less non cash items		3,464,489	1,184,880	924,811	
Capital Revenue and (Expenditure)					
Purchase Land and Buildings	2	822,295	822,295	770	
Purchase Furniture and Equipment	2	160,000	160,000	3,000	
Purchase Plant and Equipment	2	1,054,000	1,054,000	85,284	
Purchase Infrastructure Assets - Roads	2	3,636,017	3,636,017	(0)	
Purchase Infrastructure Assets - Parks & Reserves	2	23,993	23,993	(0)	
Purchase Infrastructure Assets - Other	2	336,480	336,480	(0)	
Capital Works in Progress	2	0	0	1,209,751	
Proceeds from New Debentures	4	(0)	(0)	(21,000)	
Proceeds from disposal of assets	3	(739,727)	(739,727)	(20,909)	
Payment Self Supporting Loan to Community Group	4	(0)	(0)	21,000	
Repayment of Debentures	4	108,362	108,362	53,438	
Self-Supporting Loan Principal Income	4	(47,368)	(47,368)	(25,434)	
Transfer to Reserves	8	579,958	579,958	87,157	
Transfer from Reserves	8	(537,430)	(537,430)	(0)	
Surplus/(Deficit) July 1 B/Fwd		2,789,561		2,845,406	
Surplus/(Deficit) June 30 C/Fwd	5	0		6,582,671	
Amount raised from rates	6	(6,071,507)		(6,055,132)	

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

SHIRE OF DANDARAGAN
BALANCE SHEET
AS AT 31 DECEMBER 2017

Description	Notes	Opening Balance		Closing Balance
CURRENT ASSETS				
Cash	7	7,216,558	2,570,197	9,786,755
Trade & Other Receivables		986,066	859,754	1,845,820
Inventories		24,690	3,136	27,826
TOTAL CURRENT ASSETS		8,227,314	3,433,087	11,660,401
NON-CURRENT ASSETS				
Land		3,060,000	0	3,060,000
Buildings and Improvements		31,016,300	(554,308)	30,461,992
Furniture and Equipment		917,743	(83,582)	834,161
Plant and Equipment		4,460,872	(331,278)	4,129,595
Infrastructure		210,715,353	2,175	209,881,110
Trade & Other Receivables		198,552	(4,434)	194,118
TOTAL NON-CURRENT ASSETS		250,368,821	(931,850)	248,560,976
TOTAL ASSETS		258,596,134	2,501,237	260,221,376
CURRENT LIABILITIES				
Creditors		(436,369)	391,334	(45,035)
Provisions		(526,245)	220,149	(306,095)
Loans Leases Overdrafts		(108,362)	50,040	(58,322)
Accruals		(84,314)	84,314	0
TOTAL CURRENT LIABILITIES		(1,155,289)	745,837	(409,453)
NON-CURRENT LIABILITIES				
Provisions		(76,862)	0	(76,862)
Loans Leases and Overdrafts		(416,933)	(17,602)	(434,535)
TOTAL NON-CURRENT LIABILITIES		(493,795)	(17,602)	(511,397)
TOTAL LIABILITIES		(1,649,084)	728,235	(920,849)
TOTAL NET ASSETS		256,947,050	3,229,472	259,300,527
EQUITY				
Reserves - Cash Backed	8	4,945,538	87,157	5,032,695
Revaluation Surplus		43,367,167	(0)	43,367,167
Accumulations		208,634,345	2,266,322	210,900,667
TOTAL EQUITY		256,947,050	2,353,479	259,300,529

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

SHIRE OF DANDARAGAN
INCOME STATEMENT by Department
AS AT 31 DECEMBER 2017

Description	Annual Budget 2017/2018	Y-T-D Budget 2017/2018	Actual 2017/2018
Revenues from Ordinary Activities			
Governance	(31,175)	(13,075)	(5,244)
General Purpose Funding	(6,969,193)	(6,549,388)	(6,500,663)
Law, Order, Public Safety	(479,105)	(377,850)	(333,606)
Health	(19,667)	(7,235)	(9,020)
Education and Welfare	(0)	(0)	(0)
Community Amenities	(1,205,857)	(1,022,931)	(1,047,676)
Recreation and Culture	(321,519)	(162,262)	(217,436)
Transport	(234,335)	(221,123)	(13,809)
Economic Services	(208,840)	(109,911)	(129,038)
Other Property and Services	(223,043)	(61,309)	(76,609)
	(9,692,734)	(8,525,084)	(8,333,099)
Expenses from Ordinary Activities			
Governance	677,667	(39,576)	289,235
General Purpose Funding	243,529	(2,175)	64,749
Law, Order, Public Safety	1,346,668	697,277	696,659
Health	378,880	187,391	181,078
Education and Welfare	81,423	39,762	27,728
Community Amenities	2,210,697	1,083,918	908,136
Recreation and Culture	3,190,499	1,682,684	1,621,065
Transport	5,287,545	2,620,661	2,557,557
Economic Services	734,787	362,822	287,148
Other Property and Services	512,112	421,160	363,858
	14,663,807	7,053,923	6,997,212
	4,971,073	(1,471,161)	(1,335,887)
Borrowing Costs Expense			
Governance	18,106	9,053	2,198
General Purpose Funding	(0)	(0)	(0)
Law, Order, Public Safety	(0)	(0)	(0)
Health	(0)	(0)	(0)
Education and Welfare	(0)	(0)	(0)
Community Amenities	(0)	(0)	(0)
Recreation and Culture	8,641	4,320	1,392
Transport	(0)	(0)	(0)
Economic Services	(0)	(0)	(0)
Other Property and Services	368	184	140
	27,115	13,558	3,730
Grants and Subsidies Non-Operating			
Governance	(0)	(0)	(0)
General Purpose Funding	(0)	(0)	(0)
Law, Order, Public Safety	(0)	(0)	(0)
Health	(0)	(0)	(0)
Education and Welfare	(0)	(0)	(0)
Community Amenities	(0)	(0)	(0)
Recreation and Culture	(0)	(0)	(50,000)
Transport	(1,433,304)	(1,189,965)	(974,793)
Economic Services	(0)	(0)	(0)
Other Property and Services	(0)	(0)	(0)
	(1,433,304)	(1,189,965)	(1,024,793)
Profit / Loss on Asset Disposal			
Governance	(803)	(93)	(0)
General Purpose Funding	(0)	(0)	(0)
Law, Order, Public Safety	(0)	(0)	(0)
Health	(0)	(0)	(0)
Education and Welfare	(0)	(0)	(0)
Community Amenities	(0)	(0)	(0)
Recreation and Culture	(0)	(0)	(0)
Transport	102,352	46,400	(0)
Economic Services	2,212	(0)	3,471
Other Property and Services	(293,102)	(314,036)	(0)
	(189,341)	(267,729)	3,471
NET RESULT	3,375,544	(2,915,297)	(2,353,479)
Other Comprehensive Income			
Changes on revaluation of non-current assets	(0)	(0)	(0)
	(0)	(0)	(0)
TOTAL COMPREHENSIVE INCOME	3,375,544	(2,915,297)	(2,353,479)

SHIRE OF DANDARAGAN
INCOME STATEMENT by Nature or Type
AS AT 31 DECEMBER 2017

Description	Notes	Annual Budget 2017/2018	Y-T-D Budget 2017/2018	Actual 2017/2018
Revenue form Ordinary Activities				
Rates	6	(6,084,507)	(6,091,928)	(6,068,794)
Grants and Subsidies	12	(1,040,917)	(613,570)	(416,257)
Contributions Reimbursements Donations		(250,702)	(106,971)	(119,878)
Service Charges		(0)	(0)	(0)
Fees and Charges		(2,120,008)	(1,599,547)	(1,606,282)
Interest Earnings		(109,000)	(69,767)	(66,473)
Other Revenue		(87,599)	(43,300)	(55,416)
		(9,692,734)	(8,525,084)	(8,333,099)
Expenses from Ordinary Activities				
Employee Costs		3,967,246	1,755,619	1,745,142
Materials and Contracts		2,810,189	1,644,827	1,185,743
Utilities		590,263	302,237	191,728
Insurance		380,061	(39,576)	388,299
Other Expenses		744,145	(2,175)	408,413
Depreciation		6,171,904	3,085,952	3,077,886
		14,663,807	6,746,884	6,997,212
		4,971,073	(1,778,200)	(1,335,887)
Borrowing Costs Expense		27,115	13,558	3,730
Grants & Subsidies (towards non-operating activities)	12	(1,433,304)	(1,189,965)	(1,024,793)
Profit / Loss on Disposal of Assets	3	(189,341)	(267,729)	3,471
NET RESULT		3,375,544	(3,222,336)	(2,353,479)
Other Comprehensive Income				
Changes on revaluation of non-current assets		(0)	(0)	(0)
		(0)	(0)	(0)
TOTAL COMPREHENSIVE INCOME		3,375,544	(3,222,336)	(2,353,479)

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

Program/Sub-program			TOTAL		Land & Buildings		Plant & Equipment		Furniture &		Parks &		Roads	
			Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
			17/18	17/18	17/18	17/18	17/18	17/18	17/18	17/18	17/18	17/18	17/18	17/18
Governance			400											
Chamber audio visual (CO from Civic fitout)	New	CAPO264	-	120,000					120,000					
Toyota Prado GXL	New	CAPO294	-	56,000				56,000						
Toyota Fortuner GXL	New	CAPO296	-	48,000				48,000						
Jurien Admin Office Layout	FA2400	I50142	320	6,600	320	6,600								
Community Amenities			1000											
Cer. Transfer Fencing staged replacement	FA3073	I30034	1,023	6,485										
Cer. Waste Trans. Replace roller door on shed	FA2451	I50127	-	6,240		6,240								
Sewerage		I70002	30,648	25,859										
Jur. Bay FRC. Playground shade sails	FA2431	I50140	-	4,000		4,000								
FRC New emergency escape path	FA2431	I50145	-	3,900		3,900								
FRC Internal painting	FA2431	I50146	-	3,200		3,200								
FRC Revised security fencing	FA2431	I50147	-	2,100		2,100								
FRC Revised lighting and replacements	FA2431	I50148	-	14,366		14,366								
Dan. Cemetery Gates	FA1709	I30049	6,354	9,000										
Transport			1200											
Mower tractor	New	CAPO287	-	56,000				56,000						
Water Tank 6 Wheeler	New	CAPO288	-	220,000				220,000						
Side Tipper and Dolly 5/Hand	New	CAPO289	-	85,000				85,000						
CAT Grader 12M	New	CAPO290	-	355,000				355,000						
Tandum axle trailer	New	CAP	-	4,040				4,040						
Toro Groundmaster 360	New	CAPO291	-	60,000				60,000						
Turquoise Way Staged Replacement	FA2601	I10041	35,549	30,000										
Bashford Street Footpath Batt to Whitfield	FA2601	I10050	-	60,000										
Bashford Street Footpath Doust to Hastings	FA2601	I10051	-	80,000										
Beachridge Swales Staged Renewal		I30041	4,000	30,000										
Cer. Comm. Cent. Carpark	FA2694	I30047	-	30,000										
Dand. Depot Lunchroom - carryover		I50136	113			113								
Dand. Depot OHS - carryover	FA3010	I50141	5,366			5,366								
Dand. Depot OHS - carryover	FA3010	CAPO262	770			770								
Dan. Depot Fencing	New	I50141	-	6,000		6,000								
Gillingarra Road		MGR010	1,473										1,473	
Yerramullah - Carryover	FA2600	MGR022	10,000										10,000	
Cadda rd. Gravel Resheet 9.3-11.8km & 22-26.4km	FA2600	MGR009	62,171	174,207									62,171	174,207
McKays rd. Gravel Resheet 0.0-3.0km	FA2600	MGR040	51,600	77,829									51,600	77,829
Dewar rd. Gravel Resheet 2.0-6.0km	FA2600	MGR042	-	124,372										124,372
Cantabilling rd. Gravel Resheet 9.3-11.8km	FA2600	MGR047	-	90,978										90,978
Cowalla rd. Gravel Resheet 0.0-3.0km	FA2600	MGR047	-	106,639										106,639
Black Arrow rd. Gravel Resheet 2.0-6.0km	FA2600	MGR052	47,018	122,237									47,018	122,237
Bidgerabbie rd. Gravel Resheet 0.0-4.0km	FA2600	MGR059	73,749	119,999									73,749	119,999
Koodjee rd. Gravel Resheet 0.0-4.0km	FA2600	MGR120	70,949	108,304									70,949	108,304
Bashford Street Preparatory Works	FA2600	MUC078	-	100,000										100,000
Dan. rd. Widen to 8m 37.3-40.3km	FA2600	RRG002	588	287,968									588	287,968
Dan. rd. Final Seal 28.35-32.55km	FA2600	RRG002A	-	130,000										130,000
Rowes rd. Upgrade to 8m seal 30.2-33.3km	FA2600	RRG007	-	138,800										138,800
Jur. East rd. Widen to 8m 0.0-7.0km	FA2600	RRG856	564,777	553,007									564,777	553,007
Jur. East rd. Final Seal 0.0-7.0km	FA2600	RRG856A	-	276,200										276,200
Cadiz Street Upgrade 0.0-0.613km	FA2600	RTR116	-	200,000										200,000
Ward Street New 10m seal	FA2600	RTR124	117,618	150,000									117,618	150,000
Carmella Street Asphalt upgrade 0.6km-end	FA2600	RTR147	-	350,000										350,000
Drummond Circus Upgrade 0.0-0.35km	FA2600	RTR208	-	200,000										200,000
Gillingarra rd. Gravel Resheet 0.0-3.0km	FA2600	SCR010	434	126,476									434	126,476
Sandy Cape rd. Gravel Resheet 0.0-3.0km	FA2600	SCR127	-	169,000										169,000
Tree Box Solution Prepare and seal	FA2600	I20046	-	30,000										30,000
Recreation and Culture			1100											
Playground Cer. Recreation Reserve	FA2191	I80002	-	40,000					40,000					
Cer. Recreation Reserve Replace Tank	FA2793	I30046	-	15,000										
Jur. Bay Oval Replace Water Tank	FA2790	I20084	-	25,000										
Cer. Oval Bore Installation	FA2673	I20085	-	15,000										
Outdoor Shower Thirsty Point	FA2967	I20086	-	10,000								10,000		
CCC Renewal Project	FA2441	I50129	75,865	714,202	75,865	714,202								
Jur. Comm. Cent. Door latching and key revision	FA2425	I50131	13,158	10,000	13,158	10,000								
Cer. Memorial Park Replace power box	FA2407	I50134	-	3,200		3,200								
Dan. Comm. Cent. Toilet Revision	FA2468	I50066	8,706	9,332	8,706	9,332								
BCC Repair windows	FA2488	I50149	5,373	6,000	5,373	6,000								
BCC Mezzanine carpet and function carpet	FA2488	I50150	4,701	6,000	4,701	6,000								
JCC Repairs to internal wall behind ball nets.	FA2425	I50151	6,911	9,200	6,911	9,200								
JBVC Offices and storeroom	FA2399	I50152	-	14,000		14,000								
BCC Carpark lighting at exit point	FA2488	I50153	4,084	1,200	4,084	1,200								
JB Memorial Park Lighting	FA2351	I30048	-	9,993								9,993		
Cer. Foreshore Painting gazebos	FA2876	I30050	190	4,000	190								4,000	
Cer. Memorial Corner gazebo		I30051	1,833	1,200	1,833									
Wolba Wolba retain and level	FA3074	I30040	2,084											
Sandy Cape Project		I20083	3,095											
Economic Services			1300											
Mazda CX5 Wagon	New	CAPO298	35,753	37,000				35,753	37,000					
Coin Operated Water Dispenser	New	I30045	-	8,936										
Other Property & Services			1400											
Toyota Hilux Space Cab	New	CAPO292	-	43,000				43,000						
Toyota Hilux Space Cab	New	CAPO293	-	43,000				43,000						
Toyota Fortuner GXL	New	CAPO295	49,532	48,000				49,532	48,000					
Fuel trailer air compressor	New	CAPO299	3,000	3,000				3,000	3,000					
Residence - 31B Dan. rd. Fireplace		I50143	-	2,755		2,755								
Totals			1,298,805	6,036,824	127,391	822,295	85,284	1,058,040	3,000	160,000	-	23,993	1,000,376	3,636,016

WIP 1,209,751
 CAPITALISED 89,055
 TOTAL 1,298,805

SHIRE OF DANDARAGAN
 NOTE 3 - DISPOSAL OF ASSETS
 AS AT 31 DECEMBER 2017

Class of Asset	Proceeds from Sale		Cost of Replacement Asset		Net Cost for Change Over	
	2017 / 2018 Actual	2017/2018 Budget	2017 / 2018 Actual	2017/2018 Budget	2017 / 2018 Actual	2017/2018 Budget
	\$	\$	\$	\$	\$	\$
Plant & Machinery						
Tractor		10,000		56,000	0	46,000
6 Wheeler (water tanker)		60,000		220,000	0	160,000
Side Tipper & Dolly (second hand)		10,000		85,000	0	75,000
Grader		70,000		355,000	0	285,000
Mower		1,000		60,000	0	59,000
Utility		4,000		43,000	0	39,000
Utility		4,000		43,000	0	39,000
Administration Vehicle (CEO)		45,000		56,000	0	11,000
Administration Vehicle (EMDS)		40,909		48,000	0	7,091
Administration Vehicle (EMI)		31,818		48,000	0	16,182
Administration Vehicle (MBS)	20909.09	23,000	35752.66	37,000	-14843.57	14,000
Pole Saw Loader Attachment		40,000				
Administration Vehicle (DCEO)						
Land						
Lot 96 Bashford Street, Jurien Bay		364,036				
Building						
Lot 96 Bashford Street, Jurien Bay		35,964				
Totals	20,909	739,727	35,753	1,051,000	-14,844	751,273

Class of Asset	Proceeds from Sale		Written Down Value		Profit/(Loss) on Disposal	
	2017 / 2018 Actual	2017/2018 Budget	2017 / 2018 Actual	2017/2018 Budget	2017 / 2018 Actual	2017/2018 Budget
	\$	\$	\$	\$	\$	\$
	0	10,000		12,716	0	-2,716
	0	60,000		99,913	0	-39,913
	0	10,000		8,175	0	1,825
	0	70,000		76,384	0	-6,384
	0	1,000		212	0	788
	0	4,000		9,800	0	-5,800
	0	4,000		11,808	0	-7,808
	0	45,000		44,907	0	93
	0	40,909		40,199	0	710
	0	31,818		39,144	0	-7,326
	20909.09	23,000	24380	25,212	-3470.91	-2,212
	0	40,000		95,952	0	-55,952
	0	364,036		50,000	0	314,036
	0	35,964		35,964	0	0
Totals	20,909	739,727	24,380	550,386	-3,471	189,341

SHIRE OF DANDARAGAN
NOTE 4 - LOAN REPAYMENT DETAILS
AS AT 31 DECEMBER 2017

(a) Debenture Repayments

Loan Details No.	Amount	New Loans	Interest Repayments		Principal Repayments		Principal
	Outstanding	2017/2018 Budget	2017 / 2018 Actual	2017/2018 Budget	2017 / 2018 Actual	2017/2018 Budget	Outstanding
	1/7/2017						30/06/2018
	\$	\$	\$	\$	\$	\$	\$
Self-Supporting Loans							
113 Advance Dandaragan	7,373		220	368	2,385	4,842	2,531
114 Cervantes Community Club	43,092		1,551	2,814	8,012	16,316	26,776
130 Jurien Bowling Club	112,140		2,770	5,292	10,023	20,294	91,846
131 Jurien Bowling Club	21,415		287	535	2,939	5,916	15,499
132 Jurien Sport & Rec Centre		21000					17,602
Other Loans							
127 Jurien Admin Centre	341,275		9,470	18,106	30,079	60,994	280,281
128 Jurien Jetty	-						-
Total	525,294	21,000	14,298	27,115	53,438	108,362	416,932
Community Group Cash Advance							
	Amount	New Loans			Principal Repayments		Principal
	Outstanding	2017/2018 Budget			2017 / 2018 Actual	2017/2018 Budget	Outstanding
	1/7/2017						30/06/2018
	\$	\$			\$	\$	
Self-Supporting							
Cervantes Bowling Club	11,608				2,075	4,152	7,456
Total	11,608	0			2,075	4,152	7,456
GRAND TOTAL	536,902	-	37,248	27,115	112,514	106,736	430,166

(b)

Unspent Debentures:

Council had no unspent debenture funds as at 30th June 2017 nor is it expected to have unspent debenture funds as at 30th June 2018.

(c)

Overdraft:

Council utilised an overdraft facility during 2016/2017 but did not require it at 30th June 2017. Details of this facility can be found at note 12. It is anticipated this facility will be required during 2017/2018.

SHIRE OF DANDARAGAN
 NOTE 5 - NET CURRENT ASSETS
 AS AT 31 DECEMBER 2017

	Notes	Brought Forward 1 July	Actual Movement	Actual to Date
5. NET CURRENT ASSETS				
Composition of Estimated Net Current Asset Position				
CURRENT ASSET				
Cash - Unrestricted		2,271,019	2,483,040	4,754,059
Cash - Restricted	8	4,945,538	87,157	5,032,695
Receivables		986,066	859,754	1,845,820
Inventories		24,690	3,136	27,826
		<u>8,227,314</u>	<u>3,433,087</u>	<u>11,660,401</u>
LESS: CURRENT LIABILITIES				
Payables and Provisions		(436,369)	391,334	(45,035)
		<u>7,790,945</u>	<u>3,824,421</u>	<u>11,615,366</u>
Less: Cash - Restricted		4,945,538	87,157	5,032,695
NET CURRENT ASSET POSITION		<u>2,845,406</u>	<u>3,737,264</u>	<u>6,582,671</u>

SHIRE OF DANDARAGAN

NOTE 6 - RATING INFORMATION

AS AT 31 DECEMBER 2017

RATE TYPE	2017/18 BUDGET					2017/18 ACTUAL			
	Rate in \$	Number of Properties	Rateable Value	Budget Rate Revenue	Budget Total Revenue	Rate Revenue	Interim Rate	Back Rates	Total Revenue
General Rate									
General GRV	0.084300	1,520	25,054,474	2,112,092	2,112,092	2,112,092	- 3,703	-	2,108,390
General UV	0.007737	685	369,559,156	2,859,280	2,859,280	2,853,276	- 3,899	-	2,849,378
Sub-Total		2,205	394,613,630	4,971,372	4,971,372	4,965,369	- 7,602	-	4,957,767
Minimum Rates									
General GRV	\$ 916	1277	8,225,808	1,169,732	1,169,732	532,725	-	-	532,725
Lesser GRV (Dandaragan & Badgingarra)	\$ 691	86	491,530	59,426	59,426	696,433	-	-	696,433
General UV	\$ 865	77	1,390,596	66,605	66,605	64,010	-	-	64,010
Lesser UV (non-mining)	\$ 691	48	2,577,300	33,168	33,168	33,168	-	-	33,168
Sub-Total		1,488	12,685,234	1,328,931	1,328,931	1,326,336	0	0	1,326,336
Ex Gratia Rates					1,204				0
		3,693	407,298,864	6,300,303	6,301,507	6,291,705			6,284,103
Discounts					(230,000)				(228,971)
Total as per Rate Setting Statement					6,071,507				6,055,132
Instalment Admin Fee					13,000				13,662
Total as per Income Statement					6,084,507				6,068,794

SHIRE OF DANDARAGAN
 NOTE 7 - CASH, INVESTMENTS & RECEIVABLES
 AS AT 31 DECEMBER 2017

Note 7	Notes	1-Jul	Movements	Closing Balance
Cash and Investments:				
Municipal Fund		2,269,869	2,482,840	4,752,709
Petty Cash		1,150	200	1,350
Reserve Fund - Cash Backed		4,945,538	87,157	5,032,695
Total Cash and Investments		7,216,558	2,570,197	9,786,755
Receivables:				
Rates	13	286,721	899,175	1,185,896
Sundry Debtors	13	675,046	(15,122)	659,925
Total Receivables		961,768	884,053	1,845,821

SHIRE OF DANDARAGAN
 NOTE 8 - RESERVE FUND
 AS AT 31 DECEMBER 2017

RESERVE ACCOUNTS	BALANCE AS AT 1ST JULY	INTEREST EARNED	INCREASE IN RESERVES	RESERVE FUNDS EXPENDED	REALLOC PER BUDGET	TOTAL
PLANT RESERVE	\$ 255,104.05	\$ 2,020.25				\$ 257,124.30
BUILDING RESERVE	\$ 1,028,466.85	\$ 8,055.91				\$ 1,036,522.76
RUBBISH RESERVE	\$ 363,429.29	\$ 2,878.08				\$ 366,307.37
COMMUNITY CENTRE RESERVE	\$ 385,209.87	\$ 3,050.56				\$ 388,260.43
TELEVISION SERVICES RESERVE	\$ 93,653.27	\$ 741.66				\$ 94,394.93
COMPUTER RESERVE	\$ 54,640.26	\$ 432.71				\$ 55,072.97
CARAVAN PARK RESERVE	\$ 379,671.77	\$ 3,006.72				\$ 382,678.49
LAND DEVELOPMENT SCHEMES RESERVE	\$ 67,715.16	\$ 536.26				\$ 68,251.42
PARKING REQUIRMENTS RESERVE	\$ 10,929.70	\$ 86.56				\$ 11,016.26
<i>a) Cash in Lieu of Parking - Lot 1154 Sandpiper Street</i>						
<i>b) Interest Earned</i>						
PARKS AND RECREATIONAL GROUNDS DEVELOPMENT RESERVE	\$ 360,600.58	\$ 2,855.69				\$ 363,456.27
<i>a) Seagate Public Open Space</i>						
<i>b) Interest Earned</i>						
SPORT AND REC RESERVE	\$ 235,708.03	\$ 1,866.63				\$ 237,574.66
ADMIN CENTRE EXTENSION RESERVE	\$ 426.38					\$ 426.38
LANDSCAPING RESERVE	\$ 2,536.44	\$ 20.09				\$ 2,556.53
<i>a) Lot 1154 Sandpiper Street</i>						
<i>Interest</i>						
JETTY RESERVE	\$ -					\$ -
HOUSING RESERVE	\$ -					\$ -
AERODROME RESERVE	\$ 73,330.08	\$ 580.72				\$ 73,910.80
STAFF ATTRACTION & RETENTION	\$ 200,813.53					\$ 200,813.53
POS Renewal Reseve	\$ 417,120.41	\$ 3,303.29				\$ 420,423.70
Infrastrucutre Renewal Reserve	\$ 569,280.79	\$ 4,503.17				\$ 573,783.96
POS Construction Reserve	\$ 85,553.78	\$ 677.53				\$ 86,231.31
Infrastructure Construction Reserve	\$ -					\$ -
Building Conctruction Reserve	\$ 111,346.07	\$ 881.78				\$ 112,227.85
Leave Reserve	\$ 250,002.06	\$ 1,659.13				\$ 251,661.19
Sewer Stage 1B (Bankwest)	\$ -					\$ -
SuperTowns Reserve (Bankwest)	\$ -					\$ -
Turquoise Way Path			50,000			\$ 50,000.00
	\$ 4,945,538.37	\$ 37,156.74	\$ 50,000.00	\$ -	\$ -	\$ 5,032,695.11

SHIRE OF DANDARAGAN
 NOTE 9 - RESTRICTED ASSETS
 AS AT 31 DECEMBER 2017

ACCOUNT NAME	DESCRIPTION	BALANCE OPENING	RECEIPTS	INTEREST	PAYMENTS	BALANCE CLOSING
CENTRAL COAST STRATEGY	Regional Strategy	\$ 13,540.14				\$ 13,540.14
PREPAID P.WORKS DOLA SUBD	DOLA Stage 1 Fencing & Footpaths, Cervantes	\$ 41,401.12				\$ 41,401.12
LANDCORP	Landcorp Cash in Lieu POS	\$ 162,500.00				\$ 162,500.00
JURIEN BAY HEIGHTS STAGE 2	\$500 x 11 Lot Contrib. Mtce of Canover Rd Stage 2	\$ 15,900.00				\$ 15,900.00
SEAGATE ESTATE	Footpath - Foreshore Management Plan	\$ 20,814.20				\$ 20,814.20
CASH IN LIEU OF LANDSCAPING	Lot 1146 Sandpiper Street	\$ 2,000.00				\$ 2,000.00
REHAB BOND	Lot 290 Canover	\$ 5,000.00				\$ 5,000.00
Retention Wormall Civil	Retention Wormall	\$ 148,050.00				\$ 148,050.00
Retention DJ MacCormick Stowns	Retention DJ MacCormick	\$ -				\$ -
INTEREST	Interest	\$ 59,550.16				\$ 59,550.16
TOTAL		\$ 468,755.62	\$ -	\$ -	\$ -	\$ 468,755.62

SHIRE OF DANDARAGAN
NOTE 10 - TRUST FUND
AS AT 31 DECEMBER 2017

TRUST FUND	BALANCE			
	AS AT 1ST JULY	RECEIPTS	PAYMENTS	TOTAL
Housing Bonds	\$250.00	\$0.00	\$0.00	\$250.00
Seagate Estate	\$37,300.00	\$0.00	\$0.00	\$37,300.00
Dust Bond	\$11,049.00	\$0.00	\$0.00	\$11,049.00
Fire Fighting Facility	\$5,000.00	\$0.00	\$0.00	\$5,000.00
Housing Relocation Bond	\$4,000.00	\$0.00	\$0.00	\$4,000.00
Footpath Deposit	\$2,600.00	\$0.00	\$0.00	\$2,600.00
Burial Plots	\$3,125.73	\$150.00	\$0.00	\$3,275.73
Other Development Bonds	\$19,000.00	\$0.00	\$0.00	\$19,000.00
Dandaragan Recreation Fund	\$9,500.00	\$0.00	\$0.00	\$9,500.00
Unclaimed monies	\$0.00	\$0.00	\$0.00	\$0.00
Development Assessment Panel Fee	\$0.00	\$0.00	\$0.00	\$0.00
Nomination Deposits	\$0.00	\$480.00	\$480.00	\$0.00
BCITF	\$0.00	\$0.00	\$0.00	\$0.00
KidsSport	\$2,829.00	\$0.00	\$2,829.00	\$0.00
Scheme Amendment Deposit	\$1,000.00	\$0.00	\$0.00	\$1,000.00
Total Trust Funds	\$95,653.73	\$150.00	\$3,309.00	\$92,974.73

SHIRE OF DANDARAGAN
 NOTE 12 - GRANTS AND CONTRIBUTIONS
 AS AT 31 DECEMBER 2017

SCHEDULE	PROGRAM / DETAILS	GRANT PROVIDER	PREVIOUS YEARS OUTSTANDING	2017 - 18 BUDGET	2017 - 18 AMENDED BUDGET	RECOUP STATUS		
						RECEIVED	EXPENDITURE	NOT RECEIVED
					\$	\$	\$	
	OPERATING							
0303	Other General Purpose Income							
	Grants Commission - General	WALGGS	390,464	361,203		166,119		195,084
	Grants Commission - Roads	WALGGS	461,141	389,183		194,776		194,408
0501	Fire Prevention							
	ESL Operating Grant	FESA		68,000	10,356	27,356		51,000
0502	Animal Control							
1103	Other Recreation and Sport							
	Club Dev Officer DSR	Shire of Gingin		20,000		20,000		
1106	Other Culture							
	Regional Visitors Centre Sustainability				8,006	8,006		
1201	Streets Roads Bridges Depots Maint							
	MRWA Direct Grant	MRWA		201,377				201,377
	Street Light Subsidy			1,154				1,154
			851,605	1,040,917	18,362	416,257		643,022
	CAPITAL							
1201	Streets Roads Bridges Depots Maint							
	Regional Road Group RRG	RRG	-	658,060		480,793	565,365	177,267
	Commodity Route Funding		-	197,000			434	197,000
	DoT Dual Use Path - Bashford to Whitfield	DoT	-	30,000		14,000	-	16,000
	DoT Dual Use Path - Heaton to Dalton	DoT	-	40,000			-	40,000
	Turquoise Way Path Project Reserve Funds	SOD			50,000	50,000		-
	RTR Grant	RTR	-	508,244		480,000	117,618	28,244
			-	1,433,304	50,000	1,024,793	683,417	458,511
			851,605	2,474,221	68,362	1,441,050		1,101,533

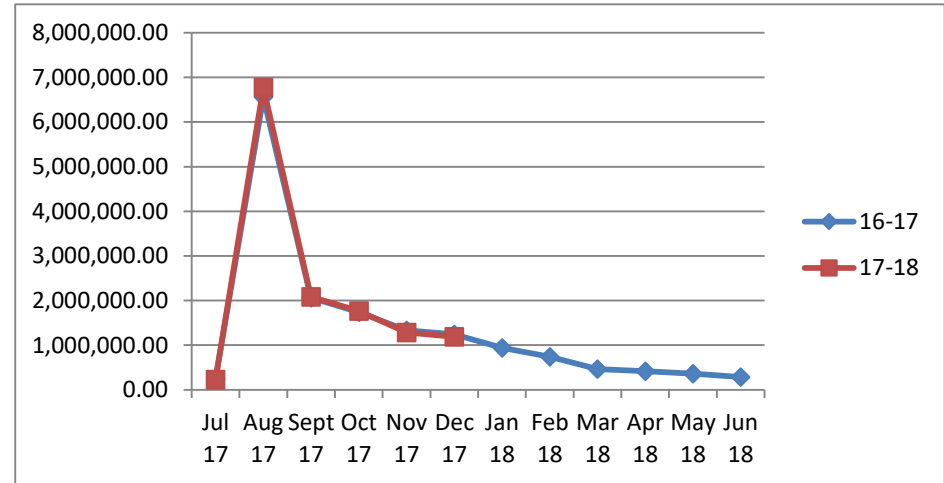
SHIRE OF DANDARAGAN

NOTE 13 - RECIEVABLES

AS AT 31 DECEMBER 2017

Receivables - Rates Receivable

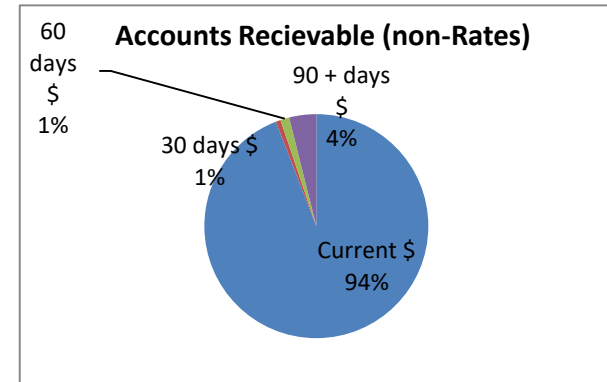
	YTD	30-Jun-17
Opening Arrears Previous Years	286,721	238,750
Levied this Year	7,378,635	5,995,556
Supplimentary rates		-6,274
Less Collections to date	- 6,479,460	-5,941,311
Equals Current Outstanding	1,185,896	286,721
Net Rates Collectable	1,185,896	286,721
% Collected	84.53	95.40



Receivables - General

	Current	30 days	60 days	90 + days
	\$	\$	\$	\$
Receivables General	621043.85	4620.01	8509.09	25751.63
Total Receivables General Outstanding				<u>659924.58</u>

Amounts shown above include GST (where applicable)



SHIRE OF DANDARAGAN
 NOTE 14 - EXPLANATION OF MATERIAL VARIANCES
 AS AT 31 DECEMBER 2017

REPORTING PROGRAM	VAR. \$	VAR %	VAR	TIMING / PERMANENT	EXPLANATION OF VARIANCE
Operating Revenue					
Governance	(424)	93%	▼		
General Purpose Funding	(24,929)	95%	▼		
Law, Order & Public Safety	(2,194)	99%	▼		
Health	1,785	125%	▲		
Education and Welfare	0	100%	▲		
Community Ammenities	24,745	102%	▲		
Recreation and Culture	87,510	149%	▲	Permanent	Non-Op Grant - Turquoise Way Path Project Reserve funds
Transport	3,891	100%	▲		
Economic Services	15,794	114%	▲	Permanent	Regional visitors centre sustainability grant
Other Property and Services	15,299	125%	▲		
Operating Expenses					
Governance	(32,292)	90%	▼		
General Purpose Funding	(1,852)	97%	▼		
Law, Order & Public Safety	(617)	100%	▼		
Health	(6,314)	97%	▼		
Education and Welfare	(5,288)	84%	▼		
Community Ammenities	(153,871)	86%	▼	Permanent	A Fair Revaluation was undertaken and has lead to a variance in budgeted depreciation and actual depreciation, this is a non-cash item and will be corrected at the budget review. CRC Fees write off
Recreation and Culture	(64,547)	96%	▼	Permanent	
Transport	(112,067)	96%	▼		
Economic Services	(62,378)	82%	▼	Timing (monitor)	Tourism
Other Property and Services	(57,346)	86%	▼	Timing Permanent	On-cost allocations Refund of vehicle licences due to concession reinstatement

1.15 SHIRE OF DANDARAGAN PURCHASING POLICY AND TENDER GUIDE

OBJECTIVE

To provide compliance with the Local Government Act 1995 and the Local Government Act (Functions and General) Regulations 1996 (as amended in March 2007).

To deliver a best practice approach and procedures to internal purchasing for the Shire of Dandaragan.

To ensure consistency for all purchasing activities that integrates within all the Shire of Dandaragan's operational areas.

POLICY STATEMENT

1. Why do we need a purchasing policy?

The Shire of Dandaragan is committed to setting up efficient, effective, economical and sustainable procedures in all purchasing activities. This policy:

- Provides the Shire of Dandaragan with a more effective way of purchasing goods and services.
- Ensures that purchasing transactions are carried out in a fair and equitable manner.
- Strengthens integrity and confidence in the purchasing system.
- Ensures that the Shire of Dandaragan receives value for money in its purchasing.
- Ensures that the Shire of Dandaragan considers the environmental impact of the procurement process across the life cycle of goods and services.
- Ensures the Shire of Dandaragan is compliant with all regulatory obligations.
- Promotes effective governance and definition of roles and responsibilities.
- Uphold respect from the public and industry for the Shire of Dandaragan's purchasing practices that withstands probity.

2. Ethics & integrity

All officers and employees of the Shire of Dandaragan shall observe the highest standards of ethics and integrity in undertaking purchasing activity and act in an honest and professional manner that supports the standing of the Shire of Dandaragan.

The following principles, standards and behaviours must be observed and enforced through all stages of the purchasing process to ensure the fair and equitable treatment of all parties:

- full accountability shall be taken for all purchasing decisions and the efficient, effective and proper expenditure of public monies based on achieving value for money;
- all purchasing practices shall comply with relevant legislation, regulations, and requirements consistent with the Shire of Dandaragan's policies and code of conduct;
- purchasing is to be undertaken on a competitive basis in which all potential suppliers are treated impartially, honestly and consistently;
- all processes, evaluations and decisions shall be transparent, free from bias and fully documented in accordance with applicable policies and audit requirements;
- any actual or perceived conflicts of interest are to be identified, disclosed and appropriately managed; and
- any information provided to the Shire of Dandaragan by a supplier shall be treated as commercial-in-confidence and should not be released unless authorised by the supplier or relevant legislation.

3. Value for money

Value for money is an overarching principle governing purchasing that allows the best possible outcome to be achieved for the Shire of Dandaragan. It is important to note that compliance with the specification is more important than obtaining the lowest price, particularly taking into account user requirements, quality standards, sustainability, life cycle costing, and service benchmarks.

An assessment of the best value for money outcome for any purchasing should consider:

- all relevant whole-of-life costs and benefits whole of life cycle costs (for goods) and whole of contract life costs (for services) including transaction costs associated with acquisition, delivery, distribution, as well as other costs such as but not limited to holding costs, consumables, deployment, maintenance and disposal.
- the technical merits of the goods or services being offered in terms of compliance with specifications, contractual terms and conditions and any relevant methods of assuring quality;
- financial viability and capacity to supply without risk of default. (Competency of the prospective suppliers in terms of managerial and technical capabilities and compliance history); and
- a strong element of competition in the allocation of orders or the awarding of contracts. This is achieved by obtaining a sufficient number of competitive quotations wherever practicable.

Where a higher priced conforming offer is recommended, there should be clear and demonstrable benefits over and above the lowest total priced, conforming offer.

4. Sustainable procurement

Sustainable procurement is defined as the procurement of goods and services that have less environmental and social impacts than competing products and services.

The Shire of Dandaragan is committed to sustainable procurement and where appropriate shall endeavour to design quotations and tenders to provide an advantage to goods, services and / or processes that minimise environmental and negative social impacts. Sustainable considerations must be balanced against value for money outcomes in accordance with the Shire of Dandaragan's sustainability objectives.

Practically, sustainable procurement means the Shire of Dandaragan shall endeavour at all times to identify and procure products and services that:

- have been determined as necessary;
- demonstrate environmental best practice in energy efficiency / and or consumption which can be demonstrated through suitable rating systems and eco-labelling;
- demonstrate environmental best practice in water efficiency;
- are environmentally sound in manufacture, use, and disposal with a specific preference for products made using the minimum amount of raw materials from a sustainable resource, that are free of toxic or polluting materials and that consume minimal energy during the production stage;
- products that can be refurbished, reused, recycled or reclaimed shall be given priority, and those that are designed for ease of recycling, re-manufacture or otherwise to minimise waste;
- for motor vehicles - select vehicles featuring the highest fuel efficiency available, based on vehicle type and within the designated price range; and
- for new buildings and refurbishments - where available use renewable energy and technologies.

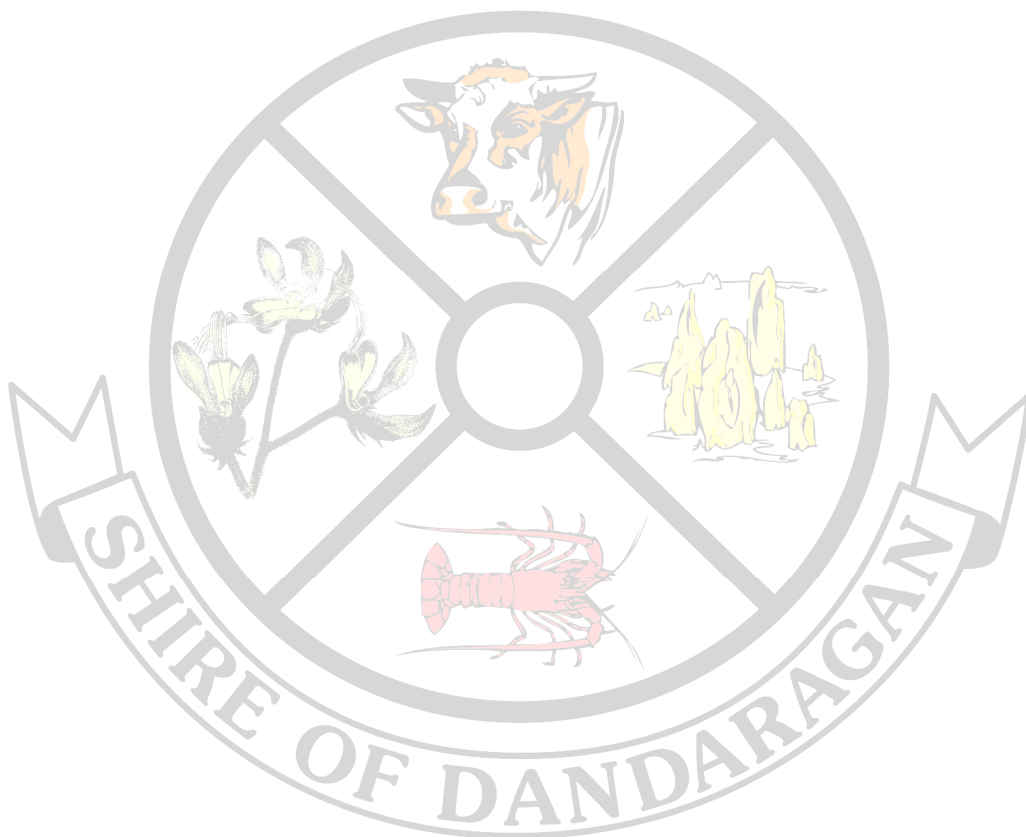
5. Buy local / regional price preference

Where possible, the Shire of Dandaragan will endeavour to maximise supply opportunities for small and medium businesses for its purchasing requirements

provided it is in accordance with the shires needs and meets the criteria set. The priority will be firstly within the Shire of Dandaragan, secondly within neighbouring local authorities and thirdly, all other areas. This will be particularly relevant to the lower purchasing thresholds below but by no means precludes the higher thresholds.

6. Purchasing thresholds

The purchasing thresholds outlined in this section apply for adhoc purchases from the open market. Where the value of procurement (excluding GST) for the value of the contract over the full contract period (including options to extend) is, or is expected to be:-



Amount of Purchase	Policy
Up to \$5,000	<p>Direct purchase from a supplier using a Purchase Order or Corporate Credit Card issued by the Shire; or obtain at least one (1) oral or written quotation from a suitable supplier, either from:</p> <ul style="list-style-type: none"> • a local supplier listed on an existing panel of pre-qualified suppliers administered by the Shire; or • from the open market.
\$5,001 - \$10,000	<p>Direct purchase from a supplier using a Purchase Order or Corporate Credit Card issued by the Shire; or obtain at least one (1) oral or written quotation from a suitable supplier, either from:</p> <ul style="list-style-type: none"> • a local supplier listed on an existing panel of pre-qualified suppliers administered by the Shire; or • from the open market.
\$10,001 - \$19,999	<p>Obtain at least three verbal or written quotations, from a suitable supplier, either from:</p> <ul style="list-style-type: none"> • a local supplier listed on an existing panel of pre-qualified suppliers administered by the Shire; or • from the open market.
\$20,000 - \$39,999	<p>Obtain at least three (3) written quotations from suppliers following a brief outlining the specified requirement, either from:</p> <ul style="list-style-type: none"> • a local supplier listed on an existing panel of pre-qualified suppliers administered by the Shire; or • from the open market.
\$40,000 - above	<p>Obtain at least three (3) written quotations from suppliers by formal invitation under a Request for Quotation, containing price and detailed specification of goods and services required. The procurement decision is to be based on pre-determined evaluation criteria that assesses all value for money considerations in accordance with the definition stated within this Policy.</p> <p>Quotations within this threshold may be obtained from:</p> <ul style="list-style-type: none"> • an existing panel of pre-qualified suppliers administered by the Shire; or • from the open market.

Where it is considered beneficial, tenders may be called in lieu of seeking quotations for purchases under the \$150,000 threshold (excluding GST). If a decision is made to seek public tenders for Contracts of less than \$150,000, a Request for Tender process that entails all the procedures for tendering outlined in this policy must be followed in full.

These threshold values and policy should also be used guidance to officers when undertaking discretionary purchases directly from either WALGA Preferred Supply

Agreements (PSA) and Common User Agreements (CUA) (Section 8) or the Shire Pre-qualified Supply Panel (Section 9).

6.1 Up to \$5,000

Where the value of procurement of goods or services does not exceed \$5,000, purchase from local suppliers is permitted. Where supply is not available locally, then purchases outside the district is permitted.

For the procurement of goods or services valued between \$1,500 and up to \$5,000, a verbal quotation is required.

The general principles for obtaining verbal quotations are:

- Ensure that the requirement / specification is clearly understood by the local government employee seeking the verbal quotations.
- Ensure that the requirement is clearly, accurately and consistently communicated to each of the suppliers being invited to quote.
- Read back the details to the supplier contact person to confirm their accuracy.
- Written notes detailing each verbal quotation must be recorded.

It is recommended for purchases in this range to use professional discretion and occasionally undertake market testing with a greater number or more formal forms of quotation to ensure best value is maintained.

This purchasing method is suitable where the purchase is relatively small and low risk.

Record keeping requirements must be maintained in accordance with record keeping policies. The Local Government Purchasing and Tender Guide contains a sample form for recording verbal quotations.

6.2 \$5,001 to \$10,000

This category is for the procurement of goods or services where the value of such procurement ranges between \$5,001 and \$10,000.

At least one verbal or written quotation is required.

The general principles for obtaining a written quotation are:

- An appropriately detailed specification should communicate requirement(s) in a clear, concise and logical fashion.
- The request for written quotation should include as a minimum:
 - written specification
 - selection criteria to be applied
 - price schedule
 - conditions of responding
 - validity period of offer
- Invitations to quote should be issued simultaneously to ensure that all parties receive an equal opportunity to respond.
- Offer to all prospective suppliers at the same time any new information that is likely to change the requirements.
- Responses should be assessed for compliance, then against the selection criteria, and then value for money and all evaluations documented.
- Respondents should be advised in writing as soon as possible after the final determination is made and approved.

6.3 \$10,001 to \$19,999

For the procurement of goods or services where the value exceeds \$10,001 but is less than \$19,999, it is required to obtain at least three verbal or written quotes (commonly a sufficient number of quotes would be sought according to the type and nature of purchase).

The general principles for obtaining written quotations are to be followed.

The responsible officer is expected to demonstrate due diligence seeking quotes and to comply with any record keeping and audit requirements. Record keeping requirements must be maintained in accordance with record keeping policies.

The Procurement Toolkit produced by the Western Australian Local Government Association (WALGA) should be consulted for further details and guidance.

6.4 \$20,000 to \$39,999

For the procurement of goods or services where the value exceeds \$20,000 but is less than \$39,999, it is required to obtain at least three written quotes (commonly a sufficient number of quotes would be sought according to the type and nature of purchase).

The general principles for obtaining written quotations are to be followed.

The responsible officer is expected to demonstrate due diligence seeking quotes and to comply with any record keeping and audit requirements. Record keeping requirements must be maintained in accordance with record keeping policies.

The Local Government Purchasing and Tender Guide produced by the Western Australian Local Government Association (WALGA) should be consulted for further details and guidance.

6.5 \$40,000 to above

For the procurement of goods or services where the value exceeds \$40,000, it is required to obtain at least three written quotations containing price and a sufficient amount of information relating to the specification of goods and services being purchased.

The Local Government Purchasing and Tender Guide has a series of forms including a Request for Quotation template which can assist with recording details. Record keeping requirements must be maintained in accordance with record keeping policies.

For this procurement range, the selection should not be based on price alone, and it is strongly recommended to consider some of the qualitative factors such as quality, stock availability, accreditation, time for completion or delivery, warranty conditions, technology, maintenance requirements, organisation's capability, previous relevant experience and any other relevant factors as part of the assessment of the quote.

Where the value of the goods or services exceeds the threshold set within Regulation 11 of the Local Government (Functions and General) Regulations 1996 a public tender process is required.

7. Purchase ordering authority & limits

Purchase order authority and limits are to be in accordance with delegated authority 103 - Purchase Order Authorisation and Authority for Payment.

8. WALGA Preferred Supplier Program / State Government Common Use Agreement (CUA)

Part 4, Section 11 (2) of the *Local Government Act 1995* states;

- “(2) Tenders do not have to be publicly invited according to the requirements of this Part if -
- (b) the supply of the goods or services is to be obtained through the Council Purchasing Service of WALGA”

Where approved products and services are purchased from approved WALGA suppliers the quote and tender requirements stated in Section 6 above do not apply.

Where approved product/s are purchased from a State Government Common Use Agreement (CUA) as published by the Department of Finance then requirements stated in Section 6 above do not apply.

9. Shire of Dandaragan Pre-qualified Supplier Panel

Where a Shire of Dandaragan Pre-qualified Supplier Panel (the Panel) exists, potential suppliers are to be publicly invited to join the panel. This has entailed a statewide public notice of invitation to apply to join a panel of pre-qualified suppliers is to be undertaken, that outlines in writing the criteria for deciding which applications will be accepted. The public invitation process, review of subsequent submissions and recommendation to pre-qualify suppliers has been undertaken and therefore, complies with the highest level of purchasing compliance.

Where approved products and services are purchased from approved pre-qualified suppliers listed on the Pre-qualified Supplier Panel then requirements stated in Section 6 above do not apply, however the purchasing thresholds outlined in Section 6 should be used as guide by officers when undertaking discretionary purchasing using Panel members. Where the value of the goods or services exceeds threshold set within Regulation 11 of the Local Government (Functions and General) Regulations 1996 a public tender process is not required if procurement is undertaken using the Shire of Dandaragan Pre-qualified Supplier Panel.

9.1 Establishing a Panel

Should the Shire of Dandaragan determine that a Panel is beneficial to be created, it must do so in accordance with Part 4, Division 3 the *Local Government (Functions and General) Regulations 1996*, specific panel services requirements will be at the discretion of the Chief Executive Officer.

Panels may be established for one supply requirement, or a number of similar supply requirements under defined categories within the Panel.

Documentation outlining “invitation to apply to join” must clearly stipulate the basic services being sought under the pre-qualified supplier panel and how the engagement of suppliers will be undertaking for various jobs in accordance with this Policy.

9.2 Timeframe

Panels must be established for a minimum of two (2) years and for a maximum length of time, indicatively this will be five (5) years, deemed appropriate by the Shire.

9.3 Selection Criteria, Ranking and Admission to Panel

Evaluation criteria by which submissions will be assessed and accepted must be outlined in the “Invitation to apply” process for each specific Panel.

Pre-qualified Suppliers will be ranked against the selection criteria for assessment and acceptances the purposes, with the ranking cut-off, for each specific panel, to be at the discretion of the relevant Shire officer during the assessment. It will be based upon the quality and quantity of submissions received. The assessment should not necessarily establish who meets the criteria, but who best meets the criteria.

Where a Panel is to be established, the Shire will endeavour to appoint at least three (3) suppliers with an indicative maximum of ten (10) suppliers to each category, subject to meeting the evaluation criteria.

The final total number of short listed suppliers will be at the discretion of Shire staff relevant to the quality of submissions received against the selection criteria, services required and value for money.

The Shire will not develop a ranking system upon which work will be awarded, once each panel is established. There are various factors such as location of works within the Shire, complexity or works, timing that restrict Council developing a ranking system, which would prove prohibit to the effective operation of the Panel should a ranking system be implemented.

9.4 Value for Money and Indicative Budgets

Price information listed in the Panel submissions, specifically unit rates for various items of equipment and services will provide Shire officers with an indicative pricing schedule for the various items. This will enable officers to undertake a value for money assessment of comparable services as part of the pre-qualification selection process. It will also allow the Shire to engage the relevant contractor at a predetermined rate for specific services where the work required can be on a simple schedule of rates basis.

Once the pre-qualification process determines “suitable” suppliers and the applicable pricing method, the value for money assessment on each and every scope of work are to be on matters such as availability and capacity to deliver within timeframes, specific methodology and approach to meet the scope of work, plus any other requirements to meet the specific task. Price is then to be confirmed to determine the value for money assessment.

The Shire cannot provide an indicative spend for each item of service required, however the Shire's Annual Budget is available as a public document.

9.5 Purchasing from Panel Members

To satisfy Regulation 24AD(5) of the Regulations, when establishing a Panel of pre-qualified suppliers, the detailed information associated with each invitation to apply to join the Panel must prescribe the process how the Shire intends to procure services from the Panel Members.

The following outlines how Council proposes to undertake procurement from the Pre-qualified Supplier Panel and how it will endeavour to distribute work amongst panel members accordingly.

Unless otherwise noted, all Shire of Dandaragan Pre-qualified Supplier Panels will be “non-exclusive” and the Shire is under no obligation to use suppliers short listed on the Pre-qualified Supplier Panel, and may use their own plant and workforce, and / or an alternative Contractor to complete tasks.

Each Panel will outline a list of pre-qualified suppliers that allows Shire staff the discretion and flexibility to identify and engage a suitable supplier when undertaking procurement of specified goods and services.

The selection and engagement of Panel members will be on a project by project basis, at the relevant Shire officer's discretion, utilising the thresholds of Section 6 as guidance to provide the best suitable outcome for the Shire of Dandaragan when procuring each individual service.

Shire officers will be encouraged to develop a written Request for Quote (RFQ) documentation and seek multiple quotations from identified Panel members by issuing the RFQ via email. The RFQ should outline specific scope, selection criteria, background information, survey data, maps and/or drawings, timeframe as well as response format as necessary in order to clarify the required scope of works to be delivered. Each RFQ should outline how the respondent Panel member should respond in order to form a written agreement with a clarified scope of works prior to engagement of a Panel member on each individual project.

Where possible Shire officers will endeavour to seek the services of those Pre-qualified Suppliers, however the Shire is under no obligation to do so, should any of the Panel members not be able to carry out the works or supply satisfactory items of plant or services, then the Shire of Dandaragan will go to the industry market to source the appropriate item of plant or service.

Where Shire officers require contractor input into the development of the scope for specific projects they may issue a Request for Proposal asking the contractor/s to develop a cost estimate which includes clarification of scope and a delivery methodology.

10. Record Keeping

Record keeping requirements must be maintained in accordance with the Shire of Dandaragan Recordkeeping Plan and the Records Policy and Procedures manual, as well as the individual requirements stipulated in section 6 above. Verbal quotes must be documented. Appendix 1 provides a template for recording verbal quotes.

Written and recorded verbal quotes, for both successful and unsuccessful requests must be attached to the white copy of the purchase order handed to the Administration Officer – Debtors and Creditors.

The white copy of the purchase order and the recorded quotes are then attached the tax invoice and filed in accordance with the Record Keeping Plan.

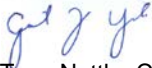

Policy Number	1.15
Adopted by Council	22 February 2007
Amended	27 May 2010, 23 May 2013, 26 March 2015, 25 May 2017, 24 August 2017.



Appendix 1

RECORD – REQUEST FOR VERBAL QUOTE			
Company Name:			
Contact Name:			
Date:			
DETAILS OF VERBAL QUOTE			
Product / Service	Qty	Unit Cost	Total Cost \$

10.2.1 AMENDMENT TO POLICY 1.15 – SHIRE OF DANDARAGAN PURCHASING POLICY AND TENDER GUIDE

Location:	N/A
Applicant:	N/A
Folder Path:	Business Classification Scheme / Corporate Management / Policy / Policy Register
Disclosure of Interest:	None
Date:	21 August 2017
Author:	Garrick Yandle, Executive Manager Infrastructure
Signature of Author:	
Senior Officer:	Tony Nottle, Chief Executive Officer
Signature of Senior Officer:	

PROPOSAL

To amend the Shire of Dandaragan Purchasing Policy and Tender Guide to enable the Shire to develop Shire of Dandaragan Pre-qualified Supplier Panels in accordance with Division 3 Part 4 of the Local Government (Functions and General) Regulations 1996.

BACKGROUND

If a local government has intent to establish and manage panels of pre-qualified suppliers, it must do so in accordance with Division 3 Part 4 of the Local Government (Functions and General) Regulations 1996, through the creation of a written policy permitting the local government to do so.

The local government may create a separate policy with respect to panels of pre-qualified suppliers, or define the policy within its existing Purchasing Policy.

COMMENT

The Shire of Dandaragan has recently advertised a series of Request for Tenders inviting suppliers to provide submissions to become a Shire of Dandaragan Pre-qualified Supplier. During this process it was brought to Shire officers' attention that the Shire's Purchasing Policy and Tender Guide did not meet the requirements for the establishment of a Pre-qualified Supplier Panel and needed to be amended accordingly.

The Shire has since sought advice from Western Australian Local Government Association (WALGA) on this issue and the proposed amendments to the policy outline how the Shire of Dandaragan will develop and operate the Shire of Dandaragan Pre-qualified Preferred Supplier Panel (the Panel).

This purpose of amending and adopting the latest version of this policy will enable the processes regarding the development of the Panel to be undertaken in accordance with the relevant regulation. Shire officers will continue to seek further advice from the Department of Local Government, Sport and Cultural Industries, as well as WALGA. Should the policy require further amendment upon advice, officers will update and present it to Council as required.

A delay in adopting the amended policy will further delay the process of establishing a Shire of Dandaragan Pre-qualified Supplier Panel, which will inhibit the ability of Shire officers to undertake procurement in a manner that represents best value for the Shire and also reduce the ability for officers to engage local suppliers in a flexible manner that meets the requirements of Division 3 Part 4 of the Local Government (Functions and General) Regulations 1996.

CONSULTATION

- Chief Executive Officer
- Executive Management Team
- Western Australian Local Government Association

STATUTORY ENVIRONMENT

Regulation 24AC of the Local Government (Functions and General) Regulations 1996 Purchasing policies for local governments applies as per the below:

24AC . Purchasing policies for local governments

- (1) *A local government must not establish a panel of pre-qualified suppliers unless –*
 - (a) *It has a written policy that makes provision in respect of the matters set out in subregulation (2); and*
 - (b) *the local government is satisfied that there is, or will be, a continuing need for the particular goods or services to be supplied by pre-qualified suppliers.*
- (2) *The matters referred to in subregulation (1)(a) are —*
 - (a) *how the local government will procure goods or services from pre-qualified suppliers, including any process for obtaining quotations from them; and*
 - (b) *how the local government will ensure that each pre-qualified supplier on a panel of pre-qualified suppliers will be invited to quote for the supply of the goods or services that the pre-qualified suppliers will be expected to supply; and*
 - (c) *how the local government will ensure clear, consistent and regular communication between the local government and pre-qualified suppliers; and*
 - (d) *any factors that the local government will take into account when distributing work among pre-qualified suppliers; and*
 - (e) *the recording and retention of written information, or documents, in respect of —*
 - (i) *all quotations received from pre-qualified suppliers; and*
 - (ii) *all purchases made from pre-qualified suppliers.*

MINUTE EXTRACT ORDINARY COUNCIL MEETING HELD THURSDAY 24 AUGUST 2017

POLICY IMPLICATIONS

Policy 1.15 Shire of Dandaragan Purchasing Policy and Tender Guide

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

2016 – 2026 Strategic Community Plan

<i>Goal 5: Proactive and Leading Local Government</i>	
Objectives	How the Shire will contribute
5.2 High performing Administration	c) Compliance in all legislative requirements and functions

ATTACHMENTS

Circulated with the agenda is the following item relevant to this report:

- Revised Policy 1.15 Shire of Dandaragan Purchasing Policy and Tender Guide (Doc Id: 97141)

(Marked 10.2.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr McGlew seconded Cr Scharf

That Council amend policy 1.15 Shire of Dandaragan Purchasing Policy and Tender Guide, to provide a clear and acceptable process for establishing and using a Shire of Dandaragan Pre-qualified Supplier Panel, as outlined in the revised document (Doc Id: 97141).

CARRIED 7 / 0



Request for Applications to Join a Panel of Pre-Qualified Suppliers for Building & Mechanical Services

Request Application:	for	<i>Request for Applications to Join a Panel of Pre-Qualified Suppliers – Building & Mechanical Services</i>
Deadline:		<i>4pm, Friday 10th November, 2017</i>
Address for Delivery:		<i>Tender Box Shire of Dandaragan Administration Centre 69 Bashford Street PO Box 676 JURIEN BAY WA 6516 (Electronic mail and facsimile tenders will not be accepted)</i>
RFA Number:		<i>01/17</i>



Request for Applications to Join a Panel of Pre-Qualified Suppliers for Building & Mechanical Services

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1 Contract Overview

1.1 Contract Requirements in Brief

The Principal is enhancing its Preferred Supplier Arrangement for Building & Mechanical Services. New Contractors are being sought for this Contract to complement and expand existing supply categories including regional based and regional supplying Contractors. This panel enables Shire of Dandaragan Officers to purchase from pre-qualified suppliers directly in accordance with the Shire of Dandaragan's Purchasing Policy and Tender Guide.

A full statement of the Requirements required under the Contract appears in the Statement of Requirements– Part 3 and Special Conditions of Contract – Part 5.

1.2 Shire of Dandaragan Pre-qualified Preferred Supplier Panels

The Shire is the process of establishing a suite of Preferred Supplier Arrangements for the benefit of Council and wider ratepayers. These are non-mandatory Contracts which aggregate the purchasing power of the sector delivering procurement value to Council. Under the Local Government (Functions and General) Regulations, 1996, Local Governments are required to tender for supplies over \$150,000 in value. However, a specific exemption applies where a Local Government accesses goods and services either through a WALGA Preferred Supplier Agreement or local Pre-qualified Supply Panel. Therefore, Shire Officers will have direct access to the Products and Services available under this Contract.

The Shire's Pre-qualified Preferred Supplier Panel endeavours to deliver administrative efficiencies, endorsement, marketing support, centralised Contract Management and streamlined access to the Local Government sector for suppliers.

1.3 Background

In 2013 the Shire of Dandaragan developed its initial Preferred Supplier Panel for a range of services for a period of 2 years. The WALGA is intending to enhance this panel through this Request for Tender, and aligning the term of contract to the balance of the existing panel. Current contractors residing on this panel need not reapply.

1.4 Subcontractors

Through this Request for Application, the Shire will be seeking information on your subcontractors. It should be noted that this is only for the purposes of this evaluation process and approval of any ongoing subcontractor use shall be the responsibility of the relevant Shire Officer seeking a quotation for you if you are successful in gaining a position on this panel of suppliers.

1.5 Current Contract Outline

1.5.1 Categories

This panel allows Shire Officers to source the supply of goods and services on an as needs basis to support their related operational activities. Supply is across Building & Mechanical Services areas as follows:

1. Roofing Including Gutter Cleaning
2. Demolition Works
3. Registered Builder
4. Carpenter
5. General Handyman
6. Brick Laying and Paving
7. Glazing Works
8. Working at Heights Services
9. Painting
10. Plumber
11. Electrician
12. Mechanical Services
13. Fabrication and Welding

1.5.2 Contract Value

The Shire of Dandaragan annual budget has approximately \$6.5 million allocated for various maintenance services and capital works projects for the 2017-18 Financial Year.

These works are generally completed as a combination of in-house works with Shire staff, fully out sourced contract work, or a combination of Shire resources and contractors.

An estimate of the budgeted allocations via technical area are as follows:

Technical Area	Indicative Annual Budget 17/18
Town Maintenance	\$1,500,000
Road Maintenance	\$1,000,000

Part 2 READ AND KEEP THIS PART
--

Road Construction	\$3,000,000
Capital Works	\$500,000
Waste Management	\$300,000
Building Maintenance	\$200,000

1.6 Contract Obligations

1.6.1 Best Value

In order to ensure that the Preferred Supplier Program is attractive to the Shire, Applicants are required to offer their best price and conditions of supply on goods and services purchased through a Shire Panel. The value offered through the Shire Panel must be greater than the Shire would be offered via an independent process.

1.6.2 Contract Structure

The Shire panel contract determines the basis of the contractual relationship between the Shire and the Preferred Supplier and includes overarching obligations that provide a framework for each engagement with the Shire during the course of the contract. Under each Shire panel contract sits a relevant Member contract (as outlined in Part 4 – General Conditions of Contract) that provides the framework for each particular purchase made under the program.

2 Conditions of Tendering

2.1 Definitions

Below is a summary of some of the important defined terms used in this Request:

- Applicant** Someone who has or intends to submit an Offer to the Principal.
- Application:** Completed Offer form, Response to the Selection Criteria and Attachments.
- Attachments:** The documents you attach as part of your Application.
- Contract or Panel Arrangement** The agreement between the Principal and the Panel Member to supply the Requirements.
- Contractor or Panel Member:** Means the person or persons, corporation or corporations whose Application is accepted by the Principal, including the executors or administrators, successors and assignments of such person or

persons, corporation or corporations.

Deadline: The deadline for lodgement of your Application as detailed on the front cover of this Request.

General Conditions of Contract: Means the General Conditions of Contract for the Panel of Pre-Qualified Suppliers – Building & Mechanical Services provided or nominated in Part 4.

Offer: Your offer to supply the Requirements.

Panel of pre-qualified suppliers: Has meaning given to it in Regulation 24AA of the *Local Government (Functions and General) Regulations 1996*.

Pre-qualified Supplier: Has meaning given to it in Regulation 24AA of the *Local Government (Functions and General) Regulations 1996*.

Principal: **Shire of Dandaragan**

Request OR RFA OR Request for Application This document.

Requirement: The Panel of Pre-Qualified Suppliers – Building & Mechanical Services requested by the Principal.

Selection Criteria: The Criteria used by the Principal in evaluating your Application.

Special Conditions: The additional contractual terms as nominated in Part 5.

Specification: The Statement of Requirements that the Principal requests you to provide if selected.

2.2 Request Documents

This Request for Application is comprised of the following parts:

Part 1 – Contract Overview

Part 2 – Conditions of Applying (*read and keep this part*).

Part 3 – Specification and/or plans/drawings (*read and keep this part*).

Part 4 – General Conditions of Contract (*read and keep this part*).

Part 5 – Special Conditions of Contract (*read and keep this part*).

Part 6 – Applicant's Offer (*complete and return this part*).

Separate Documents

- a) Appendix A – *Shire of Dandaragan Purchasing Policy and Tender Guide*;
- b) Appendix B – *Shire of Dandaragan Safety Policy*.
- c) Appendix C – *General Conditions of Contract*.

2.3 How to Prepare Your Tender

- a) Carefully read all parts of this document;
- b) Ensure you understand the Requirements of this request (Part 2);
- c) Complete and return the Offer (Part 5) in all respects and include all Attachments;
- d) Make sure you have signed the Offer form and responded to all of the Selection Criteria; and
- e) Lodge your Application before the Deadline.

2.4 Contact Persons

Applicants should not rely on any information provided by any person other than the person listed below:

General Enquiries

Name:	<i>Julie Rouse – Executive Secretary</i>
Telephone:	08 9652 0800
Email:	es@dandaragan.wa.gov.au

Technical Enquiries

Name:	<i>Garrick Yandle – Executive Manager Infrastructure</i>
Telephone:	08 9652 0800
Email:	emi@dandaragan.wa.gov.au

OR

Name:	<i>Angus Padfield – Asset Infrastructure Coordinator</i>
Telephone:	08 9652 0800
Email:	aic@dandaragan.wa.gov.au

2.5 Number of Pre-Qualified Suppliers to be included on Panel

The Principal intends to appoint to appoint at least three (3) suppliers with an indicative maximum of ten (10) of panel members pre-qualified suppliers to the panel, subject to meeting the evaluation criteria.

The final total number of short listed suppliers will be at the discretion of Shire staff relevant to the quality of submissions received against the selection criteria, services required and value for money.

2.6 Application Briefing

There will be no Application Briefing.

2.7 Application Register

All potential Applicants are to contact the Shire and place their contact details on the Request for Application Register to ensure they receive on-going communication associated with the Request for Application.

2.8 Lodgement of Applications and Delivery Method

The Application must be lodged by the Deadline. The Deadline for this request is *2pm Friday the 10th of November 2017.*

The Application is to be:

- a) Placed in a sealed envelope clearly endorsed with the Request Number and title as shown on the front cover of this Request; and
- b) Delivered by hand and placed in the Tender Box at the Shire of Dandaragan Administration Centre 69 Bashford Street, Jurien Bay 6516 (by the Applicant or the Applicant's private agent) or sent through the mail to the Chief Executive Officer Po Box 676, Jurien Bay WA 6516

Electronic mail Applications and Applications submitted by Facsimile will not be accepted.

Applicants must ensure that they have provided **two (2)** signed copies of their Application; one to be marked "ORIGINAL" and unbound and clipped (not stapled) and the other(s) to be marked "COPY" and bound. All pages must be numbered consecutively and the Application must include an index. Any brochures or pamphlets must be attached to both the original and the copies.

2.9 Rejection of Applications

An Application will be rejected without consideration of its merits in the event that:

- a) It is not submitted before the Deadline; or
- b) It is not submitted at the place specified in the Request; or
- c) It may be rejected if it fails to comply with any other requirements of the Request.

2.10 Late Applications

Application received:

- 1) After the Deadline; or
- 2) In a place other than that stipulated in this Request;

will not be accepted for evaluation.

2.11 Acceptance of Applications

Unless otherwise stated in this Request, Applications may be for all or part of the Requirements and may be accepted by the Principal either wholly or in part. The Principal is not bound to accept the lowest Application and may reject any or all Applications submitted.

2.12 Disclosure of Contract Information

Documents and other information relevant to the contract may be disclosed when required by law under the Freedom of Information Act 1992 or under a Court order.

All Applicants will be given particulars of the successful Applicants be advised that no Application was accepted.

2.13 Application Validity Period

All Applications will remain valid and open for acceptance for a minimum period of ninety (90) days from the Deadline or forty-five (45) days from the Principal's resolution for determining the Application, whichever is the later unless extended on mutual agreement between the Principal and the Applicant in writing.

2.14 Precedence of Documents

In the event of there being any conflict or inconsistency between the terms and conditions in this Request and those in the General Conditions of Contract, the terms and conditions appearing in this Request will have precedence.

Where there is any inconsistency in any of the Request documentation, the order of precedence shall be:

- 1) This Request.
- 2) Specifications.
- 3) Special Conditions of Contract.
- 4) General Conditions of Contract.

2.15 Alternative Applications

All Alternative Applications will not be accepted.

2.16 Applicants to Inform Themselves

Applicants will be deemed to have:

- a) examined the Request and any other information available in writing to Applicants for the purpose of applying;
- b) examined all further information relevant to the risks, contingencies, and other circumstances having an effect on their Application which is obtainable by the making of reasonable enquires;
- c) satisfied themselves as to the correctness and sufficiency of their Application including application prices which will be deemed to cover the cost of complying with all the Conditions of Application and of all matters and things necessary for the due and proper performance and completion of the work described therein;
- d) acknowledged that the Principal may enter into negotiations with a chosen Applicant and that negotiations are to be carried out in good faith; and
- e) satisfied themselves they have a full set of the Request documents and all relevant attachments.

2.17 Alterations

The Applicant must not alter or add to the Request documents unless required by these Conditions of Application.

The Principal will issue an addendum to all registered Applicants where matters of significance make it necessary to amend or supplement the issued Request documents before the Deadline.

2.18 Risk Assessment

The Principal may have access to and give consideration to:

- a) any risk assessment undertaken by any credit rating agency;
- b) any financial analytical assessment undertaken by any agency; and
- c) any information produced by the Bank, financial institution, or accountant of a Applicant;

so as to assess that Application and may consider such materials as tools in the Application assessment process.

Applicants may be required to undertake to provide to the Principal (or its nominated agent) upon request all such information as the Principal reasonably requires to satisfy itself that Applicants are financially viable and have the financial capability to provide the Services for which they are submitting and meet their obligations under any proposed Contract. The Principal reserves the right to engage (at its own cost) an independent financial assessor as a nominated agent to conduct financial assessments under conditions of strict confidentiality.

For this assessment to be completed, a representative from the nominated agent may contact you concerning the financial information that you are required to provide.

The financial assessment is specifically for use by the Principal for the purpose of assessing Applicants and will be treated as strictly confidential.

2.19 Registration/Licensing of Documents

Where an Act or ordinance of the State of Western Australia requires that a Contractor (as defined by the Act or ordinance) be registered or licensed to carry out the work described in this Request, the Applicant shall state on their Application form in the space provided, its registration or license number.

The Application may not be considered if the Applicant fails to provide such registration or license number.

2.20 Occupational Safety and Health

Applicants shall complete the Applicant's Occupational Safety and Health Management System Questionnaire and the Applicants Safety Record (which are included in Part 5) and incorporate the completed documents with their Application submission.

Applicants who do not complete the questionnaire and/or the safety record shall be ineligible for selection.

Applicants will be required to verify their responses noted in the questionnaire by providing evidence of their ability and capacity in the relevant matters. By submission of the Application, questionnaire and safety record, the Applicant acknowledges and confirm as accurate all details contained therein and in any verifying documents. The Principal will not engage Contractors who are not committed to safety. Consequently, the Contractor must comply with the principles of safety and health as detailed within the Principal's Safety Policy referred to in Clause 1.1 (included as Appendix B).

2.21 Evaluation Process

This is a Request for Application.

Your Application will be evaluated using information provided in your Application.

The following evaluation methodology will be used in respect of this Request:

- a) Applications are checked for completeness and compliance. Applications that do not contain all information requested (eg completed Offer form and Attachments) may be excluded from evaluation.

- b) Applications are assessed against the Selection Criteria. Contract costs are evaluated (eg application prices) and other relevant whole of life costs are considered.
- c) The most suitable Applicants may be short listed and may also be required to clarify their Applications, make a presentation, demonstrate the product/solution offered and/or open premises for inspection. Referees may also be contacted prior to the selection of the successful Applicant.

A Contract may then be awarded to the Applicant whose Application is considered the most advantageous Application to the Principal.

2.22 Selection Criteria

The Contract may be awarded to Applicants who best demonstrates the ability to provide quality products and/or services at a competitive price. The submitted prices will be assessed together with qualitative and compliance criteria to determine the most advantageous outcome to the Principal.

The Principal has adopted a best value for money approach to this Request. This means that, although price is considered, the Application containing the lowest price will not necessarily be accepted, nor will the Application ranked the highest on the qualitative criteria.

A scoring system will be used as part of the assessment of the qualitative criteria. Unless otherwise stated, an Application that provides all the information requested will be assessed as satisfactory. The extent to which an Applicant demonstrates greater satisfaction of each of these criteria will result in a greater score. The aggregate score of each Application will be used as one of the factors in the final assessment of the qualitative criteria and in the overall assessment of value for money.

2.23 Compliance Criteria

These criteria are detailed within Part 5 of this document and will not be point scored. Each Application will be assessed on a Yes/No basis as to whether the criterion is satisfactorily met. An assessment of “No” against any criterion may eliminate the Application from consideration.

2.24 Qualitative Criteria

NOTE: It is essential that Applicants address each qualitative criterion

In determining the most advantageous Application, the Evaluation Panel will score each Applicant against the qualitative criteria as detailed within Part 5 of this document. Each

criterion will be weighted to indicate the relative degree of importance that the Principal places on the technical aspects of the goods or services being purchased.

It is essential that Applicants address each qualitative criterion. Information that you provide addressing each qualitative criterion will be point scored by the Evaluation Panel. Failure to provide the specified information may result in elimination from the application evaluation process or a low score.

2.25 Value Considerations

The non-weighted cost method is used where functional considerations such as capacity, quality and adaptability are seen to be crucial to the outcome of the contract. The evaluation panel will make a series of value judgements based on the capability of the Applicants to complete the Requirements and a number of factors will be considered including:

- a) the qualitative ranking of each Application;
- b) the pricing submitted by each Applicant;

Once the Applications have been ranked, the evaluation panel will make a value judgement as to the cost affordability, qualitative ranking and risk of each Application, in order to determine the Application(s) which is most advantageous to the Principal.

The submitted price will be considered along with related factors affecting the total cost to the Principal (e.g. the lifetime operating costs of goods or the Principal's contract management costs may also be considered in assessing the best value for money outcome).

2.26 Price Basis

All prices for goods/services offered under this Request are to be variable for the term of the Contract. All prices will vary according to the variation mechanism outlined below:

- a) Rise and Fall formula/e to be Based upon the Consumer Price Index from Australian Bureau of Statistics for Perth, annualised March quarter to be applied on the 1st July each year.

Unless otherwise indicated prices tendered must include delivery, unloading, packing, marking and all applicable levies, duties, taxes and charges. Any charge not stated in the Tender as being additional will not be allowed as a charge for any transaction under any resultant Contract.

2.27 Ownership of Applications

All documents, materials, articles and information submitted by the Applicant as part of or in support of the Application will be become upon submission the absolute property of the

Principal and will not be returned to the Applicant at the conclusion of the Application process PROVIDED that the Applicant be entitled to retain copyright and other intellectual property rights therein, unless otherwise provided by the Contract.

2.28 Canvassing of Officials

If the Applicant, whether personally or by an agent, canvasses any of the Principal's Commissioners or Councillors Officers (as the case may be) with a view to influencing the acceptance of any Application made by it or any other Applicant, then regardless of such canvassing having any influence on the acceptance of such Application, the Principal may at its absolute discretion omit the Applicant from consideration.

2.29 Identity of the Applicant

The identity of the Applicant and the Contractor is fundamental to the Principal. The Applicant will be the person, persons, corporation or corporations named as the Applicant in Part 5 and whose execution appears on the Offer Form in Part 5 of this Request. Upon acceptance of the Application, the Applicant will become the Contractor.

2.30 Costs of Applying

The Principal will not be liable for payment to the Applicant for any costs, losses or expenses incurred by the Applicant in preparing their Offer.

2.31 Application Opening

Application will be opened in the Principal's offices, following the advertised Deadline. All Applicant and members of the public may attend or be represented at the opening of Application.

The names of the persons who submitted the Application by the due Deadline will be read out at the Application Opening. **Pricing of the applications will not be disclosed.** No discussions will be entered into between Applicants and the Principal's officers present or otherwise, concerning the Applications submitted.

The Application Opening will be held on or as soon as practicable after the Deadline at **Shire of Dandaragan Administration Building, 69 Bashford Street, Jurien Bay WA.**

2.32 In House Applications

The Principal does intend to submit an In House Application.

2.33 Record Keeping Management Practice

Subject to the Contract Authority, the Customer or both (as applicable):

- a) giving reasonable prior notice to the Contractor; and

- b) complying with all reasonable directions and procedures of the Contractor relating to occupational health, safety, security and confidentiality in connection with the Contractor's premises.

The Contractor must allow the Contract Authority, the Customer or both to:

- a) have reasonable access to any premises used or occupied by the Contractor in connection with the Products and/or Services;
- b) have reasonable access to all Records in the custody or control of the Contractor;
- c) examine, audit, copy and use any Records in the custody or control of the Contractor; and
- d) photograph, film or otherwise record anything done by the Contractor in supplying the Products and/or Services, if reasonably required by the Contract Authority, the Customer or both.

The Contractor must keep accurate, complete and current written Records in respect of the Head Agreement and the Customer Contract, including:

- a) if the Customer Contract is for the supply of Products:
 - i) the type and quantity of the Products supplied to the Customer;
 - ii) the date and time on which the Contractor supplied the Products to the Customer; and
 - iii) the place to which the Contractor delivered the Products to the Customer; and
- b) if the Customer Contract is for the supply of Services:
 - i) the type of Services, including the separate tasks, supplied to the Customer on each day during the Term;
 - ii) the time that the Contractor spent providing the Services on each day during the Term; and
 - iii) the name and title of all Contractor Personnel who provided the Services or were responsible for supervising the provision of the Services.

The Contractor must comply with the directions of the Contract Authority and the Customer in relation to the keeping of Records whether those directions relate to the period before or after the expiry of the Term.

The Contractor must keep all Records for at least 7 years after the later of the expiry or termination of the Head Agreement, or the last of the Customer Contracts, as the case may be.

Part 2 READ AND KEEP THIS PART

The Contractor must do everything necessary to obtain any third party consents which are required to enable the Contract Authority and the Customer to have access to Records under this obligation.

3 Statement of Contract Requirements in Brief

3.1 Introduction

The Shire of Dandaragan Preferred Supplier Panel will enable the Shire to engage identified contractors to supply various services and plant hire to support the delivery of Council's annual maintenance and capital works programs.

This Contract will be a panel type Contract for a period of five (5) years.

NOTE:

As the Contract is a panel type Contract requesting various service provisions and plant hire, Contractors are required to submit an Application for the Contract only for individual items and services they feel they can effectively fulfil. Applications will be assessed on each individual area of submission.

It is expected that the plant and services will be available to commence as required by 1 January 2018, and be available for the full five (5) year period as required. Items will be selected on the basis of the most economically and efficient method of completing the task within the budget and timeframe.

3.2 Scope of Services

The Principal is enhancing its Preferred Supplier Arrangement for Building & Mechanical Services. This panel allows Shire Officers to source the supply of goods and services on an as needs basis to support civil construction activities such as road building and other related activities. Below is a list of plant and services required and the tasks these are likely to be undertaken during the term of the hire.

1. Roofing Including Gutter Cleaning

Work tasks are (but not limited too):

- installation of roofs on buildings
- provision of general repairs
- provision of gutter repairs and cleaning

Materials quoted as additional per project

2. Demolition Works

Work tasks are (but not limited too):

- general licensed timber and brick demolition

- asbestos removal

Materials quoted as additional per project

3. Registered Builder

Work tasks are (but not limited too):

- general building projects
- design fabrication and installation of sheds of various sizes.

Materials quoted as additional per project

4. Carpenter

Work tasks are (but not limited too):

- general construction projects
- erection of gazebos and patios

Materials quoted as additional per project

5. General Handyman

Work tasks are (but not limited too):

- general building maintenance

Materials quoted as additional per project

6. Brick Laying and Paving

Work tasks are (but not limited too):

- domestic and commercial works
- general brick paving

Materials quoted as additional per project

7. Glazing Works

Work tasks are (but not limited too):

- all residential and commercial glazing requirements

Materials quoted as additional per project

8. Working at Heights Services

Work tasks are (but not limited too):

- rope access

- provision of working at heights services

Materials quoted as additional per project

9. Painting

Work tasks are (but not limited too):

- all residential and commercial painting requirements

Materials quoted as additional per project

10. Plumber

Work tasks are (but not limited too):

- provision of general repairs
- water services installation and repairs.
- sewer services installation and repairs.

Materials quoted as additional per project

11. Electrician

Work tasks are (but not limited too):

- provision of general repairs
- provision and installation of new electric circuitry

Materials quoted as additional per project

12. Mechanical Services

Work tasks are (but not limited too):

- provision of general repairs to light vehicles, heavy vehicles and plant

Materials quoted as additional per project

13. Fabrication and Welding

Work tasks are (but not limited too):

- provision of general repairs to equipment and structures
- fabrication and welding services as required

Materials quoted as additional per project

Technical specifications have not been outlined as part of this application process. Technical specification and requirements specific to individual projects will be issued by the relevant Shire Officers on a project by project basis as required.

3.3 Broad Requirements of the Contract

It is expected that the successful Contractor will submit all company details, staff qualifications, current licenses, qualifications, machinery specification, capacity and insurance certificates applicable for the efficient, effective and safe provision of the services requested.

Each item of plant and equipment shall be fully self-contained, which means:

- Provided with a suitably qualified and experienced operator on the specific item of plant.
- Must be able to provide sufficient fuels and oils for the terms of its use.
- Must be responsible for own maintenance and servicing.
- Must include full accommodation cost for operator(s) and any service staff.
- Must be fully insured to indemnify the Shire of Dandaragan from loss or damage.

3.4 Site Details

All works to be carried out under the Contract will be within the Shire of Dandaragan. The Applicants should make themselves aware of the entire Shire area, and submit only services and equipment that are able to safely service the entire Shire consisting of the following localities:

- Badgingarra
- Cataby
- Cervantes
- Dandaragan
- Hill River
- Jurien Bay
- Jurien Bay Heights
- Marine Fields
- Regans Ford

Part 3 READ AND KEEP THIS PART

Some projects may be remote in location and only items of plant or services will be selected if all regulatory compliances are current and the items of plant and services are fit for purpose at the discretion of the Site Project Manager. Worksite safety is our highest priority.

3.5 Definitions

Below is a summary of some of the important defined terms used in this Part:

Contractor's Representative:	Means any Officer or person duly authorised by the Contractor, in writing, to act on their behalf for the purpose of the Contract;
Principal's Representative	Means any Officer of person duly authorised by the Principal, in writing, to act on their behalf for the purpose of the Contract;
Works or Services:	Means the Services, which the Contractor is required to provide to the Principal and the Contractor under the Contract;

4 General Conditions of Contract

Applications will be deemed to have been made on the basis of and to incorporate the General Conditions of Contract referred to in Appendix C.

5 Special Conditions of Contract

5.1 Term of Panel

The Panel will be in force for a period of five (5) years commencing 1st January 2018 and expiring 31st December 2022e. However, in the event of the Contractor failing in any manner to carry out the Contract to the Principal's satisfaction, the Principal may forthwith determine the Contract by written notice to the Contractor.

Subject to the satisfactory performance of the Contract, the Principal may consider extending the contract further for number of extensions to be granted 12 monthly periods or part thereof. Such extension of this Contract shall be in accordance with the same terms and conditions including price schedule, or negotiated price adjustments up to but not exceeding changes in the Consumer Price Index for the Perth Capital City as published by the Australian Bureau of Statistics for the preceding twelve months and shall be at the discretion of the Principal.

Subject to the above, the Contractor shall notify the Principal, in writing, at least 120 days prior to the date of expiry of this Contract expressing its intention to be considered for any annual adjustment of rates or the renewal of the Contract.

5.2 Price Basis

All prices for goods/services offered under this Request are to be variable for the term of the Contract. All prices will vary according to the variation mechanism outlined below:

- a) Rise and Fall formula/e to be Based upon the Consumer Price Index from Australian Bureau of Statistics for Perth, annualised March quarter to be applied on the 1st July each year.
- b) Submitted prices MUST exclude Goods and Services Tax (GST).

Unless otherwise indicated prices tendered must include delivery, unloading, packing, marking and all applicable levies, duties, taxes and charges. Any charge not stated in the Tender as being additional will not be allowed as a charge for any transaction under any resultant Contract.

5.3 Panel Membership

Each component of this Tender will endeavour to short list three (3) preferred suppliers, with an indicative maximum of ten (10) suppliers to each category, subject to meeting the evaluation criteria. The final total number of short listed suppliers will be at the discretion of

Shire staff relevant to the quality of submissions received against the selection criteria, services required and value for money.

At all times Shire staff will operate within the confines of the Local Government Act in conjunction with the Shire's Purchasing and Tendering Policy. The procurement methodology for the contracting of itemised services will be undertaken on a case by case basis at the discretion of the relevant Shire officer in accordance with the relevant purchasing procedures.

Where possible Shire officers will be encouraged to seek multiple quotations on a project by project basis from organisations short listed on the Shire of Dandaragan's Preferred Supplier Panel.

The Shire is under no obligation to use suppliers short listed on the Preferred Supply Panel, and may use their own plant and workforce, and / or an alternative Contractor to complete tasks. The actual selection of a Contractor will be solely at the relevant Shire officer's discretion, based on a project by project basis and provide the best suitable outcome for the Shire of Dandaragan.

The successful short listed preferred suppliers will have no claim against the Shire of Dandaragan should they not be awarded any particular task or services.

Should any of the short list preferred suppliers not be able to carry out the works or supply satisfactory items of plant or services, then the Shire of Dandaragan will go to the industry market to source the appropriate item of plant or service.

5.4 Operation of the Panel

Once a Panel of Pre-Qualified Suppliers has been established, works will be distributed as follows:

The Panel will outline a list of pre-qualified suppliers that allows Shire staff the discretion and flexibility to identify and engage a suitable supplier when undertaking procurement of specified goods and services.

The Shire will not develop a ranking system upon which work will be awarded, once each panel is established. There are various factors such as location of works within the Shire, complexity or works, timing that restrict Council developing a ranking system, which would prove prohibitive to the effective operation of the Panel should a ranking system be implemented.

The selection and engagement of Panel members will be on a project by project basis, at the relevant Shire officer's discretion, utilising the thresholds of Section 6 as guidance to provide

the best suitable outcome for the Shire of Dandaragan when procuring each individual service.

Shire officers will be encouraged to develop a written Request for Quote (RFQ) documentation and seek multiple quotations from identified Panel members by issuing the RFQ via email. The RFQ should outline specific scope, selection criteria, background information, survey data, maps and/or drawings, timeframe as well as response format as necessary in order to clarify the required scope of works to be delivered. Each RFQ should outline how the respondent Panel member should respond in order to form a written agreement with a clarified scope of works prior to engagement of a Panel member on each individual project.

Where Shire officers require contractor input into the development of the scope for specific projects they may issue a Request for Proposal asking the contractor/s to develop a cost estimate which includes clarification of scope and a delivery methodology.

5.5 Exclusivity of the Panel

The Local Government does not intend to purchase any requirements exclusively from a pre-qualified supplier on the panel. The Panel will be “non-exclusive” and the Shire is under no obligation to use suppliers short listed on the Pre-qualified Supplier Panel, and may use their own plant and workforce, and / or an alternative Contractor to complete tasks.

5.6 No guarantee of the purchase of goods and services

The Principal does not guarantee that it will purchase goods and services from the pre-qualified suppliers on the panel.

Where possible Shire officers will endeavour to seek the services of those Pre-qualified Suppliers, however the Shire is under no obligation to do so, should any of the Panel members not be able to carry out the works or supply satisfactory items of plant or services, then the Shire of Dandaragan will go to the industry market to source the appropriate item of plant or service.

5.7 Failure to Provide Goods and Supply Services

Where a State of Emergency is declared under the Emergency Management Act 2005 (WA) or where the Contractor is unable or fails (for whatever reason) to provide the Goods and/or Services in accordance with this Contract, the Principal may, for as long as determined by the Principal (acting reasonably) and without being liable in any way to the Contractor (including for that part of the Contract Price which relates to the relevant Goods and/or Services), obtain or acquire such goods and services as it requires from a third party.

5.8 Insurances

Without limiting its obligations and responsibilities, the Contractor and its subcontractor(s) (if applicable) shall take out the following insurance policies for the entire period of the Contract:

- a) A Public Liability Insurance policy with an insurer authorised by the Australian Prudential Regulation Authority (APRA) to conduct new or renewal insurance business in Australia. The policy is to provide a minimum limit of liability of not less than AUD\$20,000,000 (\$20 million) in respect of death, property damage and bodily injury.
- b) A Workers Compensation Insurance policy that is necessary to adequately protect the Contractor and the Principal in respect of liability for payment of compensation to any employee of the Contractor or of a subcontractor under the Workers Compensation and Injury Management Act 1981 or at Common Law.
- c) A Professional Indemnity Insurance policy with an insurer authorised by the APRA to conduct new or renewal insurance business in Australia. The policy is to provide a minimum limit of liability of not less than \$5,000,000 (\$5 million).
- d) A Product Liability Insurance policy and is to provide a minimum limit of liability of not less than \$10,000,000 (\$10 million) in respect of any one occurrence and for an unlimited number of claims.
- e) Comprehensive Motor Vehicle Insurance to be provided.

Respondents are to supply evidence of their insurance coverage including insurer, expiry date, value and type of insurance. If the Respondent holds “Umbrella Insurance”, please ensure a breakdown of the required insurance is provided. A copy of the Certificate of Currency is to be provided to the Principal within seven (7) days of acceptance.

5.9 Risk Management

The Panel Member, at the discretion of the Principal, may be required to provide the Principal with a risk management plan relating to the Contract in accordance with AS/NZS 4360-2004 – Risk Management.

5.10 Contracts Disclosure

The Principal may publicly disclose:

- a) The identity of all Panel Members;
- b) The Values of each Contract under the Panel arrangement Contract; and
- c) A general description of the goods and / or services under the Contract.

5.11 Freedom of Information

The Panel Member acknowledges that:

- a) All Contract documents; and
- b) Information held or compiled by the Principal in relation to the Contract or the goods and / or services supplied under the contract, are subject to the Freedom of Information Act 1992.

5.12 Payments

All payments made by the Principal to the Panel Member shall be by way of electronic funds transfer (EFT) into the Panel Member's nominated financial institution, details of which shall be provided by the Panel Member within seven (7) days following acceptance of the Contract by the Principal.

5.13 Publicity

The Panel Member shall not issue any information, publication, document or article for publication in any media which includes details of the work under any Panel Contract without the written approval of the Principal.

5.14 Payment of the Industry Training Fund Levy

The Panel Member is deemed to be the Project owner under the Building and Construction Industry Training Fund and Levy Collection Act 1990.

The Panel Member shall pay all levies required to be paid under this Act prior to the commencement of any works.

6 Applicant's Offer

6.1 Form of Application

The Chief Executive Officer
Shire of Dandaragan
PO Box 676, Jurien Bay WA 6516

I/We (Registered Entity Name): _____
(BLOCK LETTERS)

of: _____
(REGISTERED STREET ADDRESS)

ABN _____ ACN (if any) _____

Telephone No: _____ Facsimile No: _____

E-mail: _____

In response to RFA 01/17 Building and Mechanical Services:

I/We agree that I am/We are bound by, and will comply with this Request and its associated schedules, attachments, all in accordance with the Conditions of Application contained in this Request signed and completed.

The submitted price is valid up to ninety (90) calendar days from the date of the Application closing or forty-five (45) days from the Council's resolution for determining the Application, whichever is the later unless extended on mutual agreement between the Principal and the Applicant in writing.

I/We agree that there will be no cost payable by the Principal towards the preparation or submission of this Application irrespective of its outcome.

The application consideration is as provided under the schedule of rates of prices in the prescribed format and submitted with this Application.

Dated this _____ day of _____ 20____

Signature of authorised signatory of Tenderer: _____

Name of authorised signatory (BLOCK LETTERS): _____

Position: _____

Telephone Number: _____

Authorised signatory Postal address: _____

Email Address: _____

6.2 Services Schedule

The Shire of Dandaragan has a requirement to hire various plant (with or without operator), equipment and services to deliver a number of projects along with the Council's annual maintenance and capital works program.

Below is a list of plant and services required and the tasks that are likely to be undertaken during the term of the hire, please indicate which Services your organisation can supply and would like to be pre-qualified for.

List of Services	Tick If Submitting
1. Roofing	<input type="checkbox"/>
2. Demolition Works	<input type="checkbox"/>
3. Registered Builder	<input type="checkbox"/>
4. Carpenter	<input type="checkbox"/>
5. General Handyman	<input type="checkbox"/>
6. Brick Laying and Paving	<input type="checkbox"/>
7. Glazing Works	<input type="checkbox"/>
8. Working at Heights Services	<input type="checkbox"/>
9. Painting	<input type="checkbox"/>
10. Plumber	<input type="checkbox"/>
11. Electrician	<input type="checkbox"/>
12. Mechanical Services	<input type="checkbox"/>
13. Fabrication and Welding	<input type="checkbox"/>

6.3 Selection Criteria

6.4 Compliance Criteria

Please select with a "Yes" or "No" whether you have complied with the following compliance criteria:

Description of Compliance Criteria	
a) Applicants are to provide acknowledgment that your organisation has	Yes / No

Part 6 COMPLETE AND RETURN THIS PART

<p>submitted in accordance with the Conditions of Application including completion of the Offer Form and provision of your pricing submitted in the format required by the Principal.</p>	
<p>b) Applicants are to provide their <i>[Insert critical requirements (Licences/Registrations etc)]</i></p>	<p>Yes / No</p>
<p><i>For example Builders Registration may be required for construction purposes; Electrical Contractors will require relevant licenses.</i></p>	
<p>c) Compliance with the Scope of Services contained in the Request.</p>	<p>Yes / No</p>
<p>d) Compliance with attendance at any mandatory Application briefing or site inspection.</p>	<p>Yes / No</p>
<p>e) Compliance with the Quality Assurance requirement for this Request.</p>	<p>Yes / No</p>
<p>f) Compliance with the Delivery Date.</p>	<p>Yes / No</p>
<p>g) Risk Assessment</p> <p style="background-color: yellow;"><i>A Risk Assessment is used to determine the potential risk of Contractors to the Principal. The elements provided below are suggested only and should be altered to suit individual target market categories.</i></p>	<p>Yes / No</p>
<p>Applicants must address the following information in the section labelled "Risk Assessment":</p> <ul style="list-style-type: none"> <i>i) Attach details of your referees. You should give examples of work provided for your referees where possible.</i> <i>ii) Are you acting as an agent for another party? If Yes, attach details (including name and address) of your Principal.</i> <i>iii) Are you acting as a trustee of a trust? If Yes, give the name of the trust and include a copy of the trust deed (and any related documents); and if there is no trust deed, provide the names and addresses of beneficiaries.</i> <i>iv) Do you intend to subcontract any of the Requirements? If Yes provide details of the subcontractor(s) including; the name, address and the number of people employed; and the Requirements that will be subcontracted.</i> 	

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- v) *Will any actual or potential conflict of interest in the performance of your obligations under the Contract exist if you are awarded the Contract, or are any such conflicts of interest likely to arise during the Contract? If Yes, please supply in an attachment details of any actual or potential conflict of interest and the way in which any conflict will be dealt with.*
- vi) *Are you presently able to pay all your debts in full as and when they fall due?*
- vii) *Are you currently engaged in litigation as a result of which you may be liable for \$50,000 or more? If Yes please provide details.*
- viii) *In order to demonstrate your financial ability to undertake this contract, include a profit and loss statement and the latest financial return for you and each of the other proposed contracting entities, together with a list of financial referees from your bank and/or accountant.*

The insurance requirements for this Request are stipulated in Part 5 of this Request. Applicants are to supply evidence of their insurance coverage including, insurer, expiry date, value and type of insurance. If the Applicant holds “umbrella Insurance” please ensure a breakdown of the required insurances are provided. A copy of the Certificate of Currency is to be provided to the Principal within 28 days of acceptance.

WALGA Preferred Supplier or CUA	
Is your company currently a WALGA Preferred Supplier or hold WA State Government Common User Agreement (CUA)	Y/ N
Please list the supply contract that your company falls under	<i>(List WALGA Preferred Supplier or CUA Contracts here)</i>

6.5 Risk Assessment

6.5.1 Agents

Are you acting as an agent for another Party?	Yes/No
If Yes, insert details (including name and address) of your Principal Insert details	

Part 6 COMPLETE AND RETURN THIS PART**6.5.2 Trusts**

Are you acting as a trustee of a Trust?	Yes/No
If Yes,, (a) Give the name of the trust and include a copy of the Trust Deed and any related documents; and Insert details (b) If there is no Trust Deed, provide the names and addresses of the beneficiaries. Insert details	

6.5.3 Conflicts of Interest

Will any actual, potential or perceived conflict of interest in the performance of your obligations under the Contract exist if you are awarded the Contract, or are any such conflicts of interest likely to arise during the Contract?	Yes/No
If Yes, please supply details of any actual or potential conflict of interest and the way in which any conflict will be dealt with. Applicants are to outline their attitude towards acting for other parties in Contracts or disputes involving the Shire. Insert details	

6.5.4 Financial Position

Are you presently able to pay all of your debts in full as and when they fall due?	Yes/No
Are you currently engaged in litigation as a result of which you may be liable for \$50,000 or more?	Yes/No
If you are awarded the Contract, will you be able to fulfil the Requirements from your own resources or from resources readily available to you and remain able to pay all of your debts as and when they fall due?	Yes/No

6.5.5 Quality Assurance

Does your organisation have any quality assurance or quality assurance systems?	Yes/No
If you propose to subcontract, does your subcontractor have a "third party" quality management system in place?	Yes/No
Supply evidence or details of your quality assurance position Insert details	

Part 6 COMPLETE AND RETURN THIS PART

6.5.6 Risk Analysis

(a) Have any insurance claims been made against the Applicant in the preceding 5 years?	Yes/No
If Yes, number of claims	Insert number of claims
What was the outcome of each claim and what changes have been made to your procedures as a result of the claims?	
Are any claims unresolved at the date of this Request and if so, summarise the claim and comment on the likely outcome.	Yes/No
If yes number of claims	Insert number of claims
Insert details about unresolved claims	
(b) Summarise any litigation (other than own debt recovery) in which the Applicant or any of its partners have been named as a party in the past 5 years. Include the outcomes of each case and reasons for decisions.	
Insert details	
(c) Is any litigation relating to the Applicant pending at the date of this Request? If yes, summarise and comment on the likely outcome.	Yes/No
Insert details	

6.5.7 Contractor’s Occupational Safety and Health Management System Questionnaire

This questionnaire forms part of the Principal’s evaluation process and is to be completed by Applicants and submitted with their Application submissions. The objective of the questionnaire is to provide an overview of the status of Contractor’s safety management systems. Contractors may be required to verify their responses noted in their questionnaire by providing evidence of their ability and capacity in relevant matters.

Occupational Safety and Health	Yes	No
Is there a written company Health and Safety Policy? If Yes, provide a copy of the policy.	<input type="checkbox"/>	<input type="checkbox"/>
Does the company have an OSH Management System? If Yes, provide details: Insert details	<input type="checkbox"/>	<input type="checkbox"/>
Has the company prepared Safe Operating Procedures or specific safety instructions relevant to its operations? If Yes, provide a summary listing of procedures or instructions.	<input type="checkbox"/>	<input type="checkbox"/>

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Insert details		
Are safe operating procedures or specific safety instructions issued to employees? If Yes, explain how this is done. Insert details	<input type="checkbox"/>	<input type="checkbox"/>
Is there a procedure by which employees can report incidents and hazards at workplaces?	<input type="checkbox"/>	<input type="checkbox"/>
Do Incident Reports contain prevention recommendations?	<input type="checkbox"/>	<input type="checkbox"/>
Describe how Safety and Health Training is conducted in your company? Insert details		
Provide a summary or example of Safety and Health Training courses provided for, or undertaken by employees during the past 12 months. Insert details		
Provide details of any company safety induction programmes for company employees and or subcontractors. Insert details		
Has the company ever been convicted of an Occupation Health and Safety offence? If Yes, provide details. Insert details	<input type="checkbox"/>	<input type="checkbox"/>

6.5.8 Applicant's Safety Record

Complete the following details and attach to your Application.

Project	Date of Accident/Notice	Accident or Infringement Notice	Reason	Time Lost

Part 6 COMPLETE AND RETURN THIS PART

6.6 Qualitative Criteria

Before responding to the following qualitative criteria, Applicants must note the following:

- a) All information relevant to your answers to each criterion are to be contained within your Application;
- b) Applicants are to assume that the Evaluation Panel has no previous knowledge of your organisation, its activities or experience;
- c) Applicants are to provide full details for any claims, statements or examples used to address the qualitative criteria; and
- d) Applicants are to address each issue outlined within a qualitative criterion.

Description of Qualitative Criteria	Weighting %
<p>A) Capabilities Outline the key services, skills, personnel and equipment that your company can provide the Shire of Dandaragan.</p> <ol style="list-style-type: none"> i. Key services and skills (10%) ii. Key personnel (10%) iii. Relevant equipment (5%) 	25%
<p>B) Relevant experience in providing this service (include referees) Provide details of previous successful delivery of services:</p> <ol style="list-style-type: none"> i. Up to a maximum of 5 projects (20%) ii. 1 paragraph description outlining scope of work (10%), iii. Cost (5%), iv. Timeframe (5%) v. Referee (10%) - Must include referee details. <p>Scaling of Project Clients</p> <ul style="list-style-type: none"> - Shire of Dandaragan (scale 1). - Regional WA local government authorities (scale 0.8). - WA local government authorities (scale 0.6). - State Government agencies (scale 0.4) - Other clients (scale 0.2). 	50%
<p>C) Local Supplier Outline the primary location of your business</p> <ol style="list-style-type: none"> i. Shire of Dandaragan (max 25%) ii. Neighbouring local government authority (max 20%) iii. Regional WA (max 15%) iv. Perth (max 10%) v. Other (max 5%) 	25%

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Description of Qualitative Criteria	Weighting %
D) Price Provide unit rates for the following relevant items where applicable <ul style="list-style-type: none">i. Serviceii. Personneliii. Equipmentiv. Other	For reference purposes only Use to compare Similar Tenders.

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6.6.1 Capabilities

A. Capabilities (25%)	Relevant Category (list category to each relevant item)
<p>i. Key Services and Skills (<i>Max 10</i>)</p> <ul style="list-style-type: none"> • Add services details as required (1 paragraph description for each service) • Eg preparation of business plans • Insert new line for each service 	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

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ii. Key Personnel <i>(Insert rows as required)</i> <ul style="list-style-type: none">• Add key personnel details as required• EG Bob Smith (Principal Planner, 20 years experience, 1 paragraph biography)• Insert new line for each person	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

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iii. Key Equipment <i>(Insert rows as required)</i> <ul style="list-style-type: none">• Add equipment details as required• Eg Colour Printers and Maps A4 – A1• Insert new line for equipment item	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

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Subcontractors

The Applicant must disclose if they intend to use subcontractors and if so the detail of the proposed subcontractors.

Do you intend to subcontract any of the Requirements?	Yes/No
<p>If Yes, insert details of Subcontractors, provide details of the subcontractor(s) you intend to use including:</p> <ul style="list-style-type: none"><li data-bbox="241 496 1081 528">(a) The name, address and the number of people employed; and Insert details<li data-bbox="241 608 875 639">(b) The Requirements that will be subcontracted. Insert details	

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6.6.2 Previous Experience

Each Applicant must submit referees and include at least the following details:

Applicants must contact referees and obtain their consent before nominating them as a referee.

A. Previous Experience (50%)					
	Services Provided	Relevant Category	Value	Duration	Referee Organisation
	Title Description 1 paragraph max	List category to each relevant item	Approximate	Date Started Date Completed	Contact Name Contact Position Telephone Number
Project 1					

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Project 2					
Project 3					

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Project 4					
Project 5					

6.6.3 Location of Business

A. Location of Business Premises (25%)	
List location of business premises and relevant contact details. (ie Head Office and Satellite Office)	
Head Office - Street Address - Postal Address - Office Telephone - Email - Website -	
Satellite Office - Street Address - Postal Address - Office Telephone - Email - Website -	
<i>Insert new line for any other relevant offices</i>	

6.7 Price Information

Applicants must complete the following “Price Schedule”. Before completing the Price Schedule, Applicants should ensure they have read this entire Request.

6.7.1 Price Basis

Do you agree to the Price Variation Mechanism below? <i>insert Price Variation Mechanism</i>	Yes / No	
If No, please indicate how your proposed Price Variation Mechanism differs from the one outlined above. Supply details and label it “Price Variation Mechanism”.	“Price Variation Mechanism”	Tick if attached <input type="checkbox"/>

Part 6 COMPLETE AND RETURN THIS PART

6.7.2 Price Schedule

Schedule of Rates – Services / Equipment / Goods

No	Service / Equipment / Goods Description	Unit Nominate appropriate unit (eg per hour / per km / per m ³)	Indicative Rate (ex GST)	Relevant Category (list category number to each relevant item)
Eg1	Cleaning of Community Hall (in accordance with site plan attached)	Per clean		
Eg2	Printing of Council Service Directory, 42 pages, 4 colour (as per sample attached)	Per 500		
Eg3	Consultancy survey community attitudes to hot weather	Per hour		
	Complete rows as required			

Local Government Act 1995

Local Government (Functions and General) Regulations 1996

Part 4 — Provision of goods and services

Division 3 — Panels of pre-qualified suppliers

[Heading inserted in Gazette 18 Sep 2015 p. 3808.]

24AA. Terms used

In this Division —

panel of pre-qualified suppliers means a panel of pre-qualified suppliers of goods or services established in accordance with this Division;

pre-qualified supplier, of particular goods or services, means a person who is part of a panel of pre-qualified suppliers for the supply of those goods or services.

[Regulation 24AA inserted in Gazette 18 Sep 2015 p. 3808.]

24AB. Local government may establish panels of pre-qualified suppliers

A local government may establish a panel of pre-qualified suppliers to supply particular goods or services to the local government in accordance with this Division.

[Regulation 24AB inserted in Gazette 18 Sep 2015 p. 3808.]

24AC. Requirements before establishing panels of pre-qualified suppliers

- (1) A local government must not establish a panel of pre-qualified suppliers unless —
 - (a) it has a written policy that makes provision in respect of the matters set out in subregulation (2); and
 - (b) the local government is satisfied that there is, or will be, a continuing need for the particular goods or services to be supplied by pre-qualified suppliers.
- (2) The matters referred to in subregulation (1)(a) are —
 - (a) how the local government will procure goods or services from pre-qualified suppliers, including any process for obtaining quotations from them; and
 - (b) how the local government will ensure that each pre-qualified supplier on a panel of pre-qualified suppliers will be invited to quote for the supply of the goods or services that the pre-qualified suppliers will be expected to supply; and
 - (c) how the local government will ensure clear, consistent and regular communication between the local government and pre-qualified suppliers; and
 - (d) any factors that the local government will take into account when distributing work among pre-qualified suppliers; and

- (e) the recording and retention of written information, or documents, in respect of —
 - (i) all quotations received from pre-qualified suppliers; and
 - (ii) all purchases made from pre-qualified suppliers.

[Regulation 24AC inserted in Gazette 18 Sep 2015 p. 3808-9.]

24AD. Requirements when inviting persons to apply to join panel of pre-qualified suppliers

- (1) If a local government decides to establish a panel of pre-qualified suppliers of particular goods or services, persons are to be publicly invited to apply to join the panel.
- (2) Statewide public notice of the invitation to apply to join a panel of pre-qualified suppliers is to be given.
- (3) The local government must, before applications to join a panel of pre-qualified suppliers for particular goods or services are publicly invited, determine in writing the criteria for deciding which applications should be accepted.
- (4) A notice under subregulation (2) is to include —
 - (a) a brief description of the goods or services that persons on the panel of pre-qualified suppliers will be expected to supply; and
 - (b) particulars identifying a person from whom more detailed information about the proposed panel of pre-qualified suppliers of particular goods or services may be obtained; and
 - (c) information as to where and how applications to join the panel of pre-qualified suppliers may be submitted; and
 - (d) the date and time after which applications to join the panel of pre-qualified suppliers cannot be submitted.
- (5) In subregulation (4)(b) a reference to detailed information about a proposed panel of pre-qualified suppliers of particular goods or services includes a reference to —
 - (a) the local government's written policy referred to in regulation 24AC(1)(a); and
 - (b) such information as the local government decides should be disclosed to those interested in applying to join the panel; and
 - (c) detailed specifications of the goods or services that pre-qualified suppliers on the panel will be expected to supply; and
 - (d) the criteria for deciding which applications to join the panel should be accepted; and
 - (e) an explanation of how the panel will operate; and
 - (f) whether or not the local government intends to purchase the goods or services exclusively from pre-qualified suppliers on the panel; and
 - (g) a statement to the effect that there is no guarantee that the local government will purchase goods or services from pre-qualified suppliers on the panel; and
 - (h) the period for which the panel will be established; and

- (i) the number of pre-qualified suppliers the local government intends to put on the panel.
- (6) After a notice has been given under subregulation (2), a local government may vary the information referred to in subregulations (4) and (5) by taking reasonable steps to give each person who has sought detailed information about the proposed panel or each person who has submitted an application, as the case may be, notice of the variation.

[Regulation 24AD inserted in Gazette 18 Sep 2015 p. 3809-10.]

24AE. Minimum time to be allowed for submitting application to join panel of pre-qualified suppliers

If notice under regulation 24AD(2) is given, the date and time referred to in regulation 24AD(4)(d) has to be at least 14 days after the notice is first published in the newspaper circulating generally throughout the State.

[Regulation 24AE inserted in Gazette 18 Sep 2015 p. 3810.]

24AF. Procedure for receiving and opening applications

Regulation 16 applies to the receiving and opening of applications to join a panel of pre-qualified suppliers as if a reference in that regulation to a tender were a reference to an application to join a panel of pre-qualified suppliers.

[Regulation 24AF inserted in Gazette 18 Sep 2015 p. 3810.]

24AG. Information about panels of pre-qualified suppliers to be included in tenders register

- (1) The tenders register kept under these regulations must include, for each invitation to apply to join a panel of pre-qualified suppliers —
 - (a) a brief description of the goods or services persons on the panel will be expected to supply; and
 - (b) a copy of the notice of the invitation to apply to join the panel; and
 - (c) the name of each applicant whose application has been opened; and
 - (d) the name of any successful applicant.
- (2) The tenders register is to include for each invitation to apply to join a panel of pre-qualified suppliers the pricing schedule, or a summary of the amount of the consideration sought, in the applications accepted by the local government.

[Regulation 24AG inserted in Gazette 18 Sep 2015 p. 3811.]

24AH. Rejecting and accepting applications to join panel of pre-qualified suppliers

- (1) An application to join a panel of pre-qualified suppliers (an *application*) is required to be rejected unless it is submitted at a place, and within the time, specified in the invitation for applications to join the panel.
- (2) An application that is submitted at a place, and within the time, specified in the invitation but that fails to comply with any other requirement specified in the invitation may be rejected without considering the merits of the application.

- (3) Applications that have not been rejected under subregulation (1) or (2) are to be assessed by the local government by means of a written evaluation of the extent to which each application satisfies the criteria for deciding which applications to accept and it is to decide which of them (if any) it thinks it would be most advantageous to the local government to accept.
- (4) To assist the local government in deciding whether an application would be advantageous to it to accept, the person who submitted the application may be requested to clarify the information provided in it.
- (5) The local government may decline to accept any application.

[Regulation 24AH inserted in Gazette 18 Sep 2015 p. 3811.]

24AI. Applicants to be notified of outcome

After the local government has decided under regulation 24AH which applications (if any) it will accept, the CEO is to give each person who submitted an application notice in writing advising —

- (a) that the person's application was accepted and that the person is, for the period specified in the notice, to be part of a panel of pre-qualified suppliers of the particular goods or services; or
- (b) that the person's application was not accepted.

[Regulation 24AI inserted in Gazette 18 Sep 2015 p. 3812.]

24AJ. Contracts with pre-qualified suppliers

- (1) The local government may enter into a contract, or contracts, for the supply of goods or services with a pre-qualified supplier who is part of a panel of pre-qualified suppliers for the supply of those particular goods or services.
- (2) A contract referred to in subregulation (1) must not —
 - (a) be for a term exceeding 12 months; or
 - (b) contain an option to renew or extend its term.

[Regulation 24AJ inserted in Gazette 18 Sep 2015 p. 3812.]



Yandin Wind Farm

Application to Amend Planning Permit
Volume I – The proposed amendments

October 2017



Revision Control					
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Abbreviations

AGL	Above ground level
CASA	Civil Aviation Safety Authority
EMI	Electromagnetic Interference
ha	Hectare
km	Kilometre
LPS7	Shire of Dandaragan Local Planning Scheme No. 7
MW	Megawatt
NZ	New Zealand
OHS	Occupational Health and Safety
OLS	Obstacle Limitation Surface
NASF Guideline	National Airports Safeguarding Framework – Guideline D <i>Managing the Risk to Aviation Safety of Wind Turbine Installations (Wind Farms)/Wind Monitoring Towers</i>
PANS OPS	Procedures for Air Navigation - Operations
SWER	Single Wire Earth Return
SWIS	South West Interconnected System
ZVI	Zone of Visual Influence



I Introduction/Executive Summary

A planning permit for the Yandin Wind Farm was issued by the Shire of Dandaragan in January 2012. In April 2015 the Shire approved an application to extend the Yandin Wind Farm planning permit until January 2020. A copy of the updated planning permit issued in April 2015 is provided in **Attachment I**. In September 2017 the Shire approved the relocation of the transmission line route to the west of Brand Highway, in accordance with the wind farm planning permit advice note. This application to amend the Yandin Wind Farm planning permit is submitted to the Shire of Dandaragan by Wind Prospect Pty Ltd (WPPL) on behalf of the proponent, Yandin Wind Farm Pty Ltd.

This application details a request for the Shire of Dandaragan to approve the following amendments to the planning permit for the Yandin Wind Farm:

1. Amendment to the dimensions of wind turbines including an increase to the maximum tip height of the wind turbines (the height from ground level to the highest point of the blade tip of each wind turbine) from 152 metres to 180 metres and increasing the maximum hub height of the wind turbines (the height from ground level to the central point of blade rotation) from 100 metres to up to 112 metres.
2. Minor amendments to the wording of existing planning permit conditions.
3. Increase the number of permanent wind monitoring masts from three to six and their height from 100 metres to up to 112 metres.

Confirmation is also sought in relation to detail of the original planning permit application and approval as explained in Section 3.1.

This application provides relevant information regarding the proposed amendments to the planning permit including expert technical assessments of the potential impact of the proposed amendments as well as the details of the original planning application for which confirmation is sought.

2 The Proponent

Wind Prospect is an independent, global wind energy business which is wholly owned by its directors and staff. The company was founded in England in the early 1990's and built the UK's second commercial wind farm in 1992 and has since gone on to either develop or construct billions of dollars' worth of wind farm assets across Europe, Africa, Australia and the Asia Pacific region. Wind Prospect's Australian business was registered in 2000 and the development office is located in Melbourne. Wind Prospect is arguably the most successful developer in Australia, having achieved planning approval for 20 wind farms and two solar farms totalling over 3,342 MW, of which 1,328 MW is already operating or under construction.

Yandin Wind Farm Pty Ltd (YWFPL) was set up as a Special Purpose Vehicle (SPV) to hold the assets associated with the Yandin Wind Farm. Yandin Wind Farm Pty Ltd is a wholly owned subsidiary of WPPL. Further information about Wind Prospect can be found at www.windprospect.com.au. In 2017, Alinta Energy acquired an interest in YWFPL. Alinta Energy is a leading Australian utility with an owned and contracted generation portfolio of around 1,800 MW, over 790,000 electricity and gas retail customers and over 400 employees across Australia and New Zealand. Yandin Wind Farm will complement Alinta's flexible gas generation assets to help produce clean, affordable and reliable energy for their West Australian customers.



3 Requested Amendments to Planning Permit

Approval of the following amendments to the existing planning permit for the Yandin Wind Farm is sought from the Shire of Dandaragan. The Yandin Wind Farm infrastructure layout is shown in **Attachment 2** while a summary of expert technical assessments of the impact of the proposed amendments is provided in Section 8 of this **Volume I**.

3.1 Amendment to the dimensions of wind turbines

Wind turbine technology has been continually advancing since the original planning permit was issued for the Yandin Wind Farm in 2012. The latest generation of wind turbines available are increasingly exceeding the dimensions provided for in the original planning permit approval being a tip height of 152 metres (the height from ground level to the highest point of the blade tip of each wind turbine) and a hub height of 100 metres (the height from ground level to the central point of blade rotation). Raising the maximum allowable tip height of the wind turbines from 152 metres to 180 metres and the maximum allowable hub height of the wind turbines from 100 metres to up to 112 metres at the Yandin Wind Farm will allow for more modern wind turbine models to be installed which are generally more efficient, quieter and cost-effective. In addition, the additional clean electricity generated by the larger wind turbines would allow the generation from the site to be maximised.

The original planning permit application and the original planning permit conditions did not specify a maximum wind turbine capacity and confirmation is sought that no such maximum wind turbine capacity therefore applies to the permit.

3.2 Updates to the wording of the existing planning conditions

Proposed amendments to the wording of existing planning permit conditions with an explanation for the proposed amendment are detailed in **Table I** below. The existing planning permit conditions are provided in full in **Attachment I**.

Table I: Proposed amendments to the wording of existing planning permit conditions with justification for the proposed amendment.

<u>Approval condition no.</u>	<u>Proposed amendment</u>	<u>Explanation</u>
8	The proponent shall notify property owners with land within 5km of approved wind turbine locations of the potential for interference to TV reception from the wind farm and offer residents with a dwelling located within 5km of a wind turbine a pre-construction and post-construction assessment of television reception. The proponent shall remedy any reception problems attributable to the presence of the wind farm at dwellings located within 5km of approved wind turbine locations as at January 2012.	The term 'nearby' in the current Condition 8 is imprecise and open to interpretation.



12	Reference to WA EPA noise guidance 2007; replace 'dated' with 'as at'? Reference to the SA EPA Noise Guidelines 'July 2009'.	To align with the updated Guidelines that have been applied in the updated noise report, which is summarised in Section 8.5 below.
13	Add "or background +5dB whichever is the higher" after the words "exceed 45dB(A)".	Depending on the level of background noise, the limit could otherwise be less for noise sensitive premises located within the wind farm boundary compared with those located outside the wind farm boundary.
14	Replace reference to '10 minutes LAeq' with 'LA ₉₀ '.	This reflects the relevant reference from the 2009 SA EPA Noise Guidelines, consistent with the proposed amendment to Condition 12.
18	Remove this condition in its entirety	This is a requirement by law and is therefore not required as a planning permit condition.
20	Replace 'Department of Environment Conservation' with 'Department of Parks and Wildlife'	Department of Environment Conservation (DEC) no longer exists. Department of Biodiversity, Conservation and Attractions (DBCA) has taken over the relevant functions of DEC.
24	Replace the current condition with "The proponent shall provide an appropriate viewing area and/or information display at appropriate location(s) agreed with Council."	The amendment provides greater flexibility for the Shire to determine what is most appropriate at the time of construction.
25	Add "except where higher security fencing is required for safety and security purposes" after the words "post and wire".	Rural construction fencing is not appropriate for all applications and could lead to unacceptable OHS and security risks at locations such as the on-site substation, operations and maintenance compound and temporary construction compounds.

3.3 Increase the number of permanent wind monitoring masts from three to six

The original planning permit allowed for the construction of three permanent wind monitoring masts. An amendment to the number of permanent monitoring masts is sought that increases the number from three to six. An amendment is also sought for an increase to the height of the masts from 100 metres to up to 112 metres to align the masts with the proposed increase to the wind turbine hub height. The field of wind monitoring, wind forecasting and the terms and conditions of wind turbine warranties are evolving and these amendments will ensure that the wind resource monitored at the project site post construction can adequately meet its required functions.



4 Confirmation of details of the original planning application and approval

If the proposed amendments are approved by the Shire of Dandaragan, the revised wind farm layout would remain indicative only and subject to detailed design within the design parameters permitted by the original planning permit. Condition 1 of the current planning permit requires that the land use and development is "...generally in accordance with the approval plans...to the satisfaction of the Chief Executive Officer" of the Shire of Dandaragan. Condition 1 will be relied upon by the proponent to achieve the following:

1. Development of the project in stages over a number of years with the timing of each stage dependent on market drivers. In this scenario, the final design for each stage would comply with all planning permit conditions and in order to comply with Condition 1 of the current planning approval, would be provided to the Shire of Dandaragan for review prior to the commencement of construction of each stage of the project.
2. A given stage of construction would occur continuously but may be broken up into distinct work packages such as civil works; construction of the transmission line; construction of the on-site substation; construction of wind turbine towers, nacelles and blades; etc. It is proposed that compliance with relevant planning permit conditions could be achieved for each distinct work package (i.e., ahead of compliance for other work packages) to allow that work package to proceed separately to other work packages.

5 Project Locality

5.1 Site Location

The proposed Yandin Wind Farm is located approximately 3.3km south of the township of Dandaragan within the Shire of Dandaragan, Western Australia and 170km north of Perth. The site covers an area of approximately 15,000 hectares.

5.2 Subject Site and Surrounding Areas

The proposed Yandin Wind Farm site is located between the Brand Highway to the west and approximately 3.3km to the south of the Dandaragan town site in the Shire of Dandaragan. The topography of the region is of moderate elevation (up to 380 metres above sea level; Australian Height Datum), predominantly running in a north-south direction. The predominant land use is open cultivated agricultural land on rolling hills and valleys, with an extensive but dispersed tree cover along creeks, drainage lines, steeper breakaways, along many road reserves and through paddocks. Rural farms and residences are dispersed through the area. It is a well-established agricultural area.

6 Public Notification and Consultation

Key stakeholders were sent notification of the proposed amendments to the wind farm planning permit inviting comments and further engagement. The consultation process commenced in April 2017 and is ongoing.

This notification and consultation has consisted of:

- Letters addressed to specific stakeholders advising of the proposed amendments distributed by email and/or mail;



- Newsletter, including invitation to the Information Days, distributed by email and to mailboxes at the Dandaragan post office;
- Face-to-face meetings and discussions with interested neighbouring residents;
- Advertising of the Information Days in two local publications (Mid West Times and Craytales) leading up to the Information Days with the Newsletter issued to the Shire of Dandaragan for distribution;
- The Information Days held at the Dandaragan Community Recreation Centre on 31st August and 1st September; and,
- Launching of the updated www.yandinwindfarm.com.au website in August 2017, which contains information about the Yandin Wind Farm and the proposed amendments to the planning permit.

Copies of the newsletter and advertisement are provided in **Attachment 3**. Responses from stakeholders are summarised in **Attachment 4**.

As the Yandin Wind Farm project progresses, engagement with stakeholders will be ongoing using newsletters, letters, emails, meetings and updates to the website.

7 Planning and Regulatory Framework

7.1 Planning and Regulatory Context

Planning approval was issued for the Yandin Wind Farm by the Shire of Dandaragan in January 2012 and amended on 28 April 2015 to extend the approval to 10 January 2020. The approval of the Shire of Dandaragan is required for the proposed amendments to the planning permit in accordance with Condition 2:

“2. Following the submission of the development application, if the proponent proposes changes resulting in significant additional environmental impact in the opinion of the Shire of Dandaragan, these changes shall not be undertaken without prior consultation with the Shire of Dandaragan and the Environmental Protection Authority Service Unit.”

This application for the proposed amendments to the planning permit is to be assessed in line with the provisions of:

- Shire of Dandaragan Local Planning Scheme No. 7 (LPS7);
- Shire of Dandaragan Local Planning Strategy - Rural Land Use and Rural Settlement;
- Planning Bulletin 67 – Guidelines for Wind Farm Development;
- Environment Protection Bulletin no.21 – Guidance for wind farm developments; and

The original planning permit application lodged in 2011 was referred to the Environmental Protection Agency (EPA) for assessment with a decision of “Not Assessed – Public Advice Given”.



7.2 Current Use Classification

Part 4 of LPS7 describes how the Scheme area is divided into zones which classify the current and allowable uses of the land. The land which is the subject of this application for amendments to the planning permit (which includes all land subject of the original Yandin Wind Farm planning approval) is all zoned as “Rural”.

A copy of a map of the zoning of the land relevant to this application is provided in **Attachment 5**.

7.3 Proposed Use Classification

A wind farm is a land use not specifically listed in the LPS7 Zoning Table. Under these circumstances clause 4.4.2 of the Scheme applies. Clause 4.4.2 states:

“4.4.2. If a person proposes to carry out on land any use that is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the type, class or genus of activity of any other use category the local government may:

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

Reference to page 77 of the minutes of the December 2011 ordinary council meeting, an extract of which is provided in **Attachment 6**, where the Yandin Wind Farm was originally approved, indicates that sub clause 4.4.2 (b) would be applicable in this instance.

7.4 Assessment Process

Part 9 of LPS7 details the requirements for applications for planning assessment. Specifically, clause 9.4.3 sets out the process for the advertising of applications which will apply for proposals that will be considered under sub clause 4.4.2 (b). Part 10 of LPS7, sets out the procedure for dealing with applications. This application has been prepared to meet the requirements of both Parts 9 and 10 of LPS7 as well as the provisions of the planning policies listed in section 7.1.

7.5 Local Planning Strategy

The Shire’s Local Planning Strategy - Rural Land Use and Rural Settlement (Local Planning Strategy) supports the development as stated in Objective 4 of section 7.4.2.1:

“Support appropriate non-rural uses where they are compatible with adjoining and nearby rural uses, environmental attributes and landscape to complement the primary productive use of the land where a site contains remnant vegetation and other environmental features or lacks realistic potential for agricultural use the Council will consider the proposed non-rural uses as the predominant use on its merits”.

A key consideration of the Council is stated in the Planning Strategy as:



“The impact proposals such as wind farms and other emerging contemporary uses may have on the primary uses in the zone and adjoining landowners”

To inform Council in this regard, Section 8 of this report comprises an impact assessment which provides expert independent assessment of the potential impacts that the proposed amendments to the Yandin Wind Farm planning permit may have on various environmental, safety and amenity issues. These expert assessments demonstrate the compatibility of the proposal with these elements of the Planning Strategy thereby confirming that the proposal is consistent with objectives identified for the “Rural” zone.

The Local Planning Strategy also lists a number of strategies for the “Rural” zone including the following strategy:

“Require proposals for non-agricultural uses to be supported and justified by an agricultural impact assessment unless otherwise varied by the Council.”

Section 7.4.2.6 of the Local Planning Strategy also lists potential circumstances where an application in the “Rural” zone might be refused. These include:

1. Adversely affect the rural landscape;
2. Adversely impact upon the agricultural use of the land and adjoining/nearby areas;
3. Cause detrimental environmental impacts;
4. Result in unacceptable fire management risk;
5. Place unacceptable servicing requirements which have not been appropriately addressed by the applicant;
6. Result in impacts which cannot be adequately contained on the application site; and
7. In the opinion of the Council will result in an undesirable planning outcome and will be contrary to the orderly and proper planning of the locality.

The impact assessment in Section 8 of this report assesses elements noted above in relation to the proposed amendments to the planning permit and supports and justifies the proposed non-agricultural use in the “Rural” zone. It should be noted that an agricultural impact assessment of the proposed development was provided in the Environmental Statement that comprised the original planning permit application and particular reference can be made to Section 9 which included sub-sections on potential impacts to agricultural land use (9.2.1) and management strategies (9.3.1). These sections included a calculation of the percentage of arable land used by wind farm infrastructure; a commitment to minimising risks of erosion and the spread of weeds and diseases through an Environmental Management Plan; minimisation to disruption to farming practices of involved landowners during construction through communication; the design of accessways and cable routes to minimise farming disturbance by following existing tracks and fence lines; and rehabilitating the land following decommissioning.

7.6 Consistency with Planning Objectives

The expert assessments summarised in the impact assessment in Section 8 (and provided in full in **Attachments 7 to 14**) address the matters to be considered by the Shire in clause 10.2 of LPS7, the relevant matters listed in Planning Bulletin Number 67 – Guidelines for Wind Farm Development and the application assessment guidelines listed in Section 7.4.2.6 of the Local Planning Strategy. The impact assessment



demonstrates the compatibility of the proposal with the Planning Strategy and confirms that the proposal is consistent with objectives identified for the “Rural” zone.

8 Impact Assessment

The studies carried out prior to 2012 and which formed part of the Environmental Statement that comprised the original planning permit application for the Yandin Wind Farm have been reviewed by each expert to assess potential impacts of the proposed amendments. A number of wind turbine models are currently under consideration. Where required, a ‘worst case’ model has been selected for the technical review. A summary of those reviews and assessments is presented below with full documentation provided in **Attachments 7 to 14 of Volume 2**.

8.1 Aviation Assessment

An Aeronautical Impact Assessment and Aerial Applications Assessment were completed by The Ambidji Group Pty Ltd (Ambidji Group) in November 2010 and June 2010 respectively to support the Environmental Statement that comprised the original planning application. Landrum & Brown Worldwide (Australia) Pty Ltd (owner of Ambidji) has reviewed these previous assessments and prepared an Aviation Impact Assessment and Qualitative Risk Assessment which assesses the potential impacts of the proposed amendments to the planning permit for the Yandin Wind Farm. A copy of the Aviation Impact Assessment and Qualitative Risk Assessment (AIS & QRA) are provided in **Attachment 7** and a summary of the assessment is provided below.

The Aviation Impact Statement and Qualitative Risk Assessment completed in 2017 found that the proposed Yandin Wind Farm will not impact upon the following:

- The OLS and PANS OPS surfaces published for any military, registered or certified aerodrome;
- The operation of any Navigation Aids and Communication facilities; or
- Any air route Lowest Safe Altitudes.

But will require further assessment by the Department of Defence in relation to:

- Military low flying area D193; and
- The RAAF radar at Eclipse Hill.

Previous engagement with the Department of Defence in relation to these particular matters for a 152 metre tip height concluded that aircraft could operate around the wind farm and that they would not object despite the potential impact on Primary Surveillance Radar. The proposed amendments to the planning permit were detailed in a letter to the Department of Defence on the 28th September 2017 and Landrum & Brown will continue liaison with the Department of Defence on behalf of Yandin Wind Farm Pty Ltd.

The Aviation Impact Statement and Qualitative Risk Assessment completed in 2017 also found that the proposed amendments to the planning permit will not be a hazard to aircraft safety and that no additional mitigation factors such as aviation obstacle lighting are required.

As reported in section 5.14, the National Airports Safeguarding Framework – Guideline D *Managing the Risk to Aviation Safety of Wind Turbine Installations (Wind Farms)/Wind Monitoring Towers* (NASF Guideline) provides guidance for the siting and marking of wind turbines and meteorological monitoring towers associated with wind farms. Section 15.4.1 advises that if wind turbines over 150 metres in height AGL are to be built within 30 km of a certified or registered aerodrome, the proponent should notify the Civil Aviation Safety Authority



(CASA) and Airservices Australia and if within 30 km of a military aerodrome, the Department of Defence should be notified. The proposed wind turbine height exceeds 150 metres AGL, however none are located within 30 km of a military, certified or registered aerodrome. The Yandin Wind Farm Project is located approximately 150 km from the closest certified/registered aerodrome (Perth) and approximately 75 km from the closest military aerodrome (Gin Gin).

Section 5.14.2 explains the requirement for a risk assessment under the NASF Guideline and describes the result of a preliminary risk assessment as LOW and therefore that the wind farm is not a hazard to aircraft safety and does not require obstacle lighting. It states that the Yandin Wind Farm would not trigger any factors that provide a basis for CASA to object to the proposal. The regulatory framework for obstacle lighting in Australia is described in Section 6.2.

The Aviation Impact Statement and Qualitative Risk Assessment has been provided to the Airservices Australia, the Department of Defence, and the Civil Aviation Safety Authority (CASA) for review as part of a consultation process.

Conditions 3 to 6 of the current planning permit relate to aviation, requiring notification to relevant parties of final wind turbine locations and heights.

8.2 Heritage Assessment

Australian Interaction Consultants prepared a *Desktop Study of Aboriginal and European Heritage* in June 2010 to support the Environmental Statement that comprised the original planning application.

Conditions 21 and 22 of the current planning permit relate to Aboriginal heritage with condition 21 requiring detailed archaeological and ethnographic surveys over areas of proposed infrastructure. In response to this planning permit condition, Brad Goode and Associates prepared "*Report of an Aboriginal Heritage Survey of the Proposed Yandin... Wind Farm...*" in May 2012.

Brad Goode and Associates has confirmed that the proposed increase in wind turbine tip height would have no impact on heritage assets and a statement to this effect can be found in **Attachment 8**.

To ensure compliance with Condition 21 of the current planning permit, further detailed surveys will be undertaken of any areas of proposed infrastructure not covered within the scope of the 2012 report. Consistent with the original survey undertaken in 2012, the further survey will be undertaken with Yued Native Title Claim Group representatives.

8.3 Landscape and Visual Impact Assessment

GHD prepared a *Report for Landscape and Visual Impact Assessment* for the Yandin Wind Farm in September 2010 to support the Environmental Statement that comprised the original planning application. GHD has reviewed this assessment and assessed the potential impacts of the proposed amendments to the planning permit for the Yandin Wind Farm and reported their findings in an addendum report, a copy of which is provided in **Attachment 9**. A summary of their findings is provided below. Photomontage images and Zone of Visual Influence (ZVI) diagrams to inform the GHD assessment are included in the GHD report in **Attachment 9**.

- There would be a marginal to imperceptible increase in impacts associated with the increase of tip height of the turbines from 152 metres to 180 metres even when taking the marginal increase in hub height from 100 metres to up to 112 metres into account. Much of the change to the updated



view-sheds relates to the middle ground and middle-distance views where the increased height may result in more turbines being visible;

- The nature of the study area landscape is such that it has an inherently large capacity to absorb a land use with pronounced structures, such as a wind farm. The wind turbines can be regarded as an 'additional' man-made element within a broad landscape that contains many other man-made structures, including power lines, transmission towers, farm buildings, roads, fence-lines, etc;
- Within the Dandaragan township the visibility of wind turbines will be moderated and obstructed by street and residential landscaping, buildings and other township structures. The most northerly wind turbines are likely to be more visible from the southernmost point of the Dandaragan township when travelling south, with the closest turbine being 3.3 km away. Substantial roadside vegetation on the west side of this road will obstruct views of the western side of the wind farm. The proposed increased height will have an imperceptible impact on the overall visibility from this location;
- While the western edge of the proposed Yandin Wind Farm site will be visible from sections of the Brand Highway for both north bound and south bound traffic, this visibility is in fact very limited in extent and duration. There would be a marginal to imperceptible increase in visibility due to the increase of the height of the turbines;
- As previously assessed, the Yandin Road Lookout is orientated toward the more distant westerly views, although it was acknowledged that the western end of the wind farm will encroach on this view, to some extent, on the north and south margins of this panorama. The proposed height increase will have a limited overall impact on visibility at this location;
- Concurrent with the previous assessment, the addendum report concludes that there would be marginal visual impacts on the regional or local landscape quality;
- The proposed increase to the wind turbine tip height and hub height will also be marginal with an imperceptible difference between the current approved and proposed amended wind farm envelope.

8.4 Noise Assessment

ViPAC prepared a Noise Impact Assessment for the Yandin Wind Farm in December 2010 to support the Environmental Statement that comprised the original planning permit application. ViPAC has reviewed this assessment and produced a revised assessment of the potential impacts of the proposed amendments to the planning permit for the Yandin Wind Farm, modelling a worst case wind turbine model compared to other potential candidate wind turbine models. Their report is provided in **Attachment 10**. A summary of their findings is provided below.

- Given the proposed amendment of increasing the maximum hub height, the predicted noise levels are assessed against the SA EPA “*Environmental Noise Guidelines: Wind Farms 2009*” (using hub height wind speeds); this would also provide for compliance with the 2003 guidelines used in the original assessment;
- The predicted noise levels for the wind turbine layout satisfies the criteria and requirements of the SA EPA “*Environmental Noise Guidelines: Wind Farms, 2009*” at all relevant (not involved in the wind farm) receivers. The noise levels also comply with the criteria for the receivers that are involved with the wind farm;
- Due to the absence of noise characteristics (such as tonality, impulsiveness, modulation or low frequency components), no penalty adjustments are required to be applied to the levels;



- A noise assessment of the proposed substations and transmission lines has shown that there are likely to be no noise impacts;
- Even though noise levels may meet the criteria, people residing near wind farms may experience or be aware of the noise generated by the wind farm. This new type of noise source may have a character with which people may be initially unfamiliar and, even though wind farm noise is typically steady and broad-band in nature, people may notice features at times, usually barely or faintly.

Conditions 12 to 18 of the current planning permit relate to noise and require that the final wind farm design meets applicable noise standards and that a post-construction monitoring program be implemented to verify compliance. Variations to some of these conditions have been proposed in Section 3.2, above.

8.5 Traffic Assessment

ARRB prepared a prefeasibility traffic management plan (PTMP) for the Yandin Wind Farm in September 2010 to support the Environmental Statement that comprised the original planning permit application. ARRB has reviewed this assessment and assessed the potential impacts of the proposed amendments to the planning permit for the Yandin Wind Farm and reported their findings in a report, a copy of which is provided in **Attachment II**. A summary of their findings is provided below.

- The proposed increase in wind turbine tip height from 152 metres to 180 metres would lead to an increase in blade length of up to 68.5 metres. This increase in length is unlikely to impact traffic or transportation beyond what was originally proposed;
- The preparation of this PTMP involved consultation with Main Roads Western Australia (MRWA) - Heavy Vehicle Services and the Ports of Geraldton and Fremantle. A site visit was undertaken to ensure the affected local road network in the vicinity of the project site was at least the same status as in 2010. In this respect, the network remained largely the same with some intersections and road widths being improved.
- Further consultation and investigation would be required to determine whether wind turbine blades should be transported through the Port of Geraldton or the Port of Fremantle. This would occur as part of the detailed Traffic Management Plan to be prepared prior to commencement of construction;
- There may be some requirement for the removal of street furniture (traffic lights etc.) through the built environment away from the ports. As such, MRWA prefers the Geraldton Port over Fremantle (Henderson) as the point of entry given the greater potential for the need to remove street furniture in the metropolitan area from Fremantle (Henderson).
- The detailed TMP will provide information on transportation issues based on more defined parameters in conjunction with the preferred transport operator, MRWA and the Shire of Dandaragan. It will propose strategies to minimise traffic impact, risks and disruption to local communities.

Conditions 9 to 11 of the current planning permit require preparation of a Traffic Management Plan prior to commencement of construction, suitable construction of access points and preparation of a Road Condition report prior to commencement of the project. Further consultation with Main Roads WA will occur to input to the detailed design of the transmission line that runs from the site to the connection point to the electricity network to the west of the Brand Highway.



8.6 Avifauna and Fauna Assessment

RPS Australia completed the following assessment reports for the Yandin Wind Farm to support the Environmental Statement that comprised the original planning permit application.

- Fauna Assessment in October 2010;
- Avifauna Assessment in November 2010;
- Flora and Vegetation – Environmental Impacts and Management in March 2010 (prepared by Outback Ecology for RPS Australia); and
- Targeted Level I Vegetation and Flora Assessment in March 2010 (prepared by Outback Ecology for RPS Australia).

RPS Australia has reviewed the assessment reports prepared in 2010 with regard to the original proposed infrastructure layout and considered any potential impacts associated with the proposed increase in wind turbine tip height from 152 metres to 180 metres. Their findings are reported in a statement, a copy of which is provided in **Attachment 12**. A summary of their findings is provided below.

- The proposed increase in tip height from 152 m to 180 m increases the potential rotor swept area of the wind turbines, which previously ranged between 40 metres to 152 metres above the ground level, to range from 12 metres to 180 metres above the ground level;
- The open country (cleared) locations selected for wind turbine sitings are of relatively low habitat value for birds, with greatest species diversity associated with areas of structurally diverse native vegetation;
- RPS (2010a) identified that the conservation significant fauna species that may be potentially impacted by Yandin Wind Farm were Carnaby's Black Cockatoo and the Peregrine Falcon;
- Carnaby's Black Cockatoo were recorded flying through the lower lying areas and valleys and not at the higher topographies on which the wind turbines are located by RPS (2010a), indicating that the wind turbines are located outside of existing flight paths of this species. The presence of Peregrine Falcons at the Yandin Wind Farm is only known from one recording of the species (RPS 2010a), indicating that the wind farm site does not represent significant habitat for this species;
- Informed by the findings of RPS (2010a) and RPS (2010b), the risk to these conservation significant bird species from the proposed 28 metre increase to the size of the minimum and maximum wind turbine tip height is not expected to significantly increase;
- The approved wind turbine locations within the Yandin Wind Farm have been placed to avoid areas that may be used extensively by flying bats and insects in order to minimise the hazards and potential impacts to local bat species;
- RPS (2010b) considered that the potential adverse effects on terrestrial fauna from the wind turbines would be limited to collisions of bats with wind turbine blades and assessed the level of risk to terrestrial fauna to be low. This is because the species likely to be present on site and that may fly at rotor swept area of the wind turbines are common and widespread.

Condition 19 of the current planning permit requires that a clearing permit is obtained in accordance with the provisions of the Environmental Protection (Clearing of Native Vegetation) Regulations 2004. A clearing permit was obtained from the Department of Conservation in February 2012 in relation to the original proposed infrastructure layout. This clearing permit has expired and a new application will be made to the



Department of Environment Regulation. Condition 20 requires the development and implementation of an Avian Fauna Collision Risk Monitoring Program.

8.7 Shadow Flicker Assessment

Wind Prospect Pty Ltd prepared a shadow flicker analysis to inform the Environmental Statement that comprised the original planning application in 2011. This shadow flicker analysis was recently repeated by Wind Prospect to assess any potential increased impact of shadow flicker at sensitive receptors, such as dwellings, resulting from the proposed increase to wind turbine tip height from 152 metres to 180 metres. Wind Prospect's findings are reported in **Attachment 13**, which includes an image showing predicted shadow flicker with a wind turbine tip height of 180 metres. The results are summarised below.

- In the absence of specific guidelines relating to shadow flicker in WA, the most restrictive limits from relevant German and Australian guidelines were used as a benchmark. These guidelines set a limit of 30 hours of shadow flicker per year within 50 metres of a residence and 30 minutes of shadow flicker in any one day at a given shadow flicker receptor;
- Calculations have been made based on worst case conditions which exclude the effects of clouds, obstacles, and the variability of wind speed and direction, all of which would reduce the amount of shadow flicker experienced in reality relative to the levels predicted in the Shadow Flicker Assessment;
- Two proposed dwellings and one existing dwelling are predicted to experience more than 30 hours of shadow flicker within 50 metres of the dwelling. All three dwellings are owned by landowners involved in the project;
- Of the nine residences which might expect to receive some shadow flicker, eight belong to landowners involved in the project, with the other dwelling being unoccupied;
- The Shadow Flicker Assessment will be repeated prior to construction once a wind turbine model has been determined for construction. Mitigation strategies will be implemented if necessary to reduce shadow flicker at residences, with the agreement of the relevant landowner.

8.8 Electromagnetic Interference Assessment

Electromagnetic interference (EMI) can affect radio and TV communication services. Laurie Derrick & Associates completed the following assessments in June 2009 and September 2010 respectively to support the Environmental Statement that comprised the original planning permit application:

- Investigation of Possible Impacts on Radiocommunication Services; and
- Investigation of Possible Impacts on TV Broadcasting Services.

Laurie Derrick & Associates has reviewed these previous assessments and assessed the potential impacts of the proposed amendments to the planning permit for the Yandin Wind Farm and reported their findings in a statement, a copy of which is provided in **Attachment 14**. A summary of their findings is provided below.

- New radio link and site mapping was generated from data from the latest ACMA Licencing Database (RRL) to ensure that any new radio or decommissioned links or sites were taken into account for determining if adequate clearance from turbines exists.
- The analysis demonstrated that all current links have sufficient clearance to the turbine blade tips. It also showed that radio sites have sufficient buffer distances to wind turbines.



- No impact on FM or AM radio reception has been reported in Australia or overseas due to wind turbines and is not expected at this wind farm.
- The proposed larger diameter wind turbines could cause slightly greater interference potential with dwellings close to the turbines however the VAST service is available as an alternative source of TV from this satellite service which is not likely to be impacted by turbines due to the high angle of elevation to the satellite.
- The proposed wind farm amendments are predicted to have negligible impact on broadcasting and radiocommunications services.

Condition 8 of the current planning permit relates to EMI and requires that nearby residents are offered pre- and post-construction assessment of television reception and the remedy of any problems attributable to the wind farm.

8.9 Other matters assessed

Impact on rural landscape: The specialist assessments summarised in this section indicate that the proposed amendments to the planning permit will have minimal further adverse impact on the rural landscape relative to that provided for under the current planning permit.

Impact upon the agricultural use of the land: The proposed amendments to the planning permit result in a neutral impact on the agricultural use of the land relative to that provided for under the current planning permit.

Impact on nearby/adjoining areas: The proposed increase in wind turbine tip height has been assessed as being marginal to imperceptible relative to that provided for under the current planning permit.

Environmental impacts: The proposed amendments will not have a significant impact on any species of flora or fauna listed in state or federal legislation.

Fire management risk: There will be no increased fire management risk resulting from the proposed amendments to the planning permit. A fire management plan will be prepared as part of the Environmental Management Plan prior to the commencement of construction in consultation with the Department of Fire and Emergency Services.

Servicing requirements: The proposed amendments to the planning permit will not result in any additional servicing requirements beyond what is provided for under the current planning permit.

Impacts not adequately contained on the application site: The proposed amendments to the planning permit will not result in any additional impacts not adequately contained on the site beyond what is provided for under the current planning permit.

Planning outcomes and orderly and proper planning: This application to amend the existing planning permit for the Yandin Wind Farm represents a positive planning outcome and is consistent with the orderly and proper planning requirements of the Shire of Dandaragan.

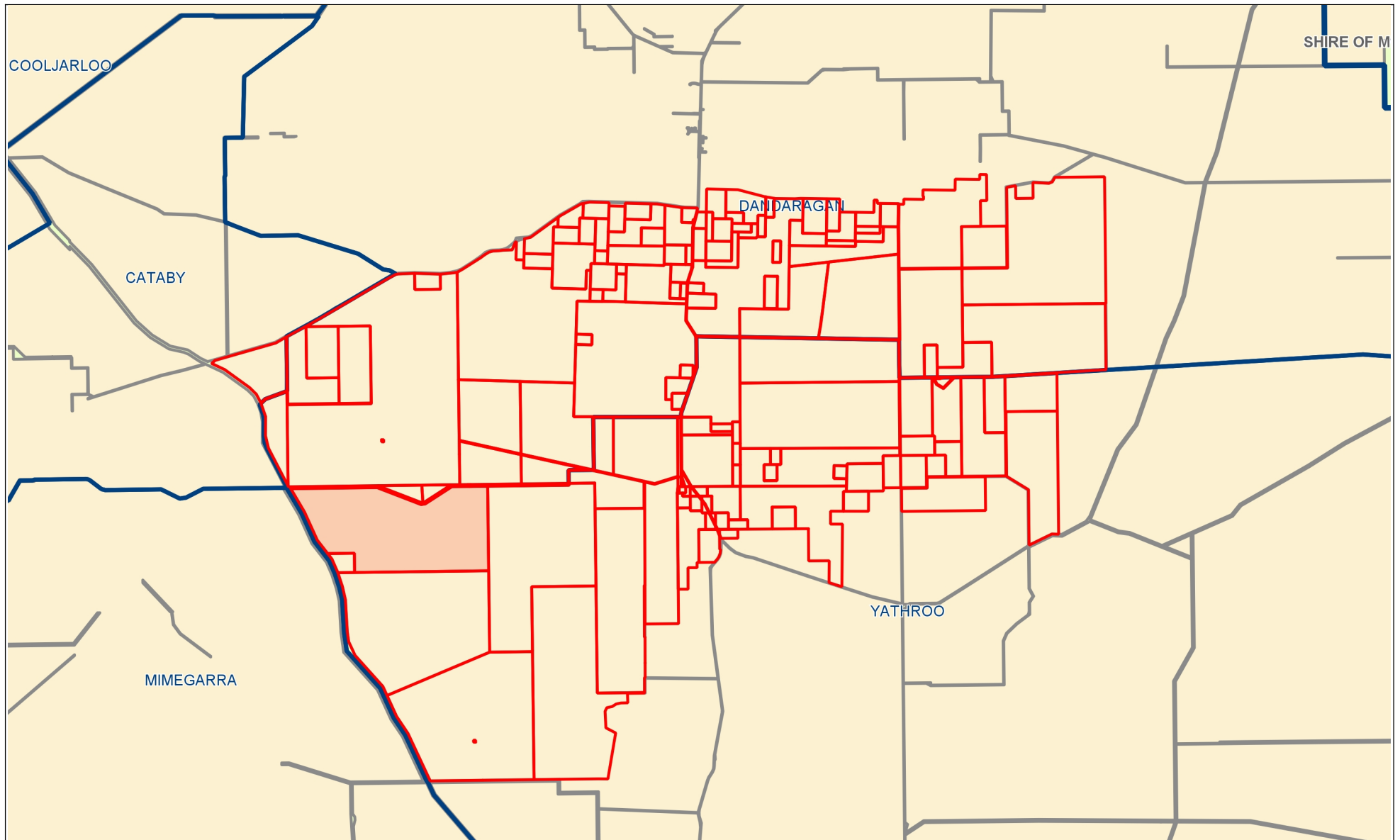


9 Conclusions

The proposed amendments to the planning permit for the Yandin Wind Farm will have minimal impact on agricultural land, rural landscape and environment attributes of the project site and surrounding area. The proposal in general will provide a positive social, economic and environmental benefit to the Shire of Dandaragan and wider Western Australian community through the employment, local investment, establishment of a community fund, and provision of renewable energy to the state of Western Australia.

While there is no specific legislation dealing with the development, construction and operation of wind farms in the “Rural” zone, the proposed project is compatible with the “Rural” zone. The proposed amendments to the planning permit meet the objectives of LPS7 and the Local Planning Strategy.

Throughout the planning process appropriate land owner, community and other stakeholder consultation has and will continue to occur and the project will result in an overall net community benefit. This application to amend the existing planning permit for the Yandin Wind Farm represents a positive planning outcome and is consistent with the orderly and proper planning requirements of the Shire of Dandaragan.



Shire of Dandaragan does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Dandaragan Shire Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.

Property Mapping System

Scale: 1:167800
Projection: GDA94 / MGA zone 50
Date: 9/11/2017



The WA Planning Commission's Planning Bulletin No.67: Guidelines for Wind Farm Development provides a framework for the balanced assessment of wind farm developments. An objective of this policy is to "minimize ... loss of public amenity in the establishment, operation, maintenance and decommissioning of wind farms". The policy goes on to recommend wind farms should include sufficient buffers or setbacks to noise sensitive premises, suggesting a 1Km separation between wind turbines and noise-sensitive buildings not associated with the wind farm in the absence of acoustical studies. The policy expresses an expectation that proponents will undertake noise monitoring and acoustical modelling against relevant criteria to enable the decision making authority to determine the acceptability of the development and the merits of a lesser separation distance. The policy endorses criteria set out in the South Australian guidelines, being 5dB(A) above background noise level or 35dB(A) using a 10-minute LAeq, whichever is greater at surrounding noise sensitive premises. In its assessment of the Dandaragan Wind Farms, the Office of the EPA states that the noise modelling undertaken by Wind Prospect demonstrates that the wind farms can achieve compliance with background noise criteria of the South Australian guidelines for certain wind speeds at most residences within the wind farm area. The Office of the EPA notes, however, that Wind Prospect proposes to increase the base criterion from 35dB(A) to 45dB(A) at residences for which leases will be entered with landowners. While the Office of the EPA states that this change seem reasonable, it recommends a 40dB(A) limit consistent with previous DEC recommendations for similar proposals. The Office of the EPA notes that there is only one residence (RO23b at Yandin) where noise has been modelled as marginally exceeding 40dB(A) [40.5dB(A)]. Wind Prospect points out the implications of the change could be far more substantial when considering the effects of variations in wind speed. Furthermore, Wind Prospect advises the requested 45dB(A) limit is consistent with World Health Organization and updated South Australian Guidelines. The DEC has since advised Wind Prospect that there is nothing in WA Environmental Protection regulations to stop Wind Prospect negotiating a higher noise level [ie.45dB(A)] with affected landowners via leasing arrangements. Provide agreement by land owners to noise caused by the wind farm. The Office of the EPA notes that some turbines are proposed to be located close to the boundaries of neighbouring lots for which no lease agreements are proposed, and that the 35dB(A) noise contour extends into those lots. While modelled noise impacts comply with endorsed criteria at all existing residences on neighbouring properties (5dB(A) above background noise level or 35dB(A) using a 10 minute LAeq, whichever is greater), as the Office of the EPA points out, those landowners may seek to build an additional dwelling or to subdivide to allow for an additional dwelling in any of these areas in the future. The Office of the EPA recommends a Special Use zone and/or restricted use area over all land within the modelled 35dB(A) noise contour, including adjoining properties, to avoid future placement of sensitive land uses within those areas. The Office of the EPA also recommends a condition requiring ongoing noise modelling to demonstrate predicted noise levels are not being exceeded and to ensure development is not impacting nearby residents. Recommended Conditions 16 and 17 require ongoing noise monitoring and noise modeling respectively. Lots just south of Cataby Road near the intersection with Dandaragan Road are the closest lots to the windfarms identified by Shire of Dandaragan draft Local Planning Strategy – Rural Land Use and Rural Settlement for future subdivision. These lots have been modelled as possibly being exposed to some noise as a result of the Yandin Wind Farm. The level of noise likely to be experienced, however, would be below the maximum acceptable level according to the modelling. The Department of Planning has requested this matter be reviewed as part of finalizing the Local Planning Strategy. With respect to the possibility of one of the neighbouring landowners seeking to construct an

additional dwelling in the area potentially exposed to non-compliant noise levels, while there are approximately 5952ha of land within neighbouring properties modelled as potentially having noise levels in excess of 35dB(A) (2420ha around the Waddi wind farm and 3532ha around the Yandin wind farm), it is questionable whether landowners would choose to locate an additional dwelling within these portions of their property. If they did, the additional dwelling would be a permitted use under Local Planning Scheme No.7 (ie. a use not requiring planning approval). There are some smaller lots east of the proposed Waddi Wind Farm and north of the Yandin Wind Farm that are entirely within the modelled 35dB(A) contour line, a couple having frontage to a public road. All of these lots form part of larger landholdings. There is a possibility that the small lots with existing road frontage could be sold and application made to construct a dwelling. There is also a possibility that application could be made to rationalize boundaries of existing landlocked lots to create lots within the 35dB(A) contour line with road frontage, thereby creating the same potential situation. The Shire of Dandaragan draft Local Planning Strategy - Rural Land Use and Rural Settlement indicates planning approval should be required for any additional dwellings on lots in the Rural zone. The local planning scheme could be amended to give Council discretion to approve applications for planning approval within the modelled 35dB(A) noise contour and to factor consideration of noise buffer requirements for the wind farms into the assessment of those proposals, as recommended by the Office of the EPA. This would, however, transfer responsibility for resolving the problem of land use conflict to the local government via its local planning scheme. It would be preferred if the matter could be appropriately addressed by Wind Prospect as part of gaining approval. To this end, recommended Condition 18 requires the proponent to implement necessary strategies to mitigate any future noise non-compliance that may arise from the construction or operation of the Wind Farm prior to commencement of construction. For other wind farms in the Shire of Dandaragan, the wind farm developer has negotiated lease arrangements with all landowners affected by noise emissions. Wind Prospect is in the process of preparing legal agreements to send to affected surrounding landowners hoping to get their agreement to not do anything to cause new dwellings to be located in the potentially noise affected area. Wind Prospect has contacted all potentially affected landowners to discuss its intentions. If landowners refuse to sign the agreement, then there is a possibility of a dwelling being placed on lots owned by them in the affected area. In the absence of a planning or legal mechanism to prevent this from occurring, there is a risk for Wind Prospect and/or the future developer in leaving this possibility open because if noise levels as a result of the adjoining wind farm are found to not comply with noise regulations, the wind farm operator could be required to take such remedial actions as required to ensure compliance. Recommended Condition 18 requires the potential for this situation to arise to be addressed prior to construction and Wind Prospects is already working towards achieving that



Mobile Blackspot Program
Grey Visual Landscape Assessment
Telstra

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*Bringing ideas
to life*

Document control record

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Limitations and Assumptions

This Visual Landscape Assessment has been prepared as a standalone document to inform the Department of Biodiversity, Conservation and Attractions as part of their assessment process for a mobile phone base station to service the Grey Settlement and the Indian Ocean Drive as part of the Federal Government Blackspot Program. Notwithstanding this VLA will be read in conjunction with the development application prepared by Deighton Pty Ltd and the plans provided at Appendix A, it is acknowledged that judgment of whether the visual impact outweighs the community benefit the technology will bring is not within the scope of the assessment.

It is assumed that the development will accord with the plans accompanying the Deighton Pty Ltd planning submission. It is also assumed that construction will occur in accordance with all regulatory approvals including Clearing Permits and Heritage clearances.

Telstra's contractors are required to operate in accordance with the environmental standards and controls contained within the *Telstra Environmental Handbook*. The Handbook outlines Telstra's minimum environment management standards pertaining to water, air, flora, fauna, energy, noise, water, other natural resources, heritage and their interrelation. Contractors are also required to fulfil their contract requirements which include having in place and complying with an environmental management system that is consistent with Australian Standards ISO 14001:2004. A copy of Telstra's Environmental Policy is available at <http://www.telstra.com.au>

Any departure from the above assumptions and construction practices may result in additional visual impact.

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1 Introduction

1.1 Purpose and methodology

This Visual Landscape Assessment (VLA) has been prepared for the purpose of further assisting the Department of Biodiversity, Conservation and Attractions (DBCA) to balance the community benefit the technology will bring against the potential visual impact.

Upon confirming the visual management objectives, Aurecon undertook an assessment of the planning policy framework and development application submitted to the DBCA. This consultation and assessment informed a field investigation that sought to understand and describe the potential visual impacts upon locally and regionally significant views and upon other collective view experiences.

Location, siting and design elements to mitigate impacts on the landscape have been identified and, where employed, illustrated. The plans of the works are included in **Appendix A**. The proposed coverage improvements and opportunities to deliver a community benefit have also been captured.

Whilst the nature of telecommunications infrastructure (base stations) is such that height is an integral part of the successful functioning of a network, this assessment does not seek to gloss over the fact that the location is sensitive and the visual impact will diminish *some* view experiences. Notably, a framed/enclosed view of the ocean when travelling westwards along the Grey Settlement access road and a focal view when travelling northwards along the Indian Ocean Drive (IOD) just south of the Grey settlement will be impacted.

Whilst it was not practical to include all images captured as part of the field study that are referenced in **Appendix B** images not selected for this VLA can be provided upon request.

1.2 Site

Telstra Blackspot Program – Grey Mobile Phone Base Station, known as Radiofrequency National Site Archive (RFNSA) Site No. 6521005 and hereafter referred to as the proposed facility. An example of the proposed facility layout is provided in Figure 1.



Figure 1 Guyed mast example with solar array at Bullara (Exmouth)

1.3 Location

The proposed facility is at -30.668503, 115.143594.

This location is immediately south of the Grey Settlement access road in an area which was affected by bushfire approximately 22 months ago. There is an existing access track off the Grey Settlement access road and currently minimal biomass due to the fire. The location is known as the Grey Reserve and is a managed reserve under the *Conservation and Land Management Act 1984* managed by the DBCA. The broader location is marketed as the Coral Coast and contains the Nambung National Park.

The Pinnacles Desert rock formations located approximately 7.5km northeast of the proposed facility is, arguably, the jewel in the Nambung National Park crown.

Apart from the amazing Pinnacles Desert, Nambung National Park is also known for its beautiful beaches at Kangaroo Point and Hangover Bay, coastal dune systems and low heathland rich in flowering plants (source: <https://parks.dpaw.wa.gov.au/park/nambung>).

1.4 Context

The Blackspot Program has been established by the Federal Government and is supported by the State Government of Western Australia to provide Emergency Services communications and mobile telephone coverage in locations where the existing service is either sub-standard or non-existent. In this regard, the program constitutes public works.

The Government has identified that inadequate emergency services and mobile phone voice and data coverage is a significant issue for people in regional areas. Specifically, the safety for people living, working and travelling through regional areas has been identified as an issue requiring urgent improvement. Emergency services rely on mobile telephone access and access to their specific emergency communications to provide satisfactory responses to the requirements of a modern society and the Blackspot Program has been created to significantly improve those communications.

The partners in the program have committed to invest over \$380 million dollars in the program. Locations in urgent need for improved communications were identified through a collaborative stakeholder engagement program. Nominations from local communities, local industry, state and territory and local governments, regional businesses and other interested parties informed the best way to deliver the program. Final site selection was undertaken utilising input from these organisations

and emergency services organisations including WA Police, Ambulance, Department of Fire and Emergency Services (DFES), and the DCBA.

As part of the Blackspot mobile phone base station rollout, Telstra is proposing to install 4G.LTE (Long Term Evolution) technology. This technology is an integral part of the Telstra Mobile Network and is utilised for both metropolitan and regional base stations.

1.4.1 Coverage objective

The proposed facility will provide mobile coverage over a section of IOD which is a popular tourist route for access to the Pinnacles/Nambung and Lesueur National Parks, and the coastal communities of Cervantes, Jurien Bay, Green Head and Leeman. Subject to further funding becoming available, the State's intention is to eventually achieve continuous mobile coverage along the entire route from Lancelin to Dongara to encourage more visitors, improve public safety, reduce emergency response times, and provide logistical support for the road transport and freight sector. The proposed facility is backed by the Department of Primary Industries and Regional Development, the Mid-West Development Commission, the Wheatbelt Development Commission and Main Roads WA. Figure 2 provides the current indicative extent for the Grey area and surrounding region.

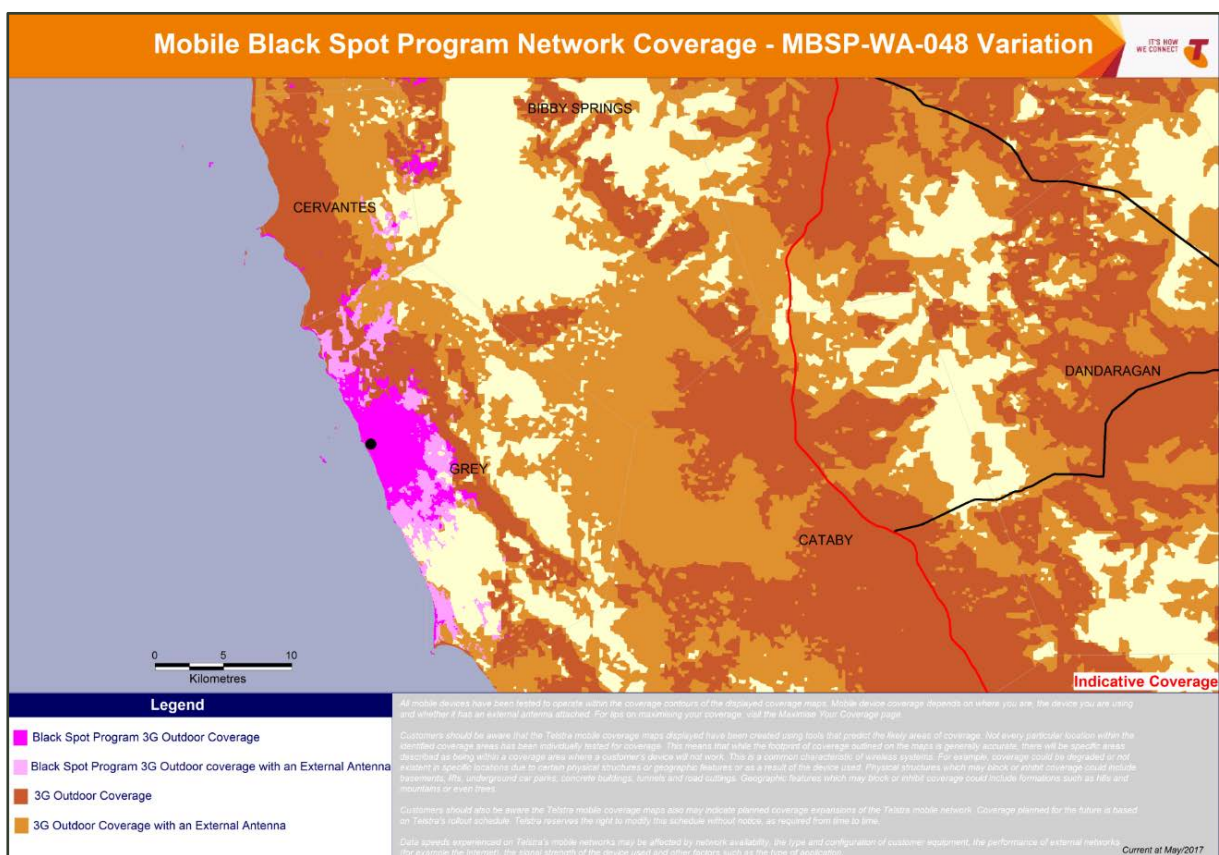


Figure 2 Indicative extent of introduced outdoor coverage (source: Telstra)

2 Guiding principles and planning policies

2.1 State Planning Policy 5.2 Telecommunication Infrastructure (SPP 5.2)

The SPP 5.2 was released in September 2015 and has primarily sought to ensure a more consistent approach in the preparation, assessment and determination of planning decisions for telecommunications infrastructure.

The SPP 5.2 intent recognises that the installation of telecommunications network infrastructure usually involves the development of land and/or alteration to the appearance of buildings or structures, which may have visual impacts. This planning policy aims to balance the need for effective telecommunications services and effective roll-out of networks, with the community interest in protecting the visual character of local areas. Using a set of land use planning policy measures, the policy intends to provide clear guidance pertaining to the siting, location and design of telecommunications infrastructure.

For telecommunications infrastructure to be effective, structures are generally located prominently, at high points in the landscape or on top of buildings, where they are more likely to be visible to the public.

The planning authority may exercise discretion in addressing the visual impacts of telecommunications infrastructure. Visual impacts of an infrastructure development proposal should be assessed by applying the following set of policy measures to guide the location, siting and design of the structure.

Telecommunications infrastructure should be sited and designed to minimise visual impact and whenever possible:

- a) be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites;
- b) be located to avoid detracting from a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land;
- c) not be located on sites where environmental, cultural heritage, social and visual landscape values maybe compromised; and
- d) display design features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape.

Telecommunications infrastructure should be located where it will facilitate continuous network coverage and/or improved telecommunications services to the community; and telecommunications infrastructure should be collocated and whenever possible:

- a) cables and lines should be located within an existing underground conduit or duct; and
- b) overhead lines and towers should be co-located with existing infrastructure and/or within existing infrastructure corridors and/or mounted on existing or proposed buildings.

Notwithstanding the stakeholder engagement program and subsequently radio frequency analysis informing the siting and required antenna elevations, it is clear that the location selected is prominent

for motorists travelling on the IOD (scenic route). Additionally, the Grey Settlement access road from which the proposed facility will obtain access meanders between primary dunes, thus forming a vista to the ocean (albeit a fleeting glimpse for passing traffic).

The SPP 5.2 provides the direction that telecommunication infrastructure should not be prohibited in any zone in the zoning table and that, subject to guidance within a planning scheme, be designated as a permitted use in some zones. Furthermore, buffer zones and/or setback distances are not to be included in planning schemes or local planning policies. There is a clear direction in the State Policy to facilitate the roll out of an efficient telecommunications network unless the location and siting unreasonably affects places of cultural or environmental significance, or the visual impact on balance has not been mitigated to outweigh the community benefit of the service it will provide the community.

2.2 Guidelines for the Location, Siting and Design of Telecommunications Infrastructure 2004

These Guidelines complement and are read in conjunction with SPP 5.2. The principal purpose of these Guidelines is to assist local government and planning practitioners in planning for telecommunications infrastructure at the local level. Underlying this purpose is the need to facilitate the provision of telecommunications services to the community, in an efficient and cost-effective way.

Key considerations that are to be taken from the Guidelines include that:

- Telecommunications facilities that have the potential to be visually intrusive should, where possible, be located in industrial, commercial, business or rural areas, or be otherwise integrated into the design of existing or proposed building development.
- Where there are existing structures such as water towers or base stations, additional facilities can often be accommodated without significantly contributing to the visual impact of the structure. This includes co-location with an existing telecommunications facility and integration with any other structure.
- Visually intrusive facilities should generally not be situated within residential areas or in areas of particular environmental significance such as foreshores and Bush Forever sites. They should also not be prominently visible from significant vantage points including tourist routes and lookouts and recreation sites, in order to preserve the amenity and environmental value of these areas.
- Particular care should be taken in the design of facilities near certain land uses such as childcare centres, schools and aged persons' accommodation to minimise visual intrusion and community concern regarding electromagnetic emissions. Cultural and heritage sites should also be treated with sensitivity, and avoided altogether where a proposed facility is likely to detract from the characteristics for which the site has been identified (e.g. cultural, historic, scenic).

In the case of free-standing facilities, such as above-ground housing or towers, design measures need to be employed to address visual impact where the opportunity for integration with adjoining structures is often limited (see Figure 3 for an example lattice design). The design techniques are, in some cases, the same as those referred to above, and include:

- adjustment to the overall size (height and dimension) of the facility;
- colour to match the predominant background (e.g. sky, vegetation);
- designing the facility as a work of urban art; and
- disguising the facility as another structure (e.g. flagpole, signpost, tree).

Tree planting to reduce the visual impact of facilities such as above-ground housing and, in some cases, towers is encouraged. Where landscaping is desirable to screen facilities, species should be chosen based on the size of the facility and in sympathy with the existing landscape theme (if any) in the locality. The establishment of landscaping does not appear to be warranted or beneficial for the Grey facility. Any indigenous species introduced for screening purposes would likely not reach any significant height given the exposed location and poor soils, would compete with existing vegetation that is in the process of regenerating, and not have a water source available to mitigate mortality rates for tube stock. The physical separation distance off the Grey Settlement access road and the Indian

Ocean Drive, the undulating terrain and existing vegetation already combine to enable ground level infrastructure to be suitably screened.

The stability of soils both inside and outside of the compound area are unlikely to be at risk given the limited earthworks and construction footprint being contained within the compound and access track. Revegetation for stabilisation purposes is; therefore, not warranted.



Figure 3 Lattice example of preferred rural setting design (source: Guidelines)

2.3 State Coastal Planning Policy (SPP 2.6)

SPP 2.6 applies state-wide and draws on and is supported by other WAPC state planning policies, development control policies and guidelines relevant to the coastal zone. For coastal matters SPP 2.6 is to be viewed as the higher order and prevailing policy.

The purpose of SPP 2.6 is to provide guidance for decision-making within the coastal zone including managing development and land use change; establishment of foreshore reserves; and to protect, conserve and enhance coastal values. The objectives of SPP 2.6 are to:

1. ensure that development and the location of coastal facilities takes into account coastal processes, landform stability, coastal hazards, climate change and biophysical criteria;
2. ensure the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities;
3. provide for public coastal foreshore reserves and access to them on the coast; and
4. protect, conserve and enhance coastal zone values, particularly in areas of landscape, biodiversity and ecosystem integrity, indigenous and cultural significance.

Objectives pertinent to the proposed facility include:

- Encourage urban development to be concentrated in and around existing settlements, particularly those with established infrastructure and services. Continuous linear urban development along the coast should be discouraged or, where it has occurred, carefully controlled.
- Ensure that when selecting a development location, regard is given to infrastructure capacity and where possible, existing infrastructure be upgraded and improved.
- Ensure that land use and development, including roads, adjacent to the coast is sited and designed to complement and enhance the coastal environment in terms of its visual, amenity, social and ecological values.
- New infill development should be located on the least vulnerable portion of the development site and, for urban coasts where the adjacent uses are predominantly residential and commercial and there is a high demand for recreational activity.

Building height limits of the policy apply to all development within 300 metres of the horizontal shoreline datum, but do not apply to industrial or resource development, transport, telecommunications and engineering infrastructure, and Port Works and Facilities (as defined by the *Port Authorities Act 1999*).

2.4 State Coastal Planning Policy 2.6 (SPP 2.6) Guidelines

The SPP 2.6 Guidelines are designed to be applied early in the planning process and are predominantly focused on preserving foreshore reserve widths and coastal hazard risk management. Elements that need to be considered pertinent to the Grey facility include:

- Coastal planning should result in sustainable development which recognises the need to balance competing economic, social and environmental demands.
- Development should not result in discharges such as sewerage, fertilisers or toxic chemicals into the coastal environment.
- Development should not substantially alter existing natural drainage patterns, nutrient and organic matter cycling processes, near shore sediment transport patterns or water quality.
- Disturbance of existing vegetation during construction should be minimised. However, if unavoidable, the area should be rehabilitated after disturbance with native species of local origin to stabilise land in and around developments.
- Development should be designed to prevent invasion of native habitats by introduced species/pests.

The above elements would not be compromised provided that Telstra's contractors remain in compliance with any approval granted and contractors operate in accordance with the environmental standards and controls contained within the Telstra Environmental Handbook. The Handbook outlines Telstra's minimum environment management standards pertaining to water, air, flora, fauna, energy, noise, water, other natural resources, heritage and their interrelation. Contractors are also required to fulfil their contract requirements which include having in place and complying with an environmental management system that is consistent with Australian Standards ISO 14001:2004.

The SPP 2.6 Guidelines make specific reference to Part 3, pages 73-80 of the Visual Landscape Planning in Western Australia - a manual for evaluation, assessment siting and design (Manual). Landscape, seascape and visual landscape elements of coastal planning are to reflect consideration of the Manual.

2.5 State Planning Strategy

The State Planning Strategy provides a strategic basis for coordinating and promoting land use, transport and land development in a sustainable manner throughout Western Australia. The Strategy sets out the high-level guidance for achieving the state goals of generating wealth and prosperity; preserving and enhancing the environment; and building vibrant and safe communities for enjoyment of current and subsequent generations of Western Australians.

2.6 Wedge and Grey Preliminary Planning Report 2014

The Wedge and Grey Preliminary Planning Report provides an insight into how these informal settlements are viewed in terms of their form and function, sustainability and heritage significance. These aspects are important considerations to understand the visual character elements of the settlement and how the proposed facility may be perceived by the residents (see Figure 4 for a view experience example at the Grey Settlement).

The Department has established the Wedge and Grey Working Group as a forum to consult with key stakeholders over proposed changes to the management of Wedge and Grey. Membership includes representatives of the Wedge Island Protection Association and the Grey Conservation and Community Association, the State Heritage Office and the Yued people.

The Report recognises that there are 120 licensed shacks at Grey, from which view experiences toward the facility need to be considered as well as those from IOD. Wedge and Grey are unvested reserves, placed under the management of DBCA by an order of the Governor with the approval of the Minister for Lands and the Minister for Environment. The location for the proposed facility falls outside of the proposed management zones established by the Report.



Figure 4 Grey shacks illustrating the ability for the terrain and to a lesser extent vegetation and structures to confine view experiences (source: Wedge and Grey Preliminary Planning Report 2014)

2.7 21st Report – Issues relevant to Shack Policy and Regulation (Inquiry into Shack Sites in Western Australia 2010-11)

The Standing Committee on Environment and Public Affairs held an enquiry to inform the State Government on the development of policy and regulation for shack sites on public land in Western Australia. Again, this Report provides further insight into how these informal settlements are viewed in terms of their form and function, sustainability and heritage significance.

It has been submitted that some shacks are ugly and unsightly and detract from the natural beauty of the area. A number of submissions raised this issue in relation to Wedge and Grey where the shacks are located near stunning beaches and the public now has access to the sites. For example, the Turquoise Coast Tourism Association submitted that the shacks are 'dilapidated and unsightly'. On the other hand, some submitters have commented on the rustic nature and visual charm of shack sites. Shack owners are of the view that shack sites are of cultural heritage significance and, therefore, must be retained. The National Trust found that Wedge and Grey are places of cultural heritage significance.

It is our view that the shacks do indeed detract from the natural beauty of the area and introduce an urban character seemingly out of place as opposed to other coastal towns along the Coral Coast.

2.8 Planning Bulletin 83/2013 – Planning for Tourism

This bulletin sets out the policy position of the Western Australian Planning Commission (WAPC) to guide decision making by the WAPC and local government for subdivision, development and scheme amendment proposals for tourism purposes. This bulletin should be read in conjunction with other relevant WAPC policies.

The WAPC, Tourism WA and local governments are to consider this policy set out by this bulletin in planning and decision-making for tourism related developments. The location and scale of a tourism precinct is determined by consideration of a number of factors, including character and amenity and the existing compatible land uses and infrastructure.

2.9 Visual Landscape Planning in Western Australia – a manual for evaluation, assessment, siting and design (Manual)

The Manual provides advice to State agencies, local governments, developers and the community on techniques for incorporating visual landscape planning into the planning system. The Manual is not an academic text, statutory procedure or prescriptive policy for visual landscape planning and management for Western Australia. It deals primarily with the visual aspect of landscape, while recognising the importance of the more holistic social, cultural, environmental, economic and aesthetic factors as well.

It is best practice to undertake a 'visual impact assessment', prepared in accordance with 'Visual Landscape Planning in Western Australia', to demonstrate to the satisfaction of the Determining Authority that a development proposal satisfies the planning policy framework. The Manual provides broad guidelines that should be read in conjunction with those specifically drafted for telecommunications infrastructure (SPP 5.2).

Part 1 of the Manual 'Introduction' addresses the planning context, distinguishes between visual landscape evaluation (plan making) and visual impact assessment (development assessment), and outlines the scope of the Manual.

Part 2 of the Manual 'Visual Landscape Planning Methods' includes processes for use by those decision makers who are responsible for recommending acceptance or otherwise of specific development proposals (i.e. visual impact assessment).

Part 3 of the Manual 'Guidelines for Location, Siting and Design' provides guidance for utility towers, including telecommunications towers. This guidance assists in ensuring proposals reduce their potential impact on visual landscape character.

Aurecon has previously met with Tara Cherrie-Morgan and Stephanie Clegg who were the former Department of Planning Project Managers responsible for the production and implementation of the Manual to discuss the intent of the Manual specific to telecommunications. These discussions also concentrated on appropriate design responses to minimise visual impact in urban and coastal environments. Subsequent to this understanding this VLA, utilising the Manual, has been prepared on the premise that the outlook from the IOD and Pinnacles Drive, and from Hangover Bay are 'regionally significant views', and that 'locally significant views' exist from the Grey Settlement access road, the settlement itself, and from the beach. It was noted that the Manual is not State Policy rather it provides guidelines applicable to development on private land to assist in the protection of significant landscapes.

The Manual refers to three broad, basic visual character objectives:

1. protection and maintenance of visual landscape character;
2. restoration and enhancement of degraded visual landscape character, or opportunities for enhancement; and

3. for other areas, the broad objective is to undertake a combination of protection and enhancement where appropriate, and elsewhere to undertake best practice siting and design.

The Manual provides for three specific visual management objectives to meet the fore-mentioned broad visual character objectives:

- a) not evident: development may be hidden, screened or not visible from specified viewing locations;
- b) blending: development may be evident, but generally not prominent in that it borrows from the existing landscape setting; and
- c) prominent: development may be a dominant feature in the landscape, drawing attention to itself.

The Manual states that “*where the broad objective is for a landscape to be enhanced or restored, any of the three specific objectives may apply. It is more likely to be acceptable for development to be prominent in the landscape, as a new feature will enhance a landscape that is currently lacking in visual interest.*” The pragmatic broad objective for managing the visual impact of the proposed guyed mast is (b) blending, because it is not feasible to screen the mast from view, nor is the proposed mast designed to be prominent in the way that an iconic building or public art may be. This is the approach that Telstra has also taken to proposed ground level infrastructure. Given there is no existing development, restoration and enhancement strategies to make existing development blend better have not been proposed. It is also noted that the IOD Planning Guidelines also recognises that blending techniques should be deployed. *There may be a future requirement for telecommunications towers in this character unit. If it is not feasible for these to be built where they are ‘inevident’ from IOD, they should be located where they ‘blend’ with the landscape.*

The term blending is also described as ‘harmonise with’, ‘compliment’ or ‘borrow from’. To ensure that a ground level development blends with existing valued landscape character, it is necessary to identify the dominant visual components of the landscape. The Manual states “*All coastal landscapes have the same two basic components, land and sea...*” The Grey Settlement and environs is predominantly characterised by low heath and shrubs with scattered trees less than 6m in height in hollows. Light colours such as zincalume® or white are often avoided to better blend with the dark green eucalypt foliage. Whilst we acknowledge that some species (particularly grass species) are seasonally affected by the dry summers such that lighter browns and white exposed sand dunes are also present, the predominant colours are darker greens



Figure 5 The predominant colours of the landscape are darker greens that have been drawn upon to blend ground level infrastructure

The proposed generator cabinet (with a concealed roof to minimise bulk) and the outdoor cabinets are to be externally colour-treated pale eucalypt. Chain mesh security fencing has been proposed, in part to be less visually intrusive than solid fencing and in part to minimise any potential vandalism or graffiti. The solar array is angled and finished in a matt material such that reflection does not occur. The use of omni rather than panel antennas additionally reduces bulk and *clutter* at the mast head (see Figure 5, Figure 6, Figure 7 and Figure 8 for examples of visual impact mitigation techniques).

The Manual recommends that “...remnant bush be retained wherever feasible, as it provides a strong visual reminder of an area’s original landscape character, thus forming a major component in an urban area’s current expression of character.” The extent of low heath and shrub land to be removed is limited to:

- 480m² to establish the compound for multiple service providers and to accommodate the solar array.
- Approximately 1,200m² to establish clearance around the three guyed wire anchor points and clearance under the wires.
- Approximately 240m² to construct a three-metre wide 80m long access track from the compound to the Grey Settlement access road.

The removal of vegetation will be limited to the minimum required for safe construction and operation of the facility. Section 1.7 of *Telstra’s Environmental Handbook - Flora, Fauna, Habitat and Weeds* requires the limit of the footprint to be clearly marked/tagged and noxious weeds to be destroyed or removed.

The chosen design response for the guyed mast is also blending. A guyed mast option will blend better than either a ‘solid’ monopole or bulkier lattice tower option, whilst offering greater opportunities for co-location for emergency services providers and other carriers, or for future technologies

opportunities. The headframe will support omni-directional antennas which are less bulky than panel antennas and have been positioned as close as practical to the lattice mast to minimise the profile.

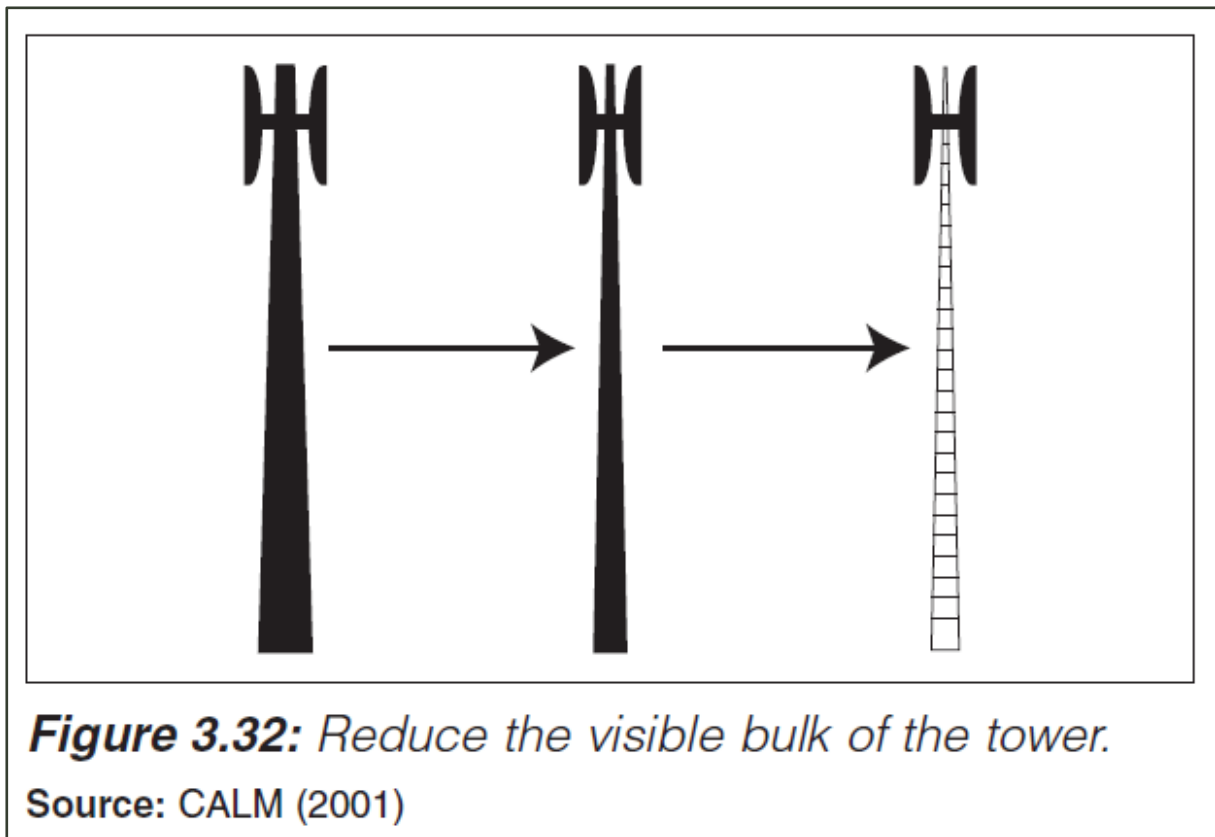


Figure 6 The Manual encourages lattice design to reduce visual bulk

There is no legislative requirement for obstacles located away from aerodromes to be fitted with navigation lighting or an alternative means of identification (typically red and yellow paint marking). The height above ground level for which structures must be reported to Airservices Australia and may be fitted with lighting is 110m. Aurecon will advise Airservices Australia of the height and location of the guyed mast so they can update their database of tall structures which is made available to aviation operators.

The Manual identifies that development adjacent to urban coastline “*should not be visually intrusive when viewed from the adjacent foreshore reserve, especially beaches, lookouts, dual use paths, and picnic sites*”. This will not be the case due to physical separation distances between the guyed mast and the beach in conjunction with the topography of the area, structures and vegetation. The view experience from the Grey Settlement beach as well as other regionally and locally significant view perspectives have been described in the body of this assessment.



Figure 7 Typical perspective looking east from the Settlement beach illustrating the ability of the terrain, structures and vegetation to screen the guyed mast from view

The Manual also suggests that "...where possible choose *higher points that appear less prominent when viewed from key views and/or travel routes.*" The view experience for motorists whether entering or leaving the settlement will be impacted given the alignment of the road and proximity to the structure. Ground level infrastructure will be obscured. The guyed mast is elevated above nearby dunes which is preferable where long distance views are experienced such that when viewed from the west the lower portions of the mast will blend into the landscape behind.

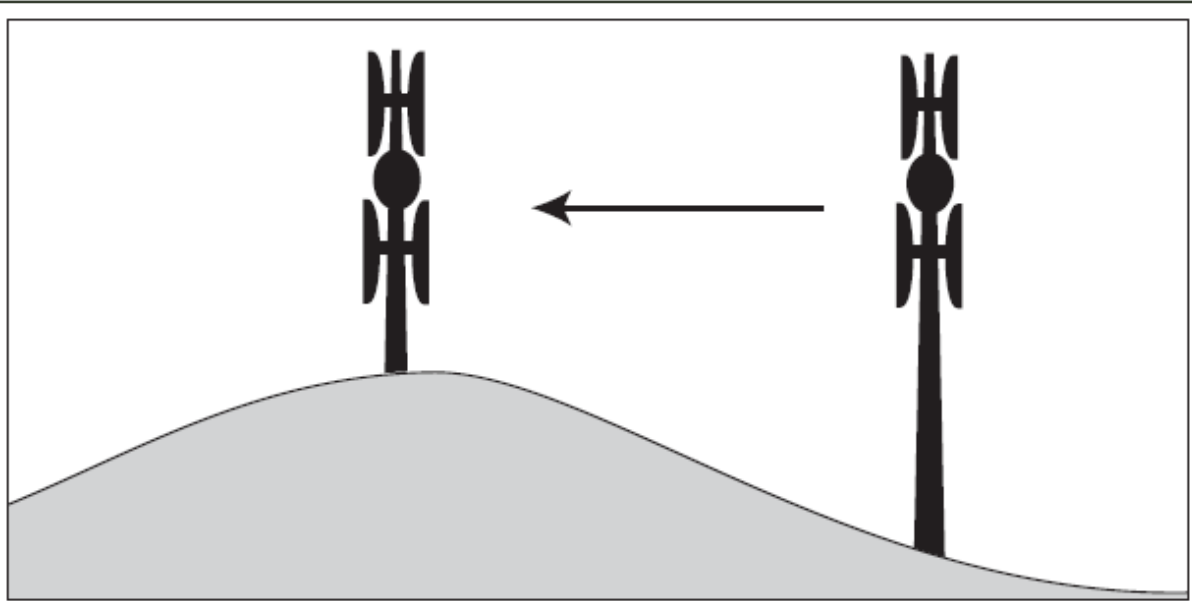


Figure 3.28: Use local topography to reduce the overall height of towers.

Figure 8 The Manual encourages height of structures to be minimised, selecting elevated land assists this initiative

The Manual recognises that “colour does not appear to be a design option with the recently constructed towers.” The galvanised steel mast and guyed wires are not proposed to be colour-treated. The galvanised finish will be less visually intrusive than a darker shade, particularly against lighter backgrounds such as the sky. The initial reflectivity of the steel finish will weather and quickly fade to a light grey milky colour.

2.10 Indian Ocean Drive Planning Guideline March 2014

“The Indian Ocean Drive Planning Guideline (IOD Guideline) is an operational policy intended to guide the location, siting and design of various land uses and development in the locality of the road. It provides an integrated approach to land use decision making across the five local governments, with the purpose of retaining the rural and natural landscape and enhancing the provision of services and facilities available to all users of the road.

The IOD Guideline sets out issues to be considered at scheme amendment and development stages of planning. It does not apply to land use and development within the townships of Jurien Bay and Leeman, or to existing development precincts along the road. Outside the town sites, people are encouraged to consider the Guideline when reconstruction, improvements or maintenance of existing development, or landscaping, is to occur.” (source www.planning.wa.gov.au).

The IOD Guideline applies specifically to a 500-metre corridor on either side of the IOD road reserve from the Woodridge rural settlement, south of Guilderton, to the intersection of IOD with the Brand Highway. It also applies more generally to land that is outside of that corridor but may be prominently viewed from IOD. The IOD Guideline is applicable to both private and public land.

IOD is a scenic coastal road that passes for most of its length through rural and natural landscapes. The road is one of Western Australia’s principal tourist routes linking the Perth metropolitan area with the Pinnacles, Jurien Bay Marine Park and the coastal settlements and attractions of Lancelin, Cervantes, Jurien Bay, Green Head, Leeman and Dongara. IOD offers an alternative to the Brand Highway for tourists travelling to the north of the State and for people commuting between Perth, Geraldton and the coastal towns. The crayfish and agricultural sectors also use the road to transport their products.

IOD has been aligned to utilise the flatter land along its route, avoiding steep dunes and the downwind side of mobile dunes wherever feasible. It passes through deflation basins, foredune plains and old lagoon sites, with short sections through ridges and dunes only where necessary. This has resulted in a fairly flat route overall, which lies close to sea level for much of its length, especially between Grey and Illawong. The more elevated portions of the road are those that occupy the Spearwood dunes, which are generally inland from the Quindalup dunes.

The naturally low height of most of the vegetation along IOD means that views are usually only limited by landform (dunes and dune ridges). Limited visibility occurs where views are screened by low dune ridges that running close to, and parallel with, the road. Five distinct types of views are explored, being panoramic, focal, enclosed, framed and first views.

The type of key views typical of scenic travel routes are panoramic views, in which extensive areas of the landscape are visible, usually from elevated locations. Along IOD these are only available at a few locations as the road is rarely at higher elevations than the surrounding landscape. Because of their rarity along the route, panoramic views are particularly important. They occur at Nilgen (with lookout), above Wedge Island (with lookout), and at Lawry Bay south of the Pinnacles (several stopping points). Views over the ocean can also be considered 'panoramic', or at least very wide, even where the elevations are not high, as the ocean is visible for a long distance for up to 180°.

In focal views, features are located straight ahead, at focal points. Focal views occur where the road curves, enabling the feature to appear as if it is in the centre of the road, in the distance. Several important focal views occur along IOD, when the road is orientated directly towards a mobile dune, stand-alone dune, or headland (see Figure 9 and Figure 10 for focal and panoramic view examples respectively).

Enclosed views are constrained by landform, vegetation or buildings. They are typical along much of IOD's length, due to the road having been constructed in flat corridors between parallel dune ridges, restricting views to a distance of up to 1 kilometre either side. Where enclosure is created by tall roadside shrubs, this results in restriction of views to the road corridor itself.

Views of distant features may be framed on one or both sides by a landscape element. The ocean is often seen along IOD as framed between foreground dunes.

Along IOD, significant 'first views' refer to when the two main features along the road, i.e. the ocean and the mobile dunes, are first seen. Travelling north beyond Lancelin, both ocean and mobile dunes are first seen near Wedge Island.

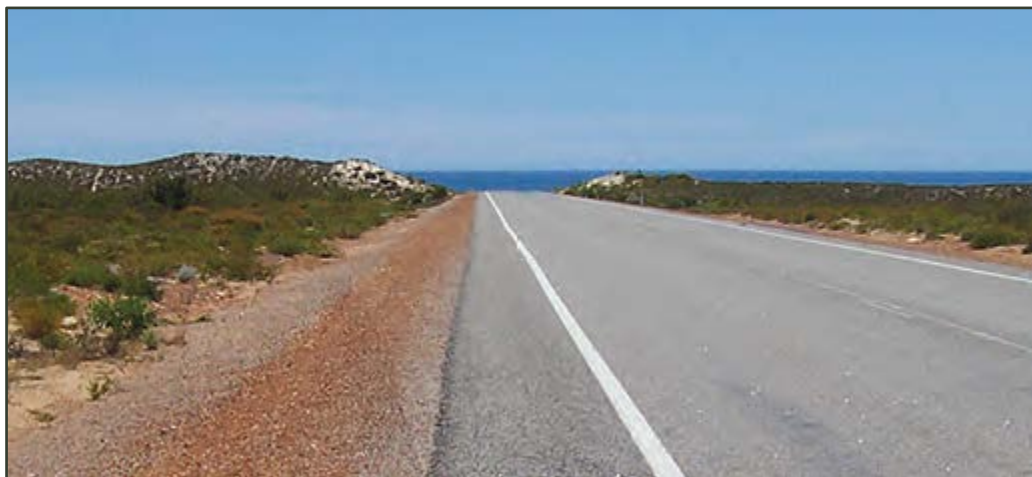


Figure 9 Indian Ocean Drive example of a focal view



Figure 10 Wedge Island Lookout example of a Panoramic view

The provision of tourist accommodation at the Wedge and Grey Settlements is being considered as part of structure planning for these areas that is being led by the former Department of Parks and Wildlife (now DBCA).

The IOD is predominantly used by cars, motorcycles, coaches and vehicles towing caravans. Heavy vehicle usage of the road is limited with most heavy vehicles travelling from Geraldton to Perth continuing to use the alternate Brand Highway. Vehicle classification data shows that heavy vehicles comprise approximately 8 per cent of traffic surveyed on IOD (2013 data). Heavy vehicles that do use the road are generally associated with the local crayfish, agricultural lime and primary production industries and the delivery of goods to the coastal towns.

Traffic volumes have been increasing steadily – by more than 22 per cent over the last two years. The latest data shows Annual Average Daily Traffic (AADT) of 1,978 vehicles, up from 1,617 vehicles in 2010/11. Data also shows that a significant amount of light vehicle traffic has been diverted from the Brand Highway. The speed limit on the road is generally 110 kilometres per hour except through the Jurien Bay town site (50 kilometres per hour) and Leeman town site (80 kilometres per hour).

IOD provides travellers with an experience that contrasts with that of Brand Highway, the inland route between Perth and Dongara. Brand Highway passes through both natural and rural landscapes, while the landscape surrounding IOD is mostly natural in character, with limited agricultural land visible along the road north of Lancelin. In contrast to Brand Highway, views along IOD are more often restricted, enclosed by dune ridges that run parallel to the road or to the coast. A key difference between the two routes is that ocean views and glimpses are available from sections of IOD, due to its close proximity to the coastline.

When considering land use change and new development on IOD, the safeguarding of the road's key function as a 'scenic, coastal tourist route' should be the overarching objective.

Scenic: to protect the primarily natural landscape character of the route, while restoring and enhancing character and environmental outcomes where needed.

Tourist: to provide opportunities for visitors and commuters to experience a safe, enjoyable journey along the road, encouraging them to utilise services and facilities in existing towns and stay longer in the region.

Coastal: to provide a variety of views of the ocean and coastline from the roadway, as well as adequate access from the road to recreational sites.

The objective that a proposed development should 'blend' with its setting requires identification of the nearby landscape characteristics that the proposed development is to 'blend' with; the specific forms

(e.g. dunes), lines (e.g. ridge-top skyline), colours (e.g. greens found in nearby vegetation, colour of sand) and textures (e.g. rough, sandy surfaces). The landscape's natural features should remain prominent, and should dominate the landscape. Development may be visible but not prominent.

Location: Sensitive locations should be avoided, for example, the sides of dunes or ridges that face the road, nearby skylines, headlands, focal points of views or areas within important views, especially the foreground. Appropriate locations could include terrain that is at least partly obscured by dunes, areas that are level with the road and can be at least partially screened by vegetation.

Siting: Development needs to be sited with care to ensure that individual components that have the potential to draw attention, such as reflective roofs and windows, are not visible.

Design: The forms, lines, colours and textures of a development do not need to be identical to those found in nature, but they need to appear compatible to the extent that any contrasts do not draw attention.

Development in visually dominant sites, such as at the focal point of an important view, should not be supported. Any development should be sited in such a manner that it does not obstruct the view to be preserved.

All new utility services, including power lines that serve the tourism development should not be located within the IOD viewshed corridor when it is feasible to locate them elsewhere.

Recommendations for Future Investigations includes:

Develop a mobile phone 'application' for road users, particularly visitors, that provides information about the facilities such as stopping places, tourist destinations and service stations, on and in the vicinity of IOD, as well as interpretative information about the environment.

2.11 Wheatbelt Regional Planning and Infrastructure Framework

The Wheatbelt Regional Planning and Infrastructure Framework (Framework) is a high level almost aspirational document. That said, there are references to the Grey Settlement and the critical role telecommunications plays in the Region.

The dispersed population and settlement pattern in the Wheatbelt and service delivery challenges it presents are recognised. There is a focus on responding to the changing demographics, seeking to attract and retain population and to build on the linkages between towns and settlements.

The main social, economic and environmental planning issues facing the region are considered in the Wheatbelt Regional Planning and Infrastructure Framework. The Framework provides a basis for ongoing planning and development that will deliver a diverse and innovative Wheatbelt region that continues to contribute strongly to the State's prosperity.

The coastal shires of Dandaragan and Gingin and shires close to the metropolitan area such as Chittering, Toodyay, Northam and York are experiencing population growth. Relocation to these areas is generally for lifestyle or financial reasons. Given the proximity to Perth and availability of telecommunications infrastructure and services the establishment of 'footloose', knowledge-based and home-based businesses by those still in the workforce is expected to support the Wheatbelt's economic growth.

The Wheatbelt is the second most visited region in Western Australia for day-trips. Two of the most visited day-trip destinations, the Pinnacles and Wave Rock, are located in the shires of Dandaragan and Kondinin respectively.

Some tourist and recreational activities take place near Wedge and Grey Islands, located between Lancelin and Cervantes. Historically pastoralists and their families holidaying at the coast established a limited number of shacks. These informal nodes have grown with approximately 450 shacks at Wedge and Grey and improved access from IOD providing for increased day-use.

In 2011, the Legislative Council's Standing Committee on Environment and Public Affairs produced Report 21 - Shack Sites in Western Australia. Recommendation 6 of this report recommended removal

of squatter shacks and the area's development to provide the public with low-impact, nature-based, affordable visitor facilities and accommodation, including camping and caravanning facilities.

In considering the report, Government accepted the recommendation with the qualification that *"The State Government will examine options for Wedge and Grey that meet the requirements for public recreation and tourism use in conjunction with a level of shack retention that contributes to the opportunities for public use. This consideration would be in consultation with current shack leaseholders. Any future development of the sites will be subject to State planning requirements and will address equity of access and use, building safety, health and amenity, coastal processes and provide for environmentally sustainable public outcomes."* The Department of Parks and Wildlife (now DCBA) is examining options for Wedge and Grey in consultation with other agencies, and in keeping with this decision, both sites are shown on Map 5 as proposed tourism and recreation nodes.

Ensuring sufficient water, power, wastewater and telecommunication services to support forecast population growth throughout the Wheatbelt and to attract new economic activity is essential for the development of the region. With over 100 settlements, the Wheatbelt is characterised by dispersed service provision which gives rise to unique challenges of maintenance and upgrading. In order to provide essential services to the region, use of 'fit-for-purpose' and 'standalone' services will be required.

Telecommunications infrastructure is essential to underpin the region's economic opportunities and optimise service delivery, particularly access to broadband internet services. The National Broadband Network can enable improved access to information and services for some Wheatbelt residents. It may also provide opportunities for the establishment of new businesses such as software development, e-business, e-health and e-education and call centres.

In the nationwide switch to digital television, the VAST (Viewer Access Satellite Television) direct-to-home service will provide access to free-to-air satellite television services across the Wheatbelt. The costs associated with shires installing VAST rebroadcasting systems or individual households or businesses purchasing additional equipment to attain coverage may be prohibitive, as existing Commonwealth Government support is scheduled to cease, which may discourage living and doing business in the Wheatbelt. The National Broadband Network and digital television present increased opportunities for the Wheatbelt.

However, future planning and investment to soften the effects of ongoing service and maintenance costs of infrastructure is required. The delivery of telecommunications and internet services in the Wheatbelt has been supported by the now completed Regional Mobile Communications Project that improved highway and town to-town coverage through the delivery of terrestrial mobile, voice and high-speed wireless data. Sixteen projects in the Wheatbelt have been implemented including Arthur River North, Ballidu, Bencubbin, Breton Bay (Gingin), Clackline, Flint (Beverley), Kondinin, Koorda, Miling, Mukinbudin, Narembeen, North Gingin, Wickpin East, Wongonderrah (Dandaragan), Woodridge (Gingin), and Woottatting (Northam). The State Government's Regional Telecommunications Project represents the next step in improving mobile telecommunication coverage in regional areas. Addressing improvements in the service provision of telecommunication sites continues to be a critical issue for the Wheatbelt.

The region has the capacity to capitalise on opportunities offered by improved telecommunication services to the region. New technology will allow higher rates of mobility, greater usage of the internet for business and personal use including for social networking and a narrowing of the current rural/city technology divide.

The priority is to maximise access to the new telecommunication technologies across the Wheatbelt.

3 Assessment

3.1 Proposal summary

The proposal comprises the following:

- 60m guyed mast structure with three (3) supporting wires
- Four (4) Omni – directional antennas with bases at the 60.25m and 58.65m levels
- One (1) parabolic antenna
- Three (3) remote radio units
- Proposed ground level solar array
- Low impact equipment room at the base of the structure
- Generator cabinet
- 80m access track from the Grey Settlement access road and security fencing
- Ancillary works, cabling and associated works

Drawings are attached as **Appendix A**

Telstra is committed to delivering continuous improvements in their environmental performance. A copy of Telstra's Environmental Policy is available at <http://www.telstra.com.au> Telstra's contractors are required to operate in accordance with the environmental standards and controls contained within the Telstra Environmental Handbook. The Handbook outlines Telstra's minimum environment management standards pertaining to water, air, flora, fauna, energy, noise, water, other natural resources, heritage and their interrelation. Contractors are also required to fulfil their contract requirements which include having in place and complying with an environmental management system that is consistent with Australian Standards ISO 14001:2004.

Noise and vibration emissions associated with the proposed facility are expected to be limited to a ten (10) week construction and commissioning phase. Noise generated during the construction phase is anticipated to be of short duration and accord with the standards outlined in the Department of Water and Environment Regulation (DWER) Environmental Protection (Noise) Regulations 1997. Construction works are planned only to occur between the hours of 7.00am and 6.00pm.

The proposed facility will comply with the Australian Communications and Media Authority (ACMA) regulatory arrangements with respect to electromagnetic radiation (EMR) exposure levels. The State Administrative Tribunal orders and many local planning policies pertaining to telecommunications infrastructure acknowledge that health is not a planning consideration given the licensing requirements have due regard to public health.

The proposed development is classified under the Building Code of Australia as Class 10b (non-habitable structures). As such firebreaks are not required, nor will the development result in any additional fire load or risk to occupants. We have been further advised by the Western Australian Planning Commission that it is not the intent of State Planning Policy 3.7 Planning in Bushfire Prone

Areas for Class 10 (Telecommunications Infrastructure) to require a BAL assessment or Bushfire Hazard Assessment in fire prone areas.

A search of the Department of Aboriginal Affairs heritage database has not identified any Registered Aboriginal heritage sites in the area. The significance of this site will not be affected by the proposed development. Telstra's contractors are experienced with ensuring compliance with the requirements of the *Aboriginal Heritage Act 1972* and the controls contained within Section 8.3 of Telstra's Environment Handbook specific to indigenous heritage. Additionally, the Yued Working Party has been consulted to obtain Aboriginal heritage clearance. Yued nominees will attend the site and assist in heritage surveying activities. It is also likely that monitoring during construction will also occur.

3.2 Visual landscape character

Landscape is integral to community perception of the region's identity, and the Wheatbelt has a variety of compelling landscapes – including its pristine coastal areas, the Darling Scarp, fields of canola, the Avon Valley, granite outcrops or sometimes its clear blue skies. One of the more unusual landscape features of the region is the mobile sand dunes found adjacent to Indian Ocean Drive. Besides their community value, the landscape assets of the Wheatbelt define key tourism opportunities for the region. For example, the Pinnacles and Wave Rock represent identifiable landscape features and the coastal landscape qualities of Lancelin, Cervantes and Jurien Bay contribute to their popularity for tourism and settlement. (source: Wheatbelt Regional Planning and Infrastructure Framework)

The Wheatbelt Regional Planning and Infrastructure Framework (Framework) applies a Coastal landscape unit to the Grey area.

The Framework recognises that the region's coast provides for environmental processes, tourism, recreation and commercial fishing opportunities. Significant to the future of the region's coastal areas is Indian Ocean Drive. As well as providing a springboard to a range of destinations, including the Jurien Bay Marine Park, the road also offers magnificent views of the Western Australian coast, and untouched hinterlands, most of which is held in conservation estate.

The southern portions of the Grey Settlement beach are considered to be a rocky coast (see figure 11). Rocky coasts comprise a continuous rocky substrate which extends to an elevation above the active limit of the shoreline. In most instances, this elevation should be defined at least one metre above the HSD. Coasts with discontinuous or low elevation rock shall be classified as mixed sandy and rocky coasts. Rocky coasts shall be classed as one of the following three groups depending on their geomorphic/ geological features. Rocky coasts present additional management challenges given the potential for cliff collapse in weakly cemented rocks, or the likelihood of people being swept from rocks and rock platforms by unexpected waves.



Figure 11 Warning signage on a rocky headland adjacent to Grey shacks

The northern portions of the Grey Settlement beach are considered to be a sandy coast (see Figure 12). Sandy coasts comprise unlithified/unconsolidated sediments, rock is either not present or not dominant. They typically feature gently to moderately sloping shores and are often backed by dunes or beach ridges, which may contain dune blowouts. The shoreline can quickly alternate between accretion and erosion but is likely to retreat as a result of sea level rise.



Figure 12 Looking north along the beach illustrating the transition from a rocky to a sandy coast

The Grey Settlement beach could also be considered a local beach described by the SPP 2.6 Guidelines as *“those that are used by people living close by and are often accessed by foot or bicycle, as well as by car. Local beaches usually have very few facilities and infrastructure, and generally record relatively low rates of use”*.

As a component of the field study a series of images were captured from the Grey Settlement beach looking back towards the shacks (see Figure 13 for a typical view). A map of the photography and montage perspectives is included as **Appendix B**, photomontages are included as **Appendix C** and the panorama of beach photography is included as **Appendix D**.



Figure 13 Typical view form the 'local' beach illustrating the ability of the primary dunes, structures and vegetation to screen the proposed Telstra facility from view

The *Indian Ocean Drive Planning Guidelines* (IOD Guidelines) recognises that the IOD passes through two dune systems: the younger, often active, Quindalup dunes which are generally adjacent to the coast; and the older, higher, Spearwood dunes, which are generally located inland from the Quindalup dunes. The most distinctive individual landform features are the large mobile dune sheets, moving northwards at various speeds. Their leading edges are very steep, and in windy conditions, loose sand is visible swirling off their tops and sides, creating a 'mist' effect. The bright white of the mobile dunes contrasts strongly with the dark green foliage of the vegetation it is engulfing.

The Quindalup dunes take a wide range of forms, including: steep, narrow ridges that generally run parallel to the coast; undulating, hummocky terrain with hills, swales, hollows and blowouts; and occasional, isolated, cone-shaped dunes. The tops of the linear ridges create long, straight or gently undulating skylines that are often close to the road, enclosing views. The coastal geology is outlined in Figure 14.

The ocean adjacent to IOD contains visible features: reefs that run parallel to the shore result in visible lines of breaking surf which vary depending on tides and the weather. There are also some small rocky islands, including several that are vegetated.

As part of the field study that extent of the IOD and Grey Settlement access road from which ocean views are afforded was mapped (see **Appendix E**). Impacts on these views are explored further in Section 3.3.1.

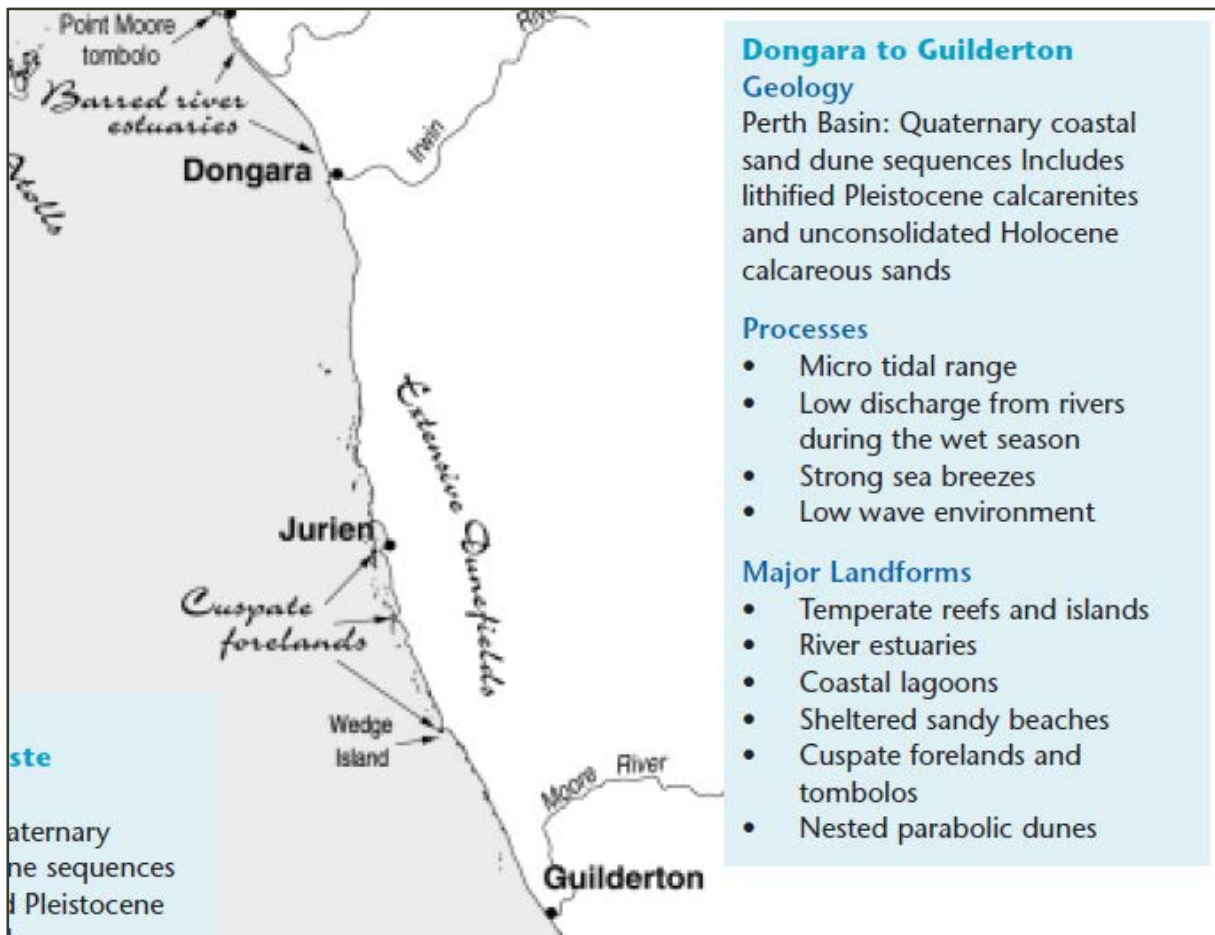


Figure 14 Dongara to Guilderton geology (source: Coastal Planning and Management Manual)

Plant communities along IOD comprise low-growing heath, shrublands and thickets. The Quindalup dunes, along the coastline, support the typical small range of coastal species, the principal ones being dark-foliaged wattles and melaleucas, which may grow in tall, dense thickets along the roadside, as a result of soil disturbance, which provide a spectacle when in flower (see Figure 15 for an example view).

A series of shacks are visible from the IOD on the coastal side of the road north of Leeman, including at small coves at the base of headlands. The shacks are very informal in appearance, with a variety of recycled materials in use, mainly weathered galvanised iron sheets. They are single storey, with low-profile roofs and toilets are free-standing, of the same materials. They are often set amongst bushy, low planted trees, and objects related to their use, such as thick ropes, craypots, dinghies and water tanks.



Figure 15 Driving southwards along the IOD illustrating the Quindalup dunes system and associated vegetation, the visibility of the Grey Shacks and offshore reefs

Table 1 Visual aspects of landscape character

Visual Aspect	Assessment	Notes
Scale	Large	Notwithstanding the Quindalup Dunes frame many views from a motorist's perspective, the scale when travelling along the Grey Settlement access road remains large.
Enclosure	Enclosed	The view perspective from the Grey Settlement access road is framed by the Quindalup Dunes.
Diversity	Simple	Given the Grey shacks are out of view in the vicinity of the Telstra compound the diversity is fairly simple, road, dunes and heath.
Texture	Textured	Given the dunes are not exposed in this areas texture is driven largely by the vegetation.
Form	Rolling	The Quindalup Dunes where not exposed present a rolling rather than angular form.
Line	Curved	Drawing upon form and texture the lines are curved rather than straight or sinous.
Colour	Muted	Whilst the broader region boasts colourful expressions of wildflowers and turqois seas, within the viewshed of the proposed facility the low heath is typically muted varying between lighter browns and darker greens.

Visual Aspect	Assessment	Notes
Balance	Chaotic	The proximity to the IOD and informal shacks juxtaposed against the predominantly natural landscape is chaotic.
Movement	Busy	The proximity to the IOD and Grey Settlement warrants a busy rather than calm classification.
Pattern	Organised	The Grey Settlement access road provides a clear delineation between natural and built form.

The visual aspects of landscape character identified by the Manual tend to overlap each other but, collectively, provide a snap-shot of the key landscape attributes of the area. Should the Telstra compound have been proposed within the Grey Settlement itself, or indeed inland of the IOD, the landscape character would be considerably different. The proposed compound location is influenced greatly by the built form it is responding to from an operational sense. The natural elements of the landscape have also been responded to within the constraints of the technology through siting and design elements.

3.3 Viewer observations

The proposed facility is located in an area of the Nambung National Park somewhat removed from tourist infrastructure associated with points of interest. Notwithstanding being in close proximity to the informal settlement of Grey and adjacent to the Grey Settlement access road, no formal or informal access is currently provided. Unsurprisingly, no human activity was observed or would be expected around the proposed compound area.

The majority of the guyed mast will be visible to motorists travelling in both directions (particularly travelling north) along the IOD and travelling along the Grey Settlement access road. Ground level infrastructure will be screened from road users' due to the undulating terrain and to a lesser degree, vegetation that is currently recovering in the vicinity of the compound from fire.

The Grey shacks either orient towards the coast where views are available or are of a single level basic construction. It is not anticipated that any direct views of the guyed mast will occur from any major opening or outdoor living area associated with any shack (see Figure 16). A viewshed analysis utilising current LiDAR data to confirm the extent of visibility was not prepared given the data was not readily available and capture would have been cost-prohibitive. Whilst Google Earth does have a viewshed feature its accuracy is highly questionable, so has not been included as part of this assessment.



Figure 16 Viewing platforms or raised outdoor living areas are not common, those observed orient to the coast.

The built form of the settlement has little bearing on the design response for the proposed facility. The physical separation distance results in blending techniques drawing upon the natural rather than elements from the built landscape, and the siting responding primarily to the topography (desire for elevation and to minimise earthworks), vegetation (desire to minimise clearance), and ability to provide vehicular access (minimising vegetation clearance and earthworks). Should the structure have been proposed within the settlement itself then a monopole design of lower elevation incorporating landscaping to screen ground level equipment may well have been proposed. Such a location and design response would not only have a greater visual impact on the settlement, but would then compromise the coverage objective to additionally service the IOD.

The predominant active recreational activity for the Grey Settlement appears to be fishing based on the prevalence of boats and fishing gear. No fishing was observed at the time of the field study during which few people were observed within the settlement. The proposed facility will be partially visible when viewed from the ocean; however, the visual impact will be diminished given the physical separation distance and atmospheric conditions including transpiration.

Passive recreation was not observed; however, seating near the beach and walking tracks evidence such activity. Reference materials also acknowledge residents gathering on the beach at nominated meeting points. Again, these view perspectives will either be towards the ocean (away from the proposed facility) or otherwise screened by the primary dunes, built structures and vegetation.

3.3.1 Significant Ocean Views from the Indian Ocean Drive

In addition to identifying individual view perspectives from the IOD to prepare photomontages and to take photography for detailed assessment, that extent of the road whether travelling north or south from which a panoramic, broken or glimpse of the ocean could be obtained was identified. It is understood that ocean views from the IOD are regionally significant collective view experiences. The IOD Planning Guidelines does identify sections of the road south of the Grey Settlement that provide

important views; although we would understand that important views extend beyond that identified in Figure 17.

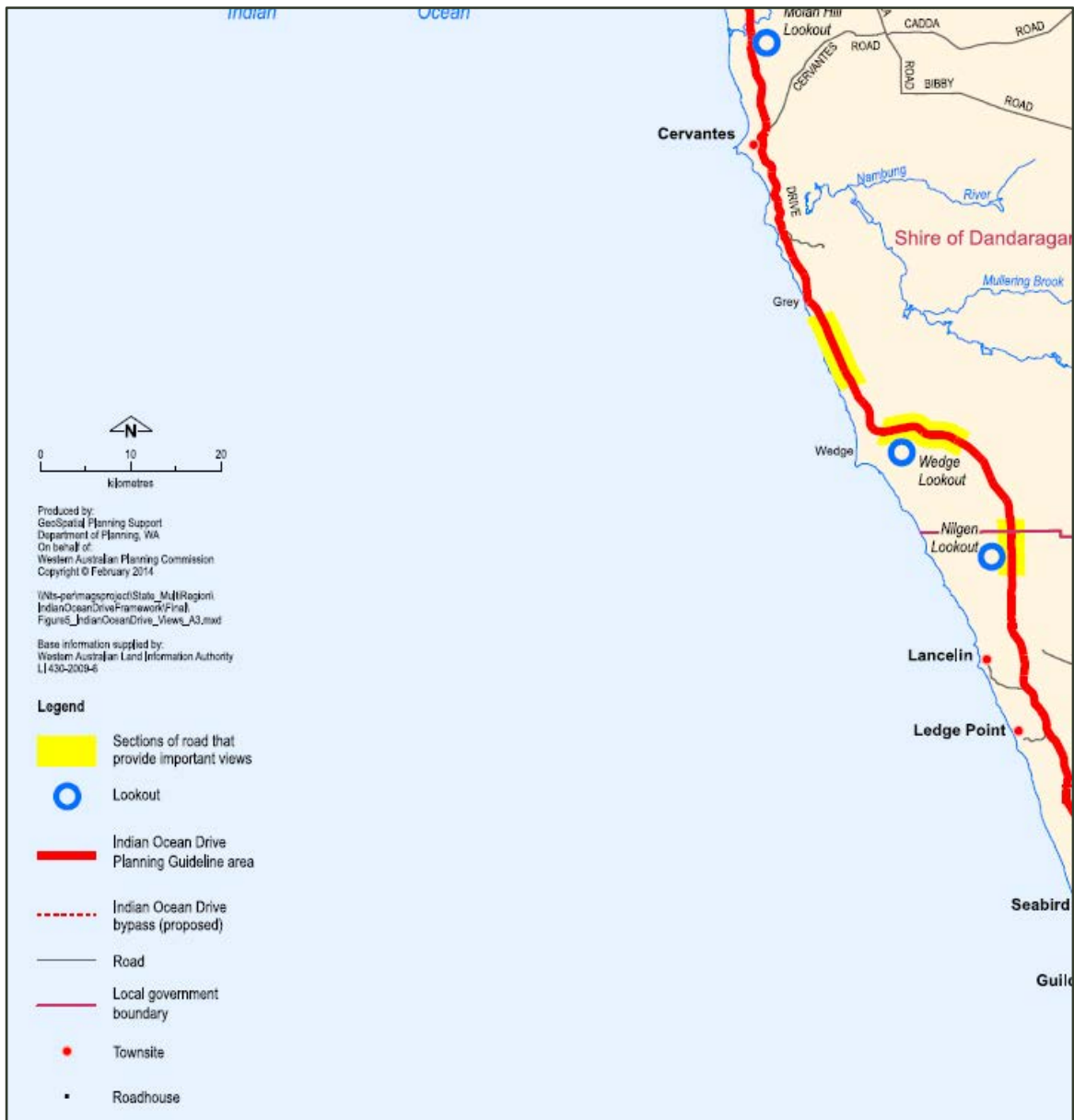


Figure 17 Identification of sections of the IOD that provide important views (source: IOD Planning Guidelines)

The methodology included travelling north along the IOD and record from the point of a first ocean view near Wedge the odometer readings for lengths from which a panoramic (sweeping), broken or glimpse of the ocean was afforded. The same process was then followed travelling south from the Pinnacle Drive intersection through beyond the point of a first ocean view near Wedge (denoted in **Appendix B** as photo 3).

It was then established that humans have a slightly over 210-degree forward-facing horizontal arc of their visual field¹. Based on a 105° angle from the centreline of the roads we have additionally captured the extent of ocean views that would be impacted by the proposed facility (see **Appendix E**).

It is noted, that of those sections of the IOD in the vicinity of the proposed facility from which ocean views are available to motorists is limited to the immediate vicinity of the Grey Settlement access road. It is estimated that the proposed facility will be within a motorists' ocean view perspective for approximately 200-250m travelling north and 450-500m travelling south.

¹ Traquair, Harry Moss (1938). *An Introduction to Clinical Perimetry*, Chpt. 1. London: Henry Kimpton. pp.4-5.

Notwithstanding there will be an impact on an ocean view, this impact needs to be quantified firstly in terms of the quality of the affected view and, secondly the extent of the available views adversely affected. The Grey Settlement access road is central to the affected ocean view and represents a juxtaposition in terms of colour, texture and form. It is deemed that the quality of this ocean view is lessened than other views unaffected by built form. This assessment is further validated by the IOD Planning Guidelines that does not recognise this section of the IOD as providing an important view. The extent of the ocean view affected is relatively small and, by virtue of being framed by dunes, is a peripheral view for motorists.



Figure 18 Photo perspective 17 illustrating the ocean views in the vicinity of the Grey Settlement access road

3.3.2 Individual View Experiences

Seven (7) regionally or locally significant individual view locations were identified as part of the field study for detailed assessment. These perspectives are limited to collective view experiences. The authors of the Manual have previously advised that individual view experiences are not considered to be locally or regionally significant in the context of visual landscape assessment. The selected individual view locations include photo montage locations prepared for the Deighton Pty Ltd development application, from the IOD layover bay north of Grey, and beach views from Hangover Bay and the Grey Settlement beach (see **Appendix B**).

The tables below describe the impact of the proposed facility when viewed from the selected individual view locations and introduce criterion for which qualitative assessment has been undertaken. Summaries regarding the visual exposure zones, level of significance and visual landscape management zones terminologies are included below as these warrant explanation in order to interpret the assessment.

Visual Exposure Zone

Visual (or public) exposure refers to how the landscape is viewed by members of the community. This includes classification of the total area potentially seen from travel routes and use areas, and

delineation of distance zones: foreground (up to 500m), middle-ground (500m to 6.5km), and background (6.5km to 16km).

Level of Significance

The level of significance is classified in accordance with the Manual as being National/State, Regional, and Local².

Visual Landscape Management Zones

The Visual Landscape Management Zones are areas of relative importance for their inherent visual characteristics and social values. They are the result of a systematic amalgamation of physical and social/cultural factors within which management priorities, objectives and plans can be formulated. The United States Forest Service has been using management zones as part of their landscape management practices since 1970.

Zone A: areas of high visual quality with high to moderate public exposure and/or sensitivity; and areas of moderate scenic quality with very high public exposure and/or sensitivity.

Zone B: areas of moderate to low scenic quality with high public exposure and/or sensitivity; and areas of high scenic quality with low public exposure and/or sensitivity.

Zone C: areas of moderate to low scenic quality with moderate to low public exposure and/or sensitivity.

A modest proportion (10%) of the mapped area is classified as Zone A, reflecting a landscape rich in naturalness, diversity and components of high visual quality (ocean views, mobile dunes) and scenic travel routes (IOD, Pinnacles Drive and the Hangover Bay access road), and use areas with high levels of public use and sensitivity (Pinnacles, Hangover Bay and Grey and Wedge Settlement beaches).

The majority (70%) of the mapped area is classified as Zone B, reflecting a landscape rich in naturalness (Nambung National Park) and travel routes (Grey and Wedge Settlement access roads), and use areas with lower public use and sensitivity.

A modest portion (20%) of the mapped area is classified as Zone C, reflecting rural landholdings and modified environments generally well east of the IOD with low public use and sensitivity.

Visual landscape management zones have been mapped (see **Appendix F**).

Site Name	Photo Location 8 – Hangover Bay (northern section) (see Figure 19)
Location	-30.594, 115.104
User activity at site	Passive recreation, beach activities
Visual Exposure Zone	Middle ground (Unseen)
Visual Landscape Management Zone	Zone A
Level of significance	High
How will the proposal be seen	Views would be long in duration to the periphery of the main viewshed (towards the ocean). The physical separation distance from the proposed facility coupled with the terrain and vegetation will fully screen the guyed mast from this location, from the remainder of the bay, or from the parking and barbecue areas.
Scenic quality class	High
Potential visual impacts	Nil, not visible.
Mitigation measures	Lattice mast visually permeable, ground level equipment screened from public view.

² Visual Landscape Planning in Western Australia – a manual for the evaluation, assessment, siting and design, Appendix 1 Table 5 p. 161



Figure 19 Photo location 8 looking towards the proposed facility from the northern section of Hangover Bay

Site Name	Photo Location 13 – Driver Rest Stop IOD (see Figure 20)
Location	-30.651, 115.135
User activity at site	Tourist drive, major highway
Visual Exposure Zone	Middle-ground (Unseen)
Visual Landscape Management Zone	Zone B
Level of significance	Local
How will the proposal be seen	Given the low vehicle speeds accessing and egressing the driver layover area and the anticipated stop being 5 – 30 minutes views will long in duration, but largely confined to the rest area. The physical separation distance from the proposed facility coupled with the terrain and vegetation will likely fully screen the guyed mast from the access aisle or embayment parking bays.
Scenic quality class	Low/Moderate
Potential visual impacts	Nil/Negligible. It is anticipated that the guyed mast will not be visible; however, there is the possibility that the top of the mast may be visible from some vantage points.
Mitigation measures	Lattice mast visually permeable, ground level equipment screened from public view.



Figure 20 Photo location 13 looking southwards from the driver layover area

Site Name	Photo Location 59 - Grey Settlement beach (see Figure 21)
Location	-30.666, 115.135
User activity at site	Passive recreation, beach activities
Visual Exposure Zone	Foreground (Unseen)
Visual Landscape Management Zone	Zone A with outlook to Grey Settlement (Zone C)
Level of significance	Regional
How will the proposal be seen	Views would be long in duration to the periphery of the main viewshed (towards the ocean). The proposed guyed mast will not be visible from the beach primarily due to the steepness of the primary dunes and rocky headland to the south of this view perspective. The shacks, structures and vegetation will also assist to screen the mast.
Scenic quality class	High
Potential visual impacts	Nil, will not be visible.
Mitigation measures	Compound located away from settlement and coastline.



Figure 21 Photo perspective 59 looking towards the proposed facility from the beach

Site Name	Photo Location 19 - Grey Settlement access road (see Figure 22)
Location	-30.668, 115.145
User activity at site	Shack owner/occupier egress route
Visual Exposure Zone	Foreground
Visual Landscape Management Zone	Zone B
Level of significance	Local
How will the proposal be seen	Notwithstanding the relatively low speed views would be short in duration and for much of the total travel length along the access road not in view. Given the road alignment and close proximity to the proposed facility the greatest impact will be the initial 150m journey from the IOD travelling to the settlement. For this extent of the access road the proposed facility will be a focal point. The undulating terrain and meandering of the access road reduces the length of travel along from which the proposed facility will be visible from a motorists' perspective. Pedestrian or cyclist usage of this access road is not anticipated given the relative isolation and lack of formalised paths.
Scenic quality class	Moderate/High given the ocean glimpses as the road meanders between primary dunes. Towards the Grey Settlement the natural landscape is diminished by evidence of human activity and built form.
Potential visual impacts	Given the alignment of the access road to the proposed facility from this nominated point and close proximity the majority of the guyed mast will be a focal point in this viewshed.
Mitigation measures	Lattice mast visually permeable, ground level equipment screened from public view, compound located away from settlement and coastline.



Figure 22 Photo location 19 Grey Settlement access road looking towards the proposed facility

Travel Route	Montage Location 1 - Indian Ocean Drive (see Figure 23)
Location	-30.661, 115.139
User activity at site	Tourist drive, major highway
Visual Exposure Zone	Middle ground
Visual Landscape Management Zone	Zones A & B
Level of significance	National/ State
How will the proposal be seen	Views would be relatively short in duration due to the 110km/hr posted speed. The guyed mast will be to the periphery of a motorists' viewshed substantially screened by the terrain. There are no focal points in this view; however, the dunes present a pleasant broader setting. and immediately prior to this point due to the road alignment. Post this location, the guyed mast will move further to the periphery of a motorists' view, but would still be notable.
Scenic quality class	Moderate given no ocean views, with the outlook dominated by primary dunes and the IOD itself. There are no focal points in this view; however, the dunes present a pleasant broader setting prior to shacks and built features becoming visible.
Potential visual impacts	Notwithstanding that this section of the IOD generally aligns with the guyed mast, the terrain will influence the extent, if any, of the mast that will be visible. Whilst visibility will be influenced by the atmospheric conditions, the elevation of the mast is such that it will be a notable addition to the otherwise natural landscape.
Mitigation measures	Lattice mast visually permeable, ground level equipment screened from public view, compound removed from a motorists' viewshed as far as practical without impeding on the Grey Settlement or adjacent beach.



Figure 23 Photomontage location 1 IOD travelling south

Travel Route	Montage Location 2- Indian Ocean Drive (see Figure 24)
Location	-30.661, 115.151
User activity at site	Tourist drive, major highway
Visual Exposure Zone	Middle-ground
Visual Landscape Management Zone	Zones A & B
Level of significance	Local
How will the proposal be seen	Views would be relatively short in duration due to the 110 km/hr posted speed. The guyed mast will be somewhat to the periphery of a motorists' viewshed with limited screening provided by the terrain and vegetation. There are no present focal points in this view such that the mast will be prominent.
Scenic quality class	Moderate given no ocean views and relatively flat terrain, with the outlook dominated by heath vegetation and the IOD itself.
Potential visual impacts	The visual impact will largely be dependent upon the physical distance from the mast and, to some extent, the viewers' perceptions of telecommunications infrastructure.
Mitigation measures	Lattice mast visually permeable, ground level equipment screened from public view, compound removed from a motorists' viewshed as far as practical without impeding on the Grey Settlement or adjacent beach.



Figure 24 Photomontage location 2 IOD travelling north

Travel Route	Montage Location 3 - Grey Settlement access road (see Figure 25)
Location	-30.667, 115.138
User activity at site	Shack owner/occupier egress route
Visual Exposure Zone	Middle-ground
Visual Landscape Management Zone	Zone B
Level of significance	Local
How will the proposal be seen	Notwithstanding the relatively low speed, views would be short in duration and for much of the total travel length along the access road not in view. For those sections of the route from which the mast will be visible it will be a focal point. The undulating terrain and meandering of the access road reduces the length of travel along from which the proposed facility will be visible from a motorists' perspective. Pedestrian or cyclist usage of this access road is not anticipated given the relative isolation and lack of formalised paths.
Scenic quality class	Moderate
Potential visual impacts	The majority of the guyed mast will be visible from the terminus of the sealed section of the Grey Settlement access road due to the greater elevation of the compound. The mast will be a focal point; however, the impact needs to be considered in the context of the location. The viewer will be leaving the Grey Settlement and transitioning into the rural and natural landscape.
Mitigation measures	Lattice mast visually permeable, ground level equipment screened from public view, compound located away from settlement and coastline.



Figure 25 Photomontage 3 Grey Settlement access road looking east

4 Conclusion

The proposed Grey facility is deemed to be public works as part of the Blackspot Program to ultimately provide mobile coverage over a section of IOD which is a popular tourist route for access to the Pinnacles/Nambung and Lesueur National Parks, and the coastal communities of Cervantes, Jurien Bay, Green Head and Leeman. Subject to further funding becoming available, the State's intention is to eventually achieve continuous mobile coverage along the entire route from Lancelin to Dongara to encourage more visitors, improve public safety, reduce emergency response times and provide logistical support for the road transport and freight sector. This context is important given the form and function of any development, including its public benefit, will influence a persons' perception of its impact. For example, a lighthouse is a prominent development often located in visually prominent and sensitive environments for which there is broad public acceptance. Mobile phone base stations are also essential infrastructure that are viewed very differently and for which blending techniques or obscuring from view is often demanded.

It is also important to understand the guiding principles and policies when undertaking visual landscape assessment. The planning policy framework has been explored in the body of this VLA and some commentary provided pertaining to compliance and potential conflict. There is no doubt that the proposed facility will be prominent when viewed from many vantage points including from the IOD and the Grey Settlement access road. It is also clear that the selected location has been identified following substantial community and stakeholder consultation. Furthermore, the location is constrained by the Blackspot Program's service objective to provide network services to the Grey Settlement in addition to the IOD. The terrain coupled with need for some physical separation from the coast and the shacks has dictated that the antenna's elevation must far exceed the surrounding landscape. It is a reasonable conclusion that completely mitigating visual impact whilst still achieving the coverage objective is impossible.

Balancing visual impact against the community benefit the technology will bring is; therefore, the primary consideration of carriers and determining authorities. As identified in the Limitations and Assumptions statement it is beyond the scope of this VLA to pass judgement on this consideration. This judgement will need to be made by the DBCA also taking into consideration heritage clearances, the town planning submission by Deighton Pty Ltd and flora and fauna considerations.

The nature of telecommunications infrastructure (base stations) is such that height is an integral part of the successful functioning of a network. The Western Australian State Administrative Tribunal (WASAT) has indeed ruled that height is an integral part of a mobile phone base station, and that visibility in itself does not necessary equate to adverse visual impact.

"While it is true that the tower will be higher than any other point in the immediate vicinity of the subject land, such height is an integral part of the successful functioning of the infrastructure, a matter recognised by SPP 5.2, cl 2.3 ('mounted clear of surrounding obstructions')."

Optus Mobile v City of Stirling [2008] WASAT 238 [59]

"The planning framework does not require the tower to be invisible."

Telstra Corporation v Shire of Waroona [2012] WASAT 179

The fact that part of the proposed development will be visible does not, of itself, mean that the proposed development will have a negative impact on the visual amenity of the locality.

NBN Co Limited v City of Albany [2016] WASAT 61 [52]

The State Planning Policy 5.2 Telecommunication Infrastructure (SPP 5.2) recognises that the location of new mobile telephone base stations needs to be carefully considered in relation to existing base stations, to ensure that the network functions effectively. This network imperative needs to be balanced with appropriate siting and designing to minimise visual impact. The objectives of SPP 5.2 include to:

- facilitate the provision of telecommunications infrastructure in an efficient and environmentally responsible manner to meet community needs; and,
- manage the environmental and, cultural heritage, visual and social impacts of telecommunications infrastructure.

The proposed facility is not located in a recognised area of cultural heritage and is removed from any community sensitive use (such as schools, hospitals and childcare facilities). The Yued claimant group have been consulted regarding the location of the proposed facility and will be in attendance to assist the preparation of an anthropological survey. Monitoring during construction has also been requested by the Yued Working Party.

Ground level infrastructure will not be visible from the local road network, beaches or any identified walking trails. Visual impact is; therefore, limited to the guyed mast itself.

The greatest visual impact is for motorists travelling toward the Grey Settlement along the initial 150m of the access road. It is reasonable to expect that perceptions of this impact will somewhat mitigated given these motorists are 'locals' who directly benefit from the essential infrastructure.

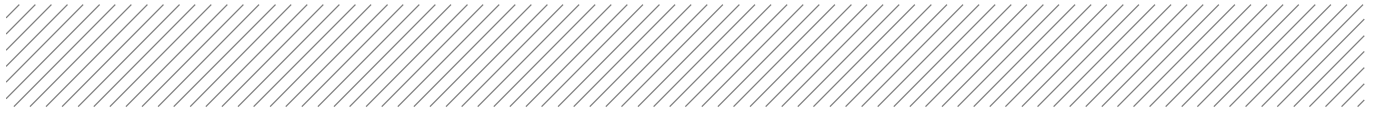
Motorists travelling northwards on the IOD will also be impacted given there are few focal points when approaching the Grey Settlement access road to otherwise distract attention from what will be a focal point. Mitigating factors include the posted highway speed and *degree* of physical separation between the proposed facility and the IOD. The proposed facility will be a focal view for a relatively short period. The lattice design of the guyed mast enables visual permeability which is more effective for longer range views, particularly when viewed against lighter backgrounds such as the sky. The structure design and finish utilise blending techniques prescribed by the Manual.

The Indian Ocean is not visible on this approach or when approaching from the north, but does come into view in the immediate vicinity of the access road. This ocean view is not a panoramic view from the IOD.

It is important to note that panoramic ocean views from the IOD are not impacted by the proposed facility. The facility will also not be visible when viewed from the Grey Settlement beach, Hangover Bay, Pinnacles Drive or the Pinnacles themselves, or when observing mobile dunes. It is our assertion that these view perspectives are the most important to protect.

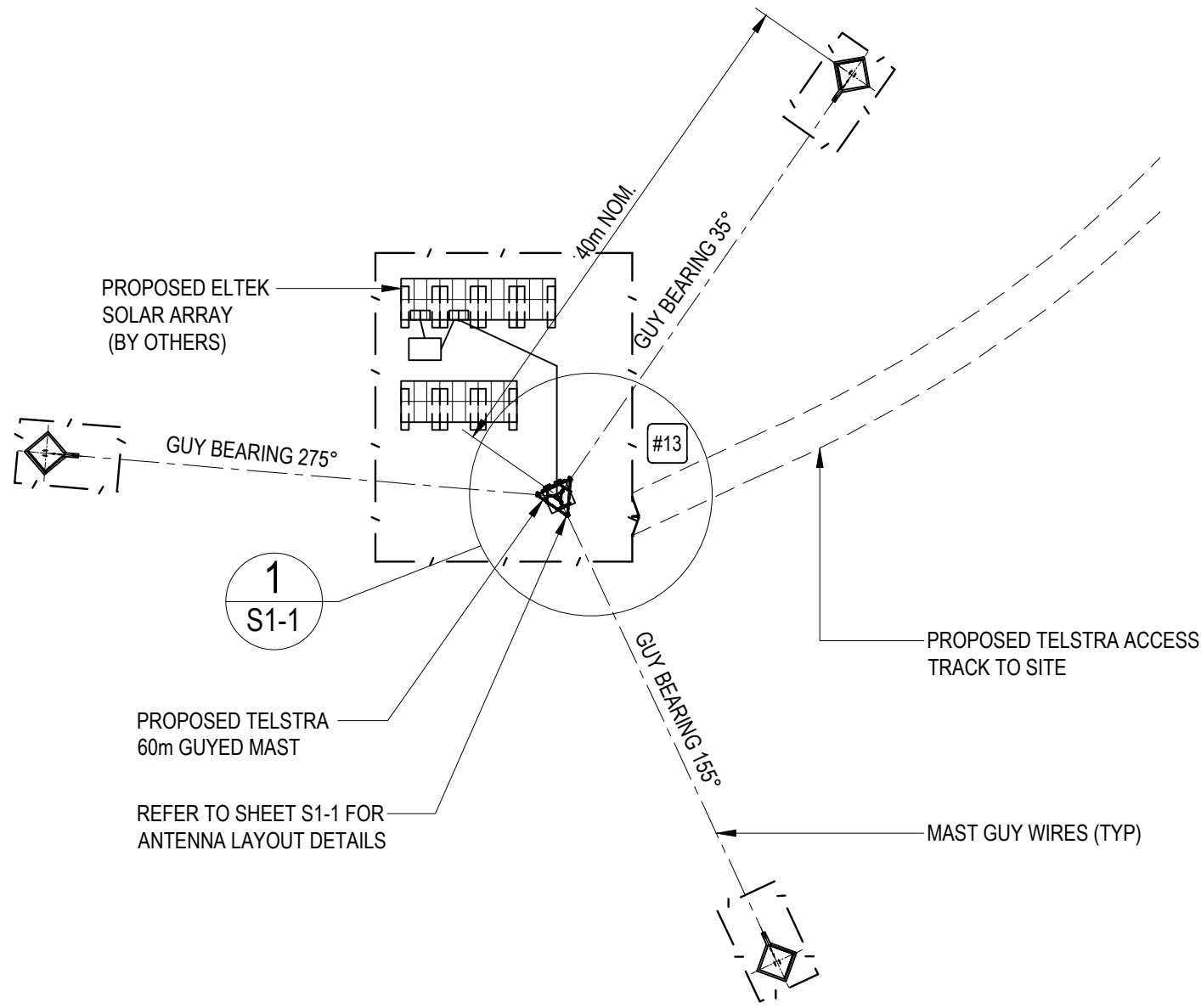
Appendices



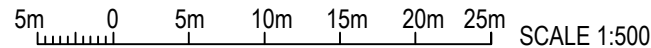


Appendix A

Plans of the Works

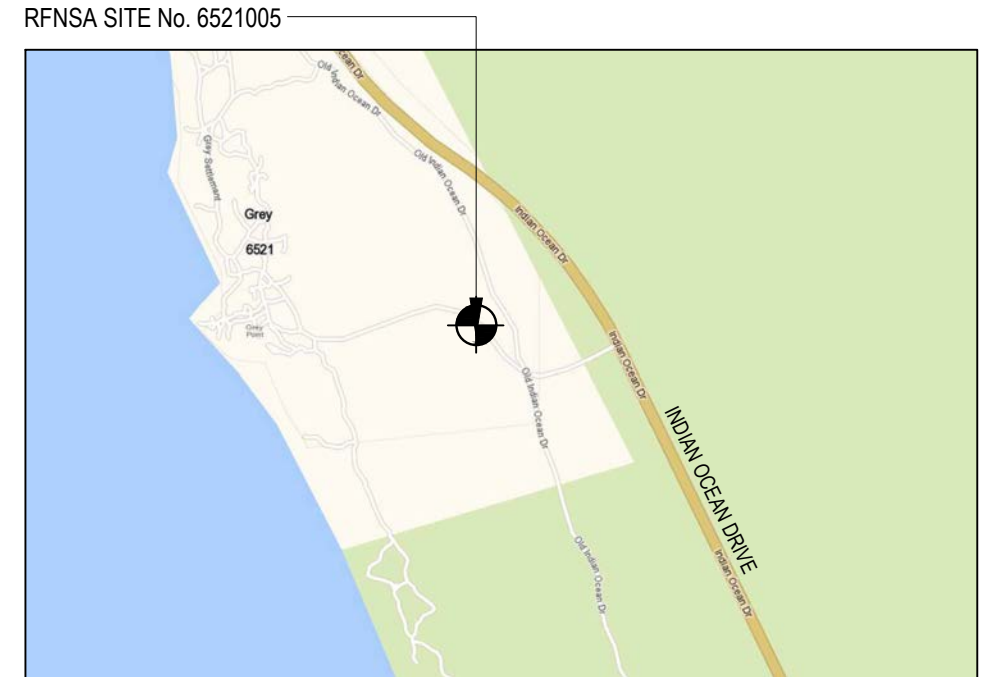


SITE LAYOUT



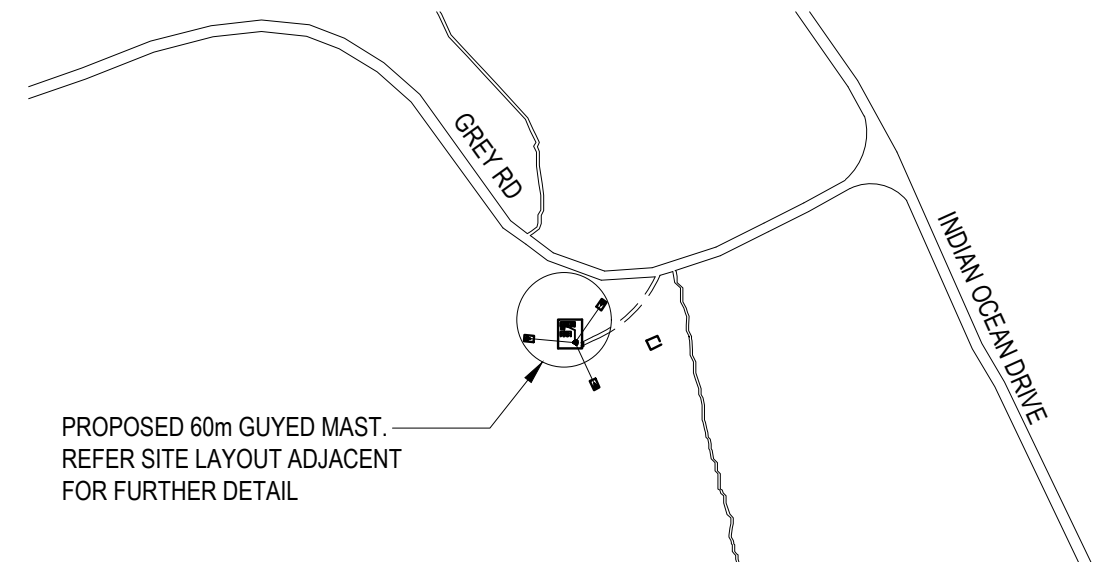
NOTES :

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. FOR EME SIGNS NOTED AS (#X) REFER TO 005486 DOCUMENTS FOR DETAILS.
3. (#2) EME SIGN SECURED TO THE REAR OF EACH ANTENNA.
4. (#6) EME SIGN SECURED 5.0m AGL TO MAST.
5. (#13) SIGN SECURED TO TELSTRA EQUIPMENT SHELTER DOOR.
6. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY/STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE
7. SOLAR ARRAY SHOWN INDICATIVE ONLY. TO BE CONFIRMED BY OTHERS



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LOCALITY PLAN
NOT TO SCALE



PROPOSED 60m GUYED MAST.
REFER SITE LAYOUT ADJACENT
FOR FURTHER DETAIL

SITE ACCESS
N.T.S.

PRELIMINARY

PROPERTY DESCRIPTION

LOT 302 ON DP54546 GREY ROAD,
NAMBUNG, WA 6521

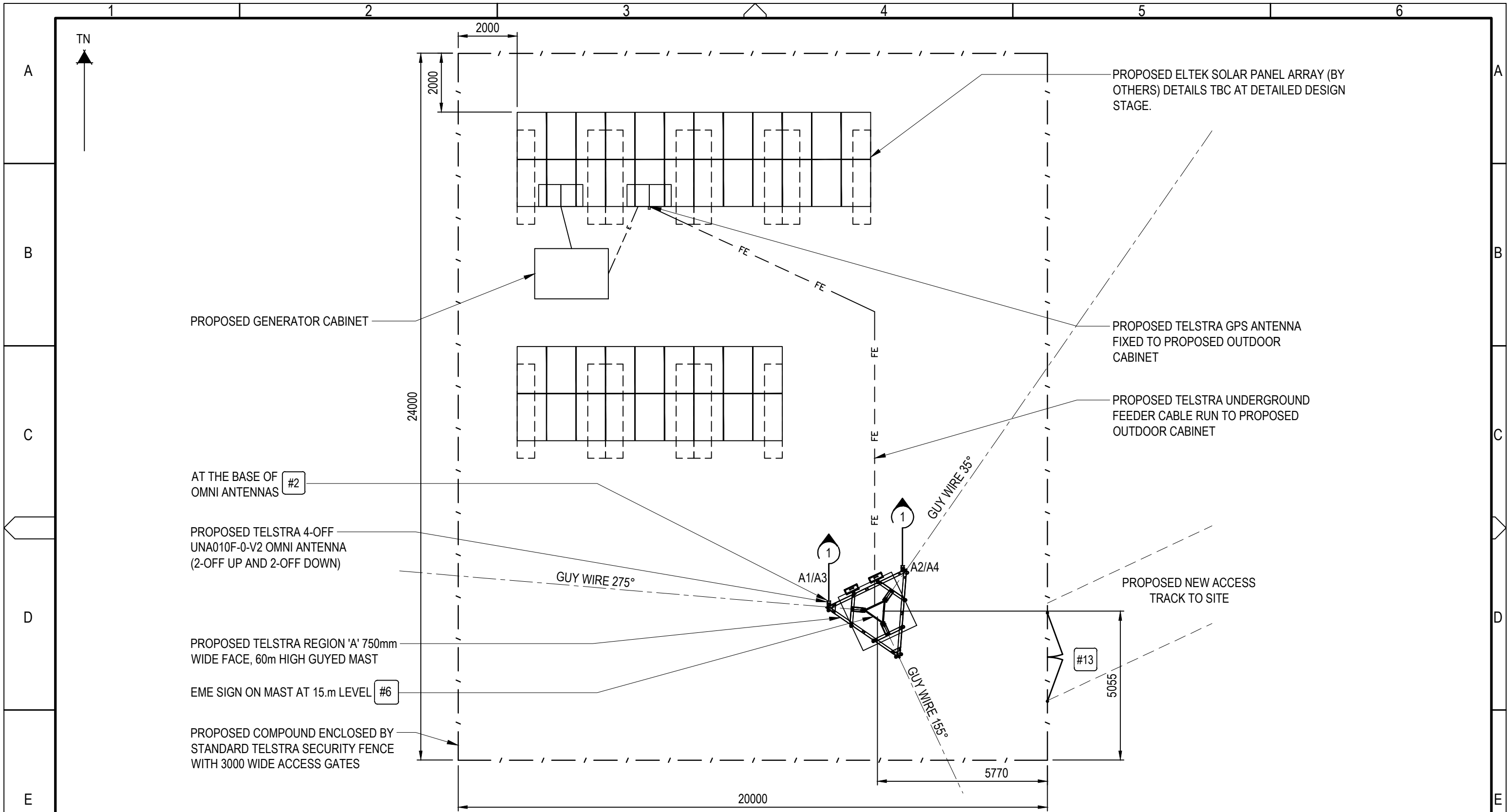
SITE STRUCTURE CO-ORDINATES (GDA94) GPS READING ACCURACY: ±10.m CENTRE OF BUILDING	
LATITUDE	-30.668503° (GDA94)
LONGITUDE	115.143594° (GDA94)



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA08745.01	BGW	MN	ISSUED FOR APPROVAL SP30056668WO53	DJC	JM	05.09.17	1

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MOBILE NETWORK SITE 310918 GREY	
SITE LAYOUT AND ACCESS LOT 302 (PLAN 54547) GREY ROAD, NABUNaG WA 6521	
DWG NO.	W108499
SHT NO.	S1 INDEX



NOTES :

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. FOR EME SIGNS NOTED AS (#X) REFER TO 005486 DOCUMENTS FOR DETAILS.
3. (#2) EME SIGN SECURED TO THE REAR OF EACH ANTENNA.
4. (#6) EME SIGN SECURED 5.0m AGL TO MONOPOLE.
5. (#13) SIGN SECURED TO TELSTRA EQUIPMENT SHELTER DOOR.
6. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY/STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE
7. SOLAR ARRAY SHOWN INDICATIVE ONLY. TO BE CONFIRMED BY OTHERS

DETAIL 1
1:125 S1

1.5m 0 1.5m 3m 4.5m 6.0m SCALE 1:125

PRELIMINARY



MOBILE NETWORK SITE 310918
GREY
SITE SETOUT PLAN
LOT 302 (PLAN 54547) GREY ROAD, NABUNaG WA 6521



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA08745.01	BGW	MN	ISSUED FOR APPROVAL SP30056668WO53	DJC	JM	05.09.17	1

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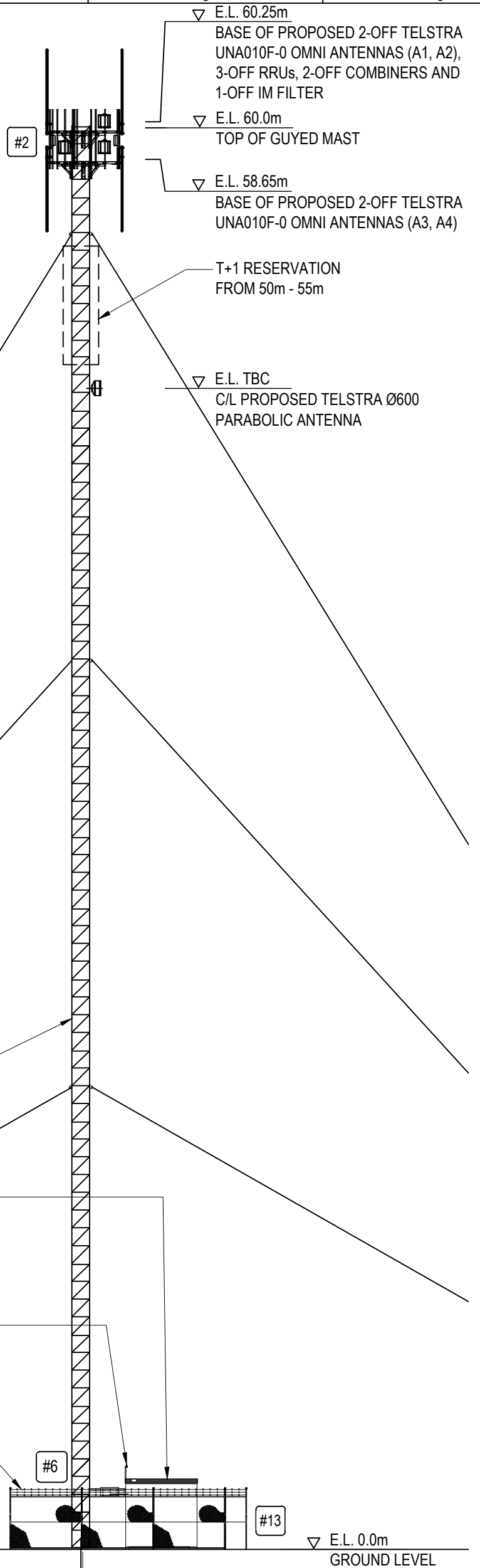
DWG NO. **W108499** SHT NO. S1-1 INDEX

TELSTRA ANTENNA CONFIGURATION TABLE

ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA ACTION REQUIRED	ANTENNA HEIGHT BASE A.G.L.	ANTENNA BEARING (x°T)	SECTOR NO. & TECHNOLOGY
A1	ARGUS UNA010F-0 OMNI 3560 x 56 mm	INSTALL	60.25m	0°	S0: LTE700 / WCDMA850
A2	ARGUS UNA010F-0 OMNI 3560 x 56 mm	INSTALL	60.25m	0°	S0: LTE700 / WCDMA850
A3	ARGUS UNA010FI-0 OMNI 3560 x 56 mm	INSTALL	58.65m	0°	S0: LTE700
A4	ARGUS UNA010FI-0 OMNI 3560 x 56 mm	INSTALL	58.65m	0°	S0: LTE700
A200	ERICSSON GPS ANTENNA KRE 101 2082-1	INSTALL	3.5m	360°	LTE700 GPS

NOTES :

- ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
- FOR EME SIGNS NOTED AS (#X) REFER TO 005486 DOCUMENTS FOR DETAILS.
- (#2) EME SIGN SECURED TO THE REAR OF EACH ANTENNA.
- (#6) EME SIGN SECURED 5.0m AGL TO MAST.
- (#13) SIGN SECURED TO TELSTRA EQUIPMENT SHELTER DOOR.
- THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY/STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE



PROPOSED TELSTRA REGION 'A'
750mm WIDE FACE, 60m HIGH GUYED MAST

PROPOSED STEEL BASE ICS BS - TYPE 1 REGION 'AB'
EQUIPMENT SHELTER (CONCRETE BASE)
FINISH : COLORBOND STEEL "PAPERBARK."
INSTALL 600mm WIDE CABLE LADDER BETWEEN MAST
AND EQUIPMENT SHELTER

PROPOSED TELSTRA GPS ANTENNA
FIXED TO PROPOSED SHELTER.

PROPOSED COMPOUND ENCLOSED BY
STANDARD TELSTRA SECURITY FENCE
WITH 3000 WIDE ACCESS GATES

SOUTH ELEVATION

2m 0 2m 4m 6m 8m 10m SCALE 1:200

PRELIMINARY

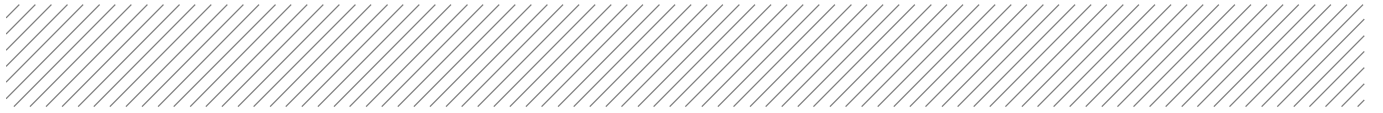


ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
WA08745.01	BGW	MN	ISSUED FOR APPROVAL SP30056668W053	DJC	JM	05.09.17	1



MOBILE NETWORK SITE 310918
GREY
SITE ELEVATION
LOT 302 (PLAN 54547) GREY ROAD, NABUNaG WA 6521

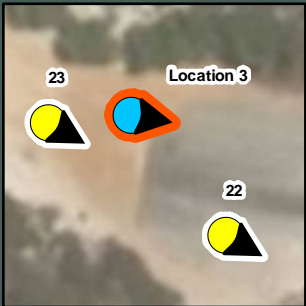
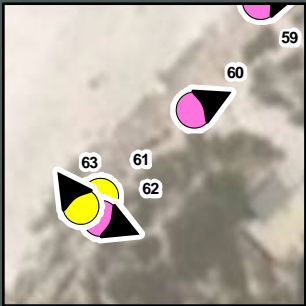
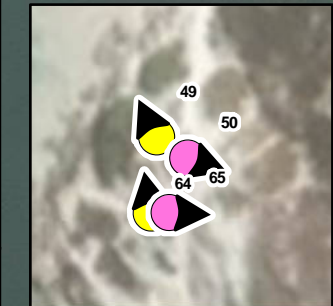
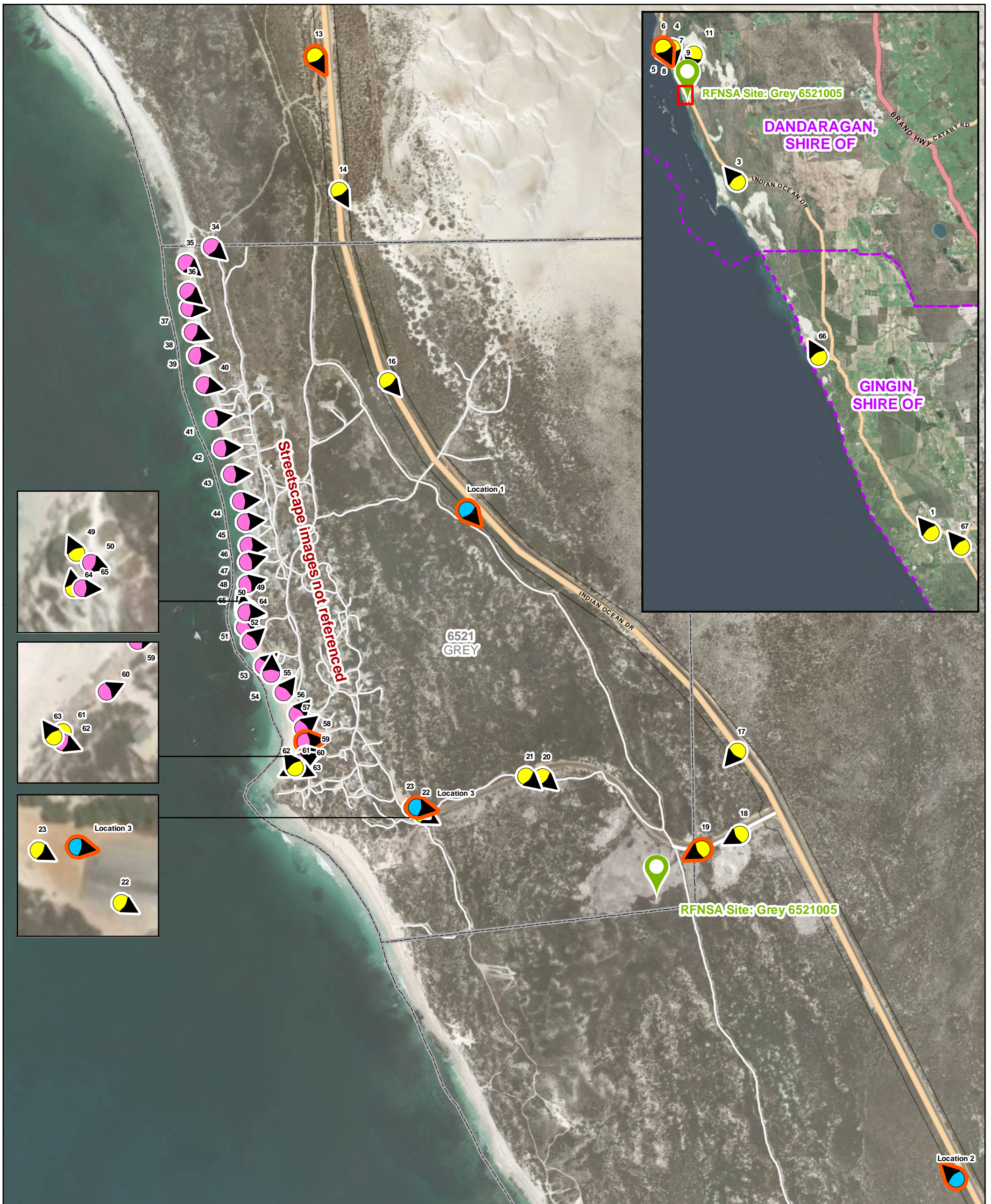
DWG NO. W108499 SHT NO. S3 INDEX
















Appendix B

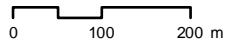
Photography and Montage

Perspectives



Legend

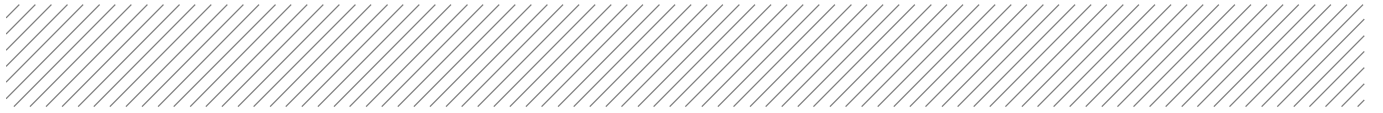
-  Panorama Location
-  Photo Location / Assessed View
-  Freeway
-  Highway
-  Main
-  Minor
-  Other
-  Panorama Location / Assessed View
-  Photo Montage Location / Assessed View Perspective
-  Photo Location
-  Cadastre
-  LGA Boundary
-  Suburb Boundary



Photography and Montage Perspectives Grey Local Context

Revision: 0	Project No: 251257	Date: 23/11/2017
Prepared: S.Richards	Checked: J.Gajic	Approved: J.Gajic
Coordinate System: GDA 1994 MGA Zone 50		Scale @ A3: 1:8,500
Source: © Landgate 2017, ESRI World Imagery, Main Roads WA		
File: P:\GIS\Projects\Telecommunications Projects\...f0001_251257_A3P_VLA_Grey_Rev0		
Client: Telstra		





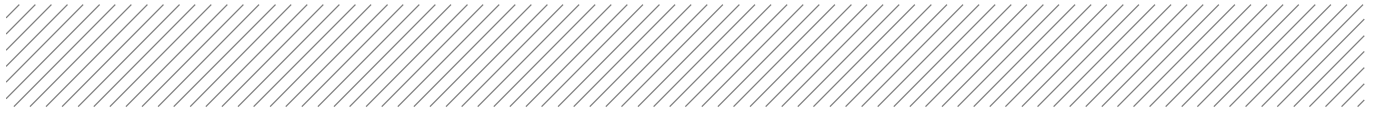
Appendix C

Photomontages














Appendix D

Panoramic View from Grey Settlement Beach



Legend

-  Panorama Location
-  Panorama Location / Assessed View
-  Main
-  Minor
-  Other



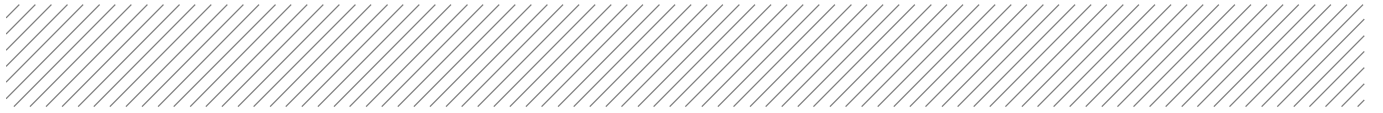
0 100 200 m



**Panorama
Grey**

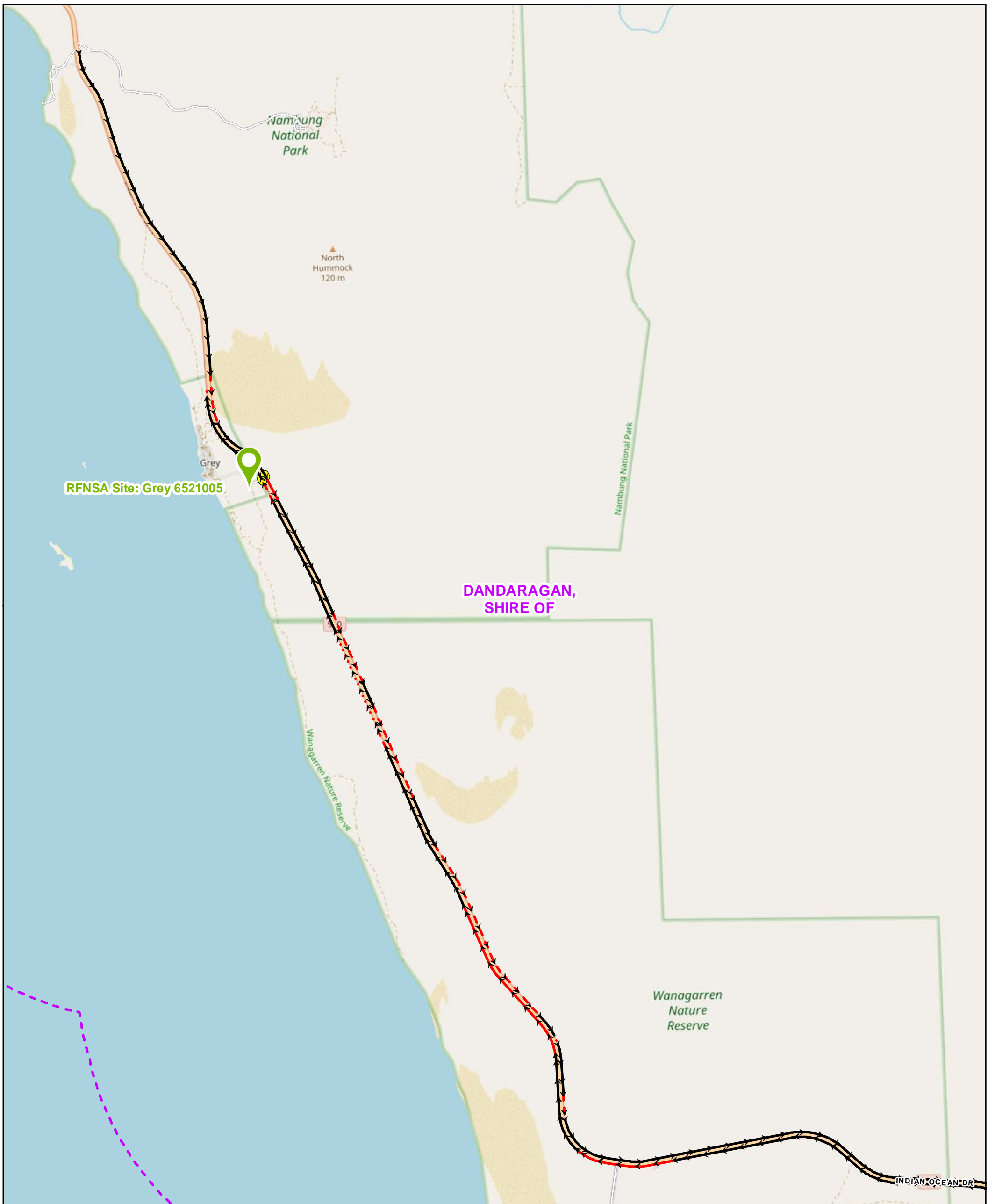
Revision: 0	Project No: 251257	Date: 24/11/2017
Prepared: S.Richards	Checked: J.Gajic	Approved: J.Gajic
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Source: © Landgate 2017, ESRI World Imagery, Main Roads WA		
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Client: Telstra		





Appendix E

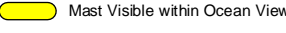


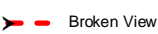

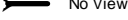


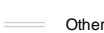


Ocean Views from the Indian Ocean Drive

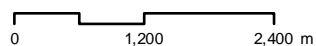


RFNSA Site: Grey 6521005

DANDARAGAN,
SHIRE OF

Legend

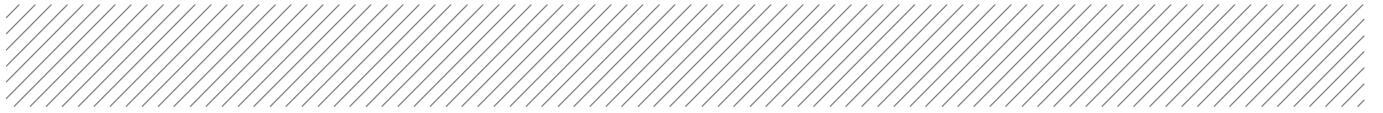
-  Mast Visible within Ocean View
-  Freeway
-  Ocean View
-  Broken View
-  Glimpse
-  No View
-  Highway
-  Main
-  Minor
-  Other
-  LGA Boundary



**Visual Landscape Assessment
Map Grey Ocean Views**

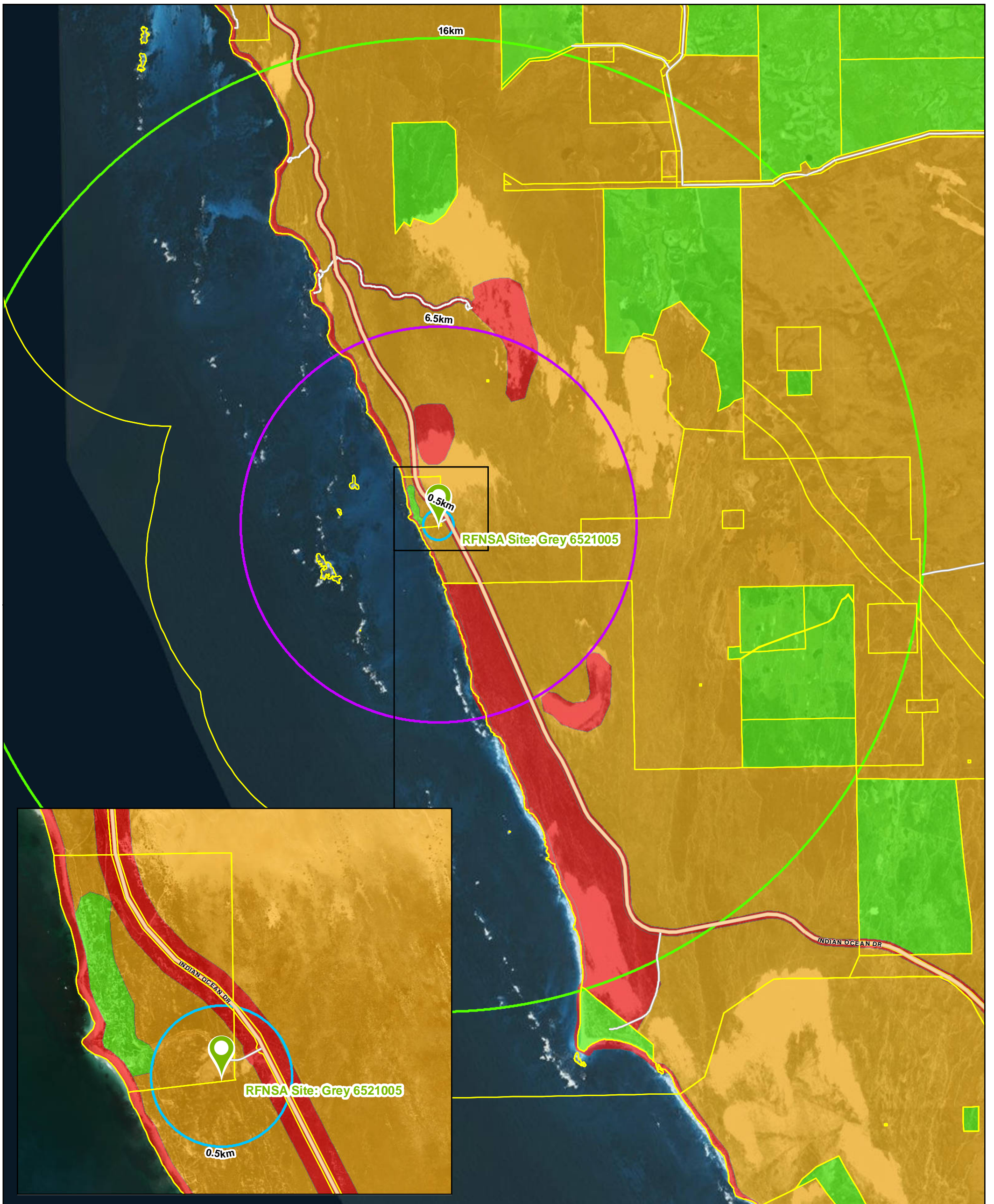
Revision: 0	Project No: 251257	Date: 22/11/2017
Prepared: S.Richards	Checked: J.Gajic	Approved: J.Gajic
Coordinate System: GDA 1994 MGA Zone 50		Scale @ A3: 1:70,000
Source: © Landgate 2017, OpenStreetMap, Main Roads WA		
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Client: Telstra		





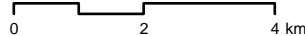
Appendix F

Visual Landscape Management Zones



Legend

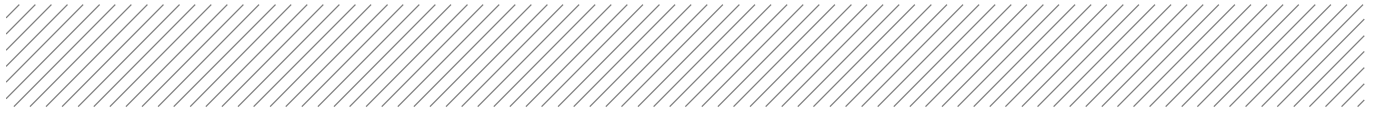
- Main
- Minor
- ▭ Cadastral
- Visual Exposure Zone
- ▭ 0.5km Foreground
- ▭ 6.5km Middle-Ground
- ▭ 16km Background
- Visual Landscape Management Zone
- ▭ National / State
- ▭ Regional
- ▭ Local



Visual Landscape Management Zone Grey

Revision: 0	Project No: 251257	Date: 22/11/2017
Prepared: S.Richards	Checked: J.Gajic	Approved: J.Gajic
Coordinate System: GDA 1994 MGA Zone 50		Scale @ A3: 1:116,000
Source: © Landgate 2017, ESRI World Imagery, Main Roads WA		
File: P:\GIS\Projects\Telecommunications Projects\...f0003_251257_A3P_VLMP_Grey_Rev0		
Client: Telstra		





Appendix G

Environmental Constraints

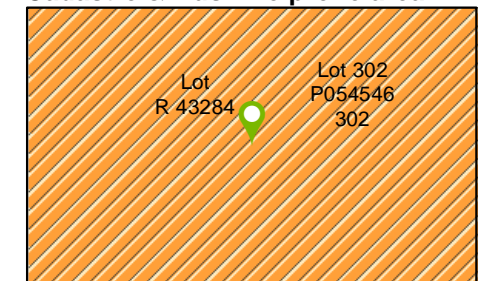
Map



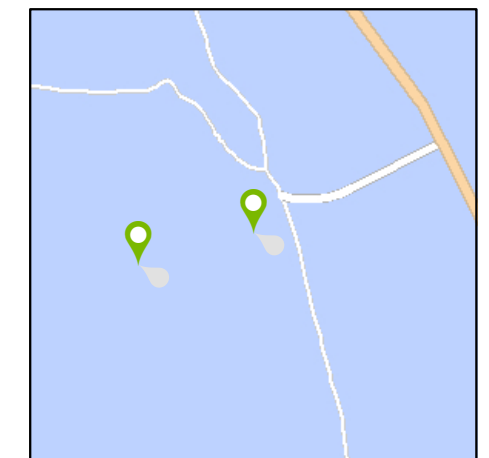
Legend

- LGA Boundary
- Suburb Boundary
- Cadastre
- Community Sensitive Location
- State Heritage Office Registered Site
- Indigenous Heritage Site (Registered)
- Bush Forever
- RAMSAR Sites
- BushFire Prone Areas 2016
- DER Contaminated Site
- Airport Facility
- Reserves (LGATE123)
- Acid Sulphate Soil**
- High to moderate risk
- Moderate to low risk

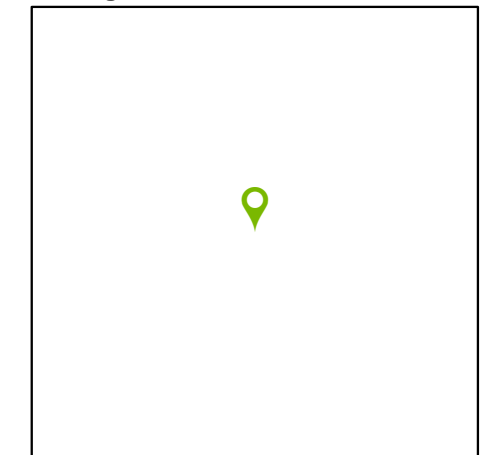
Cadastre & Bushfire prone area



Acid Sulphate Soil & Contamination



Heritage

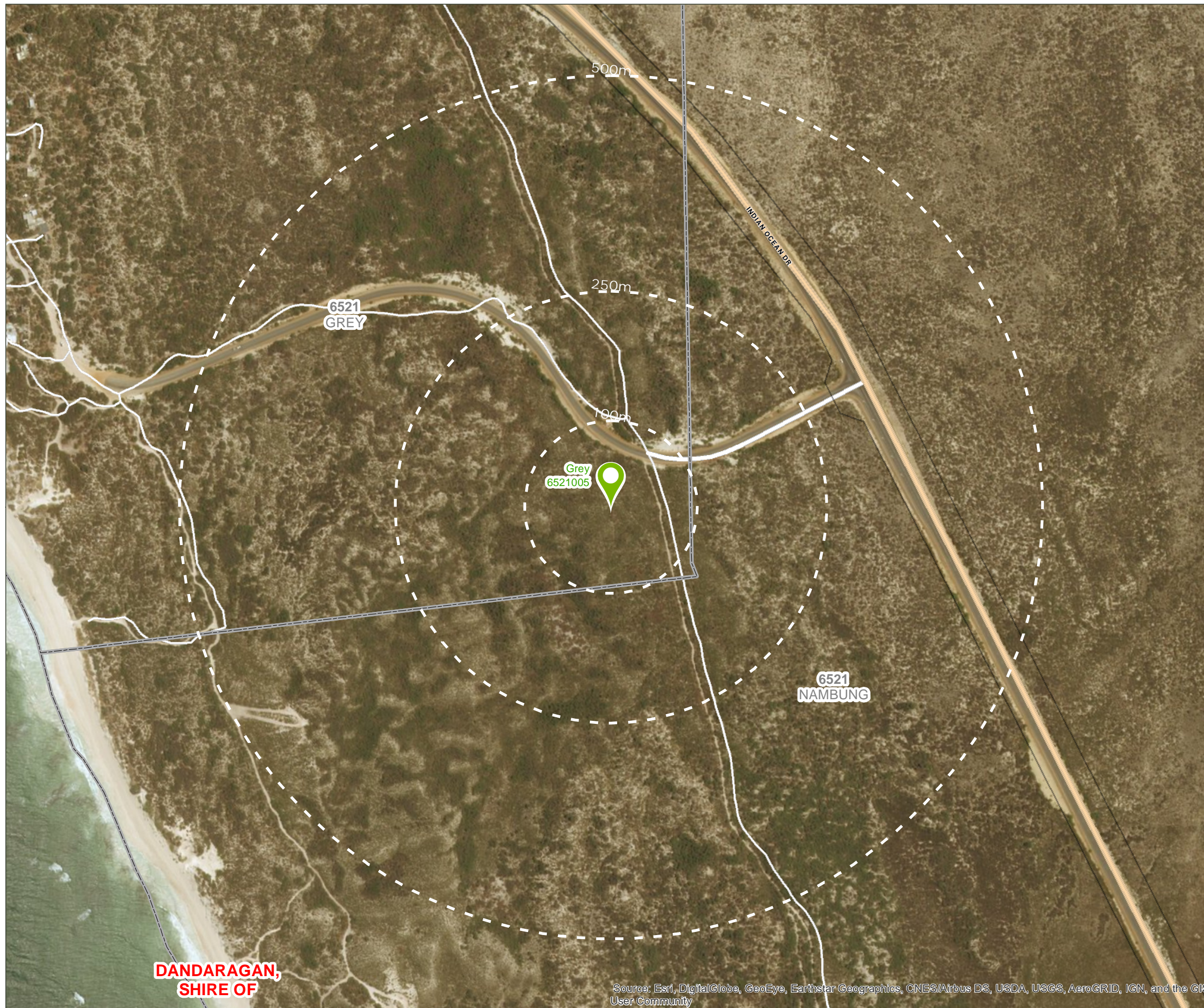


Date: 31/07/2017

Version: 1

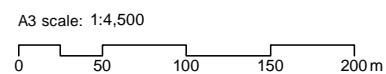
Telstra Site Maps

Site Name: Grey
RFNSA ID: 6521005
Site Address: -



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Map by: JP L:\GIS\Projects\2016\28_Telstra\General_Sites_Mapper.mxd 02/02/2016 11:31



Job No:
 Coordinate system: MGA Zone 50



*Bringing ideas
to life*

Document prepared by

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Lesotho, Macau, Mozambique,
Namibia, New Zealand, Nigeria,
Philippines, Qatar, Singapore, South Africa,
Swaziland, Tanzania, Thailand, Uganda,
United Arab Emirates, Vietnam.



Your ref:
Our ref: 853/03/06/0008PV03
Enquiries: Stephanie Clegg (6551 9364)

Chief Executive Officer
Shire of Dandaragan
PO Box 676
JURIEN BAY WA 6516

TRANSMITTED BY EMAIL ONLY TO: dchidlow@dandaragan.wa.gov.au

Dear Sir or Madam

**PROPOSED TELECOMMUNICATIONS INFRASTRUCTURE ON RESERVE
43284, GREY**

Thank you for your email advising the Department of Planning, Lands and Heritage (Department) of the above-mentioned development proposal by the Department of Biodiversity, Conservation and Attractions (DBCA) on Reserve 43284, which is a local reserve for the purpose of Parks and Recreation. As you are aware, the Department does not have a role in determining development applications, and advice is provided in relation to the *Planning and Development Act 2005* and Western Australian Planning Commission (Commission) policy.

Although the proposal would be located on Crown land, Sections 5 and 6 of the *Planning and Development Act 2005* apply, such that the Act binds the Crown, and the right to carry out a public work may only be exercised having regard to the operational planning scheme and orderly and proper planning.

The WAPC's *State Planning Policy 2: Environment and Natural Resources Policy* (SPP 2) and *5.2: Telecommunications Infrastructure* (SPP 5.2) apply to the proposal. The landscape along this stretch of Indian Ocean Drive is valued by the community, as it is a key scenic coastal tourist route. SPP 2 indicates that, for valued landscapes, planning decision-makers should consider the level or capacity of the landscape to absorb new activities and to incorporate appropriate planning and building design and siting criteria to ensure that new development is consistent with and sensitive to the character and quality of the landscape. SPP 5.2 recommends that infrastructure should not be located on sites where visual landscape values may be compromised. The proposal does not appear to be consistent with the purpose and intent of the relevant State planning policies.

The proposal is in an area subject to the Commission's *Indian Ocean Drive Planning Guideline* (Guideline), as it is proposed within 500m of the Indian Ocean Drive road reserve. The Guideline provides guidance for the location, siting and design of development along Indian Ocean Drive.

The proposal is located within a landscape character unit that anticipates the future requirement for telecommunications infrastructure, and indicates that if it is not feasible for them to be built in such a way that they are 'inevident' from Indian

Ocean Drive, they should be located where they blend with the landscape. The proposed mast would be a landmark that is featured on the horizon directly ahead in northward views from a section of the road identified in the Guideline as providing important views. The proposed mast may be visible for a distance of up to 4km away, depending on atmospheric conditions. This is indicated in **Attachment 1**, which shows the potential impact of the mast.

Section 5.2.5 of the Guideline provides five recommendations for utility infrastructure to ensure that the proposed tower blends with the landscape. The proposal could comply with recommendations 2, 3 and 5, as the style of the mast as a guyed mast is less visually intrusive than the alternative options of a lattice tower or monopole, and the ground level ancillary structure can potentially be screened from view from Indian Ocean Drive, by careful siting behind dunes and/or screen planting. The proposal is accompanied by a visual landscape assessment which is rudimentary, particularly compared with the assessments prepared for similar towers proposed along Indian Ocean Drive at Nambung and Cooljarloo (see **Attachment 2**).

However, the proposal is contrary to recommendations 1 and 4 of Section 5.25, as the facility is proposed to be located prominently within the landscape, close to Indian Ocean Drive and on the road's coastal side. The mast would be a feature that could be visible from up to 4km to the south, would become more prominent as motorists drew closer, and from close quarters would in fact dominate the landscape, particularly from the intersection with Grey Road, where it would be located at the focal point of the view down the road towards the coast (see **Attachment 1**).

Due to the limitations of the assessment report, it is unclear if the proposed site is a functional necessity or whether other, less visually intrusive, sites would have provided adequate telecommunications coverage for users of Indian Ocean Drive. An analysis of the site options available, including the phone coverage for each, and the degree of overlap with existing coverage would have provided further clarification on the most appropriate location for this infrastructure.

Given Council's scheme requires a development approval and that the proposal is broadly inconsistent with relevant State policies, it is not clear how DBCA has an 'exemption' from seeking the Shire's approval, or has satisfied the requirements of the Act regarding orderly and proper planning. Council should, of course, seek its own advice on this matter.

Should you have any further queries regarding this matter, please contact Stephanie Clegg on 6551 9364 or by email at stephanie.clegg@dplh.wa.gov.au

Yours sincerely



Cath Meaghan
Planning Director, Wheatbelt Region
Land Use Planning

17 January 2018

**COMMENTS ON VISUAL IMPACT ASSESSMENT -
PROPOSED GUYED TELECOMMUNICATIONS MAST, GREY**

By Stephanie Clegg (M.Sc. in Landscape Architecture)

1. Visual Impact Assessment by Aurecon

The Visual Impact Assessment (VIA) by Aurecon for Telstra has a number of deficiencies, particularly when the following are taken into account:

- the site lies within 500m of Indian Ocean Drive (IOD)
- assessments previously undertaken for nearby towers proposed for Numbung and Cooljarloo were of a significantly higher standard, despite those sites being much less visually sensitive than the Grey site

VIA deficiencies:

1. No viewshed mapping, so it is not known where the mast would be visible from along IOD.
2. No identification of key individual views or sequences of views in which the mast would be prominent, making it difficult to determine how significant the impact would be.
3. No simulation of key individual views to show how they may be impacted.
4. No information on the ground elevation of the site, making it difficult to envisage where the top of the mast would sit in the landscape.
5. No images of ancillary ground facilities, making it difficult to predict how the facility will look when viewed from its immediate surrounds including the intersection of Grey Road and IOD.
6. No image of a guyed mast of similar height making it difficult to envisage the proposed facility.
7. Discrepancies between the site's exact location (as specified by latitudinal and longitudinal coordinates), and the site location apparently used for analysis (in Appendices B, D and F).
8. "Grey Ocean Views" map does not define the terms used in relation to ocean views, and contains inaccuracies. For example, the ocean is continuously visible looking south immediately north of Grey Road, not just a 'broken view' as mapped.
9. The assessment generally underestimates the likely impact of the mast on IOD views.
10. The assessment misinterprets the IOD Planning Guideline; for example, Figure 5 in the guideline identifies sections of road that provide important views, including the stretch from just north of the Wedge bend, to just south of Grey. The mast would be dominate on the horizon as seen from this stretch of road, heading northwards. The

proposed mast site is outside this stretch but would be prominent when viewed from it.

2. Visual Impact Assessment by DPLH officers

1. Guyed masts are less intrusive than lattice towers or monopoles. Nevertheless the facility would still be very visible in this open, treeless landscape.
2. The mast would be more visible for motorists travelling north than for those traveling south.
3. From the south it would be a landmark feature on the horizon, viewed directly ahead from up to 4km away, looking north from the straight stretch on IOD, with the Grey mobile dune also on the horizon to the right of the mast. Views along this stretch include ocean glimpses. This section was identified in the IOD Planning Guideline as providing important views (See Figure 5).
4. The top of the mast would be at about 80m AHD. At this height it would dominate the surrounding area of 10m-20m AHD sand dunes and would be a prominent feature in its immediate landscape which comprises a low, open plain of rolling dunes, largely at ~20m-50m AHD.
5. The entire structure from the base up, and the associated ground level facilities, would potentially be visible from the intersection of IOD and Grey Road, from where it will be located at the focal point of the view down Grey Road towards the coast.

3. Mock-up figures

The attached figures are very rough mock-ups that attempt to show the proposed mast in the landscape, as the Aurecon VIA did not provide simulations from key viewpoints.

Figure 5 from Aurecon's visual impact assessment does not show the mast. The annotation implies that it will be screened behind the dunes. However, given that the dunes are 20m AHD and the mast height would be 60m, this will clearly not be the case.

The mock-up figures are 'guesstimates' only, due to the inadequacy of the information provided, and are based on the following combination of known facts and estimates:

Facts

- The mast would be 60m tall.
- The location of the mast is at the coordinates provided, as indicated on the aerial map labelled "Proposed Licence No. 2520/101 – Telstra Grey MBSP".

Estimates/assumptions

- The highest dunes immediately adjacent to the mast are ~20m AHD.
- An estimate that the base of the mast would be located at ~18m AHD.

- The mast would be located about 345m from the centre of the intersection.
- An estimate that the white roadside guideposts are less than 1m in height and that the most distant ones at the road bend as seen in the street view image are about 85m closer to the viewer than the base of the mast would be.

FIGURE 1: Mock-up from Grey Road, overlaid on Figure 5 from Aurecon report



Figure 5 The predominant colours of the landscape are darker greens that have been drawn upon to blend ground level

FIGURE 2: Mock-up from intersection of Indian Ocean Dr and Grey Road



FIGURE 3! Mock-up from high point ~4 km south of Grey Rd intersection





Our Ref : 156106
 Previous Ref :
 Your Ref :
 Enquiries : Brooke Hongell (6551 9229)

9 January 2018

Chief Executive Officer
 Shire Of Dandaragan
 P O Box 676
 JURIE BAY WA 6516

Application No: 156106 - Lot No 3751 Munbinea Road Jurien Bay

The Western Australian Planning Commission has received an application for planning approval as detailed below. Plans and documentation relating to the proposal are attached. The Commission intends to determine this application within 90 days from the date of lodgement.

Please provide any information, comment or recommended conditions pertinent to this application by the 20th February 2018 being 42 days from the date of this letter. The Commission will not determine the application until the expiry of this time unless all responses have been received from referral agencies. If your response cannot be provided within that period, please provide an interim reply advising of the reasons for the delay and the date by which a completed response will be made or if you have no comments to offer.

Referral agencies are to use the Model Subdivision Conditions Schedule in providing a recommendation to the Commission. Non-standard conditions are discouraged, however, if a non-standard condition is recommended additional information will need to be provided to justify the condition. The condition will need to be assessed for consistency against the validity test for conditions. A copy of the Model Subdivision Conditions Schedule can be accessed: www.planning.wa.gov.au

Send responses via email to referrals@planning.wa.gov.au. **Always quote reference number "156106" when responding.**

This proposal has also been referred to the following organisations for their comments:
Dept Biodiversity, Conser & Attraction (MIDWEST) / Dept Of Water & Environment Regulations (DWER-DOW) / Dept Mines Ind Regulation And Safety (MIRS) / Main Roads Wa (MRWA-WH) / Water Corporation (STATE) / Western Power (STATE) and LG As Above.

Yours faithfully

A handwritten signature in black ink, appearing to read "Kerrine Blenkinsop".

Kerrine Blenkinsop
 Secretary
 Western Australian Planning Commission

APPLICATION DETAILS

Application Type	Subdivision	Application No	156106
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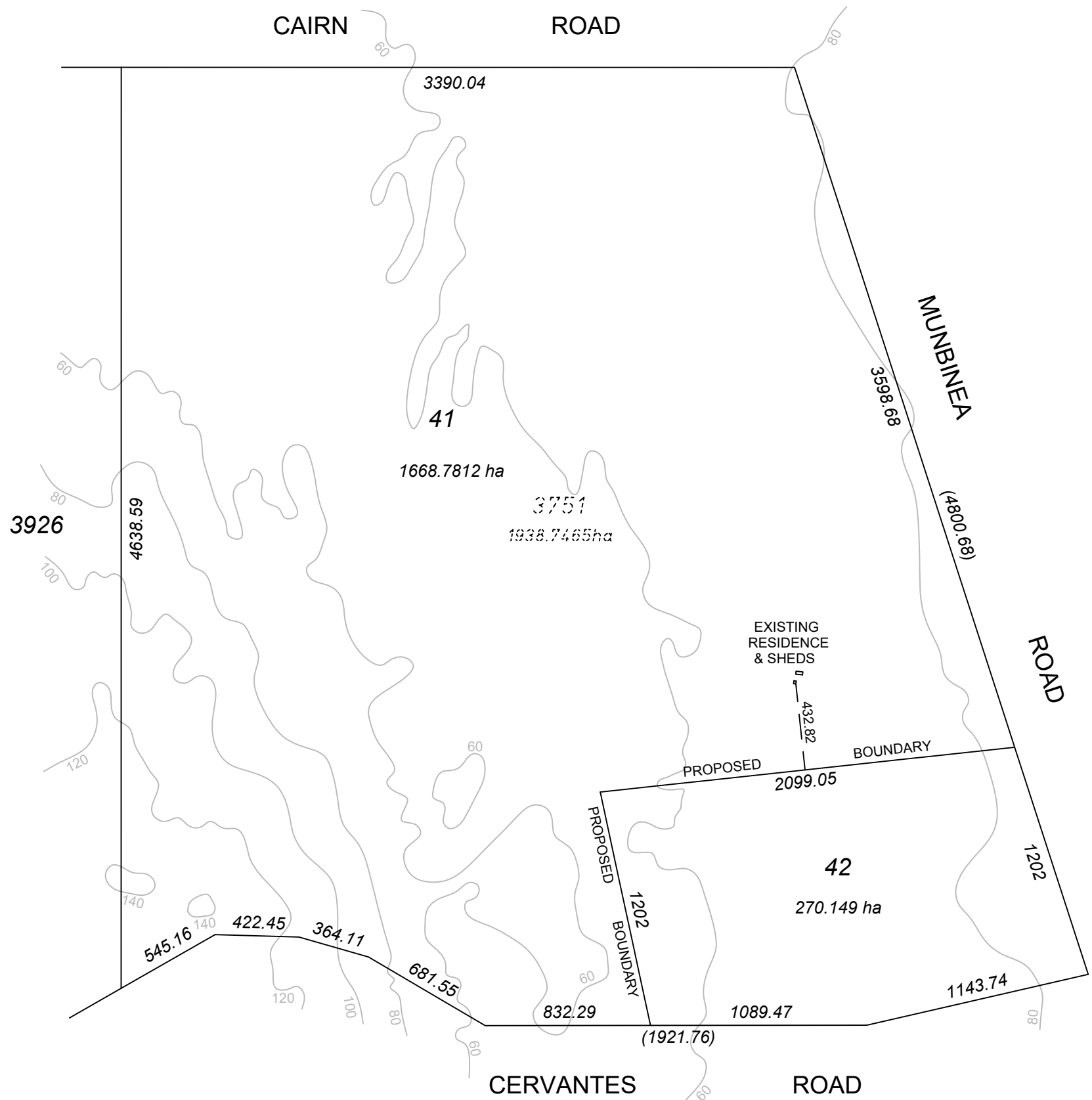
e-mail: referrals@planning.wa.gov.au; web address: <http://www.planning.wa.gov.au>



Applicant(s)	Scanlan Surveys Pty Ltd		
Owner(s)	Lyndon John Krollig; Rosemary Ann Krollig; Krollig Superfund Company Pty Ltd		
Locality	Lot No 3751 Munbinea Road Jurien Bay		
Lot No(s).	3751	Purpose	Rural
Location		Local Gov. Zoning	Rural
Volume/Folio No.	2202/59	Local Government	As Above
Plan/Diagram No.	P207071	Tax Sheet	
Centroid Coordinates	mE mN		
Other Factors	BUSHFIRE PRONE AREA, DMP, PDWSA - PRIORITY 2 AREA, PDWSA - WATER RESERVES, PUBLIC DRINKING WATER SOURCE AREA (GAZETTED), REMNANT VEGETATION (NLWRA), RURAL, THREATENED FAUNA BUFFER, THREATENED ECOLOGICAL COMMUNITY BUFFER, MRWA - STATE ROAD EXTERNAL REFERRAL		



DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
02-Jan-2018	156106



WARNINGS:

1. LOT NUMBERS, DIMENSIONS AND AREAS SUBJECT TO WAPC APPROVAL, SURVEY AND LANDGATE AUDIT.

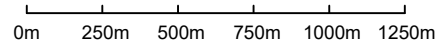
NOTE: ALL STRUCTURES TO REMAIN

PLAN OF: **SUBDIVISION APPLICATION**

PROJECT:
**LOT 3751 ON DP 207071
 1540 MUNBINEA ROAD,
 JURIE BAY**

CLIENT:
AAA EGG CO
 HORIZONTAL DATUM: PLANE
 VERTICAL DATUM: AHD

SCALE 1:25000 @ A3

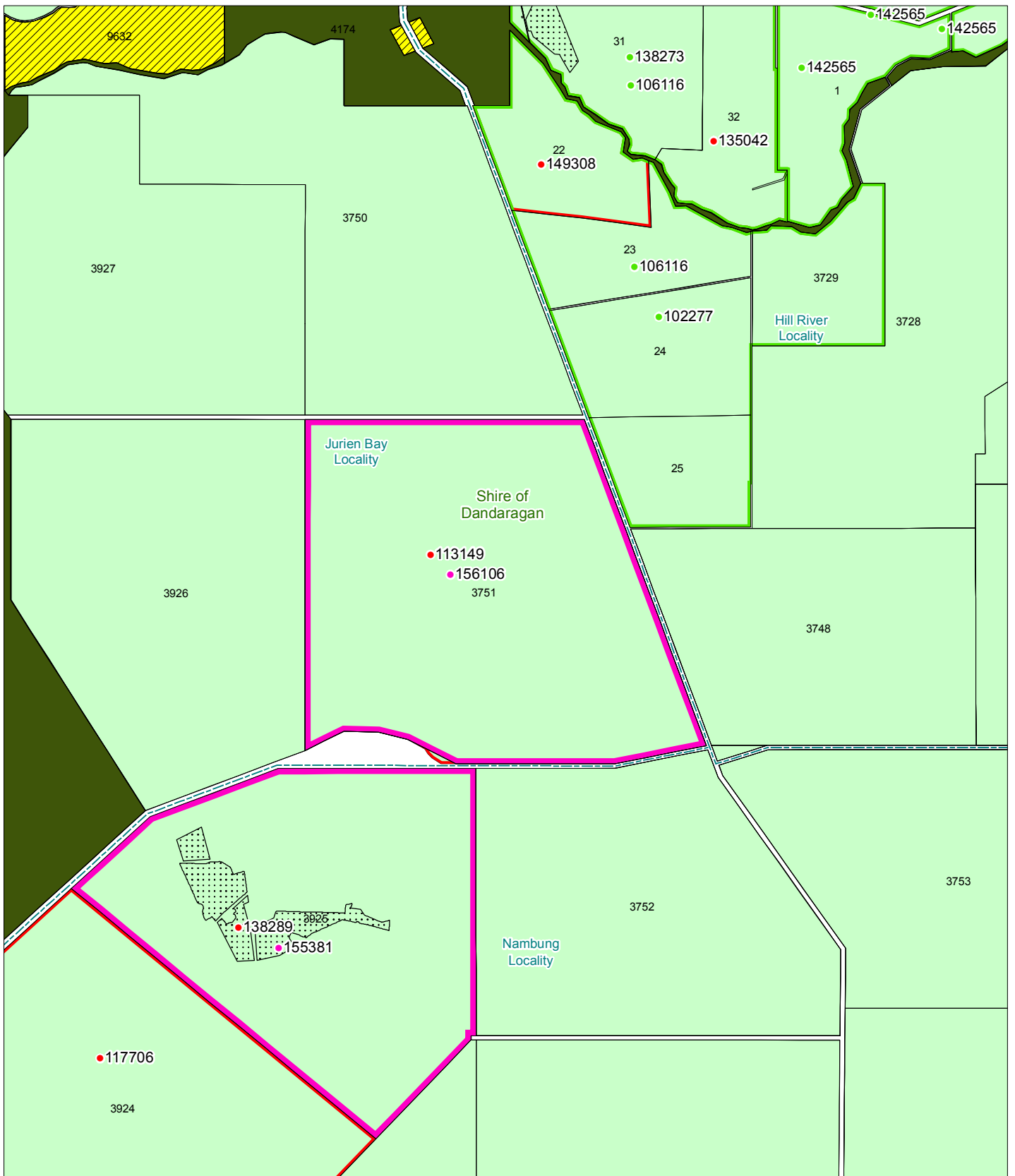


LOT	DESCRIPTION	AREA
3751	ORIGINAL LOT	1938.7465ha
41	PROPOSED LOT	1668.7812ha
42	PROPOSED LOT	270.149ha

DP/PLAN/DIAGRAM:
DP 207071
 C/T:
VOL 2202 FOL 59
 LOCAL AUTHORITY:
SHIRE OF DANDARAGAN

SCANLAN SURVEYS PTY LTD
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 PH: 08 9250 2261
 www.scanlansurveys.com.au
 bill@scanlansurveys.com.au

DRAWN BY:	LF	9/11/2017			
CHECKED BY:	WS	13/11/2017			
APPROVED BY:	WS	13/11/2017	REV	DESCRIPTION	BY DATE
DRAWING FILE: 7955171.DWG			DRAWING: 7955/17/1		REV:



**Location Plan for:
Subdivision Application**

This data is to be used only for the processing of a Subdivision Application

Application Number: **156106**
 Decision: **Outstanding**
 Printed: **2/01/2018**

Application Status

- Approved
- Refused
- Outstanding

Existing LPS Zones and Reserves

- Conservation
- Public purposes
- Rural

Easements and Referrals

- Easements

Region Scheme Reserves

Localities & Local Government Boundaries

- Local government boundary
- Locality

