

SHIRE
of
DANDARAGAN

AGENDA AND BUSINESS PAPERS

for the

ORDINARY COUNCIL MEETING

to be held

AT THE COUNCIL CHAMBERS, JURIE BAY

on

THURSDAY 22 JUNE 2023

COMMENCING AT 4PM

(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)



DISCLAIMER

INFORMATION FOR THE PUBLIC ATTENDING A COUNCIL MEETING

Please note:

The recommendations contained in this agenda are Officer's 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 Council's Decision.

Brent Bailey
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 Presiding Member.

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 Presiding Member 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 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 minute's 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: _____

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...

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

1.1 DECLARATION OF OPENING

"I would like to acknowledge the traditional owners of the land we are meeting on today, the Yued people of the great Nyungar Nation and we pay our respects to Elders both past, present and emerging."

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 days."

2 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

Members

Councillor P Scharf	(Deputy President)
Councillor J Clarke	
Councillor A Eyre	
Councillor W Gibson	
Councillor R Glasfurd	
Councillor M McDonald	
Councillor R Rybarczyk	
Councillor R Shanhun	

Staff

Mr B Bailey	(Chief Executive Officer)
Mr S Clayton	(Executive Manager Corporate & Community Services)
Mr B Pepper	(Executive Manager Infrastructure)
Mrs N Winsloe	(Executive Secretary)
Mr R Mackay	(Principal Planning & Building Officer)
Ms R Sutton	(Manager Community & Customer Service)
Ms T Slee	(Manager Economic Development)

Apologies

Approved Leave of Absence

Councillor L Holmes

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 THURSDAY 25 MAY
2023**

**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 – MAY 2023

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	SODR-2042075298-70
Disclosure of Interest:	None
Date:	07 June 2023
Author:	Scott Clayton, Executive Manager Corporate & Community Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

To accept the cheque, EFT, BPAY and direct debit listing for the month of May 2023.

BACKGROUND

In accordance with the Local Government Act 1995, and Financial Management Regulations 1996, a list of expenditure payments is required to be presented to Council.

COMMENT

The cheque, electronic funds transfer (EFT), BPAY and direct debit payments for May 2023 totalled \$2,345,610.82 for the Municipal Fund.

Should Councillors wish to raise any issues relating to the May 2023 Accounts for payment, please do not hesitate to contact the Executive Manager Corporate and Community Services 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

- 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

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- Cheque, EFT and direct debit listings for May 2023 (Doc Id: SODR-2042075298-57360)

(Marked 9.1.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the Cheque, EFT, BPAY and direct debit payment listing for the period ending 31 May 2023 totalling \$2,345,610.82 be adopted.

9.1.2 FINANCIAL STATEMENTS – MONTHLY REPORTING FOR THE PERIOD ENDING 31 MAY 2023

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	SODR-1743450996-2626-2023
Disclosure of Interest:	None
Date:	13 June 2023
Author:	Scott Clayton, Executive Manager Corporate & Community Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

To table and adopt the monthly financial statements for the period ending 31 May 2023.

BACKGROUND

In accordance with 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 May 2023.

COMMENT

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

1. Net Current Assets

Council's adjusted net current assets surplus / (deficit) position as at the 31 May 2023 was \$680,391. Net current Asset are calculated by deducting current liabilities from current assets as reported in the Statement of Financial Position. In accordance with Regulation 34 of the Local Government Financial Management Regulations (1996) the net current assets are adjusted to establish a surplus / (deficit) position within the monthly financial statements. The current position indicates that Council can easily meet its short-term liquidity or solvency.

The adjusted net current assets position is reflected on page 10 and reconciled with the Rate Setting Statement on page 3 of the financial statements.

The amount raised from rates, shown on the Rate Setting Statement (page 3), reconciles with note 2 (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.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 22 JUNE 2023

Note 14 (page 24) of the attached report details any significant variances.

Should Councillors wish to raise any issues relating to the 31 May 2023 financial statements, please do not hesitate to contact the Executive Manager Corporate and Community Services 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

- 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

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- Financial statements for the period ending 31 May 2023 (Doc Id: SODR-1743450996-3169)
(Marked 9.1.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the monthly financial statements for the period 31 May 2023 be adopted.

9.2 INFRASTRUCTURE SERVICES

9.3 DEVELOPMENT SERVICES

9.3.1 RETROSPECTIVE HOLIDAY HOUSE – LOT 191 (NO.5) LANG STREET, CERVANTES

Location:	Lot 191 (No.5) Lang Street, Cervantes
Applicant/Landowner:	DJ Powell
File Ref:	SODR-1262144384-17441
Disclosure of Interest:	Nil
Date:	23 May 2023
Author:	Rory Mackay, Principal Planning & Building Officer
Senior Officer:	Louis Fouché, Executive Manager Development Services

PROPOSAL

The proponent is seeking retrospective development approval for the use of Lot 191 (No.5) Lang Street, Cervantes as a commercial holiday house.



Location Pan – Lot 191 (No.5) Lang Street, Cervantes

BACKGROUND

The proponent was requested on 28 February 2023 to lodge a retrospective development application for the use of the subject property as a commercial holiday house.

The subject application states that the proponent seeks to accommodate up to six guests for short stay bookings, not exceeding three consecutive months. The property management plan sleeping configuration indicates that accommodation for seven people is requested. As such, further clarification was sought from

the applicant who confirmed that the house will be restricted to a six-guest maximum, with the bedroom configuration modified accordingly.

The application was advertised to immediate neighbouring landowners from 27 April 2023 until 15 May 2023. One submission was received, objecting to the proposal. The objection results in a Council determination being required for the application in accordance with Delegation 9.1.2 (Town Planning – Other Use and Development).

The non-compliance of the application with *Local Planning Policy 9.12 Short-Term Rental Accommodation* in relation to the deemed-to-comply provisions relating to Dwelling Design (bedroom areas) and overcrowding also warrants referral to Council.

The subject property and surrounding area are zoned 'Residential' with dual density coding of R12.5 under the Shire's *Local Planning Scheme No.7* (Scheme).

Local Planning Policy 9.12 Short-Term Rental Accommodation (Policy) has been adopted by Council to guide the assessment of holiday house development applications. The subject application for up to eight guests within a single dwelling is classified as a 'Holiday House' under the Policy. The Policy has the following objectives:

- *To support the role of un-hosted short-term rental accommodation as part of the tourism industry.*
- *To provide for the safety of guests who may be less familiar with the dwelling and surrounding environment.*
- *To establish development standards for un-hosted short-term rental accommodation to avoid off-site impacts and maintain the desired amenity of the Residential, Rural Residential and Regional Centre zones.*
- *To encourage the provision of good quality, well managed un-hosted short-term rental accommodation.*

There is currently only one other commercial holiday house approved in proximity to this proposal at 12 Drummond Way.

COMMENT

Dwellings provide places for people to shelter, to retreat, to eat and to gather. While temporary accommodation (such as a holiday house) may be said to also provide these, the intensity, and the manner of these two land uses is not the same. This is because in the context of a holiday house, the premises are not being occupied as a dwelling (permanent residence) but for tourist accommodation.

For example, it was noted in Hope and City of Joondalup [2007], that outdoor areas are routinely used more intensively and for longer hours in short stay accommodation than would often be the

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case for permanent residential use. Additionally, each time a booking begins, and ends, people enter and leave the premises. This regular movement of different people into and out of the premises has consequential amenity impacts on the surrounding locality.

'Amenity' is defined within the Deemed Provisions of the Scheme to mean:

All those factors which combine to form the character of an area and include the present and likely future amenity.

It is for the reasons above that holiday house development applications must be considered carefully, because if the premises is deemed suitable for use as a holiday house, then those who choose to stay there, should be entitled to use the premises in an ordinary manner that one may use a holiday house.

It is acknowledged that if not managed appropriately, this tourist land use within an established residential area of Cervantes can negatively affect the amenity of nearby permanent residents. The objection received raised this concern as detailed in the consultation section below.

The premises will be managed locally by the landowners' relative who resides on Cortes Retreat, Cervantes. This management arrangement provides a local point of call for neighbouring landowners/tenants surrounding the proposed holiday and complies with Clause 7.5 Management Protocols of the Policy which requires holiday house property managers to reside or have their office within 30 minutes driving distance from the premises and be contactable between 9am and 5pm Monday to Saturday (excluding public holidays) and 9am to 12pm on Sunday and public holidays.

An assessment of the proposal against the deemed-to-comply criteria of the Policy is displayed in the following table.

Deemed-to-comply Provision	Proposed
<p><u>Vehicle Parking</u></p> <p>The premises will have constructed on-site car parking bays, consistent with the size and manoeuvrability criteria set out in the Residential Design Codes of Western Australia, but with no more than any of two bays arranged one behind the other in accordance with the following rates: 9-12 guests = minimum of 4 bays</p>	<p><u>Compliance</u></p> <p>Double driveway with rear access for parking vehicles on the premises.</p>
<p><u>Dwelling Design</u></p>	<p><u>Compliance</u></p> <ul style="list-style-type: none"> ▪ Lawful 3-bedroom dwelling

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Deemed-to-comply Provision	Proposed
<ol style="list-style-type: none"> 1. The premises is an existing, lawful dwelling. 2. There is 5.5m² per guest in each bedroom utilising beds. 3. There is 3.5m² per guest in each bedroom utilising bunks. 4. Bedrooms in a premises are provided in accordance with the following rates: 5-7 guests = 3 bedrooms 5. Bathrooms and toilets are provided in accordance with the following rates: 1-6 guests = 1 or 2 bathrooms and 1 toilet 	<ul style="list-style-type: none"> ▪ 1 bathroom and 1 toilet <p><u>Non-compliance</u></p> <ul style="list-style-type: none"> ▪ 1st bedroom (2 guests, queen bed) – 9m² (less than 11m² required) ▪ 2nd bedroom (3 guests, double/single bed) – 9m² (less than 14.5m² required) ▪ 3rd bedroom (2 guests, double bed) – 9m² (less than 11m² required)
<p><u>Overcrowding</u> Each occupant over the age of 10 years has 14m³ of airspace within a bedroom for sleeping purposes.</p> <p>Each occupant 10 years and under has 8m³ of airspace within a bedroom for sleeping purposes.</p>	<p><u>Non-Compliance</u></p> <ul style="list-style-type: none"> ▪ 1st bedroom (2 guests, queen bed) – 25m³ (less than required 28m³) ▪ 2nd bedroom (3 guests, double/single bed) – 25m³ (less than required 42m³) ▪ 3rd bedroom (2 guests, double bed) – 25m³ (less than required 28m³)

Where a proposal does not meet the deemed-to-comply provisions of the Policy, it is required to be assessed against the relevant performance criteria to determine its acceptability. The following performance criteria relate to the outlined non-compliance for the subject proposal.

Dwelling Design - The Shire is satisfied that the dwelling design in terms of bedroom configuration is appropriate to accommodate the proposed maximum number of guests.

Overcrowding - The Shire is satisfied the proposed maximum number of occupants can meet the sleeping airspace requirements by use of a suitable habitable room which is not a bedroom.

The 2nd bedroom is not suitable to sleep three guests across a double/single bunk bed configuration, even if the single bed occupant is a child of 10 years or younger as the shortfall of space is not considered to meet the above performance criteria. In terms of Dwelling Design, two adults and one child occupying the 2nd bedroom results in a 38% variation to the deemed-to-comply provision; and in terms of Overcrowding, this sleeping configuration will result in a 40% variation to the deemed-to-comply provision.

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Given this, it is recommended that the holiday house be restricted to a maximum guest capacity of six guests and that the bunk bed be removed from the 2nd bedroom prior to the holiday house land use commencing.

With the holiday house restricted to six guests, there are minor Dwelling Design and Overcrowding variations to three bedrooms of equal size if each bedroom accommodates two guests respectively:

- Dwelling Design – 18% variation (2m²) less than required 11m² for all three bedrooms.
- Overcrowding – 10% variation (3m³) less than required 28m³ for all three bedrooms.

It is considered that the intent of the subject performance requirements of having a sufficient size dwelling for six guests which prevents overcrowding within the proposed holiday house is achieved as it reasonable that two guests be permitted to sleep within each bedroom which have an above standard ceiling height of 2.8m in lieu of the 2.4m required under the Building Code of Australia. Furthermore, recent previous development approvals considered in terms of the latest form of the Policy have allowed minor performance-based variations to the deemed-to-comply provisions (generally not exceeding two guests per bedroom).

Given the above, granting conditional development approval is recommended until 30 June 2024. On cessation of this period, any complaints received against the premises will be reviewed before renewal for another 12-month period is provided (if forthcoming).

CONSULTATION

As detailed previously, an objection was received from surrounding landowners.

<u>Comment</u>	<u>Officer Response</u>
<ol style="list-style-type: none"> 1. This property has been used as a holiday house for many years and has been a nightmare. Guests arrive late at night making noise trying to find the keys to get in. There is no one around to help them. I've had them knock on my door to help them several times. 2. With such a narrow street the headlights shine through my window and wake me up. 3. They bring dogs that bark all day and night. 4. Please stop this house being a holiday rental. I'm a fed-up resident of Lang Street. 	<ol style="list-style-type: none"> 1. The applicant has listed the details of a locally residing property manager who can be contacted should any management issues arise moving forward. These contact details will be forwarded and will be conditioned to be displayed on a sign displayed at the property's front entry. 2. This cannot be contributed to the holiday house land use alone as normal traffic conditions could result in this occurring. 3. The submitted property management plan outlines that pets are not allowed. A recommended condition of approval requires the implementation of the property management plan (by the property manager). 4. The applicant has submitted a retrospective application which when assessed on its merits, warrants approval. Nonetheless as

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	<p>holiday house approvals expire annually any unresolved issues to the satisfaction of the Shire will be considered in the application for renewal of the holiday house's development approval for the successive twelve-month period.</p>
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STATUTORY ENVIRONMENT

- Deemed Provisions for local planning schemes.
 - 67. Consideration of application by local government
 - (2) In considering an application for development approval (other than an application on which approval cannot be granted under subclause (1)), the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application —
 - (a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;
 - (b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;
 - ...
 - (g) any local planning policy for the Scheme area;
 - ...
 - (n) the amenity of the locality including the following —
 - (i) environmental impacts of the development;
 - (ii) the character of the locality;
 - (iii) social impacts of the development;
 - ...
 - (y) any submissions received on the application;
- Local Planning Scheme No.7 – as outlined.
- Health Local Laws 2005:
 - Overcrowding
 - 3.2.2 *The owner or occupier of a house shall not permit—*
 - a) *a room in the house that is not a habitable room to be used for sleeping purposes; or*
 - b) *a habitable room in the house to be used for sleeping purposes unless—*
 - (i) *for every person over the age of 10 years using the room there is at least 14 cubic metres of air space per person; and*
 - (ii) *for every person between the ages of 1 and 10 years there is at least 8 cubic metres of air space per person; or*

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c) *any garage or shed to be used for sleeping purposes.*

The owner or occupier of the house can seek direction from the local government to vary the above requirements via the exercise of discretion. In this instance discretion is recommended as the variation in relation to the cubic space within the bedrooms is of minor nature and the room design complies with the Building Code of Australia in terms of ceiling height.

POLICY IMPLICATIONS

Local Planning Policy 9.12 Short-Term Rental Accommodation – as outlined.

FINANCIAL IMPLICATIONS

The applicant has paid the required fee for the retrospective development application (\$885), which by way of penalty is three times the standard fee (\$295).

STRATEGIC IMPLICATIONS

Strategic Community Plan – Envision 2029

02 - Prosperity	The region will experience economic and population growth with increasing economic opportunities, diversifying primary production and a vibrant visitor economy.
Priority Outcomes	Our Roles
Our Shire has a contemporary land use planning system that responds to, and creates, economic opportunities.	Ensuring that our planning framework is modern and meets the needs of industry, small business and emerging opportunities.

ATTACHMENTS

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

- Holiday house management documents (SODR-1262144384-17819 & SODR-1262144384-17820)
(Marked 9.3.1)

VOTING REQUIREMENT

Simple majority.

OFFICER RECOMMEDATION

That Council approve the development application for the proposed Holiday House at Lot 191 (No.5) Lang Street, Cervantes, subject to following conditions and advice:

Conditions:

- 1. All development shall be carried out only in accordance with the details of the application as approved herein and any approved plan. Subject to any modifications required as a consequence of any conditions of this approval the approved plans shall not be altered without the prior written**

- approval of the Shire of Dandaragan.
2. The Holiday House must not cause nuisance or degrade the amenity of the neighbourhood in any way, including by reason of the emission of noise, light, odour, fumes, smoke, vapour or other pollutant, or impact on public safety or otherwise, to the satisfaction of the Shire of Dandaragan.
 3. The total number of people to be accommodated in the Holiday House shall not exceed six (6) guests at all times.
 4. The Holiday House shall be operated be in accordance with the 'Code of Conduct', and the 'Fire and Emergency Plan' submitted with the subject development application date stamped 24 April 2023.
 5. The listed 'Property Manager' shall undertake the duties listed on the 'Property Management Plan' submitted with the subject development application date stamped 24 April 2023.
 6. All vehicle parking must be confined to the Holiday House premises, to the satisfaction of the Shire of Dandaragan.
 7. A sign up to 0.2m² in area listing the approved property manager's contact details is to be erected / placed on a frontage wall, fence, or entry statement to the premises to the satisfaction of the Shire of Dandaragan prior to the commencement of the development.
 8. Prior to the commencement of the approved use, the 2nd bedroom configuration is to be modified to have only a full-sized bed (double/queen/king) or two single beds to the satisfaction of the Shire of Dandaragan. Thereafter a maximum of two guests are permitted to sleep within each of the three bedrooms.
 9. This development approval is valid until 30 June 2024. The Holiday House land use should cease before or on this date unless otherwise approved in writing by the Shire of Dandaragan.

Advice notes:

- A. This is a development approval of the Shire of Dandaragan under its *Local Planning Scheme No.7*. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits, and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
- B. In relation to Condition 6, parking is not permitted on road verges, footpaths, vacant lots etc. in order not to adversely affect the amenity of the locality.
- C. Development approval does not affect the existing and future use of the premises as a Single House.
- D. If the applicant/landowner is aggrieved by this determination, there is a right of review by the State

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Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be submitted within 28 days of the determination.

9.3.2 PROPOSED HOLIDAY HOUSE – LOT 167 (NO.4) ELIZABETH WAY, JURIE BAY

Location:	Lot 167 (No.4) Elizabeth Way, Jurien Bay
Applicant/Landowner:	KM & Perry Read
File Ref:	SODR-1262144384-17288
Disclosure of Interest:	Nil
Date:	24 May 2023
Author:	Rory Mackay, Principal Planning & Building Officer
Senior Officer:	Louis Fouché, Executive Manager Development Services

PROPOSAL

The proponent is seeking retrospective development approval for the use of Lot 167 (No.4) Elizabeth Way, Jurien Bay as a commercial holiday house.



Location Pan – Lot 167 (No.4) Elizabeth Way, Jurien Bay

BACKGROUND

The proponent has lodged a retrospective development application to seek approval to accommodate up to eleven guests for short stay bookings, not exceeding three consecutive months.

The subject property owner has been contacted multiple times regarding the requirement to have development approval in place for the commercial short stay use of the residential property.

The property owner responded to correspondence mailed 2 March 2023 and subsequently lodged the subject retrospective development application.

The application was advertised to immediate neighbouring landowners from 8 May 2023 until 7 June 2023. One submission was received, which objected to the proposal. The objection results in a Council determination being required for the application in

accordance with Delegation 9.1.2 (Town Planning – Other Use and Development).

The non-compliance of the application with Local Planning Policy 9.12 Short-Term Rental Accommodation in relation to the deemed-to-comply provisions relating to Overcrowding also warrants referral to Council.

The subject property and surrounding area are zoned 'Residential' with a density coding of R12.5 under the Shire's *Local Planning Scheme No.7* (Scheme).

Local Planning Policy 9.12 Short-Term Rental Accommodation (Policy) has been adopted by Council to guide the assessment of holiday house development applications. The subject application for up to eleven guests within a single dwelling is classified as a 'Holiday House' under the Policy. The Policy has the following objectives:

- *To support the role of un-hosted short-term rental accommodation as part of the tourism industry.*
- *To provide for the safety of guests who may be less familiar with the dwelling and surrounding environment.*
- *To establish development standards for un-hosted short-term rental accommodation to avoid off-site impacts and maintain the desired amenity of the Residential, Rural Residential and Regional Centre zones.*
- *To encourage the provision of good quality, well managed un-hosted short-term rental accommodation.*

There are currently two commercial holiday houses approved in close proximity to this proposal: 8 Cormorant Court; and 27 Lesueur Drive.

COMMENT

Dwellings provide places for people to shelter, to retreat, to eat and to gather. While temporary accommodation (such as a holiday house) may be said to also provide these, the intensity, and the manner of these two land uses is not the same. This is because in the context of a holiday house, the premises are not being occupied as a dwelling (permanent residence) but for tourist accommodation.

For example, it was noted in Hope and City of Joondalup [2007], that outdoor areas are routinely used more intensively and for longer hours in short stay accommodation than would often be the case for permanent residential use. Additionally, each time a booking begins, and ends, people enter and leave the premises; this regular movement of different people into and out of the premises has consequential amenity impacts on the surrounding locality.

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'Amenity' is defined within the Deemed Provisions of the Scheme to mean:

All those factors which combine to form the character of an area and include the present and likely future amenity.

It is for the reasons above that holiday house development applications have to be considered carefully, because if the premises is deemed suitable for use as a holiday house, then those who choose to stay there, should be entitled to use the premises in an ordinary manner that one may use a holiday house.

It is acknowledged that if not managed appropriately, this tourist land use within an established residential area of Jurien Bay can negatively affect the amenity of nearby permanent residents. The objection received raised this concern as detailed in the consultation section below.

The premises is proposed to be managed by the property's contracted cleaner who resides on Emma Court, Jurien Bay. This property management arrangement complies with Clause 7.5 Management Protocols of the Policy which outlines that the designated property manager must reside or have their office within 30 minutes driving distance from the premises and be contactable between 9am and 5pm Monday to Saturday (excluding public holidays) and 9am to 12pm on Sunday and public holidays.

An assessment of the proposal against the deemed-to-comply criteria of the Policy is displayed in the following table;

Deemed-to-comply Provision	Proposed
<p><u>Utility Servicing</u> The premises is:</p> <ol style="list-style-type: none"> connected to reticulated water for the exclusive use of the premises; and located within the Shire's kerbside refuse collection area; and connected to reticulated sewerage, or there is an approved on-site effluent disposal system with adequate capacity for the proposed number of guests. 	<p><u>Compliance</u> Connected to reticulated water and an approved septic system; and has an active rubbish collection service.</p>
<p><u>Vehicle Parking</u> The premises will have constructed on-site car parking bays, consistent with the size and manoeuvrability criteria set out in the Residential Design Codes of Western Australia, but with no more than any of two bays arranged one behind the other in accordance with the following rates: 9-12 guests = minimum of 4 bays</p>	<p><u>Compliance</u> Sufficiently sized dual vehicle rear access driveway for parking vehicles on the premises.</p>
<p><u>Dwelling Design</u> 1. The premises is an existing, lawful dwelling.</p>	<p><u>Compliance</u></p> <ul style="list-style-type: none"> ▪ Lawful 5-bedroom dwelling ▪ 1st bedroom (2 guests, king bed) – 15m²

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Deemed-to-comply Provision	Proposed
<p>2. There is 5.5m² per guest in each bedroom utilising beds.</p> <p>3. Bedrooms in a premises are provided in accordance with the following rates: 8-12 guests = 4 bedrooms</p> <p>4. Bathrooms and toilets are provided in accordance with the following rates: 7-12 guests = 1 or 2 bathrooms and 2 toilets</p>	<ul style="list-style-type: none"> ▪ 2nd bedroom (2 guests, queen bed) – 12.25m² ▪ 3rd bedroom (2 guests, queen bed) – 11.16m² ▪ 4th bedroom (2 guests, 2 single beds) – 11.1m² ▪ 5th bedroom (3 guests, king single bunk and single bed) – 14m² ▪ 2 bathrooms and 2 toilets
<p><u>Overcrowding</u> Each occupant over the age of 10 years has 14m³ of airspace within a bedroom for sleeping purposes.</p> <p>Each occupant 10 years and under has 8m³ of airspace within a bedroom for sleeping purposes.</p>	<p><u>Compliance</u></p> <ul style="list-style-type: none"> ▪ 1st bedroom (2 guests, king bed bed) – 36m³ ▪ 2nd bedroom (2 guests, queen bed) – 29m³ <p><u>Non-Compliance</u></p> <ul style="list-style-type: none"> ▪ 3rd bedroom (2 guests, 2 single beds) – 27m³ (less than required 28m³) ▪ 4th bedroom (2 guests, double bed) – 27m³ (less than required 28m³) ▪ 5th bedroom (3 guests, king single bunk and single bed) – (less than required 34m³ for 3 guests over the age of 10)

Where a proposal does not meet the deemed-to-comply provisions of the Policy it is required to be assessed against the relevant performance criteria to determine its acceptability. The following performance criteria relate to the outlined non-compliance for the subject proposal.

Overcrowding - The Shire is satisfied the proposed maximum number of occupants can meet the sleeping airspace requirements by use of a suitable habitable room which is not a bedroom.

In this instance there is a minor 4% (1m³) variation for bedrooms 3 and 4 not meeting the required cubic space to sleep two guests within. It is considered that the intent of the subject performance requirement of preventing overcrowding within the proposed holiday house is achieved as it reasonable that two guests be permitted to sleep within bedrooms 3 and 4 which have a standard ceiling height of 2.4m as required under the Building Code of Australia. This is further supported by the application meeting the deemed-to-comply provisions for dwelling design as outlined in the table above.

The 5th bedroom is not suitable to sleep three guests across a double/single bunk bed configuration, even if the single bed occupant is a child of 10 years or younger as the shortfall of space

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is not considered to meet the relevant performance criteria. In terms of overcrowding, this sleeping configuration will result in a 19% (8m³) variation to the deemed-to-comply provision. Furthermore, recent previous development approvals considered in terms of the latest version of the Policy have not allowed significant variations to the deemed-to-comply provisions on a performance-based assessment (generally not exceeding two guests per bedroom). It is therefore recommended that the holiday house be restricted to a maximum guest capacity of ten guests and that the bunk bed be removed from the 5th bedroom prior to the holiday house land use commencing.

Given the above, granting conditional development approval is recommended until 30 June 2024. On cessation of this period, any complaints received against the premises will be reviewed before renewal for another 12-month period is provided (if forthcoming).

CONSULTATION

As detailed previously, one objection was received from a surrounding landowner.

<u>Comment</u>	<u>Officer Response</u>
1. I am deeply concerned about this happening or has happened. At present whenever the place is occupied the noise level from the back yard is loud and disturbing. This will likely increase.	1. The applicant has listed the details of a locally residing property manager who can be contacted should any management issues arise moving forward. These contact details will be forwarded and will be required in a condition of approval to be displayed on a sign displayed at the property's front entry.
2. Whenever the place is used the back yard massive oversize floodlight that is directed and my house stays on sometime all night interferes with my house rooms, disturbing the sleep and pleasure of the environment. Makes those inside upset and have to have blinds down and windows shut. This is not right for this normally quiet area and town.	2. The landowner has repointed the subject floodlight to shine directly into the premises' backyard and not neighbouring properties.
3. So, yes, I strongly object to commercialisation of this property.	3. As holiday house approvals expire annually, any unresolved issues (to the satisfaction of the Shire) will be considered with the application for renewal of the holiday house's development approval for the successive twelve-month period.

STATUTORY ENVIRONMENT

- Deemed Provisions for local planning schemes
 - 67. Consideration of application by local government
 - (2) In considering an application for development approval (other than an application on which approval cannot be granted under subclause (1)), the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application —
 - (a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;
 - (b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;
 - ...
 - (g) any local planning policy for the Scheme area;
 - ...
 - (n) the amenity of the locality including the following —
 - (i) environmental impacts of the development;
 - (ii) the character of the locality;
 - (iii) social impacts of the development;
 - ...
 - (y) any submissions received on the application;
- Local Planning Scheme No.7 – as outlined.
- Health Local Laws 2005:
 - Overcrowding
 - 3.2.2 *The owner or occupier of a house shall not permit—*
 - a) *a room in the house that is not a habitable room to be used for sleeping purposes; or*
 - b) *a habitable room in the house to be used for sleeping purposes unless—*
 - (i) *for every person over the age of 10 years using the room there is at least 14 cubic metres of air space per person; and*
 - (ii) *for every person between the ages of 1 and 10 years there is at least 8 cubic metres of air space per person; or*
 - c) *any garage or shed to be used for sleeping purposes.*

The owner or occupier of the house can seek direction from the local government to vary the above requirements via the exercise of discretion. In this instance discretion is recommended as the variation in relation to the cubic space within bedrooms 2-4 is of

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minor nature and the room design complies with the Building Code of Australia in terms of ceiling height.

POLICY IMPLICATIONS

Local Planning Policy 9.12 Short-Term Rental Accommodation – as outlined.

FINANCIAL IMPLICATIONS

The applicant has paid the required fee for the development application.

STRATEGIC IMPLICATIONS

Strategic Community Plan – Envision 2029

02 - Prosperity	The region will experience economic and population growth with increasing economic opportunities, diversifying primary production and a vibrant visitor economy.
Priority Outcomes	Our Roles
Our Shire has a contemporary land use planning system that responds to, and creates, economic opportunities.	Ensuring that our planning framework is modern and meets the needs of industry, small business and emerging opportunities.

ATTACHMENTS

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

- Holiday house management documents (SODR-1262144384-17828)
(Marked 9.3.2)

VOTING REQUIREMENT

Simple majority.

OFFICER RECOMMEDATION

That Council approve the development application for the proposed Holiday House at Lot 167 (No.4) Elizabeth Way, Jurien Bay, subject to following conditions and advice:

Conditions:

- 1. All development shall be carried out only in accordance with the details of the application as approved herein and any approved plan. Subject to any modifications required as a consequence of any conditions of this approval the approved plans shall not be altered without the prior written approval of the Shire of Dandaragan.**
- 2. The Holiday House must not cause nuisance or degrade the amenity of the neighbourhood in any way, including by reason of the emission of noise, light, odour, fumes, smoke, vapour or other pollutant, or impact on public safety or otherwise, to the satisfaction of the Shire of Dandaragan.**
- 3. The total number of people to be accommodated in the**

- Holiday House shall not exceed ten (10) guests at all times.
4. Prior to the commencement of the approved use, the 5th bedroom configuration is to be modified to have only a full sized bed (double/queen/king) or two single beds to the satisfaction of the Shire of Dandaragan. Thereafter a maximum of two guests are permitted to sleep within each of the five bedrooms.
 5. The Holiday House shall be operated be in accordance with the 'Code of Conduct', and the 'Fire and Emergency Plan' submitted with the subject development application date stamped 14 March 2023.
 6. The listed 'Property Manager' shall undertake the duties listed on the 'Property Management Plan' submitted with the subject development application date stamped 14 March 2023.
 7. All vehicle parking must be confined to the Holiday House premises, to the satisfaction of the Shire of Dandaragan.
 8. A sign up to 0.2m² in area listing the approved property manager's contact details is to be erected / placed on a frontage wall, fence, or entry statement to the premises to the satisfaction of the Shire of Dandaragan prior to the commencement of the development.
 9. This development approval is valid until the 30 June 2024. The Holiday House land use should cease before or on this date unless otherwise approved in writing by the Shire of Dandaragan.

Advice notes:

- A. This is a development approval of the Shire of Dandaragan under its *Local Planning Scheme No.7*. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits, and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
- B. In relation to condition 7, parking is not permitted on road verges, footpaths, vacant lots etc. in order not to adversely affect the amenity of the locality.
- C. Development approval does not affect the existing and future use of the premises as a Single House.
- D. If the applicant/landowner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be submitted within 28 days of the determination.

developed land is often limited, or non-existent. Both these conditions are considered to be relevant to Badgingarra.

The Regional Development Assistance Program (RDAP) provides the funding support for this function and helps local authorities build communities across Western Australia. Under the RDAP, local authorities can apply to Development WA for assistance to progress potential land development projects in their local government areas.

A completed RDAP application is attached to this report along with the then Landcorp's commissioned Servicing Report for Dodd Street prepared by Porter Consulting Engineers in 2011.

COMMENT

Subdivision is not required for the further land release as the 10 lots varying in size from 965m² to 971m² form part of the existing cadastre layout of Badgingarra.

The further construction of Dodd Street and extension of water, power and telecommunication services for Stage 2 was quantified as costing \$360,000 by Porter Consulting Engineers in 2011. This is estimated to be worth approximately \$486,000 or \$48,600 per lot in current costs.

Through the proposed RDAP process, the application has nominated covering the costs of road construction during the 2024/25 financial year which is estimated to be \$111,850.15 in current costs. Should this contribution be supported by Council and required by Development WA it will be included in the future 2024/25 annual budget.

The subject lots are noted as being subject to Native Title, but Development WA has advised that they have a Land Agreement in place with the South West Aboriginal Land and Sea Council which will enable the transfer of these lots to residential freehold.

The Stage 2 release is essential to provide land and housing solutions within the Shire's eastern district. As such, Council is requested to endorse the RDAP application as presented for submission to Development WA.

CONSULTATION

- Stage 1 selling agent – Professionals Jurien Bayview Realty
- Badgingarra Community Association

Both the selling agent and the local community association have requested that further lots be released as soon as possible.

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STATUTORY ENVIRONMENT

Local Planning Scheme No.7 –

The additional lots which form part of Stage 2 are zoned Residential R12.5 under the Scheme.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Should Development WA confirm the requirement for the Shire's road construction contribution of an estimated value of \$111,850.15 for the Stage 2 release, a budget line item will be included within the 2024/25 annual budget.

STRATEGIC IMPLICATIONS

Local Planning Strategy 2020

Strategic Directions	Actions
Retain Dandaragan and Badgingarra as rural communities providing for the needs of the rural hinterland.	Support opportunities for residential development within the Dandaragan and Badgingarra townsites by encouraging a more compact settlement form utilising existing infrastructure, subject to land suitability assessment; structure planning, logical extension of existing development; landscape protection adjacent to Brand Highway; and minimising access points from Brand Highway.
	Support the development of land in Dandaragan and Badgingarra in partnership with the State Government and land developers.

Strategic Community Plan – Envision 2029

02 – Prosperity	The Shire will experience broad economic and population growth with decreasing economic barriers, diversified agriculture and fisheries output and vibrant visitor economy
Priority Outcomes	Our Roles
Our Shire has a contemporary land use planning system that responds to, and creates, economic opportunities	Identify and activate under-utilised economic and land assets to promote employment and economic activity.

ATTACHMENTS

- Regional Development Assessment Program Application (SODR-877026889-3704)
- 2011 Servicing Report (Doc Id: SODR-877026889-3680) **(Marked 9.3.3)**

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council endorse the Regional Development Assistance Program Application (Doc ID SODR-877026889-3704) for the land release of Badgingarra Stage 2 Residential Lots.

9.3.4 ADOPTION OF AMENDED LOCAL PLANNING POLICY 9.5 ADVERTISING DEVICES (SIGNAGE)

Location:	N/A
Folder Path:	SODR-877026889-3404
Disclosure of Interest:	Nil
Date:	30 May 2023
Author:	Rory Mackay, Principal Planning & Building Officer
Senior Officer:	Louis Fouche, Executive Manager Development Services

PROPOSAL

The purpose of the report is for Council to consider adopting the amended Local Planning Policy 9.5 Advertising Devices (Signage).

BACKGROUND

In April 2013, Council adopted an amended local planning policy to regulate outdoor advertising. A review of the policy is timely and is also included in the key actions in the Shire's Corporate Business Plan. This review also responds to the recent influx of unauthorised portable signs in notable public spaces i.e., Jurien Bay Foreshore and Bashford Street.

The review of the policy has been undertaken with reference to the Western Australian Local Government Association's (WALGA) Model Local Planning Policy.

This policy review is undertaken concurrently with the investigation into developing a street furniture advertising scheme, which is still under development.

On 30 November 2022, Council resolved to advertise the amended policy to the community. This advertising was undertaken from 12 January 2023 to 1 May 2023. Two submissions were received which have been considered in the drafting of the final amended policy.

COMMENT

The following policy modifications have been made:

- Restructure the policy to follow the WALGA model where relevant.
- Revise policy introduction and objectives accordingly.
- Provide clear exemptions and interpretations.
- Outline signage development application requirements and when a signage strategy will be required.
- Outline clear protocols which apply to all signage.
- Outline particular areas where signage will not be supported.
- Provide specific protocols for common types of signage.

No significant policy changes are recommended as result of the comments received during the public exhibition period. Minor grammatical changes have been made to the policy and Clause 7

consultation has been deleted from the policy as the assessment framework of the policy provides sufficient basis to inform the approval or refusal of signage development application without the need to undertake public consultation, which is unlikely to result in a noteworthy assessment shift. Nonetheless, the Shire reserves the right to advertise development applications where it is deemed necessary as this is part of the statutory process followed in terms of the Local Planning Scheme.

It is recommended that Council adopts the amended policy as presented as an attachment to this item. It is proposed that a three-month moratorium period will be applied before commencing regulatory compliance. Current non-complying signage holders will be advised during this period to remove their signage or face possibility of their sign(s) being impounded by the Shire. A proposed impoundment fee will also be introduced to the Shire's Fees and Charges schedule from the 2023/24 financial year to aid compliance efforts.

CONSULTATION

Two submissions were received on the amended policy, the comments made and the officer response to each are detailed in the attached schedule of submissions.

Within these submissions the question of policing signs in general and particularly within the Bashford Street Road Reserve which is under the care and control of Main Roads WA was questioned. An approach was made to Main Roads WA requesting delegated authority under Section 33C of the *Main Roads Act 1930*, for the Shire to solely regulate the following signage on the Bashford Street Road Reserve:

- Portable Business Signs
- Temporary Event Signs
- Illuminated Street Name Signs
- Bus Shelter, Roadside Seat and Litter Bin Signs
- Pole Mounted Banners and Flag

However, this request was not supported for the following reasoning:

- *The delegation of authority to regulate advertising devices on Main Roads was revoked from local government authorities (LGAs) in 2015.*
- *No delegation has been issued to any LGAs since 2015.*
- *No delegation has been considered to any LGAs since 2015.*
- *At this stage, until the current Main Roads advertising policy is updated, Main Roads will not be approving any LGAs to solely regulate the advertising/non-Standard signage on State Road Reserves.*
- *All control of advertising on State roads is still the responsibility of MRWA.*

In reply to this response, it was questioned how the Shire could ensure the enforcement of the subject Policy by Main Roads WA for the Bashford Street Road Reserve. Main Roads WA detailed that the Shire, at any time, can forward evidence of unauthorised signage in this precinct, of which Main Roads WA would then act upon accordingly.

STATUTORY ENVIRONMENT

Planning and Development (Local Planning Schemes) Regulations 2015:

The ability to prepare a Local Planning Policy (LPP) is afforded to the Council under Clause 3 of Schedule 2 in the *Deemed Provisions for Local Planning Schemes* (Deemed Provisions). The Deemed Provisions allow the Shire to prepare policies in respect to any matter related to the planning and development of the Shire. Policies may apply to a particular class or matter and relate to one or more parts of the Shire's Local Planning Scheme area. Clauses 5 and 6 of the Deemed Provisions allow Council to amend or rescind its planning policies.

LPPs are guidelines used to assist the local government in making decisions under the Local Planning Scheme. Although LPPs are not part of the Local Planning Scheme, they must be consistent with, and cannot vary, the intent of the Local Planning Scheme provisions. In considering a development application, the local government must have due regard to relevant LPPs as required under the Local Planning Scheme.

LPPs aim at prescribing minimum standards acceptable to the Council in consideration of community sentiment for various types of development and land use. Additionally, these policies also aid in providing a foundation for delegation to be set in order to assist in streamlining the approval processes and establishing relative levels of compliance.

POLICY IMPLICATIONS

The modified LPP is aimed to improve interpretation, assessment, and governance aspects of the Shire's development control responsibilities for Advertising Devices (Signage).

FINANCIAL IMPLICATIONS

No change to applicable application fees is proposed.

Nominal revenue is anticipated from the imposition of an impounding fee.

STRATEGIC IMPLICATIONS

Strategic Community Plan Envision 2029:

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02 – Prosperity	The Shire will experience broad economic and population growth with decreasing economic barriers, diversified agriculture and fisheries output and vibrant visitor economy
Priority Outcomes	Our Roles
Our Shire has a contemporary land use planning system that responds to, and creates, economic opportunities	Identify and activate under-utilised economic and land assets to promote employment and economic activity.

ATTACHMENTS

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

- Local Planning Policy 9.5: Advertising Devices (SODR-461937211-1198)
- Schedule of Submissions (SODR-877026889-3714)
(Marked 9.3.4)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council pursuant to Clauses 4 and 5 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* adopts amended *Local Planning Policy 9.5: Advertising Devices (Signage)* as provided as an attachment to this report.

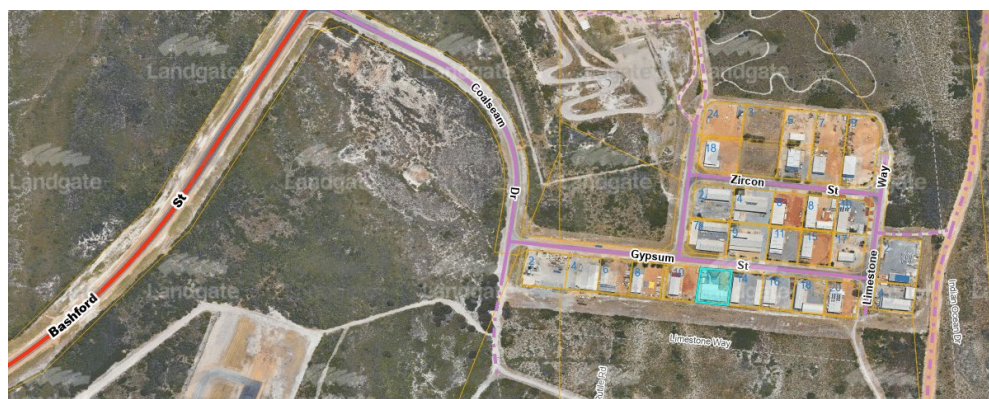
9.3.5 AMENDMENT TO MICROBREWERY DEVELOPMENT APPROVAL – LOT 1200 (NO.12) GYPSUM STREET, JURIEN BAY

Location:	Lot 1200 (No.12) Gypsum Street, Jurien Bay
Applicant & Landowner:	S Mcleary of Benpride Pty Ltd
File Ref:	SODR-1262144384-17997
Disclosure of Interest:	Nil
Date:	6 June 2023
Author:	Rory Mackay, Planning Officer
Senior Officer:	Louis Fouché, Executive Manager Development Services

PROPOSAL

The proponent is seeking an amendment to a condition in the development approval granted by Council on 24 September 2020 and amended on 25 August 2022 for the development of a microbrewery at Lot 1200 Gypsum Street, Jurien Bay. The requested amendment proposes to extend the 'substantial commencement' date by 12 months.

BACKGROUND



Locational Map of 12 Gypsum Street, Jurien Bay

On 25 August 2022, Council resolved the following:

That Council:

1. Grant approval to increase the period of time in which the brewing of beers onsite is to commence at the approved microbrewery at Lot 1200 Gypsum Street, Jurien Bay by a further eight (8) months from 24 September 2022 to 24 June 2023 and amend the current development approval Condition 'e' to read as follows:

The Microbrewery shall be substantially commenced by the 24 June 2023, by means of brewing beers at the premises for consumption on the premises, and / or in sealed containers for consumption off the premises. If the development is not substantially commenced within this period, this approval shall lapse and be of no further effect. Where an approval has so lapsed, the proposed development shall not be carried out without the further approval of the Shire of Dandaragan having first being sought and obtained.

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2. Advise the applicant that the above decision does not alter the remaining conditions of development approval previously imposed by the Shire of Dandaragan on 24 September 2020.

In accordance with Clause 77 of Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (Regulations) the proponent has made an application to amend development approval Condition 'e'. The requested amendment seeks a 12-month time extension to the requirement to commence onsite brewing from the 24 June 2023 to 24 June 2024.

This request has been based on the applicant's stated inability to meet the amended 24 June 2023 deadline to commence onsite brewing of beers due to the power infrastructure upgrades required to run the sourced onsite brewing equipment and the build timeframes put forward by Western Power in this regard.

COMMENT

In seeking to meet the requirements of condition 'e', the proponent has:

1. installed the commercial brewing equipment 'Nanocraft' on site as shown in the attached photos;
2. commenced the works approval process with Western Power for the required power infrastructure upgrades required to commence brewing operations; and
3. complied with the development approval conditions as outlined in the following table.

<u>Approval Condition</u>	<u>Compliance</u>
The approved development shall predominantly operate as a Microbrewery.	Compliance, to the extent of the subject requested amendment.
The Microbrewery is restricted to the sale of beer produced on the property and boutique beers produced by other recognised microbreweries. This condition applies to beer sales only.	Compliance.
The Microbrewery shall be undertaken in accordance with the documentation submitted in support of the application subject to any modifications required as a consequence of any condition/s of this approval or otherwise approved by the Shire of Dandaragan.	Compliance.
Any additional development which is not in accordance with the application the subject of this approval or any condition of approval will require the further approval of the Shire of Dandaragan.	Compliance.
The Microbrewery shall be substantially commenced by the 24 June 2023, by means of brewing beers at the premises for consumption on the premises, and / or in	The subject of this requested amendment.

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sealed containers for consumption off the premises. If the development is not substantially commenced within this period, this approval shall lapse and be of no further effect. Where an approval has so lapsed, the proposed development shall not be carried out without the further approval of the Shire of Dandaragan having first being sought and obtained.	
The capacity of the venue must not exceed 225 patrons.	Compliance.
The licensed premises are to be furnished with chairs, lounges, and tables.	Compliance.
Prior to the public opening of the premises to patrons, vehicle accessways, parking area marking/signage, and bicycle racks must be installed/constructed and thereafter maintained to the specifications and satisfaction of the Shire of Dandaragan.	Compliance.
Goods or materials must not be permanently stored within the areas dedicated to parking, landscaping, vehicle manoeuvring or within access driveways.	Non-compliance as on-site storage prevents use of onsite parking bays. This has been flagged with the proponent.
External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Shire of Dandaragan.	Compliance.
The applicant/landowner is to provide a progress report to the Shire of Dandaragan on the status of the Microbrewery each six month period from the date of approval until the expiry of the two year substantially commenced period outlined in Condition E.	Compliance, the applicant has provided regular verbal updates and provided opportunities for officer site inspections.
Prior to the issue of a building permit, the following bushfire planning matters are to be addressed to the satisfaction of the Shire of Dandaragan: 1. a Bushfire Attack Level (BAL) Contour Map or a BAL Assessment; 2. the identification of any issues arising from the BAL Contour Map or BAL Assessment; and 3. an assessment against the bushfire protection criteria contained within the State Planning Policy 3.7 Guidelines demonstrating compliance within the boundary of the development lot.	Compliance.
Prior to the public opening of the premises to patrons, a detailed landscaping plan for the subject site and the road verge must be submitted to, and approved to, the satisfaction of the Shire of Dandaragan, and must be implemented, including the following:	Compliance.

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- | | |
|---|--|
| <ol style="list-style-type: none"> 1. the location, number and type of proposed trees and shrubs; 2. any lawns to be established; 3. any existing vegetation and/or landscaped areas to be retained; 4. any verge treatments; and 5. evidence that the proposed landscaping will not, at maturity, negatively impact the development or adjoining properties. | |
|---|--|

The proponent has been advised by Western Power that the completion of the power upgrade works is likely to be another nine months away at best, hence the request for a further 12-month extension. The attached request letter states a 10-month extension is sought; the proponent has since requested this be extended to a 12-month period to provide contingency.

Western Power has outlined that there are three main stages to a customer project and the respective timeframes are noted as follows:

1. Validation (technical assessment): 4-5 months
2. Design (if required): 7-9 months
3. Construction: 3 months

The current timeframes for small-medium commercial connections are approximately 12-15 months. Western Power is constrained in meeting distribution customer delivery which is driven by an increase in market demand for construction and design services. Following various stimulus initiatives since the 19/20 financial year, there has been an increase in applications from approximately 3,000 a year to over 7,000 a year.

Western Power received the customer's application on 20 October 2022 and the validation stage was completed on 8 March 2023. The customer's project is currently in the Design stage and appears to be a standard level of design required which could bring about a marginally quicker turnaround, although the exact timeframes are currently unknown.

It is recommended that Council approve an amendment to development approval Condition 'e' to extend the period of time to commence the brewing of beers onsite from 24 June 2023 to 24 June 2024. This decision will not alter the remaining conditions of development approval previously imposed. Should Council not support the amendment request, the development approval and timeframes will continue as presented in the Background section of this report.

It is noted that failure to comply with a development approval condition may result in an offence under the *Planning and Development Act 2005*. A person who commits an offence under

this Act is liable to a fine of \$200,000 and, in the case of a continuing offence, a further fine of \$25,000 for each day during which the offence continues.

CONSULTATION

Consultation was not deemed necessary for this request.

STATUTORY ENVIRONMENT

- Local Planning Scheme No 7
- Planning and Development (Local Planning Schemes) Regulations 2015:

71. Commencement of development under development approval

If development approval is granted under clause 68 —

(a) the development must be substantially commenced

(i) if no period is specified in the approval — within the period of 2 years commencing on the date on which the determination is made; or

(ii) if a period is specified in the approval — within that period; or

(iii) in either case — within a longer period approved by the local government on an application made under clause 77(1)(a);

and

(b) the approval lapses if the development has not substantially commenced within the period determined under paragraph (a).

77. Amending or cancelling development approval

(1) An owner of land in respect of which development approval has been granted by the local government may make an application to the local government requesting the local government to do any or all of the following —

(a) to amend the approval so as to extend the period within which any development approved must be substantially commenced.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

The applicant has paid the required \$295 fee for the request to amend the microbrewery's development approval.

STRATEGIC IMPLICATIONS

- Local Planning Strategy (2020) – Economy Strategic Directions:

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- Support growth of the tourism sector by assisting operators to provide a range of products to cater for differing consumer experiences and expectations.
- Ensure industrial activities do not adversely impact on surrounding uses.

Strategic Community Plan – Envision 2029:

02 – Propensity	The region will experience economic and population growth with increasing economic opportunities, diversifying primary production and a vibrant visitor economy.
Priority Outcomes	Our Roles
Our Shire has a contemporary land use planning system that responds to, and creates, economic opportunities.	Ensuring that our planning framework is modern and meets the needs of industry, small business and emerging opportunities.

ATTACHMENTS.

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

- Amendment request letter (Doc ID: SODR-1262144384-18141)
- Site inspection photos (Doc ID: SODR-1262144384-18245)

(Marked 9.3.5)

VOTING REQUIREMENT

Simple majority.

OFFICER RECOMMENDATION

That Council:

1. **Grant approval to increase the period of time in which the brewing of beers onsite is to commence at the approved microbrewery at Lot 1200 Gypsum Street, Jurien Bay by a further twelve (12) months from 24 June 2023 to 24 June 2024 and amend the current development approval Condition ‘e’ to read as follows:**
The Microbrewery shall be substantially commenced by 24 June 2024, by means of brewing beers at the premises for consumption on the premises, and / or in sealed containers for consumption off the premises. If the development is not substantially commenced within this period, this approval shall lapse and be of no further effect. Where an approval has so lapsed, the proposed development shall not be carried out without the further approval of the Shire of Dandaragan having first being sought and obtained.
2. **Advise the applicant that the above decision does not alter the remaining conditions of development approval previously imposed by the Shire of Dandaragan on 24 September 2020.**

9.3.6 PROPOSED OUTBUILDING – LOT 80 (NO. 3) COOK STREET, JURIEN BAY

Location:	Lot 80 (No.3) Cook Street, Jurien Bay
Applicant:	M Roberts on behalf K O'Keefe & J Walmsley of Silver Sunset Pty Ltd
File Ref:	SODR-1262144384-18108
Disclosure of Interest:	Nil
Date:	12 June 2023
Author:	Rory Mackay, Principal Planning & Building Officer
Senior Officer:	Louis Fouche, Executive Manager of Development Services

PROPOSAL

The proponent is seeking development approval for an oversized outbuilding at Lot 80 (No.3) Cook Street, Jurien Bay.



Location Plan – Lot 80 (No.3) Cook Street, Jurien Bay

BACKGROUND

On 23 February 2023, Council refused a development application for 10m by 12m (120m²) enclosed outbuilding with a wall height of 4.4m and a ridge height of 5.4m at the rear of the 863m² property, as the development would:

- *not be compatible with its setting and the desired character of the locality in terms of the likely effect of its orientation and appearance (Clause 67(2)(m) of the Deemed Provisions for local planning schemes);*
- *have an adverse amenity impact on the character of the locality (Clause 67(2)(n) of the Deemed Provisions for local planning schemes); and*
- *not comply with orderly and proper planning for the locality and if approved, set an undesirable precedent for similar development applications in the future, inconsistent with Local Planning Policy 9.4 Outbuilding – Residential Areas (clause 67(2)(b & g) of the Deemed Provisions for local planning*

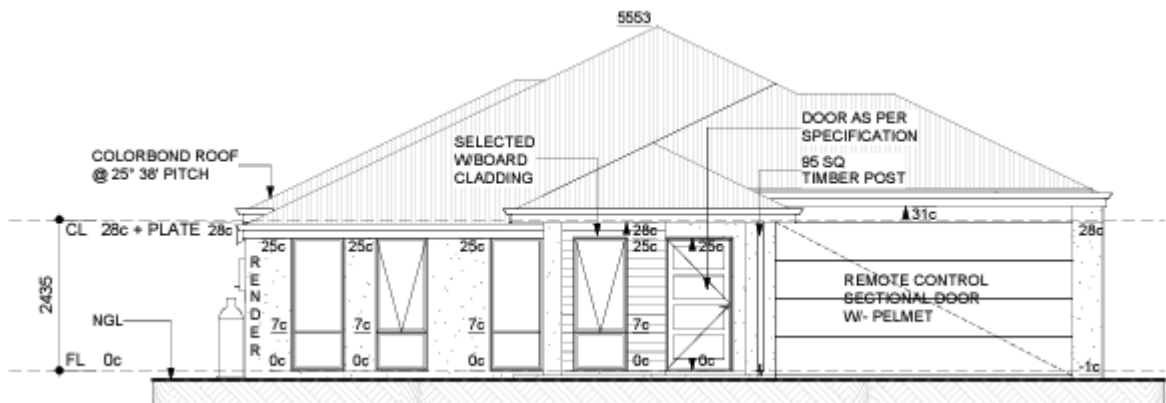
schemes).

On 27 April 2023 a revised development application for an enclosed outbuilding with the same floor area (120m²) with a wall height of 4m and a ridge height of 5m at the rear of the 863m² property was also refused by Council for the same reasoning.

A new revised development application has been lodged for an enclosed outbuilding with a floor area of (90m²) with a wall height of 4.2m and a ridge height of 5.3m.

The new proposed outbuilding will have its southern rear corner set back 1m from the adjoining rear property, with the rear elevation tapering away from this angled property boundary to be set back 3m at the other rear corner as shown in the attached site plan. The western side facade will be built up to the side property boundary of the adjoining property (which is also owned by the proponent).

A building permit for a 245m² three-bedroom, two-bathroom single storey dwelling was issued on 21 December 2022 to WA Country Builders.



Approved Dwelling Front Elevation

As the property is being developed for residential purposes with the construction of a single house and the proposed ancillary outbuilding, *Local Planning Policy 9.4: Outbuildings Residential Areas* (Policy) has been used to assess the application. This Policy outlines the following parameters for outbuildings:

	LPP9.4	Proposed
Area	80m ²	90m ²
Wall/gutter height	3.6m	4.2m
Ridge Height	4.5m	5.3m
Rear setback	1m	1m to 3m
Side setback	1.5m	Nil

The proponent has sought the above outbuilding area variation for storage needs for the following large recreational vehicles:

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- 8.8m x 2.47m caravan with additional rear bike rack and ability to slide out 0.6m on one side.
- 6.6m boat on a 9.2m long trailer.

As a result of the Policy variations sought, the development application is referred to Council for a determination in accordance with Delegation 9.1.1 of the Shire of Dandaragan Delegations Register.

COMMENT

Where a proposal does not meet the deemed-to-comply provisions of the Policy, the decision maker is to consider the application against the design principles of the Policy (which is as per the R-Codes). The R-Codes design principles applicable for the proposed outbuilding and the officer's assessment of each are as follows.

Lot boundary setback 5.1.3, P3.2

P3.2 Buildings built up to boundaries (other than the street boundary) where this:

- makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;
- does not compromise the design principle contained in Clause 5.1.3 P3.1;
 - reduce impacts of building bulk on adjoining properties;
 - provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and
 - minimise the extent of overlooking and resultant loss of privacy on adjoining properties.
- does not have any adverse impact on the amenity of the adjoining property.

Outbuildings 5.4.3, P3

Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.

The proposed nil side boundary setback for a proposed wall of 4.2m high, 12.5m long is not considered to have an adverse impact on the adjoining property and surrounding streetscape in terms of building height, bulk and scale. This is due to the positioning of the outbuilding behind the dwelling under construction, to the rear of the subject property, which is design characteristic consistent throughout Jurien Bay. Furthermore, the proposal complies with the deemed-to-comply provisions of the R-Codes for overshadowing as the outbuilding will not cast a shadow more than 25% on adjoining southern properties at midday on winter solstice. This siting also does not result in ventilation, privacy or overlooking issues for adjoining properties.

A standard condition of development approval requires that stormwater be contained and controlled on the applicant's property.

This will ensure that no gutters or downpipes/stormwater are located or run into adjoining properties.

The oversized outbuilding both in height and area proposed will not have a building bulk and scale that will appear dominant in relation to the site as well as the streetscape as the sizing variations sought are considered minor (equal/less than 17%) and that the outbuilding will use 10.4% of the large 863m² property. Additionally, the area variation of 90m² in lieu of 80m² is a result of the applicant forfeiting their rights to also erect a freestanding garden shed up to 10m² on the property, of which is generally exempt from requiring development or building approval for residential properties. The ridge height of the outbuilding of 5.3m will correspondingly be under the 5.7m ridge height of the dwelling under construction.

Given the above it is recommended that Council approve the revised development application subject to conditions, including a condition that a garden shed is not permitted to be erected on the development site in lieu of the extra floor area of the subject outbuilding.

CONSULTATION

The initial development application was forwarded to adjoining landowners for comment and no responses were received. As a result of this the revised development applications were not readvertised.

STATUTORY ENVIRONMENT

- Planning and Development (Local Planning Schemes) Regulations 2015
 - Deemed provisions for local planning schemes
 - Cl.67. Consideration of application by local government
 - (a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;
 - (b) the requirements of orderly and proper planning...
 - (e) any policy of the Commission;
 - (f) any policy of the State;
 - (g) any local planning policy for the Scheme area;
 - (fa) any local planning strategy for this Scheme endorsed by the Commission;
 - (m) the compatibility of the development with its setting, including —
 - (i) the compatibility of the development with the desired future character of its setting; and
 - (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;
 - (n) the amenity of the locality including the following —
 - (ii) the character of the locality;

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- Local Planning Scheme No 7:
Clause 4.2 of the Scheme outlines *State Planning Policy 3.1 - Residential Design Codes* is to read as part of the Scheme.

The subject property is zoned 'Regional Centre' under the Shire's Local Planning Scheme No.7 (Scheme). The objectives of this zone are:

- *Provide a range of services and uses to cater for both the local and regional community, including but not limited to specialty shopping, restaurants, cafes and entertainment.*
- *Ensure that there is a provision to transition between the uses in the regional centre and the surrounding residential areas to ensure that the impacts from the operation of the regional centre are minimised.*
- *Provide a broad range of employment opportunities to encourage diversity and self-sufficiency within the Centre.*
- *Encourage high quality, pedestrian-friendly, street-oriented development that responds to and enhances the key elements of the Regional Centre, to develop areas for public interaction.*
- *Ensure that the provision of residential opportunities within the Regional Centre, including high density housing and tourist accommodation that supports the role of the regional centre and meets the needs of the community.*

POLICY IMPLICATIONS

- *Residential Design Codes (R-Codes) (State Planning Policy 7.3)*
An outbuilding is defined by the R-Codes as:
An enclosed non-habitable structure that is detached from any dwelling.
- Local Planning Policy 9.4 Outbuildings Residential Areas

FINANCIAL IMPLICATIONS

The applicant has paid the required fee for the development application.

STRATEGIC IMPLICATIONS

There are no strategic implications for this item.

ATTACHMENTS

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

- Development application 54/23 (Doc Id: SODR-1262144384-18126)
(Marked 9.3.6)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council grants development approval for a proposed outbuilding at Lot 80 Cook Street, Jurien Bay subject to the following conditions and advice note:

Conditions:

1. All development, subject to any conditions of this approval, shall be in accordance with the approved development plans, which form part of this development approval, to the specifications and satisfaction of the Shire of Dandaragan.
2. All stormwater must be contained and disposed of on-site at all times, to the satisfaction of the Shire of Dandaragan.
3. The outbuilding is not to be used for human habitation, to the satisfaction of the Shire of Dandaragan.
4. The landowner is not permitted to erect an additional freestanding garden shed on the subject property, to the satisfaction of the Shire of Dandaragan.

Advice Note:

In relation to Condition 4, this approval provides dispensation for an additional 10m² outbuilding floor area in the total floor area of 90m², which exceeds the 80m² permissible outbuilding floor area in *Local Planning Policy 9.4: Outbuildings – Residential Areas*. The additional floor area is provided in lieu of the floor area normally allowed without a Building Permit for Class 10a buildings in Schedule 4, Cl.2 of the *Building Regulations 2012*.

9.4 GOVERNANCE & ADMINISTRATION**9.5 COUNCILLOR INFORMATION BULLETIN****9.5.1 SHIRE OF DANDARAGAN – MAY COUNCIL STATUS REPORT**

Document ID: SODR-1739978813-6419

Attached to the agenda is a copy of the Shire's status report from the Council Meeting held 25 May 2023. *(Marked 9.5.1)*

9.5.2 SHIRE OF DANDARAGAN – BUILDING STATISTICS – MAY 2023

Document ID: SODR-2045798944-4259

Attached to the agenda is a copy of the Shire of Dandaragan Building Statistics for May 2023. *(Marked 9.5.3)*

9.5.3 SHIRE OF DANDARAGAN – PLANNING STATISTICS – MAY 2023

Document ID: SODR-2045798944-4258

Attached to the agenda is a copy of the Shire of Dandaragan Planning Statistics for May 2023. *(Marked 9.5.4)*

9.5.4 SHIRE OF DANDARAGAN TOURISM / LIBRARY / COMMUNITY ACTIVITIES REPORT FOR MAY 2023

Document ID: SODR-1876983588-1286

Attached to the agenda is monthly report for Tourism / Library for May 2023. *(Marked 9.5.5)*

9.5.5 WALGA - EARLY PAYMENT OF FINANCIAL ASSISTANCE GRANTS 2023-24

Document ID: SODR-437506902-10475

Attached to the agenda is WALGA correspondence regarding financial assistance grants 2023-24. *(Marked as 9.5.5)*

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**



ATTACHMENTS

FOR ORDINARY COUNCIL MEETING 22 JUNE 2023

Shire of Dandaragan

ACCOUNTS FOR PAYMENT

FOR THE PERIOD ENDING

31 MAY 2023

Posting Date	Document Type	Document No.	Bank Account No.	Description	Amount
1/05/2023	Payment	GJBDEB-5079	MUNI	WA Treasury - Loans payment	\$ 96,876.92
11/05/2023		GJBDEB-5080	MUNI	Salary Packaging	\$ 677.12
1/05/2023	Payment	GJBDEB-5081	MUNI	BPAY Transaction Fee	\$ 143.20
1/05/2023	Payment	GJBDEB-5082	MUNI	Maintenance Fee	\$ 20.00
1/05/2023	Payment	GJBDEB-5083	MUNI	ANZ Merchant Fee	\$ 173.24
22/05/2023	Payment	GJBDEB-5084	MUNI	Westnet - Cervantes mailbox charge	\$ (50.00)
22/05/2023	Payment	GJBDEB-5084	MUNI	Westnet - Cervantes mailbox charge	\$ 50.00
1/05/2023	Payment	GJBDEB-5085	MUNI	Westnet - Cervantes Mailbox charge	\$ 50.00
2/05/2023	Payment	GJBDEB-5086	MUNI	WEX Motorpass - May 2023	\$ 3,176.00
5/05/2023	Payment	GJBDEB-5087	MUNI	Merchant Fees - #305	\$ 431.58
5/05/2023	Payment	GJBDEB-5088	MUNI	Merchant Fees - #111	\$ 61.91
15/05/2023	Payment	GJBDEB-5089	MUNI	Secure Pay ZDN00	\$ 498.43
25/05/2023		GJBDEB-5090	MUNI	Salary Packaging	\$ 677.12
25/05/2023		GJBDEB-5091	MUNI	SuperChoice - 11/5 - 25/5/23	\$ 47,546.60
18/05/2023	Payment	GJBDEB-5092	MUNI	M/C - JB HiFi - iPhone	\$ 1,435.45
18/05/2023	Payment	GJBDEB-5092	MUNI	M/C - Quad Lock - Phone kit	\$ 63.59
18/05/2023	Payment	GJBDEB-5092	MUNI	M/C - DoT - Vehicle Registration	\$ 40.80
18/05/2023	Payment	GJBDEB-5092	MUNI	M/C - DoT - Vehicle Registration	\$ 230.32
18/05/2023	Payment	GJBDEB-5092	MUNI	M/C - BP - Vehicle Inspection	\$ 182.65
18/05/2023	Payment	GJBDEB-5092	MUNI	M/C - City of Perth - Parking	\$ 9.64
18/05/2023	Payment	GJBDEB-5092	MUNI	M/C - DMIRS - Club Registration	\$ 38.40
18/05/2023	Payment	GJBDEB-5092	MUNI	M/C - Metro Jurien Bay - Fire team refreshments	\$ 339.77
18/05/2023	Payment	GJBDEB-5092	MUNI	M/C - Jurien Bay Service Station - Fire team refreshments	\$ 243.91
18/05/2023	Payment	GJBDEB-5092	MUNI	M/C - Ampol Cataby - Fire team refreshments	\$ 81.82
18/05/2023	Payment	GJBDEB-5092	MUNI	M/C - Universal Coatings - Playground Equipment	\$ 895.00
18/05/2023	Payment	GJBDEB-5092	MUNI	M/C - Universal Coatings - Playground Equipment	\$ 895.00
18/05/2023	Payment	GJBDEB-5092	MUNI	M/C - Universal Coatings - Playground Equipment	\$ 895.00
18/05/2023	Payment	GJBDEB-5092	MUNI	M/C - BWS - Restocking Council Fridge	\$ 319.09
18/05/2023	Payment	GJBDEB-5092	MUNI	M/C - AIM - Professional Membership	\$ 44.55
18/05/2023	Payment	GJBDEB-5092	MUNI	M/C - Holiday Inn - Accommodation	\$ 95.96
18/05/2023	Payment	GJBDEB-5092	MUNI	M/C - Nesute Geraldton - Accommodation	\$ 1,050.00
24/05/2023	Payment	GJBDEB-5093	MUNI	Aust Post - Bank Charges	\$ 1,106.84
24/05/2023	Payment	GJBDEB-5094	MUNI	Aust Post - Bank Charges	\$ 48.17
Grand Total - Direct Debits					\$ 158,348.08

Date	Cheque Number	Vendor	Invoice	Description	Amount
18/05/2023	33841	V82531 - PLEASE PAY CASH	JB ADMIN PC RECOUP MAY 23	Jurien Admin Petty Cash Recoup May 23	\$ 297.37
				V82531	\$ 297.37
				Total 33841	\$ 297.37
				Grand Total - Cheque	\$ 297.37

Date	BPAY Number	Vendor	Invoice	Description	Amount
5/05/2023	BPAY050523	V80818 - Telstra Corporation	7863675800/APR23	JB Office Shared Data Apr 23	\$ 10,179.00
				Total V80818	\$ 10,179.00
				Total BPAY050523	\$ 10,179.00
5/05/2023	BPAY050523A	V81671 - Water Corporation	9009758951/APR23	306 Pinetree Cct 23/2-27/4/23	\$ 293.22
			9018331642/APR23	Jurien Hall (old) Tennis court tap 22/2-26/4/23	\$ 358.02
			9007278989/APR23	Jurien Bay Cemetery 22/2-26/4/23	\$ 634.92
			9007276262/APR23	Jurien Bay Depot 22/2-26/4/23	\$ 1,197.12
			9007273897/APR23	Fountain Snook Park 22/2-26/4/23	\$ 5.59
			9007272237/APR23	JCC 22/2-26/4/23	\$ 881.06
			9007269986/APR23	Family Resource Centre 21/2-20/4/23	\$ 502.33
			9007268959/APR23	Jurien Bay F/S Amenities (Cook St Ablutions) 21/2-20/4/23	\$ 377.47
			9011461671/APR23	Jurien Admin Centre 21/2-20/4/23	\$ 844.89
			9007269433/APR23	Dobbyn Pk Nature Play 20/2-19/4/23	\$ 114.68
			9024550163/APR23	Jurien Ezy Dump 20/2-19/4/23	\$ 942.59
			9007271154/APR23	2 York St 21/2-20/4/23	\$ 186.37
			9007253079/APR23	Corunna Rd Toilets 14/2-14/4/23	\$ 1,205.51
			9024528601/APR23	Jurien Bay Foreshore Ablutions 21/2-20/4/23	\$ 349.69
				Total V81671	\$ 7,893.46
				Total BPAY050523A	\$ 7,893.46
19/05/2023	BPAY190523	V80818 - Telstra Corporation	2175532049/MAY23	Mobile Usage to 01/05/2023	\$ 187.99
			2175531868/MAY23	Fuel Systems May 23	\$ 29.98
			2503689339/MAY23	Library usage May 23	\$ 134.97
			2175531686/MAY23	Mobile usage to 01/05/23	\$ 753.71
				Total V80818	\$ 1,106.65
				Total BPAY190523	\$ 1,106.65
26/05/2023	BPAY260523	V80818 - Telstra Corporation	5258987000/MAY23	Phone usage to 01/05/23	\$ 3,841.62
				Total V80818	\$ 3,841.62
		V81671 - Water Corporation	9016739556/MAY23	31c Dand Rd S/Charge 1/5-30/6/23	\$ 46.08
			9008594764/MAY23	Badg Standpipe 7/3-4/5/23	\$ 1,689.03
			9007258734/MAY23	Lot21 Quin Pl Dand 7/3-4/5/23	\$ 78.47
			9007258646/MAY23	DCC 7/3-4/5/23	\$ 385.99
			9007258566/MAY23	31b Dand Rd S/Charge 1/5-30/6/23	\$ 46.08
			9007258558/MAY23	31a Dand Rd S/Charge 1/5-30/6/23	\$ 46.08
			9007258523/MAY23	7b Dand Rd 7/3-4/5/23	\$ 101.33
			9007258515/MAY23	6b Dand Rd S/Charge 1/5-30/6/23	\$ 46.08
			9007258494/MAY23	Dand Depot 7/3-4/5/23	\$ 44.75
			9007258355/MAY23	Dand Standpipe S/Charge 7/3-30/6/23	\$ 306.03
			9007248739/MAY23	BCC 7/3-4/5/23	\$ 1,068.45
			9007258531/MAY23	7a Dand Rd S/Charge 1/5-30/6/23	\$ 46.08
				Total V81671	\$ 3,904.45
				Total BPAY260523	\$ 7,746.07
				Grand Total - BPAY	\$ 26,925.18

Date	EFT Number	Vendor	Invoice	Description	Amount
1/05/2023	662/1160	V84391 - Innes Air & Electrical Pty Ltd	3058	Installation of floodlighting poles and lights - 60% claim	\$ 124,479.30
				Total V84391	\$ 124,479.30
				Total 662/1160	\$ 124,479.30
5/05/2023	663/1161	V80021 - BOC Gases	5006058693	Cylinder Hire/Usage 29/03/2023 to 27/04/2023	\$ 80.14
				Total V80021	\$ 80.14
		V80087 - Synergy	429026190/APR23	Jurien Bay Depot 16/3-19/4/23	\$ 2,004.94
			393919840/APR23	Fauntleroy Pk & Dobbyn Pk 16/3-19/4/23	\$ 999.15
			513665230/APR23	Damp Pump 08/03-11/04/23	\$ 1,101.51
			411619200/APR23	New Admin Centre 16/3-19/4/23	\$ 5,304.87
			454515450/APR23	Marinefields Standpipe 24/1-20/3/23	\$ 106.83
				Total V80087	\$ 9,517.30
		V80102 - Westrac Equipment	PI 8161871	Fuel, oil & air filters	\$ 451.96
			PI 8169331	Fuel, oil & air filters	\$ 384.78
			PI 8189926	Belt GP-Seat	\$ 367.31
				Total V80102	\$ 1,204.05
		V80240 - RBC Rural	32163	Meterplan Charge April 2023	\$ 2,308.80
				Total V80240	\$ 2,308.80
		V80279 - Jurien Sport and Recreation Centre	01/05/23 OP RETURN	BookEasy Bookings	\$ 5,355.00
				Total V80279	\$ 5,355.00
		V80549 - BP Jurien Bay	10541	Fit new drums & discs	\$ 1,483.50
			10543	Supply & fit new airbag system to rear	\$ 1,380.00
			10540	Vehicle service	\$ 582.26
				Total V80549	\$ 3,445.76
		V81343 - Dandaragan Mechanical Services	10026	Batteries	\$ 887.05
				Total V81343	\$ 887.05
		V81348 - Russ - Hills Contracting	4727	Removing tagasaste from road verge	\$ 4,400.00
				Total V81348	\$ 4,400.00
		V81545 - Winc Australia Pty Limited	9042014639	Ink Cartridges	\$ 144.98
				Total V81545	\$ 144.98
		V81778 - Local Government Professionals Australia WA	35451	Staff Training Customer Complaints & Resolution Program	\$ 1,070.00
				Total V81778	\$ 1,070.00
		V81795 - Jurien Bay Community Resource Centre	1711	Advertising Shire Matters Craytales Iss434	\$ 2,776.00
				Total V81795	\$ 2,776.00
		V81837 - Watto's Rural Contracting	2577	Contract operator 21/3/23 to 24/03/23	\$ 1,952.50
				Total V81837	\$ 1,952.50
		V81886 - Western Lockservice	10940060	JC56 Keys	\$ 146.00
				Total V81886	\$ 146.00
		V81896 - Mid Coast Contracting	6868	Lighting fault	\$ 121.00
				Total V81896	\$ 121.00
		V81912 - Moore Australia (WA) Pty Ltd	3416	Staff Training Reporting Workshop	\$ 2,596.00
				Total V81912	\$ 2,596.00
		V81924 - Team Global Express Pty Ltd	0611-D583590	Freight W/E 26/04/23	\$ 84.17
			0610-D583590	Freight W/E 19/03/23	\$ 493.88
				Total V81924	\$ 578.05
		V82015 - Ausrecord Pty Ltd	95871	Large archive boxes	\$ 269.50
				Total V82015	\$ 269.50
		V82274 - Vari-Skilled	21062	Mowing Contract 2022/23 April 2023	\$ 15,734.74
				Total V82274	\$ 15,734.74
		V82474 - Direct Contracting Pty Ltd	2511	Grading at various locations	\$ 8,893.50
			2512	Install drainage	\$ 20,350.00
				Total V82474	\$ 29,243.50
		V82883 - Western Regional Towing	230309	Transport vehicle from Clarkson to Jurien Bay	\$ 330.00
				Total V82883	\$ 330.00
		V83094 - Dave Watson Contracting Pty Ltd	2882	Prune and remove trees	\$ 3,993.00
			2875	Treatment 19656 Mulching	\$ 852.50
			2874	Treatment 19687 Mulching	\$ 3,850.00
			2873	Treatment 19686 Mulching	\$ 3,465.00
				Total V83094	\$ 12,160.50
		V83145 - Avdata Australia	150029051/134	Jurien Bay Flight Data April 23	\$ 394.54
				Total V83145	\$ 394.54
		V83340 - CONNECT Call Centre Services	114147	After Hours Calls - March 2023	\$ 120.12
				Total V83340	\$ 120.12

Date	EFT Number	Vendor	Invoice	Description	Amount
		V83365 - Bitutek Pty Ltd			
			7505	Primer seal - 95/5 and Top coat of C170	\$ 294,887.46
				Total V83365	\$ 294,887.46
		V83420 - Porter Consulting Engineers			
			23235	Tender & Contract Administration to 28/04/23 Jurien Bay Foreshore Power	\$ 3,355.00
				Total V83420	\$ 3,355.00
		V83427 - Bridged Group Pty Ltd			
			55417	Office 365 Datto Backup May 23	\$ 198.00
				Total V83427	\$ 198.00
		V83437 - Brook Marsh Pty Ltd			
			30010330	Survey works for industrial area	\$ 9,597.50
				Total V83437	\$ 9,597.50
		V83507 - CouncilFirst			
			SI007733	M365 Licencing - May 23	\$ 1,151.88
			SI007737	Professional Services March 2023	\$ 6,333.25
				Total V83507	\$ 7,485.13
		V83705 - Telstra			
			04169079/PO31230231-8	Whispir Usage March 2023	\$ 159.50
				Total V83705	\$ 159.50
		V83780 - Pinnacles Traffic Management Services			
			188	Traffic Control 04/04/23-13/04/23	\$ 1,012.00
			187	Supply traffic controllers 03/04-14/03/23	\$ 5,645.75
			191	Supply traffic controllers 24/04/23	\$ 1,320.00
			189	Traffic Control 19/04/23-26/04/23	\$ 3,016.75
				Total V83780	\$ 10,994.50
		V83882 - Turquoise Coast Computers			
			10115	Computer Set up	\$ 90.00
				Total V83882	\$ 90.00
		V83914 - Turquoise Safaris			
			01/05/23 OP RETURN	BookEasy booking	\$ 305.37
				Total V83914	\$ 305.37
		V83925 - BookEasy Pty Ltd			
			22690	BookEasy Monthly Fees March 2023	\$ 330.00
				Total V83925	\$ 330.00
		V83979 - Turquoise Coast Plumbing Gas & Excavation			
			2163	Repair leak to shower Disabled Toilets	\$ 220.00
				Total V83979	\$ 220.00
		V84004 - Department of Water and Environmental Regulation			
			TF029733	Controlled Waste DEC tracking form to 05/04/23	\$ 44.00
				Total V84004	\$ 44.00
		V84099 - W Coole Mechanical			
			2058	Test and repair a/c	\$ 3,415.12
				Total V84099	\$ 3,415.12
		V84104 - Stoney Agri			
			165	Supply of water	\$ 1,206.15
			164	Supply of gravel	\$ 16,408.12
				Total V84104	\$ 17,614.27
		V84117 - Vanguard Press			
			37824	Holiday Guide Distribution & Storage - April 2023	\$ 156.42
				Total V84117	\$ 156.42
		V84214 - Fiat Professional Welshpool			
			FIFV149695	Gearbox repairs	\$ 3,936.30
				Total V84214	\$ 3,936.30
		V84311 - SEEK Limited			
			503150090	Advertising Waste Attendant	\$ 346.50
				Total V84311	\$ 346.50
		V84327 - Lyall Ward			
			1/APR23	Dandaragan Waste Attendant April 23	\$ 2,112.00
				Total V84327	\$ 2,112.00
		V84371 - Nessa Hall - Nussy Cleaning Management Services			
			7834	Sandy Cape Cleaning Contract April 2023	\$ 5,094.78
				Total V84371	\$ 5,094.78
		V84391 - Innes Air & Electrical Pty Ltd			
			3069	Aircon repairs	\$ 3,842.76
				Total V84391	\$ 3,842.76
		V84562 - CouncilWise Pty Ltd			
			INV-CW-0472	PropertyWise Property & Rating monthly licence May 2023	\$ 2,872.32
				Total V84562	\$ 2,872.32
		V84568 - Ignite Electrical			
			2144	Annual Electrical Maintenance - runway light fault	\$ 758.08
			2136	Electrical testing equipment	\$ 748.97
			2135	Supply & install temp light	\$ 196.35
			2134	Repairs to light switch	\$ 115.50
			2148	Investigate power fault in kitchen	\$ 115.50
				Total V84568	\$ 1,934.40
		V84639 - Fegan Building Surveying			
			996	PPBO Annual Leave Building Surveying Coverage	\$ 1,485.00
				Total V84639	\$ 1,485.00
		V84678 - JAV Brown and Sons			
				C30481 overcharge inv 32636 refund	\$ 51.93
				Total V84678	\$ 51.93
		V84708 - Sapio Pty Ltd			
			233642	QTR 3 CCTV Maintenance	\$ 2,227.50
				Total V84708	\$ 2,227.50

Date	EFT Number	Vendor	Invoice	Description	Amount
		V84722 - Napa			
			1870211166	Oil & air filters-high bay light-fuses-truck wash	\$ 823.70
			1870211172	Brake & parts cleaner-anti seize silver	\$ 85.36
			1870211277	Elec tape	\$ 18.70
			1870211326	Bag of rags	\$ 242.00
				Total V84722	\$ 1,169.76
		V84773 - Ray White Jurien Bay			
			01/05/23 OP RETURN OCEAN BREEZE	BookEasy Booking	\$ 871.50
				Total V84773	\$ 871.50
		V84792 - Minyulo Grazing Co			
			260423	Supply of gravel	\$ 14,630.88
				Total V84792	\$ 14,630.88
		V84799 - 3em Engineering Consultants			
			P2023-012-01	Prelim & Concept Design Electrical Engineering	\$ 774.18
				Total V84799	\$ 774.18
				Total 663/1161	\$ 485,037.61
11/05/2023	632	Payroll	Payroll FNE 09/05/2023	Payroll FNE 09/05/2023	\$ 107,585.85
				Total 632	\$ 107,585.85
12/05/2023	664/1162				
		V80087 - Synergy			
			415004990/MAY23	Dand Depot 24/2-28/4/23	\$ 676.45
			919109010/AMY23	Powerwatch Security Lighting 01/04-30/04/23	\$ 417.70
			438517550/MAY23	Pioneer Pk Toilets 24/2-28/4/23	\$ 953.76
			825693390/MAY23	Creek Pump 24/2-28/4/23	\$ 123.13
				Total V80087	\$ 2,171.04
		V80102 - Westrac Equipment			
			PI 8231431	Filters - fuel, oil & air	\$ 717.02
				Total V80102	\$ 717.02
		V80150 - RDI Transport			
			4818	Gas bottle delivery	\$ 360.00
			4899	Gas bottle delivery	\$ 180.00
				Total V80150	\$ 540.00
		V80279 - Jurien Sport and Recreation Centre			
			630	Tronox / SOD Facilities Grant - Park Run	\$ 3,750.00
				Total V80279	\$ 3,750.00
		V80289 - Jurien Pharmacy			
			2099657	Staff Flu Vaccinations 2023	\$ 509.83
				Total V80289	\$ 509.83
		V81343 - Dandaragan Mechanical Services			
			9628	12V batteries	\$ 821.05
				Total V81343	\$ 821.05
		V81352 - Jurien Signs			
			6604	ANZAC bin stickers	\$ 72.00
				Total V81352	\$ 72.00
		V81374 - Building and Construction Industry Training Fund			
			179436-F7Z8C5	BCITF April 2023	\$ 1,837.95
				Total V81374	\$ 1,837.95
		V81506 - Afgri Equipment Australia Pty Ltd			
			2709280	Sensor & filter elements	\$ 1,047.35
				Total V81506	\$ 1,047.35
		V81545 - Winc Australia Pty Limited			
			9041477597	Stationery Order 20.01.2023	\$ 168.89
			9042173665	Stationery Order 30.08.2022	\$ 1,427.80
			9042202244	Stationery	\$ 46.99
			9042109901	Stationery Order 27.03.2023	\$ 1,783.09
			9042115061	Stationery Order 27.03.2023	\$ 671.51
				Total V81545	\$ 4,098.28
		V81593 - Worldwide Joondalup Malaga			
			13/4	SC Inserts and SC Envelopes	\$ 2,550.00
				Total V81593	\$ 2,550.00
		V81795 - Jurien Bay Community Resource Centre			
			1785	Advertising Shire Matters Craytales Iss436	\$ 2,776.00
				Total V81795	\$ 2,776.00
		V81848 - Professionals Jurien Bayview Realty			
			040623	Staff Housing 22/05/2023 to 04/06/2023	\$ 740.00
				Total V81848	\$ 740.00
		V81874 - Child Support			
			PJ003972	Child Support	\$ 181.22
				Total V81874	\$ 181.22
		V81896 - Mid Coast Contracting			
			6853	Supply cable, water proof joining & fitting male plug	\$ 200.00
				Total V81896	\$ 200.00
		V82028 - Avon Waste			
			55799	Fortnightly rubbish collection 10/4/23 to 21/04/23	\$ 20,890.66
				Total V82028	\$ 20,890.66
		V82228 - Marketforce Pty Ltd			
			47452	Death Notice	\$ 94.82
			41385	Early settlement discount invoice 47150	\$ 33.50
				Total V82228	\$ 61.32
		V82381 - AAA Asphalt Surfaces			
			7078	Asphalt 20kg bags	\$ 1,237.50
				Total V82381	\$ 1,237.50
		V82470 - D A Christie Pty Ltd T/as Christie			
			5311613	Gas cooktops & battery for solar kit	\$ 7,488.80
				Total V82470	\$ 7,488.80

Date	EFT Number	Vendor	Invoice	Description	Amount
		V82474 - Direct Contracting Pty Ltd			
			2508	Assorted plant hire	\$ 1,507.00
			2522	Install culverts	\$ 12,657.70
			2486	Grading at various locations	\$ 9,387.40
			2516	Grading at various locations	\$ 6,352.50
			2518	Install drainage	\$ 44,550.00
			2509	Water supply	\$ 495.00
			2504	Grade Sandy Cape Rd	\$ 1,311.75
				Total V82474	\$ 76,261.35
		V82697 - Barnes Hydraulic Services			
			46133	Make up hydraulic hoses	\$ 294.78
			46184	Hydraulic RAMS	\$ 954.71
				Total V82697	\$ 1,249.49
		V82773 - Cookies Coastal Earthworks			
			B100	Supply & installation limestone retaining wall extension	\$ 3,907.20
				Total V82773	\$ 3,907.20
		V82823 - The Last Drop Plumbing Co			
			5374	Repairs to vandalised basins	\$ 707.30
				Total V82823	\$ 707.30
		V82883 - Western Regional Towing			
			230427	Tow vehicle from Kewdale to Jurien Bay	\$ 660.00
			230401	Transport abandoned vehicle	\$ 220.00
				Total V82883	\$ 880.00
		V82926 - Comen Limited T/as Jurien Boatlifters			
			24223	Hardstand storage of Jetty Pontoon	\$ 3,375.00
				Total V82926	\$ 3,375.00
		V83121 - Dandaragan Community Resource Centre Inc			
			124978	HR Truck Licence and Training	\$ 1,875.00
				Total V83121	\$ 1,875.00
		V83507 - CouncilFirst			
			SI007757	STP Transaction April 23	\$ 55.00
				Total V83507	\$ 55.00
		V83634 - Woodlands Distributors & Agencies P/L			
			5757	Compostable Doggy Waste Bags	\$ 917.40
				Total V83634	\$ 917.40
		V83780 - Pinnacles Traffic Management Services			
			190	Traffic control 18/4/23	\$ 836.00
				Total V83780	\$ 836.00
		V83793 - Talis Consultants Pty Ltd			
			28382	RAMM maintenance and updating 2022-23	\$ 308.00
				Total V83793	\$ 308.00
		V83802 - Scavenger Fire & Safety			
			SC-9564	Aggies Cottage	\$ 4,455.07
				Total V83802	\$ 4,455.07
		V83814 - Coastline Technical Services			
			1656	3kg gas bottle refill	\$ 25.00
				Total V83814	\$ 25.00
		V83863 - Badgingarra Roadhouse & Tourist Park			
			1909838	Fuel	\$ 156.00
			1906722	Catering	\$ 90.00
				Total V83863	\$ 246.00
		V83882 - Turquoise Coast Computers			
			10261	Computer monitor	\$ 250.00
				Total V83882	\$ 250.00
		V83975 - Corsign (WA) Pty Ltd			
			7078	Various signs	\$ 2,952.40
				Total V83975	\$ 2,952.40
		V84004 - Department of Water and Environmental Regulation			
			TF029853	Controlled Waste DEC tracking form to 18/04/2023	\$ 88.00
			WL7003/2023-2024	2023-24 Annual Licence Fee Cervantes Waste Transfer Station	\$ 347.60
				Total V84004	\$ 435.60
		V84075 - Desert Run Pty Ltd			
			1289	Clean windrows from construction & road verge tidy up	\$ 4,400.00
				Total V84075	\$ 4,400.00
		V84089 - RedMac Ag Services			
			249781	Chainsaw chains tungsten	\$ 371.00
				Total V84089	\$ 371.00
		V84273 - Building And Energy			
			DANDARAGAN BSL APRIL 2023	BSL remittance for May 2023	\$ 2,147.94
				Total V84273	\$ 2,147.94
		V84311 - SEEK Limited			
			503133462	Advertising Community Development Officer	\$ 324.50
				Total V84311	\$ 324.50
		V84361 - Civilcon (WA) Pty Ltd			
			REFUND BA23/64	Refund for overpaid BCITF Levy	\$ 3,175.40
				Total V84361	\$ 3,175.40
		V84371 - Nessa Hall - Nussy Cleaning Management Services			
			7807	Jurien Bay Cleaning Contract March 2023	\$ 6,434.29
			7833	Cervantes Cleaning Contract April 2023	\$ 3,474.63
				Total V84371	\$ 9,908.92
		V84416 - Davric Australia			
			211100	Library Bags & Cups	\$ 3,813.70
				Total V84416	\$ 3,813.70
		V84422 - Jurien Tyre & Auto			
			62172	Tyres	\$ 1,348.00
				Total V84422	\$ 1,348.00

Date	EFT Number	Vendor	Invoice	Description	Amount
		V84458 - Ray White Jurien Bay			
			230523	Staff Housing 09/05/2023 to 23/05/2023	\$ 1,100.00
			010623	Staff Housing 05/05/2023 to 18/05/2023	\$ 920.00
			020623	Staff Housing 06/05/2023 to 19/05/2023	\$ 760.00
				Total V84458	\$ 2,780.00
		V84531 - Mills Corporation Pty Ltd			
			19978	Consultancy Recruitment for Executive Manager Corp & Comm Services	\$ 4,620.00
				Total V84531	\$ 4,620.00
		V84578 - Visimax			
			719	Defence sprays, animal control pole, bark control	\$ 1,015.88
				Total V84578	\$ 1,015.88
		V84749 - Central Midlands Ceilings			
			2989182	Ceiling repairs	\$ 4,180.00
				Total V84749	\$ 4,180.00
		V84784 - Jomar (WA) Pty Ltd			
			IN0408	Annual Bridge Inspection	\$ 1,045.00
				Total V84784	\$ 1,045.00
		V84800 - Wheatbelt Vet Services			
			130234	Animal consultation - cat	\$ 182.30
				Total V84800	\$ 182.30
		V84801 - Georgie Girl Florals			
			231	Flower arrangement	\$ 77.00
				Total V84801	\$ 77.00
		V84803 - Ellett Construction Services			
			REFUND 23/62	Refund overpaid invoice 5281	\$ 390.44
				Total V84803	\$ 390.44
		V84804 - Peter Good			
			TERMINATION PAY	Termination Pay	\$ 1,004.98
				Total V84804	\$ 1,004.98
				Total EFT01162	\$ 191,210.89
19/05/2023	665	Cancelled	Cancelled	Cancelled	\$ -
				Total 665	\$ -
19/05/2023	666/1163				
		V80033 - Derricks Auto-Ag & Hardware Plus			
			10307449	Killrust, flap discs & cutting wheel	\$ 254.00
			10306049	Ant Killer	\$ 199.00
				Total V80033	\$ 453.00
		V80043 - Jurien Bay IGA			
			07/APR 23	Council meeting 27/4/23	\$ 1,253.48
				Total V80043	\$ 1,253.48
		V80087 - Synergy			
			208476200/MAY23	Two Way Towers 15/2-03/05/23	\$ 222.21
			295333350/MAY23	Zendora Standpipe 25/2-2/5/23	\$ 140.88
			610385240/MAY23	Cambewarra Standpipe 25/2-2/5/23	\$ 131.89
			113698450/MAY23	Canover Standpipe 1/3-3/5/23	\$ 241.10
			164741840/MAY23	Fire Hydrant Oceanview Pde 1/3-3/5/23	\$ 123.73
			182506710/MAY23	Fire Hydrant Jurien Bay Vst 1/3-3/5/23	\$ 123.73
			378052310/MAY23	Jurien Bay Landfill 1/3-3/5/23	\$ 194.69
			185507110/MAY23	Adriana Pk 4A (Seinor Pk) 28/3-27/4/23	\$ 124.76
			721287150/MAY23	Street Lighting 25/3-24/4/23	\$ 16,780.49
			153530590/MAY23	Badg Oval 28/2-2/5/23	\$ 2,172.17
			298673950/MAY23	Badg Oval Lights 28/2-2/5/23	\$ 133.01
			915293230/MAY23	Aggies Cottage 28/2-2/5/23	\$ 137.20
			089860550/MAY23	Badg Fire Station 28/2-2/5/23	\$ 183.91
				Total V80087	\$ 20,709.77
		V80163 - Badgingarra Community Assn			
			2023 #59	Badgingarra Town Maintenance April 23	\$ 4,330.51
				Total V80163	\$ 4,330.51
		V80279 - Jurien Sport and Recreation Centre			
			8/5/23 OP RETURN	BookEasy bookings	\$ 420.00
			631	2022/23 Community Grant	\$ 1,700.00
				Total V80279	\$ 2,120.00
		V80396 - Badgingarra Golf Club			
			57	Refreshments for FCO meeting	\$ 450.00
				Total V80396	\$ 450.00
		V81002 - Landgate			
			1280417	Copy of transfer of Land Act documents	\$ 84.60
				Total V81002	\$ 84.60
		V81031 - AN & A Whybrow			
			4739	Rip and Push gravel stockpile	\$ 8,481.00
				Total V81031	\$ 8,481.00
		V81097 - Australia Post			
			1012387924	Postage April 2023	\$ 726.40
				Total V81097	\$ 726.40
		V81172 - WA Hino Sales & Service			
			296344	Brake pedal switch	\$ 89.31
				Total V81172	\$ 89.31
		V81382 - Cervantes Hardware and Marine			
			181021	Galv washers & B+N	\$ 3.87
			181335	Rodent blocks	\$ 38.50
			181336	Manufacture grease extension nipple inc labour	\$ 96.36
			181477	Aviation snip	\$ 28.60
			181493	Hand cleaner	\$ 13.75
			181470	12v batteries	\$ 418.00
			181294	Various filters	\$ 365.20
			181542	PVC Faucet Elbows & Hunter Gear Drive Sprinklers	\$ 4,342.86
				Total V81382	\$ 5,307.14

Date	EFT Number	Vendor	Invoice	Description	Amount
		V81480 - Jurien Bay Service Station & Roadhouse			
			495752	Catering	\$ 145.45
				Total V81480	\$ 145.45
		V81490 - Ricoh Finance			
			511591	Photocopier Lease 08/06/2023 to 07/07/2023	\$ 1,438.07
				Total V81490	\$ 1,438.07
		V81611 - Australian Taxation Office			
			PJ003960	PAY01 2023-21 - From Payroll	\$ 1,069.00
			PJ003968	PAY01 2023-22 - From Payroll	\$ 32,968.00
				Total V81611	\$ 34,037.00
		V81616 - Jurien Pest Management			
			7951	6 monthly termite bridge inspection	\$ 352.00
				Total V81616	\$ 352.00
		V81663 - Communication and Wireless Services			
			13202	Quarterly maintenance broadcasting sites October/November/December 2022	\$ 7,849.05
			13203	Quarterly maintenance broadcasting sites January/February/March 2023	\$ 7,849.05
				Total V81663	\$ 15,698.10
		V81795 - Jurien Bay Community Resource Centre			
			1795	Printing MLIMBI Cards	\$ 176.65
				Total V81795	\$ 176.65
		V81886 - Western Lockservice			
			10944170	Lwood nightlatch	\$ 175.50
				Total V81886	\$ 175.50
		V81924 - Team Global Express Pty Ltd			
			0612-D583590	Freight W/E 02/05/2023	\$ 236.27
			0607-D583590	Freight W/E 21/03/23	\$ 48.81
				Total V81924	\$ 285.08
		V82225 - Midcoast Hydraulic Services			
			107	Retrieval of jetty pontoon and delivery to Comen hardstand storage	\$ 6,490.00
				Total V82225	\$ 6,490.00
		V82364 - Abco Products			
			869655	Cleaning supplies & toilet Paper	\$ 907.95
				Total V82364	\$ 907.95
		V82474 - Direct Contracting Pty Ltd			
			2526	Assorted plant hire	\$ 3,976.50
			2524	Drainage Improvements	\$ 184,320.40
			2530	School bus turn around	\$ 1,155.00
			2523	Various MAF Slashing	\$ 17,600.00
				Total V82474	\$ 207,051.90
		V82557 - Moora Toyota			
			RI11100025	Purchase of new vehicle	\$ 59,990.44
				Total V82557	\$ 59,990.44
		V82689 - Asset Valuation Advisory			
			2122	Professional Valuation Report	\$ 2,860.00
				Total V82689	\$ 2,860.00
		V82697 - Barnes Hydraulic Services			
			46243	Hydraulic valve	\$ 1,188.50
				Total V82697	\$ 1,188.50
		V82767 - Fowler Electrical Contracting			
			R009045	Supply & install new GPO	\$ 225.84
				Total V82767	\$ 225.84
		V82773 - Cookies Coastal Earthworks			
			B103	Supply & spread metal dust	\$ 3,162.50
				Total V82773	\$ 3,162.50
		V82774 - T-Quip			
			119387#14	Discharge chute	\$ 472.00
				Total V82774	\$ 472.00
		V82823 - The Last Drop Plumbing Co			
			5394	Repair leaks and install hydrants	\$ 10,480.80
				Total V82823	\$ 10,480.80
		V83051 - Central West Building Pty Ltd			
			159509	Renewal of Badgingarra Public Amenities 30% progress claim	\$ 32,472.69
				Total V83051	\$ 32,472.69
		V83094 - Dave Watson Contracting Pty Ltd			
			2911	Treatment 19688 Mulching	\$ 797.50
			2910	Treatment 18675 Mulching	\$ 7,425.00
			2916	Treatment 19885 Mulching	\$ 11,110.00
				Total V83094	\$ 19,332.50
		V83102 - South West Removals and Storage			
			524398	Staff relocation	\$ 4,000.00
				Total V83102	\$ 4,000.00
		V83121 - Dandaragan Community Resource Centre Inc			
			125004	Pioneer Park/ Dand Depot Cleaning Contract November 22 to April 2023	\$ 10,537.30
				Total V83121	\$ 10,537.30
		V83437 - Brook Marsh Pty Ltd			
			30010358	Set out to be pegged	\$ 3,059.10
			30010359	Seal spotting	\$ 1,606.00
				Total V83437	\$ 4,665.10
		V83495 - Dandaragan Store			
			C56/297	Dandaragan Depot consumables Apr23	\$ 30.00
				Total V83495	\$ 30.00
		V83583 - Coastal Digging			
			2111	Excavator hire	\$ 3,465.00
				Total V83583	\$ 3,465.00

Date	EFT Number	Vendor	Invoice	Description	Amount
		V83660 - D Greenwood			
			44/MAY23	Supply waste management to Badgingarra Tip April 23	\$ 1,280.00
				Total V83660	\$ 1,280.00
		V83780 - Pinnacles Traffic Management Services			
			193	Traffic Control 01/05/23-09/05/23	\$ 9,311.50
			192	Traffic management plan for Treatment ID 19884	\$ 1,320.00
				Total V83780	\$ 10,631.50
		V83802 - Scavenger Fire & Safety			
			17736	Trays for Hotbox	\$ 119.90
			17743A	PPE - Gloves	\$ 651.20
				Total V83802	\$ 771.10
		V83817 - WCP Civil Pty Ltd			
			28949	Wet mix	\$ 35,527.06
				Total V83817	\$ 35,527.06
		V83863 - Badgingarra Roadhouse & Tourist Park			
			1920706	Diesel	\$ 600.04
			1924446	Diesel	\$ 157.23
				Total V83863	\$ 757.27
		V83871 - Tyrecycle			
			113053	TyreCycle Passenger Wheels	\$ 6,691.86
			113109	TyreCycle various tyres	\$ 2,116.14
				Total V83871	\$ 8,808.00
		V83882 - Turquoise Coast Computers			
			10431	Supply wireless mouses, keyboard & leader	\$ 350.00
				Total V83882	\$ 350.00
		V83925 - BookEasy Pty Ltd			
			22828	BookEasy Monthly Fees April 2023	\$ 845.88
				Total V83925	\$ 845.88
		V84004 - Department of Water and Environmental Regulation			
			WL7004/2023-24	Annual Licence Fee Jurien Waste Management Facility 2023/24	\$ 1,042.80
				Total V84004	\$ 1,042.80
		V84136 - J Bay Concreting			
			334	Concrete pathway & tidy up BMX track	\$ 4,934.60
				Total V84136	\$ 4,934.60
		V84155 - Jurien Hardware - Thrifty Link			
			23-00013300	Safety flag & bunting	\$ 42.32
			23-00013315	Safety flags	\$ 36.90
			23-00013454	Safety flag	\$ 12.30
			23-00014359	Teflon tape, PVC valve socket & pipe	\$ 43.70
			23-00013965	9kg gas refill	\$ 33.25
			23-00014371	Self tappers & hinge	\$ 27.55
			23-00014486	Hex screws	\$ 19.95
			23-00015009	Lumber crayons	\$ 12.30
			23-00014157A	Padlocks, Hasp & Staple Wire	\$ 54.62
			23-00015312	9kg gas refill	\$ 33.25
			23-00015213	9kg gas refill	\$ 33.25
			23-00015478	Rags	\$ 46.08
			23-00015368	Grease gun	\$ 90.25
			23-00015565	Locking safety hasp & lock drawer	\$ 29.16
			23-00015672	Rapid set cement 20kg bags	\$ 28.50
			23-00015595	Rapid set cement 20kg bags	\$ 19.00
			23-00015594	Rapid set cement 20kg bags	\$ 57.00
			23-00015739	Screws	\$ 14.11
			23-00014280	Various reticulation parts	\$ 976.74
			23-00016191	Rake	\$ 18.52
			23-00016306	Safety flag	\$ 52.20
			23-00016586	Drill bit masonry multi fit	\$ 17.58
			23-00016711	Padlocks	\$ 52.82
			23-00016922	9kg gas refill	\$ 33.25
			23-00013327A	9kg gas refill	\$ 33.25
				Total V84155	\$ 1,817.85
		V84221 - WA Holiday Guide Pty Ltd			
			3974	Marketing fee based on completed bookings Feb-April 2023	\$ 240.50
				Total V84221	\$ 240.50
		V84233 - Jolin Consulting			
			85	Personality profiling and staff development workshop	\$ 2,525.00
				Total V84233	\$ 2,525.00
		V84371 - Nessa Hall - Nessay Cleaning Management Services			
			7832	Jurien Bay Cleaning Contract April 2023	\$ 6,434.29
				Total V84371	\$ 6,434.29
		V84391 - Innes Air & Electrical Pty Ltd			
			3135	Installation of floodlighting poles and lights - 30% claim	\$ 62,239.65
				Total V84391	\$ 62,239.65
		V84420 - BCA Consultants (WA) Pty Ltd			
			36917	Mechanical Services Schematic Design	\$ 1,980.00
				Total V84420	\$ 1,980.00
		V84422 - Jurien Tyre & Auto			
			62422	Air filters	\$ 188.30
				Total V84422	\$ 188.30
		V84531 - Mills Corporation Pty Ltd			
			20197	2nd Instalment - Consultancy Recruitment for Executive Manager Corp & Comm Services	\$ 6,930.00
				Total V84531	\$ 6,930.00
		V84553 - Jurien Trenching & Excavations			
			252	Labour to build new fence	\$ 13,600.00
				Total V84553	\$ 13,600.00
		V84612 - Water Technology Pty Ltd			
			WT11460	Cervantes & Jurien Bay Adaptation - prof services 29/3/22 to 31/3/23	\$ 6,187.50
				Total V84612	\$ 6,187.50

Date	EFT Number	Vendor	Invoice	Description	Amount
		V84677 - Parks & Leisure Australia			
			W20041	Membership to 30 June 2024	\$ 297.00
				Total V84677	\$ 297.00
		V84744 - Ecoburbia			
			200423	Living Green Environmental Education Facilitation	\$ 12,483.90
				Total V84744	\$ 12,483.90
		V84747 - Midcoast Hydraulic Services			
			106	Hire of water pump and water cart	\$ 12,324.40
				Total V84747	\$ 12,324.40
		V84789 - Jurien Bay Mitre 10			
			631181	Paint and shower head	\$ 219.95
			631182	Mouse baits and plug top	\$ 174.19
			634140	Kitchen kettle	\$ 69.95
			631663	Caution tape	\$ 19.50
			632434	Jumbo toilet rolls	\$ 290.60
			632512	Masonry screws	\$ 78.00
			633050	Drymix concrete 20kg packs	\$ 17.00
			633234	Tie down	\$ 39.74
			633389	Nutsetters	\$ 13.90
			634076	Masonry screws	\$ 82.08
				Total V84789	\$ 1,004.91
		V84802 - Bernhard Kaiser			
			B 07/23	Playground Vandalism Repairs and Maintenance	\$ 7,100.00
				Total V84802	\$ 7,100.00
				Total 666/1163	\$ 663,947.09
25/05/2023	633	Payroll	Payroll FNE 23/05/2023	Payroll FNE 23/05/2023	\$ 107,952.81
				Total 633	\$ 107,952.81
26/05/2023	667/1164				
		V80003 - Redgum Reports Inc			
			20210885	Advertising Shire Matters vol 37 ed 7	\$ 1,138.50
			20210884	Advertising Shire Matters vol 37 ed 5	\$ 2,277.00
				Total V80003	\$ 3,415.50
		V80102 - Westrac Equipment			
			PI 8298976	Knob kit	\$ 102.89
				Total V80102	\$ 102.89
		V80150 - RDI Transport			
			5216	Supply & deliver 9kg gas	\$ 180.00
				Total V80150	\$ 180.00
		V80202 - Jurien Plumbing			
			7284	Assorted vandalism plumbing jobs	\$ 737.00
				Total V80202	\$ 737.00
		V80228 - Arrow Bronze			
			737102	Cemetery Vases	\$ 704.55
				Total V80228	\$ 704.55
		V81002 - Landgate			
			10000935-383999	Consolidated mining tenement roll	\$ 1,043.00
				Total V81002	\$ 1,043.00
		V81031 - AN & A Whybrow			
			4740	Rip and Push gravel rehab of pit.	\$ 16,214.00
			4737	Contractor inc 616551	\$ 12,570.25
			4738	Contractor inc 618715	\$ 2,772.00
				Total V81031	\$ 31,556.25
		V81172 - WA Hino Sales & Service			
			296508	Brake master cylinder	\$ 349.44
			296589	Brake actuator assy	\$ 3,063.51
				Total V81172	\$ 3,412.95
		V81352 - Jurien Signs			
			6640	Guide Posts	\$ 17,355.00
				Total V81352	\$ 17,355.00
		V81545 - Winc Australia Pty Limited			
			9042478829	Stationery Order 17.05.2023	\$ 1,321.02
				Total V81545	\$ 1,321.02
		V81616 - Jurien Pest Management			
			7891	Pest management	\$ 352.00
			7892	Pest management	\$ 352.00
				Total V81616	\$ 704.00
		V81848 - Professionals Jurien Bayview Realty			
			180623	Staff Housing 05/06/20203 to 18/06/20203	\$ 740.00
				Total V81848	\$ 740.00
		V81874 - Child Support			
			PJ003978	Child Support	\$ 181.22
				Total V81874	\$ 181.22
		V81935 - Department of Fire and Emergency Services			
			155580	2022/23 ESL Quarter 4 Contribution	\$ 36,571.93
				Total V81935	\$ 36,571.93
		V81973 - Fuel Distributors of WA Pty Ltd			
			29108212	Diesel Jurien Bay Depot	\$ 14,502.68
			481005062	Diesel Dand Depot	\$ 27,063.06
				Total V81973	\$ 41,565.74
		V82256 - Lowman Engineering			
			5129	Repair brakes and bearings to trailer	\$ 965.00
			5121	Parts for playground & gate hinges	\$ 260.00
				Total V82256	\$ 1,225.00
		V82274 - Vari-Skilled			
			21098	Spraying Swales	\$ 7,550.00
				Total V82274	\$ 7,550.00

Date	EFT Number	Vendor	Invoice	Description	Amount
		V82388 - Tony Dolton			
			4464	Gravel carting and assorted plant hire	\$ 85,761.50
			4467	Carting Gravel	\$ 23,100.00
			4468	Gravel carting and plant hire	\$ 41,310.50
			4466	Transport CAT loader and roller	\$ 1,485.00
			4465	Hire of Water Tanker	\$ 1,716.00
			4495	Stone for sealing	\$ 30,800.00
				Total V82388	\$ 184,173.00
		V82474 - Direct Contracting Pty Ltd			
			2534	Install culverts	\$ 2,213.75
			2536	Replenishment of linemarking	\$ 5,988.40
			2537	Finalise culvert install	\$ 67,119.80
				Total V82474	\$ 75,321.95
		V83094 - Dave Watson Contracting Pty Ltd			
			2947	Treatment 19885 Mulching	\$ 12,815.00
				Total V83094	\$ 12,815.00
		V83385 - Jurien Bay Panel & Paint Pty Ltd			
			5290	Insurance excess MO0062992	\$ 500.00
				Total V83385	\$ 500.00
		V83507 - CouncilFirst			
			SI007769	Jet Designer Licence	\$ 2,154.45
			SI007779	M365 Licencing - June 23	\$ 1,518.32
			SI007786	Professional Services April 2023	\$ 4,265.25
				Total V83507	\$ 7,938.02
		V83705 - Telstra			
			04169079/PO31609699-9	Whispir Usage April 2023	\$ 347.69
				Total V83705	\$ 347.69
		V83736 - Waterlogic Australia Pty Ltd			
			CD-3457171	Jurien Admin & Depot Water Filter Lease January 2023	\$ 877.80
			CD-3475740	Jurien Admin & Depot Water Filter Lease February 2023	\$ 877.80
			CD-3493737	Jurien Admin & Depot Water Filter Lease March 2023	\$ 877.80
			CD-3513194	Jurien Admin & Depot Water Filter Lease April 2023	\$ 603.90
			CD-3513193	Civic Centre Water Filter Lease April 2023	\$ 861.97
			CD-3531995	Civic Centre Water Filter Lease May 2023	\$ 861.97
			CD-3531996	Jurien Bay Admin Centre & Depot Water Filter Lease May 2023	\$ 603.90
			CD-3539969	Depot Water Filter Lease	\$ (3,286.80)
			CD-3504279	Civic Centre Water Filter Lease January 2023 to March 2023	\$ 2,585.91
			CD-3507186A	CR/Adj Note PC01937	\$ (1,095.60)
				Total V83736	\$ 3,768.65
		V83780 - Pinnacles Traffic Management Services			
			195	Traffic controllers 16/5/23-19/5/23	\$ 5,857.50
				Total V83780	\$ 5,857.50
		V84004 - Department of Water and Environmental Regulation			
			TF030445	Controlled Waste DEC tracking form to 1/5/23	\$ 88.00
				Total V84004	\$ 88.00
		V84068 - Catalyse Pty Ltd			
			1308	Markyt Community Scorecard	\$ 21,450.00
				Total V84068	\$ 21,450.00
		V84371 - Nessa Hall - Nussy Cleaning Management Services			
			7819	Window Cleaning & Cleaning Cover	\$ 352.00
				Total V84371	\$ 352.00
		V84422 - Jurien Tyre & Auto			
			62526	Fit & supply new tyres	\$ 626.00
				Total V84422	\$ 626.00
		V84435 - Reface Industries Pty Ltd			
			33279	Disc machine service	\$ 668.36
				Total V84435	\$ 668.36
		V84458 - Ray White Jurien Bay			
			060623	Staff Housing 24/05/2023 to 06/06/2023	\$ 1,100.00
			150623	Staff Housing 02/06/2023 to 15/06/2023	\$ 920.00
			160623	Staff Housing 03/06/2023 to 16/06/2023	\$ 760.00
				Total V84458	\$ 2,780.00
		V84568 - Ignite Electrical			
			2233	Disconnect BBQ	\$ 180.00
				Total V84568	\$ 180.00
		V84721 - Business Base			
			DINV-24360	Office chairs	\$ 718.00
				Total V84721	\$ 718.00
		V84747 - Midcoast Hydraulic Services			
			113	Repair leak	\$ 154.00
				Total V84747	\$ 154.00
		V84787 - Lawn Doctor's Turf Solutions			
			721675	Verti Drain	\$ 6,980.00
				Total V84787	\$ 6,980.00
		V84788 - ZEC Property Staging and Maintenance Services			
			1065	Supply and installation of colourbond fencing	\$ 3,182.03
				Total V84788	\$ 3,182.03
		V84790 - Rebecca Pink			
			REIMBRUSEMENT MAY 2023	Accommodation & parking	\$ 538.40
				Total V84790	\$ 538.40
		V84808 - Gregory Johnson			
			4/APR23	Auctioneer Services for plant and equipment	\$ 2,872.00
				Total V84808	\$ 2,872.00
		V84809 - Jurien Steel			
			93	Bags of sheep manure	\$ 149.99
				Total V84809	\$ 149.99
				Total 667/1164	\$ 479,826.64
				Grand Total - EFT Payment	\$ 2,160,040.19

SUMMARY OF SCHEDULE OF ACCOUNTS MAY 2023

<u>FUND</u>					<u>AMOUNT</u>
<u>MUNICIPAL FUND</u>					
CHEQUES	33841		- 33841		\$297.37
EFT'S	EFT	632	- EFT	667	\$2,160,040.19
DIRECT DEBITS	GJBDEB	5079	GJBDEB	5094	\$158,348.08
BPAY	BPAY	BPAY050523	- BPAY	BPAY260523	\$26,925.18
TOTAL MUNICIPAL FUND					<u>\$2,345,610.82</u>
<u>TRUST FUND</u>					
CHEQUES	N/A		- N/A		\$0.00
EFT'S	EFT	N/A	- EFT	N/A	\$0.00
TRANSFER	Trust	N/A	- Muni	N/A	\$0.00
					<u>\$0.00</u>

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.



Monthly Statements

for the period ending 31 May 2023

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SHIRE OF DANDARAGAN
RATE SETTING STATEMENT BY NATURE OR TYPE
FOR THE PERIOD ENDED 31 MAY 2023

	Leg.	Note	2022/2023 Budget	2022/2023 Y-T-D Budget	2022/2023 Actual
OPERATING ACTIVITIES					
Adjusted net current assets at start of financial year - surplus/(deficit)	FMR34(2)(a)		3,015,610	2,907,963	2,907,963
Revenue from operating activities (excluding rates)					
Operating grants, subsidies and contributions			710,253	964,523	941,330
Fees and charges			2,570,718	2,431,518	2,501,698
Interest earnings			36,430	30,315	28,507
Other revenue			120,933	97,940	102,136
Profit on asset disposals			42,563	44,832	62,447
			3,480,897	3,569,128	3,636,119
Expenditure from operating activities					
Employee costs			(4,545,587)	(3,828,873)	(3,720,529)
Materials and contracts			(3,979,082)	(3,652,238)	(3,468,855)
Utility charges			(395,881)	(362,891)	(386,539)
Depreciation on non-current assets		6	(5,925,282)	(7,362,311)	(7,326,560)
Borrowing costs expense			(53,186)	(53,031)	(43,619)
Insurance expenses			(329,132)	(335,006)	(319,349)
Other expenses			(748,329)	(781,028)	(727,514)
Loss on asset disposals			(50,615)	(122,940)	(123,766)
			(16,027,094)	(16,498,318)	(16,116,733)
Non-cash amounts excluded from operating activities		3(a)(i)	5,933,334	7,440,419	7,456,244
Amount attributable to operating activities			(3,597,253)	(2,580,808)	(2,116,407)
INVESTING ACTIVITIES					
Non-operating grants, subsidies and contributions			9,151,263	2,818,029	2,825,998
Proceeds from disposal of assets		5(b)	157,000	5,228	115,302
Purchase land and buildings		5(a)	(2,235,778)	(1,513,225)	(1,021,071)
Purchase furniture and equipment		5(a)	(118,500)	(117,579)	(113,804)
Purchase plant and equipment		5(a)	(1,095,883)	(157,814)	(330,260)
Purchase infrastructure assets - roads		5(a)	(8,798,671)	(4,152,720)	(4,081,215)
Purchase infrastructure assets - parks & reserves		5(a)	(604,336)	(588,443)	(294,370)
Purchase infrastructure assets - other		5(a)	(642,297)	(503,125)	(972,652)
Amount attributable to investing activities			(4,187,201)	(4,209,648)	(3,872,071)
FINANCING ACTIVITIES					
Proceeds from new borrowings			0	0	0
Repayment of borrowings		7	(163,019)	(161,240)	(161,240)
Payment of self supporting loan to community group		7	0	0	0
Self-supporting loan principal income		7	20,648	18,869	18,869
Community group cash advance principal income		7	0	0	0
Payment of right of use lease		8	(33,971)	(31,140)	(28,008)
Transfers to cash backed reserves (restricted assets)		4	(420,388)	(418,721)	(404,676)
Transfers from cash backed reserves (restricted assets)		4	719,059	45,000	201,437
Amount attributable to financing activities			122,330	(547,232)	(373,618)
Budgeted deficiency before general rates			(7,662,124)	(7,337,688)	(6,362,097)
Estimated amount to be raised from general rates		2(a)	7,045,744	7,030,413	7,042,488
Adjusted net current assets at end of financial year - surplus/(deficit)	FMR34(2)(a)	3(a)(iii)	(616,380)	(307,275)	680,391
Budget adjustment - Provisions	FMR32(f)		616,380		
Budget Surplus / (Deficiency)			0		

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

**STATEMENT OF FINANCIAL POSITION
AS AT 31 MAY 2023**

Description	Notes	2022	2023
		\$	\$
CURRENT ASSETS			
Cash and cash equivalents	13	10,475,021	7,002,624
Trade receivables		728,345	696,960
Other financial assets at amortised cost		20,648	1,779
Other current assets		0	0
Inventories		28,503	54,961
TOTAL CURRENT ASSETS		11,252,518	7,756,324
NON-CURRENT ASSETS			
Other financial assets at amortised cost		157,733	157,733
Trade receivables		68,365	0
Land		2,674,000	2,674,000
Buildings and improvements		29,808,295	29,677,806
Furniture and equipment		1,146,461	1,126,725
Plant and equipment		3,072,528	2,826,204
Right of use assets		72,403	37,445
Infrastructure		291,944,334	291,681,862
TOTAL NON-CURRENT ASSETS		328,944,119	328,181,775
TOTAL ASSETS		340,196,637	335,938,099
CURRENT LIABILITIES			
Trade and other payables		(1,626,946)	(406,847)
Contract liabilities	12	(1,530,729)	(1,686,127)
Lease liabilities	8	(33,971)	(5,473)
Borrowings	7	(163,019)	(1,779)
Employee related provisions		(616,380)	(228,090)
TOTAL CURRENT LIABILITIES		(3,971,046)	(2,328,316)
NON-CURRENT LIABILITIES			
Lease liabilities	8	(38,990)	(35,312)
Borrowings	7	(2,241,022)	(2,241,022)
Employee related provisions		(113,631)	(113,631)
TOTAL NON-CURRENT LIABILITIES		(2,393,644)	(2,389,965)
TOTAL LIABILITIES		(6,364,689)	(4,718,281)
TOTAL NET ASSETS		333,831,948	331,219,818
EQUITY			
Retained earnings		(202,620,856)	(199,805,488)
Reserves - cash backed		(4,549,851)	(4,753,091)
Revaluation surplus		(126,661,240)	(126,661,240)
TOTAL EQUITY		333,831,948	331,219,819

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

SHIRE OF DANDARAGAN
STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE
FOR THE PERIOD ENDED 31 MAY 2023

	Note	2022/2023 Budget	2022/2023 Y-T-D Budget	2022/2023 Actual
Revenue				
Rates	2(a)	7,045,744	7,030,413	7,042,488
Operating grants, subsidies and contributions		710,253	964,523	941,330
Fees and charges		2,570,718	2,431,518	2,501,698
Interest earnings		36,430	30,315	28,507
Other revenue		120,933	97,940	102,136
		10,484,078	10,554,709	10,616,159
Expenses				
Employee costs		(4,545,587)	(3,828,873)	(3,720,529)
Materials and contracts		(3,979,082)	(3,652,238)	(3,468,855)
Utility charges		(395,881)	(362,891)	(386,539)
Depreciation on non-current assets	6	(5,925,282)	(7,362,311)	(7,326,560)
Borrowing costs expense		(53,186)	(53,031)	(43,619)
Insurance expenses		(329,132)	(335,006)	(319,349)
Other expenses		(748,329)	(781,028)	(727,514)
		(15,976,479)	(16,375,378)	(15,992,967)
		(5,492,401)	(5,820,669)	(5,376,808)
Non-operating grants, subsidies and contributions		9,151,263	2,818,029	2,825,998
Profit on asset disposals	5 (b)	42,563	44,832	62,447
Loss on asset disposals	5 (b)	(50,615)	(122,940)	(123,766)
Net result		3,650,810	(3,080,748)	(2,612,128)
Other comprehensive income				
Changes on revaluation of non-current assets		0	0	0
Total other comprehensive income		0	0	0
Total comprehensive income		3,650,810	(3,080,748)	(2,612,128)

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

**SHIRE OF DANDARAGAN
STATEMENT OF CHANGES IN EQUITY
AS AT 31 MAY 2023**

Note	Retained	Reserves	Revaluation	Total
	Surplus	Cash Backed	Surplus	Equity
	\$	\$	\$	\$
Balance as at 30 June 2022	202,620,856	4,549,851	126,661,240	333,831,948
Comprehensive Income				
Net result	(2,612,128)	0	0	(2,612,128)
Changes on revaluation of non-current assets	0	0	0	0
Total comprehensive income	(2,612,128)	0	0	(2,612,128)
Transfers from/(to) reserves	(203,240)	203,240	0	0
Balance as at 31 May 2023	199,805,488	4,753,091	126,661,240	331,219,819

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

**SHIRE OF DANDARAGAN
NOTES TO AND FORMING THE MONTHLY FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 MAY 2023**

1 (a) KEY TERMS AND DEFINITIONS - NATURE OR TYPE

REVENUES

RATES

All rates levied under the Local Government Act 1995. Includes general, differential, specified area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts and concessions offered. Exclude administration fees, interest on instalments, interest on arrears, service charges and sewerage rates.

SERVICE CHARGES

Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services.

Excludes rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

PROFIT ON ASSET DISPOSAL

Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

FEES AND CHARGES

Revenue (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

INTEREST EARNINGS

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

OTHER REVENUE / INCOME

Other revenue, which can not be classified under the above headings, includes dividends, discounts, and rebates. Reimbursements and recoveries should be separated by note to ensure the correct calculation of ratios.

EXPENSES

EMPLOYEE COSTS

All costs associated with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences safety expenses, medical examinations, fringe benefit tax, etc.

MATERIALS AND CONTRACTS

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

UTILITIES (GAS, ELECTRICITY, WATER, ETC.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

LOSS ON ASSET DISPOSAL

Loss on the disposal of fixed assets includes loss on disposal of long term investments.

DEPRECIATION ON NON-CURRENT ASSETS

Depreciation and amortisation expense raised on all classes of assets.

INTEREST EXPENSES

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

OTHER EXPENDITURE

Statutory fees, taxes, provision for bad debts, member's fees or State taxes. Donations and subsidies made to community groups.

**SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
FOR THE PERIOD ENDED 31 MAY 2023**

1 (b) KEY TERMS AND DEFINITIONS - REPORTING PROGRAMS

In order to discharge its responsibilities to the community, Council has developed a set of operational and financial objectives. These objectives have been established both on an overall basis, reflected by the Shire's Community Vision, and for each of its broad activities/programs.

PROGRAM NAME	OBJECTIVE	ACTIVITIES
GOVERNANCE	To provide a decision making process for the efficient allocation of scarce resources	Includes the activities of members of Council and the administrative support available to the Council for the provision of governance of the district. Other costs relate to the tasks of assisting elected members and ratepayers on matters which do not concern specific local government services.
GENERAL PURPOSE FUNDING	To collect revenue to allow for the provision of services	Rates, general purpose government grants and interest revenue
LAW, ORDER, PUBLIC SAFETY	To provide services to help ensure a safer and environmentally conscious community	Supervision and enforcement of various local laws relating to fire prevention, animal control and other aspects of public safety including emergency services.
HEALTH	To provide an operational framework for environmental and community health	Inspection of food outlets and their control, provision of meat inspection services, noise control and waste disposal.
EDUCATION AND WELFARE	To provide services to disadvantaged persons, the elderly, children and youth.	Provision of youth, aged and disability services.
COMMUNITY AMENITIES	To provide services required by the community.	Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes, cemetery and public conveniences.
RECREATION AND CULTURE	To establish and effectively manage infrastructure and resource which will help the social well being of the community.	Maintenance of public halls, civic centres, beaches, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens and playgrounds. Operation of library and other cultural facilities.
TRANSPORT	To provide safe, effective and efficient transport services to the community	Construction and maintenance of roads, streets, footpaths, depots, cycle ways, parking facilities and traffic control. Cleaning of streets and maintenance of street trees, street lighting etc.
ECONOMIC SERVICES	To help promote the local government and its economic wellbeing	Tourism and area promotion Provision of rural services including weed control, vermin control and standpipes. Building control.
OTHER PROPERTY AND SERVICES	To monitor and control operating accounts	Private works operation, plant repair and costs.

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
FOR THE PERIOD ENDED 31 MAY 2023

2 RATES AND SERVICE CHARGES

(a) Rating Information

RATE TYPE	Rate in \$	Number of properties	Rateable value \$	Budgeted rate revenue \$	Budgeted interim rates \$	Budgeted back rates \$	Budgeted total revenue \$	2022/2023 Actual total revenue \$	2022/2023 Actual total revenue \$
General rate									
Gross rental valuations									
GRV - General	8.8874	1,923	32,487,886	2,875,032	0	0	2,875,032	2,885,176	2,885,176
Unimproved valuations									
UV - General	0.6688	357	453,664,880	3,005,984	0	0	3,005,984	3,008,974	3,008,974
Sub-Totals		2,280	486,152,766	5,881,016	0	0	5,881,016	5,894,150	5,894,150
Minimum payment									
Gross rental valuations									
General Minimum s.6.35(3)(a)	1,054	952	5,239,717	992,844	0	0	992,844	992,844	992,844
Dandaragan & Badgingarra	796	33	146,660	22,852	0	0	22,852	22,852	22,852
Unimproved valuations									
Mining	995	95	2,037,479	93,575	0	0	93,575	93,575	93,575
Other UV	765	394	29,385,400	298,652	0	0	298,652	298,652	298,652
Sub-Totals		1,474	36,809,256	1,407,923	0	0	1,407,923	1,407,923	1,407,923
Discount		3,754	522,962,022	7,288,939	0	0	7,288,939	7,302,073	7,302,073
Total amount raised from general rates							(245,000)	(268,225)	(268,225)
Ex Gratia Rates							7,043,939	7,033,848	7,033,848
Total rates							1,805	8,640	8,640
							7,045,744	7,042,488	7,042,488

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
AS AT 31 MAY 2023

3(a). RATE SETTING STATEMENT INFORMATION

	2022/2023 Budget	2022/2023 Actual
(i) Operating activities excluded from budgeted deficiency		
The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Rate Setting Statement in accordance with Financial Management Regulation 32.		
Profit on asset disposals	(42,563)	(62,447)
Loss on asset disposals	50,615	123,766
Movement in employee provisions	0	0
Movement in deferred rates	0	68,365
Depreciation on assets	5,925,282	7,326,560
Non cash amounts excluded from operating activities	5,933,334	7,456,244
Surplus/(deficit) after imposition of general rates		
The following current assets and liabilities have been excluded from the net current assets used in the Rate Setting Statement in accordance with Financial Management Regulation 32 to agree to the surplus/(deficit) after imposition of general rates.		
(ii) Current Assets and liabilities excluded from budgeted deficiency		
Less: Cash - restricted reserves	(4,251,180)	(4,753,091)
Less: Other financial assets at amortised cost - self support loan	(20,938)	(1,779)
Add: Current liabilities not expected to be cleared at end of year		
- Current portion of borrowings	166,294	1,779
- Current portion of lease liabilities	33,955	5,473
Total adjustments to net current assets	(4,071,868)	(4,747,618)
(iii) Adjusted Net Current Asset / (Deficit) used in Rate Setting Statement		
Total current assets	5,669,162	7,756,324
Less: Total current liabilities	(2,213,674)	(2,328,316)
Net current assets	3,455,488	5,428,008
Less: Total adjustments to net current assets	(4,071,868)	(4,747,618)
Adjusted Net Current Asset / (Deficit) used in Rate Setting Statement	(616,380)	680,390

3(b). NET CURRENT ASSETS & FUNDING SURPLUS / (DEFICIT) (CONTINUED)

SIGNIFICANT ACCOUNTING POLICIES

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the 's operational cycle. In the case of liabilities where the does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for sale where it is held as non-current based on the 's intentions to release for sale.

TRADE AND OTHER PAYABLES

Trade and other payables represent liabilities for goods and services provided to the prior to the end of the financial year that are unpaid and arise when the Shire of Dandaragan becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

CONTRACT ASSETS

A contract asset is the right to consideration in exchange for goods or services the entity has transferred to a customer when that right is conditioned on something other than the passage of time.

PROVISIONS

Provisions are recognised when the has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

INVENTORIES

General

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

LEASE LIABILITIES

The present value of future lease payments not paid at the reporting date discounted using the incremental borrowing rate where the implicit interest rate in the lease is not readily determined

SUPERANNUATION

The Shire of Dandaragan contributes to a number of superannuation funds on behalf of employees.

All funds to which the Shire of Dandaragan contributes are defined contribution plans.

TRADE AND OTHER RECEIVABLES

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

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

CONTRACT LIABILITIES

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer. Grants to acquire or construct recognisable non-financial assets to be controlled by the are recognised as a liability until such time as the satisfies its obligations under the agreement.

EMPLOYEE BENEFITS

Short-term employee benefits

Provision is made for the Shire of Dandaragan's obligations for short-term employee benefits. Short term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Shire of Dandaragan's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the statement of financial position. The Shire of Dandaragan's obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the statement of financial position.

**NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
AS AT 31 MAY 2023**

3(c) SIGNIFICANT ACCOUNTING POLICIES - OTHER INFORMATION

GOODS AND SERVICES TAX (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

CRITICAL ACCOUNTING ESTIMATES

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

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

ROUNDING OFF FIGURES

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

COMPARATIVE FIGURES

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

BUDGET COMPARATIVE FIGURES

Unless otherwise stated, the budget comparative figures shown in the budget relate to the original budget estimate for the relevant item of disclosure.

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
FOR THE PERIOD ENDED 31 MAY 2023

4 FINANCIALLY BACKED RESERVES

Financially Backed Reserves - Movement

	2022/2023 Actual Opening Balance	2022/2023 Actual Transfer to (to)	2022/2023 Actual Transfer (from)	2022/2023 Change In Use Adjustment	2022/2023 Actual Closing Balance
	\$	\$	\$		\$
Plant Reserve	360,893	333	0	0	361,226
Building Renewal Reserve	706,736	7,169	(115,000)	0	598,905
Rubbish Reserve	436,804	403	0	0	437,207
Community Centre Reserve	401,682	6,372	0	0	408,054
Television Services Reserve	53,077	49	0	0	53,126
Information Technology Reserve Reserve	57,339	53	0	0	57,392
Caravan Park Reserve	0	0	0	0	0
Land Development Reserve	71,060	66	0	0	71,125
Parking Requirements (Lot 1154 Sandpiper Street) Reserve	11,469	11	0	0	11,480
Parks and Recreation Grounds Development (Seagate) Reserve	150,903	139	0	0	151,042
Sport and Recreation Reserve	163,599	149	(67,407)	0	96,342
Landscaping Reserve	2,662	2	0	0	2,664
Aerodrome Reserve	174,811	22,604	(19,030)	0	178,385
Public Open Space Renewal Reserve	212,439	196	0	0	212,635
Infrastructure Renewal Reserve	679,419	23,825	0	0	703,244
Public Open Space Construction Reserve	9,437	9	0	0	9,446
Infrastructure Construction Reserve	146,534	135	0	0	146,669
Building Construction Reserve	26,845	25	0	0	26,870
Leave Reserve	181,285	167	0	0	181,452
Economic Development Initiatives Reserve	648,291	598	0	0	648,889
Turquoise Way Path Reserve	52,057	48	0	0	52,105
Cash in lieu of landscaping – Lot 1146 Sandpiper Street Reserve	2,509	2	0	0	2,511
WALGGC Roads Component Overpayment	0	73,705	0	0	73,705
Public Art/Percent for Art	0	0	0	0	0
Cervantes Community Infrastructure Development	0	268,618	0	0	268,618
	4,549,851	404,676	(201,437)	0	4,753,091

**NOTES TO AND FORMING PART OF THE BUDGET
FOR THE PERIOD ENDED 31 MAY 2023**

5 FIXED ASSETS

(a) Acquisition of Assets

Asset class	2022/2023 Budget Total	2022/2023 Actual Total
	\$	\$
<u>Property, Plant and Equipment</u>		
Buildings	2,235,778	1,021,071
Furniture and equipment	118,500	113,804
Plant and equipment	1,095,883	330,260
	<hr/> 3,450,161	<hr/> 1,465,135
<u>Infrastructure</u>		
Infrastructure - Roads	8,798,671	4,081,215
Infrastructure - Footpaths	340,812	259,900
Infrastructure - Parks and Reserves	604,336	294,370
Infrastructure - Other	301,485	712,752
	<hr/> 10,045,303	<hr/> 5,348,237
<u>Right of use assets</u>		
Right of use assets - furniture and equipment	0	(4,169)
	<hr/> 0	<hr/> (4,169)
	<hr/> 13,495,464	<hr/> 6,809,203

**NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
FOR THE PERIOD ENDED 31 MAY 2023**

5(b) DISPOSAL OF ASSETS

The following assets are budgeted to be disposed of during the year.

	2022 / 2023 Actual Net Book Value	2022 / 2023 Actual Sale Proceeds	2022 / 2023 Actual Profit	2022 / 2023 Actual Loss
	\$	\$	\$	\$
By Program				
Law, order, public safety	122,941	1	0	(122,940)
Transport	1,436	26,500	25,064	0
Other property and services	52,244	88,801	37,383	(826)
	176,621	115,302	62,447	(123,766)
By Class				
Buildings	122,941	1	0	(122,940)
Furniture and equipment	2,352	3,090	1,564	(826)
Plant and equipment	51,328	112,211	60,883	0
	176,621	115,302	62,447	(123,766)

SIGNIFICANT ACCOUNTING POLICIES

GAINS AND LOSSES ON DISPOSAL

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in profit or loss in the period which they arise.

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
FOR THE PERIOD ENDED 31 MAY 2023

6 ASSET DEPRECIATION

	2022/2023 Budget	2022/2023 Actual
	\$	\$
By Program		
Governance	192,671	174,073
Law, order, public safety	108,673	94,957
Health	21,509	19,449
Education and welfare	0	10,141
Community amenities	294,499	250,920
Recreation and culture	1,217,481	1,069,080
Transport	3,398,642	5,060,346
Economic services	55,333	56,399
Other property and services	636,474	591,195
	<u>5,925,282</u>	<u>7,326,560</u>
By Class		
Buildings	1,169,649	1,028,619
Furniture and equipment	125,888	131,188
Plant and equipment	566,027	525,255
Right of use asset	34,327	30,789
Infrastructure - Roads	2,779,328	4,481,853
Infrastructure - Footpaths	303,498	283,634
Infrastructure - Parks and Reserves	177,680	141,380
Infrastructure - Other	768,885	703,842
	<u>5,925,282</u>	<u>7,326,560</u>

SIGNIFICANT ACCOUNTING POLICIES

DEPRECIATION

The depreciable amount of all fixed assets including buildings but excluding freehold land, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use.

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Major depreciation periods used for each class of depreciable asset are:

Asset Class	Useful life
Buildings	25 - 50 years
Furniture and equipment	5 - 20 years
Plant and equipment	2 - 20 years
Infrastructure - Roads	
Formation – All roads	Perpetual life
Pavement – Thin Surfaced Flexible Ru	100 years
Pavement – Thin Surfaced Flexible Ur	100 years
Pavement – Unsealed Rural	50 years
Pavement – Unsealed Urban	50 years
Surface – Asphalt	100 years
Surface – Brick	60 years
Surface – Chip seal	60 years
Surface – Concrete	100 years
Surface – Slurry Seal	100 years
Infrastructure - Footpaths	
Black Asphalt	36 years
Brick Paving	36 years
Concrete Slabs	36 years
Gravel	12 years
In-situ Concrete	48 years
Red Asphalt	36 years
Sand	12 years
Timber	36 years
Other	48 years
Infrastructure - Drainage	60 years
Infrastructure - Other	5 - 80 years
Infrastructure - Parks and reserves	10 - 45 years

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
FOR THE PERIOD ENDED 31 MAY 2023

7 INFORMATION ON BORROWINGS

Borrowing repayments

Movement in borrowings and interest between the beginning and the end of the current financial year.

Purpose	2022/2023		2022/2023		2022/2023		2022/2023		2022/2023		2022/2023		2022/2023	
	Budget Principal 1 July 2022	Budget New loans	Budget Principal repayments	Budget Interest repayments	Actual Principal 1 July 2022	Actual New loans	Actual Principal repayments	Actual Interest repayments	Actual Principal 1 July 2022	Actual New loans	Actual Principal repayments	Actual Interest repayments	Actual Principal outstanding 31 May 2023	Actual Principal outstanding 31 May 2023
Education and welfare														
Loan 136	613,488	0	59,816	10,670	613,488	0	59,816	8,788	613,488	0	59,816	8,788	553,671	553,671
Recreation and culture														
Loan 137	1,470,901	0	59,298	36,564	1,470,901	0	59,298	30,207	1,470,901	0	59,298	30,207	1,411,603	1,411,603
Other property and services														
Loan 138	238,526	0	23,257	4,149	238,526	0	23,257	3,417	238,526	0	23,257	3,417	215,269	215,269
	2,322,914	0	142,371	51,383	2,322,914	0	142,371	42,411	2,322,914	0	142,371	42,411	2,180,544	2,180,544
Self Supporting Loans														
Recreation and culture														
Loan 133	29,623	0	7,134	691	29,623	0	7,134	386	29,623	0	7,134	386	22,489	22,489
Loan 134	16,335	0	3,547	204	16,335	0	3,547	95	16,335	0	1,768	95	14,567	14,567
Loan 135	35,169	0	9,967	212	35,169	0	9,967	130	35,169	0	9,967	130	25,202	25,202
Other property and services														
	81,127	0	20,648	1,106	81,127	0	20,648	612	81,127	0	18,869	612	62,257	62,257
	2,404,041	0	163,019	52,489	2,404,041	0	161,240	43,023	2,404,041	0	161,240	43,023	2,242,801	2,242,801

All borrowing repayments, other than self supporting loans, will be financed by general purpose revenue.
The self supporting loan(s) repayment will be fully reimbursed.

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
FOR THE PERIOD ENDED 31 MAY 2023

8 LEASE LIABILITIES

Purpose	FA Number	Institution	Lease Interest Rate	Lease Term	2022/2023		2022/2023		2022/2023		2022/2023		2022/2023		2022/2023		2022/2023	
					Lease Principal 1 July	Budget New leases	Budget Principal repayments	Budget Interest repayments	Principal outstanding 30 June 2023	Actual Principal 1 July 2022	Actual New leases	Actual Break Lease	Actual Principal repayments	Actual Interest repayments	Principal outstanding 31 May 2023			
Governance					\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Photocopier Lease	FA3190	Ricoh Finance	1.33%	5 yrs	28,612		14,211	381	14,401	28,612				14,211	349	14,401		
Water filter lease	FA3235	Waterlogic Aust	0.51%	3 yrs	6,937		3,073	47	3,864	6,937			490	2,817	(30)	3,630		
Recreation and culture																		
Water filter lease	FA3233	Waterlogic Aust	0.51%	3 yrs	20,908		9,261	142	11,647	20,908				8,489	119	12,419		
Transport																		
Water filter lease	FA3234	Waterlogic Aust	0.51%	3 yrs	14,355		6,358	98	7,996	14,355				1,423	74	12,932		
Economic services																		
Photocopier Lease	FA3236	Ricoh Finance	1.33%	5 years	2,149		1,068	29	1,082	2,149				1,068	26	1,082		
					72,961	0	33,971	697	38,990	72,961	0	490	28,008	538	44,463			

**NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
FOR THE PERIOD ENDED 31 MAY 2023**

9 PROGRAM INFORMATION

(a) Fees and Charges Revenue

	2022/2023 Budget	2022/2023 Y-T-D Budget	2022/2023 Actual
	\$		\$
Governance	525	458	(1,850)
General purpose funding	36,300	34,083	26,989
Law, order, public safety	381,789	382,216	392,231
Health	19,290	10,490	19,808
Education and welfare	46,800	42,900	44,613
Community amenities	1,198,818	1,090,906	1,084,005
Recreation and culture	554,476	573,961	626,966
Transport	30,328	40,083	39,187
Economic services	268,391	225,669	225,363
Other property and services	34,000	30,750	44,387
	<u>2,570,718</u>	<u>2,431,518</u>	<u>2,501,698</u>

(b) Expenses

	2022/2023 Budget	2022/2023 Y-T-D Budget	2022/2023 Actual
	\$		\$
Governance	(518,737)	(330,736)	(454,225)
General purpose funding	(257,208)	(234,507)	(181,121)
Law, order & public safety	(1,560,864)	(1,648,732)	(1,608,039)
Health	(366,234)	(340,788)	(304,061)
Education & welfare	(115,558)	(108,738)	(112,118)
Community amenities	(2,444,656)	(2,181,084)	(2,086,922)
Recreation and culture	(3,708,668)	(3,207,107)	(3,054,365)
Transport	(5,867,887)	(7,312,542)	(7,033,561)
Economic services	(816,842)	(712,745)	(687,955)
Other property and services	(370,439)	(421,340)	(594,367)
	<u>(16,027,094)</u>	<u>(16,498,318)</u>	<u>(16,116,733)</u>

**NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
FOR THE PERIOD ENDED 31 MAY 2023**

10 TRUST FUNDS

Funds held at balance date over which the local government has no control and which are not included in the financial statements are as follows:

Trust Fund

Detail	Balance	Movements		Balance
	30-Jun-22	Inwards	Outwards	as at 30 June 2023
Cash In Lieu POS - L9000 Valencia	\$ 200,277	\$		\$ 200,277
	200,277	0	0	200,277

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
FOR THE PERIOD ENDED 31 MAY 2023

11 BUDGET AMENDMENTS

Description	Council Resolution	Schedule	Classification	Non-Cash Adjustment	Increase in cash available	Decrease in cash available	Amended Budget Running Balance
Budget Adoption							
Permanent Changes							
Budget Review							
Community Stewardship Grant, expenses and carryover grant liability	20230323 9.1.1	Various			102,866		4,781
Sandy Cape campground bore replacement	20230331 9.1.4	Law order & public safety		26,200	44,200	18,000	4,781
Beach Emergency Numbering Signs Grant	20230331 9.1.7	Recreation and culture				23,000	27,781
Every Club Grant	20230427 9.1.2	Swimming Areas & Beaches			6,209	6,209	27,781
Technology and Digital Inclusion Grant	20230427 9.1.4	Other Recreation and Sport			7,322	7,322	27,781
	20230427 9.1.5	Libraries			4,538	4,538	27,781
				26,200	165,135	59,069	27,781
						Opening Deficit	107,647

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
FOR THE PERIOD ENDED 30 JUNE 2023

12 GRANTS & CONTRIBUTIONS

Schedule	Program / Details	Grant Provider	In Advance payments	Budget 2022/23	2022/23 Budget Amendments	Received	Recoup Status		
							Revenue/ Expenditure	Liability	
						\$	\$	\$	\$
Operating									
0303	Other General Purpose Income								
	Grants Commission - General	WALGGS		160,510	156,798	317,308	317,308	0.00	0.00
	Grants Commission - Roads	WALGGS			37,696	37,696	37,696		
0501	Fire Prevention								
	ESL Operating Grant	FESA		43,500	3,682	47,182	47,182	0.00	0.00
	ESL Operating Grant Adjustment	FESA			14,307	14,307	14,307		
	ESL Operating Grant - Extra volunteer insurance	FESA		9,000		9,000	9,000	0.00	0.00
	ESL Operating Grant Acquired 21/22	FESA		15,000		4,095	4,095	-4,095.00	15,000.00
	BRMC Contribution to offset mitigation works	DEFES							121,250.00
	Mitigation Activity Fund				242,500	121,250	74,310	46,940	
0503	Community Stewardship Grant - Off road officer					44,200		44,200	
	DLGSCI - BEN Signs grant	DLGSCI			6,209	6,209		6,209	
0807	Other Welfare								
	Spray the Grey	Dept of Communities		1,000		1,000	1,000	0.00	0.00
	Spray the Grey	LotteryWest				7,500	7,500		
1102	Swimming Areas and Beaches								
	CHRMAP			50,000		25,000		25,000.00	
1103	Other Recreation and Sport								
	Karda Mountain Bike Trail	GLSC		20,000		20,000		20,000	0.00
	Regional Sport Grant	Australian Sport		3,000		3,000	3,000	0.00	0.00
	Thank a Volunteer Grant	Dept of Communities			2,000	2,000	2,000		
	Meerlinga Young Childrens week Grant	Meerlinga			1,000	1,000	1,000		
	Every Club Grant	GWC				7,322		7,322	
1105	Libraries								
	Encouraging Promising Practices Grant - Living Green	Slate Library WA				5,000	5,000		
1201	Streets Roads Bridges Depots Maint								
	MRWA Direct Grant	MRWA		281,915		287,979	287,979	-6,064.00	
	Street Light Subsidy			3,400		3,747	3,747	-347.18	
				587,325	448,078	936,181	786,510	149,671	150,744
Non-Operating									
1103	Other Recreation and Sport								
	Jurien Irrigation Project	Rural Water Council		100,000		10,000	10,000	100,000	
	Queens Jubilee Trees			10,000					
	Local Roads and Comm Inf - Round 1	LRCI		295,465				295,465	
1101	Other Recreation and Sport								
	Local Roads and Comm Inf - Round 3	LRCI		1,181,858		590,929		590,929	
1201	Streets Roads Bridges Depots Maint								
	Regional Road Group RRG	RRG		917,580		734,067	367,034	183,513	
	WSFN -	WSFN		1,201,200		800,800	692,463	400,400	
	WSFN - ROS008 & A	WSFN		1,176,373		682,789	353,733	493,584	
	WSFN - ROS856 & A	WSFN		1,260,000		504,000	504,000	756,000	
	WSFN - Watheroo Road Variation	WSFN		156,550		156,550	156,550		
	WABN - Cervantes	WABN		10,000		10,000	10,000		
	DoT RBN Grant - Cervantes Path	DoT		80,000		72,500	72,500	7,500	
	Commodity Route - Sandy Cape	SCR		146,500		117,200	58,600	29,300	
	Local Roads and Comm Inf - Round 2	LRCI		143,941		554,113	554,113	143,941	
	RTR Grant - Bibby Rd	MRR		552,500					
	Remote Rural Upgrade Pilot - Agaton Rd	RRUP		1,390,733				1,390,733	
	TWP Realign (Coastwest)(herbarium)			38,500		38,500	38,500		
1204	Airfields								
	RAD Grant - Taxiway	RAP		92,500		91,006	91,006	1,494	
				9,307,813	552,500	4,362,454	2,825,998	1,536,455	4,392,859
				9,895,138	104,422	5,298,635	3,612,508	1,686,126	4,543,603.28

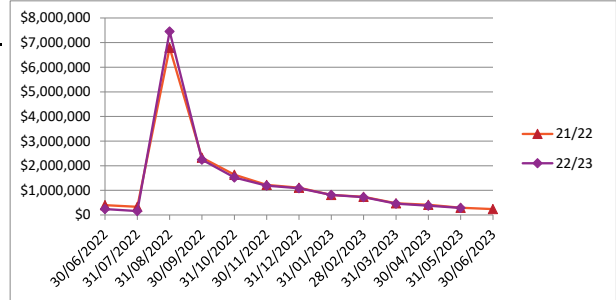
NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
FOR THE PERIOD ENDED 31 MAY 2023

13 CASH, INVESTMENTS & RECEIVABLES

Note	2022	2023
	\$	\$
Cash And Cash Equivalents		
Unrestricted	5,925,170	2,249,533
Restricted	4,549,851	4,753,091
	<u>10,475,021</u>	<u>7,002,624</u>
Receivables		
Rates outstanding	238,005	289,800
Sundry debtors	405,580	260,342
	<u>498,715</u>	<u>550,143</u>

Rates Outstanding

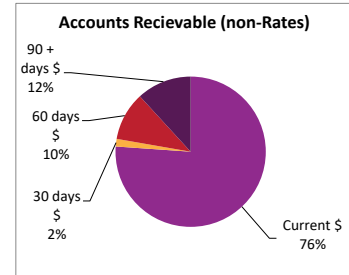
	YTD	30-Jun-22
Opening Arrears Previous Years	238,005	399,437
Levied this Year	8,557,004	8,083,544
Less Collections to date	- 8,505,209	- 8,269,053
Equals Current Outstanding	289,800	238,005
Net Rates Collectable	289,800	238,005
% Collected	97	97



Sundry Debtors

	Current	30 days	60 days	90 + days
	\$	\$	\$	\$
Receivables General	198145	4250.75	27214.2	30732.35
Total Receivables General Outstanding				<u>260,342.30</u>

Amounts shown above include GST (where applicable)



NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
FOR THE PERIOD ENDED 31 MAY 2023

14 VARIANCES

	Reporting Program	Var \$	Var %	Var	Timing / Permanent	Explanation of Variance
Revenue from operating activities (excluding rates)						
Operating grants, subsidies and contributions		(23,192)	98%	▼		
Fees and charges		70,180	103%	▲		
Interest earnings		(1,808)	94%	▼		
Other revenue		4,196	104%	▲		
Profit on asset disposals		17,615	100%	▲		
Expenditure from operating activities						
Employee costs		108,344	97%	▲		
Materials and contracts		183,383	95%	▲		
Utility charges		(23,648)	107%	▼		
Depreciation on non-current assets		35,751	100%	▲		
Borrowing costs expense		9,412	82%	▲		
Insurance expenses		15,657	95%	▲		
Other expenses		53,514	93%	▲		
Loss on asset disposals		(826)	100%	▼		

SUPPLEMENTARY NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
FOR THE PERIOD ENDED 31 MAY 2023

S1. DETAILED ACQUISITION

Description	Schedule	2022/2023 Actual	2022/2023 Budget
Jurien Bay Admin. - Internal Reconfiguration	Governance	27,954	235,000
JB Admin - roof replacement (grant funded)	Governance	-	150,000
JB Admin - front windows (grant funded)	Governance	-	80,000
JB Admin - internal painting (grant funded)	Governance	-	75,000
JB Admin - Ceilings and wall repair (grant funded)	Governance	774	11,000
JB Admin- Renewal of AC system (grant funded)	Governance	4,500	460,000
Light Vehicle - Utility	Law Order & Public Safety	54,563	55,000
Dandaragan GROH House	Education	(159)	0
Jurien Tip Cell Fence	Community Amenities	-	14,000
Light Vehicle - Admin	Community Amenities	-	57,883
JB Cemetery Grave Retainment	Community Amenities	17,190	20,000
Sandy Cape Replacement of toilet block	Community Amenities	67,659	160,000
FRC Shade Sails		23,800	
Badgingarra Amenities - replace	Community Amenities	53,385	160,000
Dand Transit Park renovate, waterproof and re-tile	Community Amenities	30,310	60,000
Jurien Bay Oval Lights		176,811	
Catalonia Park Amenities - internal refit	Community Amenities	30,316	45,000
Catalonia Park Amenities - enclose gable ends	Community Amenities	2,450	4,000
Civic Centre - amphitheatre lights and bollards	Recreation & Culture	26,641	55,000
Civic Centre - external repaint	Recreation & Culture	17,408	40,000
Civic Centre - window repairs	Recreation & Culture	17,527	25,000
Dandaragan Community Centre - Auto Door Entry	Recreation & Culture	11,792	18,000
Dandaragan Community Centre - hot water services	Recreation & Culture	2,355	8,000
Jurien Irrigation Project	Recreation & Culture	114,920	170,000
JB Fshore - Power Upgrade	Recreation & Culture	279,957	300,114
JB Foreshore Shelter/Seating/BBQ	Recreation & Culture	131,893	80,000
JB Foreshore playground	Recreation & Culture	390	0
2 x Shade Shelter Pioneer Pk Dand.	Recreation & Culture	-	40,000
Queens Jubilee Tree Planting	Recreation & Culture	34,541	14,222
JB Fshore - Ablution/Pavillion	Recreation & Culture	431,334	404,975
JSRC function room roof repair	Recreation & Culture	55,872	50,000
Redexim Verti Drain	Recreation & Culture	-	60,000
Jiff Bin Cleaner	Recreation & Culture	-	40,000
Mower	Recreation & Culture	-	90,000
Cellular booster - Sandy Cape	Recreation & Culture	24,392	30,000
Television Rebroadcast equipment	Recreation & Culture	75,117	75,000
Aggies Cottage - Annual renewal works contribution	Recreation & Culture		10,000
WABN Cervantes Connectivity	Transport	99,089	180,000
TWP realignment (Coastwest)	Transport	160,812	160,812
Swale Renewal	Transport	9,091	18,000
Electric Roller Door DN Depot	Transport	-	20,000
Skid Steer	Transport	112,061	120,000
Truck 4 Wheeler	Transport	-	150,000
Marchagee Track	Transport	31,907	11,400
Baberton West Road	Transport	54,049	118,952
Yeramullah Road	Transport	-	175,847
Muthawandry Road	Transport	23,443	
McKays Road	Transport	110,491	158,595
Wandawallah Road	Transport	-	166,425
Capitela Road	Transport	-	111,359
Cantabbling Road	Transport	-	14,625
Stockyard Road	Transport	-	124,518
Harris Street	Transport	4,065	18,000
Bibby Road	Transport	-	552,500
Sandy Cape	Transport	222,657	222,336
Watheroo West Road	Transport	546,730	890,447
Watheroo West Road	Transport	190,664	379,000
Jurien East Road	Transport	266,258	825,773
Jurien East Road	Transport	550,719	1,358,812
Cataby Road	Transport	138,464	186,595
Cataby Road	Transport	576,870	520,115
Dandaragan Road	Transport	532,662	530,761
Dandaragan Road	Transport	199,020	199,000
Aqaton Road	Transport	29,938	1,623,469
Bibby Road	Transport	603,278	610,141
Taxiway	Transport	190,283	180,985
JB Taxiway Enrichment Seal	Transport	19,030	20,000
JB Airport Fence, Water, RFDS Tidy	Transport	804	15,000
Smooth Drum	Transport	-	310,000
Pedestrian Roller	Transport	-	25,000
Trailer for Pedestrian Roller	Transport	-	10,000
Jurien Townsite Precinct Signs	Economic Services	13,079	9,000
Ezy Dump Increase Capacity - JB, Badgy, SC	Economic Services	19,523	24,500
Light Vehicle - SUV	Other Property & Services	52,778	60,000
Portable Aircon 48in.	Other Property & Services	7,250	8,000
HD Por Diagnostic Tool	Other Property & Services	12,579	13,500
JB Depot Building	Other Property & Services	218,482	164,803
Light Vehicle - Utility	Other Property & Services	52,426	55,000
Light Vehicle - Utility	Other Property & Services	51,181	55,000
Total		6,813,371	13,495,464

Carryover Works in Progress from 21/22

Description	Schedule	2022/2023 Actual	2022/2023 Budget
TWP realignment (Coastwest)		52,000	52,000
Jurien Bay Admin. - Internal Reconfiguration		-	109
JB Fshore - Power Upgrade		347,146	347,146
JB Foreshore Shelter/Seating/BBQ		16,672	16,672
JB Fshore - Ablution/Pavillion		1,032,344	1,032,344
JB Depot Building		175,389	175,389
Jurien East Road		-	1,333,667
Taxiway		4,015	4,015
Dandaragan GROH House		547,786	547,786
		2,175,352	3,509,128



SHIRE of DANDARAGAN

HOLIDAY HOUSE - PROPERTY MANAGEMENT PLAN

PROPERTY ADDRESS: 5 Lang Street Cervantes

PROPERTY MANAGER DETAILS:

Name: Colleen Powell

Address: Cortes Retreat Cervantes

Telephone Number: 0417 173 828

Email: cervantebeachhouse@gmail.com

DUTIES OF PROPERTY MANAGER:

- Respond to complaints against the holiday house premises as soon as reasonable and practicable and within a maximum of 24 hours;
- Display the Code of Conduct, Property Management Plan in the kitchen or living area of the holiday house premises;
- Liaise with guests for the occupancy and vacation of the premises;
- Ensure the approved maximum guest occupancy is not exceeded;
- Ensure development approval as a holiday house is with the Shire of Dandaragan;
- Ensure guests are aware of and adhere to the approved Code of Conduct;
- Ensure the premises are clean and maintained to a high standard;
- Ensure bed linen is clean and replaced upon guest vacation; and
- Ensure rubbish and recycling bins are collected as required.

GUEST CHECK-IN AND CHECK OUT PROCEDURES:

(outline on-site assistance, cleaning, and waste management)

→ self check in/out via coded lock
→ cleaning completed via local cleaner

PET MANAGEMENT: no pets allowed

NUISANCE, NOISE AND COMPLAINT MANAGEMENT:

Refer rental house rules
contact owner David Powell 0409296200
or Manager Colleen Powell 0417173828

NUMBER OF CAR PARKING BAYS AVAILABLE:

4

MAXIMUM GUEST OCCUPANCY:

6

BEDROOM SLEEPING CONFIGURATIONS:

(guest number & bed type)

BED 1: Queen bed = 2 ppl

BED 2: Bunk bed (double bottom, single top) = 3 ppl

BED 3: Double bed = 2 ppl

BED 4: — N/A

BED 5: N/A

ADDITIONAL INFORMATION (IF APPLICABLE):



Rental Rules

1. Smoking is NOT allowed.
2. People other than the Guests listed on booking may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
3. The Homeowners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest/s. When making this reservation, it is agreed that all guest/s are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
4. Keep the property and all furnishings in good order
5. Only use appliances for their intended uses.
6. Pets are NOT allowed
7. Guest/s should comply with all Local Government rules and regulations and shall not create or permit any noise or nuisance, which is likely to interfere with the peaceful enjoyment of any other person occupying adjoining premises. Legislated noise pollution controls shall prevail.
8. Parking is limited to three (3) vehicle(s). Vehicles are to be parked in designated parking areas only. Any illegally parked cars are subject to applicable fines/towing fees, which are the sole responsibility of the vehicle owner.
9. Rubbish/Garbage: Please wrap all garbage (or use the plastic bags provided) and place in the rubbish bins, on your departure all rubbish must be placed in the large bins kept outside (green lid bin = general rubbish, yellow lid bin = recycling). Fish must NOT be cleaned on the premises. Guests will be charged \$10 per bag/box for any excess garbage not removed from the premises.

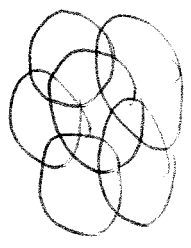
Dandaragan Shire contractors collect rubbish early **Monday** morning. If you are staying at the home on Sunday night, we ask that you take the large bins out, and leave by the roadside for collection.
10. Security: Cervantes is a small coastal town, and compared to the city is very safe. However, it is important to lock the house when you go out, and keep your cars locked and personal possessions safe.
11. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the home, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the home.
12. Cleaning: Our accommodation is cleaned thoroughly after every stay. We allow enough time for a standard clean in the cleaning fee you have paid. However should any additional cleaning be necessary then you will be charged extra to cover this cost. Any breakages, damage, stained/soiled linen and/or excess cleaning items are to be paid for. This includes (but is not limited to) rubbish left inside the property, dirty dishes. Cleaning fee is charged at \$30 per hour.
13. Barbecue: A barbecue is provided for use during your stay. Please ensure that you clean it after use (otherwise additional cleaning fee will apply). You will also need to ensure that the gas bottles is turned off after use.



14. Air-conditioner: The air-conditioner is reverse cycle (cold and hot). Please ensure that it is turned off when you check-out otherwise you will be charged an additional service fee of \$50.
15. Water and Septic: The house is on septic systems. The septic system is very effective; however, it will block if improper material is flushed. DO NOT FLUSH anything other than toilet paper. **No feminine products should be flushed at any time**. If it is found that feminine products have been flushed and block the septic system, you could be charged damages of up to \$1000.
16. Checking-out: Please ensure all used towels are placed in the laundry basket in the bathroom when checking-out and all bed/s used are left un-made (this way our cleaner can easily identify which bed/s were used). All windows and doors should be locked.

Breach of these 'Rental Rules' is a breach of The Terms and Conditions of contract; and the permission for occupancy of the Property. The Owner reserves the right, in accordance with law, to terminate the permission to occupy and to evict from the Property, Guests or Visitors who refuse to follow these House Rules or who cause a nuisance. Penalties will apply.

ROAD



TREE

LAWN AREA

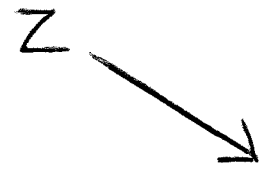
PARKING

GATE

HOUSE

CARPORIT

SHED



SCALE 1:100

5 LANG STREET
CERVANTES

DRAFTED BY DAVID POWELL

Welcome

to Chitta Chitta

We hope you enjoy your stay

HOUSE RULES

Please Leave the Property Clean and tidy on departure

Check in time is 2pm and checkout time is 10am unless prior arrangements made

Please DO NOT Smoke in the property. No candles or open flames are to be burnt

Please wash, wipe, dry & put away dishes before departure.

Please advise Kerrie of any breakages, we understand these happen & we like to restock

HWS – there are TWO gas bottles – IF you need to swap to the spare bottle, PLEASE advice Kerrie straight away so she can arrange a replacement.

BBQ – Must be left clean otherwise extra cleaning charges will apply.

If gas bottle runs out you can quick exchange it at Jurien Bay Mitre 10 on account

NO PARKING on the grass.

Retic will come on Monday & Thursday early mornings.

Please be respectful of neighbours, restrict noise after before 7am & after 10pm

Rubbish collection is early Tuesday morning-
please place bins on verge Monday evenings and/or before your departure.

Any excess rubbish must be removed from the property

Please do not tamper with smoke detectors or retic

Please not flush any sanitary items in toilets.

Please do not tip fats & oil down sink

The ceiling fan remotes are specific to each room.

Please do not remove them from the room they are in.

PLEASE no food to be eaten in the bedroom or on the lounges

Please lock all doors and windows on departure

If you have any queries during your stay please contact

Kerrie 0410 305 583



SHIRE of DANDARAGAN

HOLIDAY HOUSE - PROPERTY MANAGEMENT PLAN

PROPERTY ADDRESS: 4 ELIZABETH WAY JURIEEN BAY

PROPERTY MANAGER DETAILS:

Name: JODIE BLATCHFORD

Address: 318 EMMA COURT JURIEEN BAY WA

Telephone Number: 0419 126 370

Email: SCOTTANDJODIEBLATCHFORD@GMAIL.COM

DUTIES OF PROPERTY MANAGER:

- Respond to complaints against the holiday house premises as soon as reasonable and practicable and within a maximum of 24 hours;
- Display the Code of Conduct, Property Management Plan in the kitchen or living area of the holiday house premises;
- Liaise with guests for the occupancy and vacation of the premises;
- Ensure the approved maximum guest occupancy is not exceeded;
- Ensure development approval as a holiday house is with the Shire of Dandaragan;
- Ensure guests are aware of and adhere to the approved Code of Conduct;
- Ensure the premises are clean and maintained to a high standard;
- Ensure bed linen is clean and replaced upon guest vacation; and
- Ensure rubbish and recycling bins are collected as required.

GUEST CHECK-IN AND CHECK OUT PROCEDURES:

(outline on-site assistance, cleaning, and waste management)

property manager or owner will meet new guests + exchange keys. Alternatively check in lock box code will be given to guest. A copy of code of conduct is displayed in the kitchen & is also given to guests at time of booking & becomes part of the terms & conditions. On departure a cleaning service will ensure the property is cleaned, linen changed and ALL rubbish will be contained in outside bins. Excess rubbish will be removed from property.

No pets Allowed by guests.

NUISANCE, NOISE AND COMPLAINT MANAGEMENT:

When booking the property, guests agree to comply with the code of conduct and House Rules. These state that noise must be kept to a minimum between 7am and after 10pm. They are requested to be respectful of neighbours. Also not exceed maximum occupancy numbers.

If there was a complaint made about noise or anti social behaviour the guest would be contacted within 30min of complaint and issued a warning. Contact details of the person making the complaint would be noted and kept updated on actions. If the noise / anti social behaviour still continued a 2nd warning would be given. If it continued they would be asked to leave the property within 2hrs and no refund offered. If required Police would be contacted.

NUMBER OF CAR PARKING BAYS AVAILABLE:

6

MAXIMUM GUEST OCCUPANCY:

11

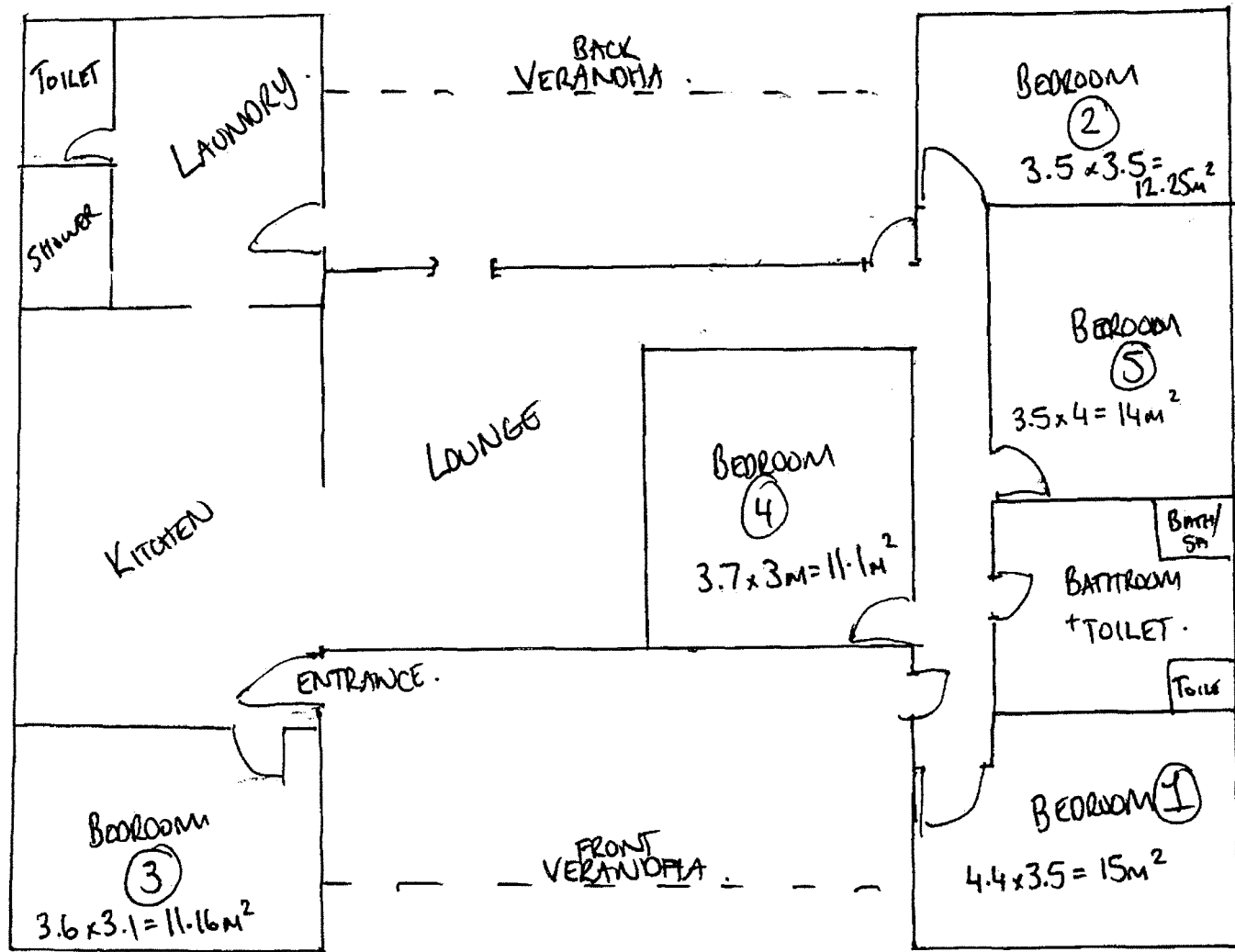
BEDROOM SLEEPING CONFIGURATIONS:

(guest number & bed type)

- BED 1: King 2
- BED 2: Queen 2
- BED 3: Queen 2
- BED 4: 2x Singles 2
- BED 5: King Single Bunks & Single 3

ADDITIONAL INFORMATION (IF APPLICABLE):

Code of Conduct and House Rules sheet clearly displayed in kitchen of property and also issued when booking property



107167 (#4) ELIZABETH WAY JURIBAY.

NOT TO SCALE.

Application form

Regional Development Assistance Program

Supporting Regional Communities



Application form

Name: _____

Organisation: _____

Address: _____

Contact number: _____

E-mail address: _____

Organisation overview: _____

Requirements of applicant to the project (please confirm)

1. Any freehold land supplied to the project from the Local Authority shall be ceded to DevelopmentWA at no cost, prior to the commencement of construction. YES NO
2. If requested, the Local Authority will assist DevelopmentWA by sponsoring a funding application for the extension of services to the project, if requested by DevelopmentWA. YES NO
3. The Local Authority agrees to maintain firebreaks on the future lots for the duration of the period until the lots are sold to a third party. YES NO
4. The Local Authority agrees to regularly inspect, maintain and replace any sales signage placed on the proposed lots by DevelopmentWA (with materials supplied by DevelopmentWA) for the period until the lots are sold to a third party by DevelopmentWA. YES NO
5. The Local Authority agrees to waive all bonds, fees and charges relating to the development / holding of the proposed lots by DevelopmentWA for the period until the lots are sold to a third party by DevelopmentWA. YES NO
6. The Local Authority acknowledges that, should the subdivision conditions require a 10% POS contribution and the Local Authority does not wish that contribution to be provided as land from within the project, the Local Authority will actively support a reconsideration / review of that condition as an alternative to DevelopmentWA having to provide a cash in lieu payment. YES NO
7. The Local Authority agrees to promote the sale of the proposed lots within the project through the Shire's website, Shire newsletters, by displaying brochures, etc, where practical. YES NO

Potential contribution by applicant to the project (land, works, in-kind support, cash contribution, etc):

Fill out the next section as applicable. Remember, the more information you can provide, the easier it is to assess and prioritise.

Regional Development Assistance Program Application

(REMEMBER TO ATTACH ADDITIONAL INFORMATION IF INSUFFICIENT SPACE)

Overview of proposal	
Proposal overview - describe project, number of lots, intended land use and desired outcome	
Site overview	
Land Area	
Location Plan (attach)	
Current tenure and physical description of land	
Local Government support	
Delivery options (Local Government Authority joint venture or partnership, DevelopmentWA project management, development of business case)	
Local Authority Council Resolution (in support of application)	
Supporting works (possible grants or LGA involvement in delivering project)	
Community expectations	
Community development plan	
Local Authority's expectations/views	
Local community views	
Lobby/interest groups	
Local market conditions (sales evidence) and likely demand (from Regional Development Commission and local real estate/marketing advice)	
Surrounding land uses and environment (built & natural)	

Regional Development Assistance Program Application

(REMEMBER TO ATTACH ADDITIONAL INFORMATION IF INSUFFICIENT SPACE)

Legal	
Title Details/Actions to reconcile titles to create project area	
Form of tenure/title (interest) Ownership (number of land owners, Crown lots, tenure - leased or freehold) copy of title	
Encumbrances, easements etc. (2nd schedule of C/T)	
Native Title status of project site	
Search for other interests in & claims of rights over land	
Mining tenements eg. Prospecting Licences/ Mining Leases affecting land (Department of Mines, Industry Regulation and Safety)	
Approval under s.16(3) of the Mining Act 1978 required?	
Planning	
Zoning (current and proposed)	
Environmental Protection Act 1986 (WA) assessment advice received under s.38 & s.48A of Act during scheme amendments	
Previous/existing planning proposals and work (indicative subdivision plans, concept plans, structure plans etc.)	
Current/likely subdivision condition requirements from servicing authorities	
Planning status for surrounding land/locality in Local Planning Strategy	
Buffer Zones (industry, rail, aircraft, agricultural uses/animal production, radio/ telephone towers)	
Noise, light, dust, odour impact etc. of adjoining land uses	
Bush fire requirements	

Regional Development Assistance Program Application

(REMEMBER TO ATTACH ADDITIONAL INFORMATION IF INSUFFICIENT SPACE)

Engineering/Servicing

Services to land & capacity (upgrading requirements) - services constraints

Location of services (including location of redundant services) & impact on development

Flood plain/storm surge constraints

Development restrictions (moratoriums) - noise, dust, access, traffic

Geotechnical/soil types

Archaeological/Ethnographic Aboriginal heritage

Ethnographic - (DIA) Is site culturally significant or require Section 18 clearance?

Archaeological - known Aboriginal artefacts or Aboriginal Site register (WA Museum)

Heritage

European historical/cultural significance (Heritage Council of WA or Local Government Authority registers)

Regional Development Assistance Program Application

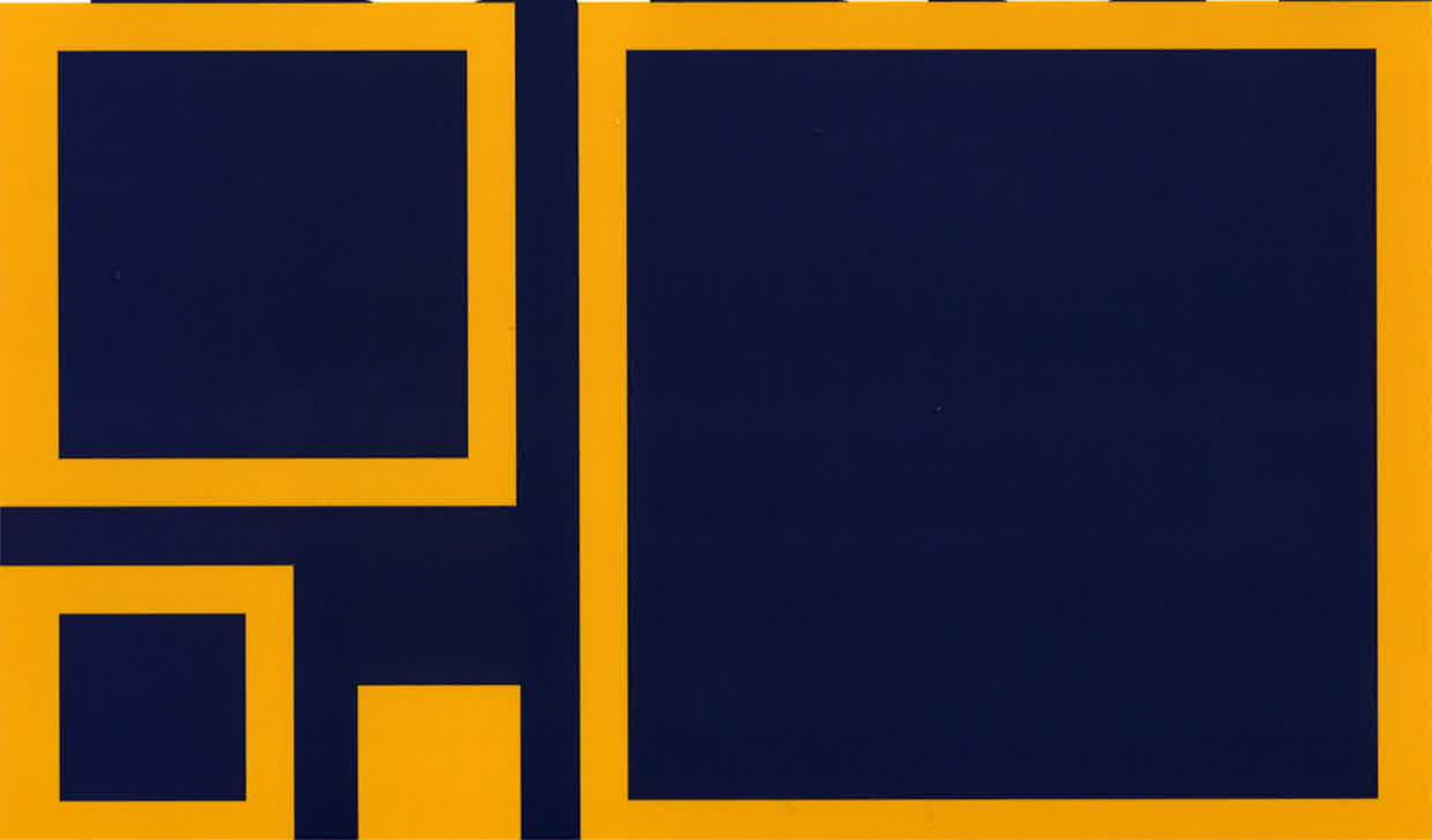
(REMEMBER TO ATTACH ADDITIONAL INFORMATION IF INSUFFICIENT SPACE)

Environmental	
Environment Protection & Biodiversity Conservation Act 1999 (Commonwealth) – Environment Australia Flora (DEC – priority list); (Regionally significant vegetation)	
Fauna (DEC – priority list; Endangered Species/International Treaties)	
System 6 Wetlands/Environmental Protection (Swan Coastal Plain Wetlands) Policy 2000WRC’s Wetland Atlas	
Groundwater priority areas (water supply protection zones)	
Contamination (Contaminated Sites Act, hazardous materials, UXO register, prior site use)	
Other comments/observations	

SERVICING REPORT

DODD STREET,
BADGINGARRA

Porter



Report Prepared For:

LANDCORP

Report Prepared By:

PORTER CONSULTING ENGINEER

PO Box 1036

CANNING BRIDGE WA 6153

Phone: (08) 9315 9955

Fax: (08) 9315 9959

Email: office@portereng.com.au

Job No: 10-9-174

Date: 2/2/2011

Our Ref: R01.11

Rev: A

Checked:



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ATTACHMENT 1 – Schedule of Indicative Development Costs

ATTACHMENT 2 – Department of Health and Shire Correspondence

FIGURE 1 – Contour Information and Existing Services Network

FIGURE 2 – Existing Underground Power Network

FIGURE 3 – Proposed Staging and Servicing Layout

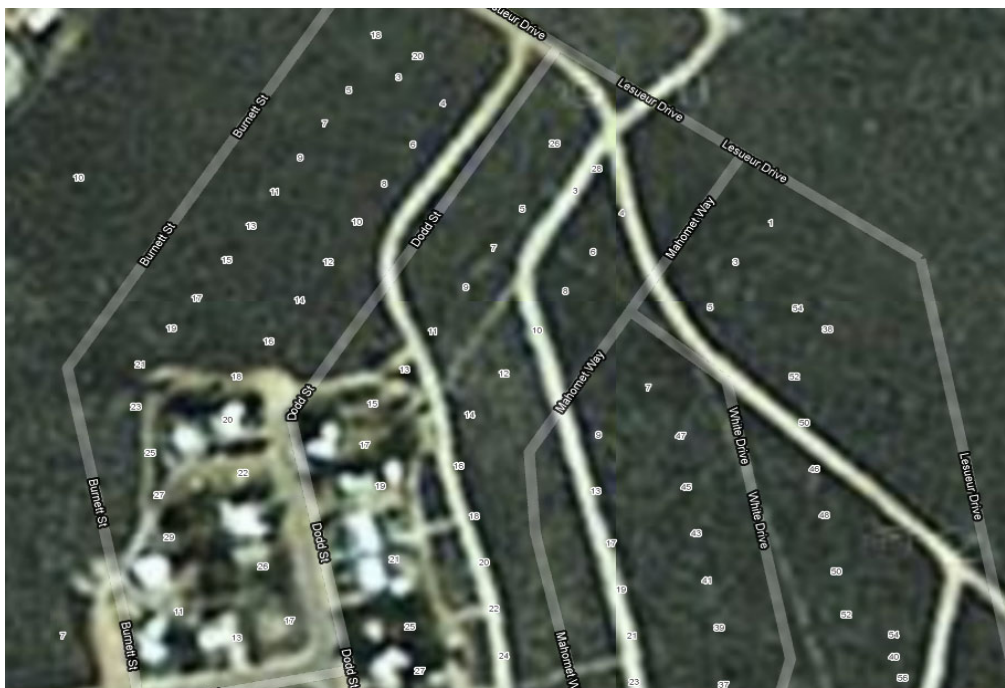
1.0 INTRODUCTION

Landcorp commissioned Porter Consulting Engineers to provide servicing advice and indicative development costs for the proposed 17 lot residential subdivision on Dodd Street in Badgingarra (the Site). Following discussions between Landcorp and State Land Services (SLS), the proposed development increased to include an additional 2 lots in Dodd Street. Figure 1 shows the layout of the proposed subdivision.

The project is part of the Regional Development Assistance Program (RDAP), which is being undertaken by Landcorp. The RDAP is available to regional towns to undertake land development projects where there are either limited or no private developers and therefore land supply needs are not being met.

2.0 EXISTING SITE

The site is located on the eastern side of Badgingarra and is approximately 2.2 hectares in size and made up of 19 unallocated crown lots (UCL). These are Lots 28 - 36, 38, 41 and 51 to 58 Dodd Street. The lots are currently vacant, covered with low lying heath and native shrubs. Dodd Street continues through the site as a sand/gravel track. An aerial photograph of the site is included below.



The Site is bordered by existing residential land to the south in Dodd Street, with the remainder of the site bounded by bushland. The land falls from north east down to the south west ranging from 215m AHD to 207m AHD. Figure 1 shows the contours of the Site.

The soil is described in the Douglas Partners geotechnical report as being sand over sandy gravel

on silty gravelly sand. It is likely isolated pockets of rock will be found during construction.

No free groundwater was observed up to 2.5m by Douglas Partners. The exact groundwater levels are unknown.

The WAPC's Acid Sulphate Soil plan indicates there is no data for the Badgingarra area, however it is expected a "No Known Risk" will be nominated for the Site due to the expected lack of organic material.

3.0 SERVICES

3.1 Water

Water reticulation is available to the Site. There is an existing Ø100P water main in Dodd Street which ends at the southern boundary of the main site, in front of Lot 37. Details of the existing water network are shown in Figure 1.

3.2 Sewer

There is no sewer reticulation within the townsite. The onsite soils will only permit aerobic treatment units.

3.3 Power

Overhead power exists on the southern end of the proposed site, within the existing adjoining residential development. There is an existing pole top transformer located on pole D289/287/4 in Meagher Drive. Refer to Figure 2 for the existing power layout.

The existing Western Power distribution infrastructure in the vicinity of the site comprises of LV aerial conductors which originates from a 100kVA aerial pole top transformer on the southern side of Meagher Drive, approximately 40m from McNamara Street intersection and ends at the entrance of the development site on the eastern side of Dodd Street. The LV aerial run from the transformer to the site is approximately 700m. The 100kVA aerial pole transformer is supplied by HV fused aerials which come from Brand Highway onto Meagher Drive and one aerial bay length from the aerial pole top transformer.

3.4 Telstra

The Site has an existing phone network already installed in Dodd Street.

3.5 Gas

There is no gas reticulation in Badgingarra.

3.6 Roads

The existing residential development is a sealed and kerbed 7.0m wide road. The Site will require all lots to be serviced with a 7.0m wide kerbed and sealed road.

There is no existing footpath in Dodd Street.

3.7 Drainage

There is no existing drainage network in Dodd Street. Currently water flows from the end of the sealed area Dodd Street and into the vacant lots and bushland areas of UCL Lot 35 and 36.

4.0 DEVELOPMENT SERVICING

4.1 Possible Development Costs

Indicative development costs have been prepared for each stage of the development as shown in Attachment 1. These make allowances for the construction of site works, earthworks and servicing along with development costs such as headworks, professional fees and service authority fees.

We stress that these costs are indicative only and are reflective of current construction costs in the area. The reader should be satisfied that the costs are appropriate for their purpose. Porter Consulting Engineers does not accept responsibility or liability for their interpretation or use.

The proposed Development is to be released in two stages, with Stage 1 (9 Lots) being consisting of Lots 33-36, 38, 41 and 51-53 Dodd Street. Stage 2 (10 lots) consisting of Lots 28-32 and 54 - 58 Dodd Street. The indicative subdivision cost for Stage 1 is **\$634,798** including GST, or \$70,533 per lot. The indicative subdivision cost for Stage 2 is **\$359,581** including GST, or \$35,958 per lot.

The scenario of completing all 19 Lots in one stage has also been costed and the indicative construction costs are reduced due to the reduction in site establishment, mobilisation, overheads etc that are not then done twice. The indicative subdivision cost to complete all the engineering works in one stage is **\$923,833** including GST, or \$48,623 per lot.

4.2 Local Government and Professional Fees

An amount of 10% of construction costs is included to account for Professional fees such as engineering and survey costs. No allowances have been made for Environmental Consultants or Landscape Works.

A 10% contingency amount of indicative construction costs has been included due to the preliminary nature of the current proposal.

Local Government fees are based on 1.5% of road and drainage construction costs. Headworks costs are calculated on the number of lots being created.

4.3 Earthworks

The natural fall of the land will be maintained. Allowance has been made for the stripping and disposal of the top soil at an average depth of 0.1m. All of this clearing may not be required if the blocks are to remain vegetated. However, the costs have been included as the road reserve and at least the property boundaries will be required to be cleared. Provision has been made for stabilisation of the cleared areas with seeded hydromulch.

It is expected that sloping lots will be provided. This will remove the need to install retaining walls. Generally there is a 1500mm fall across each block.

The geotechnical report indicated that there were loose sands to a depth of 0.9m in the area of lots 51 to 56. No allowance has been made in the construction costs for the removal of soil and compaction of this area to ensure a class A site is achieved, as it has been discussed with Landcorp that the owners would be advised of the geotechnical requirements for the site as part of the sales advice and owners will need to undertake compaction works as part of house pad construction.

If compaction works were to be included in the construction costs, an additional \$45,000 to cut, compact and fill the area again would be required.

As the site is residential, no allowance has been made for any boundary fencing.

4.4 Roads

The construction of 7.0m wide sealed and kerbed road is required to service each of the new lots. The proposed extension to Dodd Street is approximately 230m in total length with a cul-de-sac being proposed at Lesueur Drive.

The cost to construct the unmade section of Dodd St has been included in the indicative construction costs. A temporary cul-de-sac would be required at the end of stage 1 works.

No further allowance has been made for any upgrade costs to the existing road network connecting to the development. No provision has been made to install any footpaths in Dodd Street or in the Public Access Ways as it is not expected these will be required as currently do not lead to anywhere.

Details of the proposed road layout are shown in Figure 3.

4.5 Drainage

Allowance has been made to drain the existing and proposed road network by creating a low point near the existing Public Access Way (PAW). It is proposed to pipe the drainage along the PAW to a shallow drainage swale/basin to be created in the unmade Burnett St road reserve until future development occurs which would then permit the piped drainage to be connected to any future drainage network. The permeability of the existing ground is 2.2m per day and therefore suitable to on site stormwater disposal.

The Shire has confirmed that the proposed drainage treatment as described above is acceptable.

No allowances have been made for drainage lot connections.

Details of the proposed drainage network are shown in Figure 3.

4.6 Power

Underground power and street lighting will be required for the Site. The existing load on the aerial pole in the vicinity of Meager Drive and McNamara intersection will not have enough

capacity to service the proposed lots.

The existing load on the existing aerial pole top transformer in the vicinity of Meagher Drive and McNamara intersection will not have enough capacity to service each lot in both scenarios. The existing 100kVA pole top transformer may be upgraded to 200kVA or 315kVA to provide additional capacity however given the distance from the site to the pole top transformer, voltage drop limitation will not permit extension of LV aerials on Dodd Street. The nearby pole top transformer cannot be utilized to service this development.

Western Power requires that all new developments are to be serviced by underground three phase power. In a green title development, this is implemented by Western Power owned and maintained Underground Residential Distribution (URD) 3-phase direct buried underground cabling from a spare way at the transformer LV frame to uni and mini pillars serving each site on the general basis of one pillar serving two adjacent lots.

To service the site it will require Western Power to install drop out fuses on pole #D289/287/4, with HV cable extending from this pole to a 160kVA transformer on the site. The worst case scenario would involve Western Power requiring a switchgear additional to the transformer to allow future extension of HV network in the area. The additional switchgear unit costs \$45,000 and has been included in the construction cost.

Western Power also require any existing HV and LV aerials or assets with existing aerials adjacent to the land being subdivided to be undergrounded. This requirement may apply to the stay poles currently on the site supporting WP aerial assets on Dodd Street if clearance requirements are not satisfied due to the extension of Dodd Street. This may involve the removal of the stay pole and installation of an outrigger stay if room permits.

Western Power will require the existing HV and LV to be undergrounded. Switchgear and a 160kVA transformer will also need to be provided. The estimated cost for the HV upgrade and Western Power headworks is \$190,000 which will be incurred in Stage 1.

The Western Power costs have been included in the indicative cost estimate. Further refinement of these costs and confirmation of the switchgear requirements will be possible following receipt of a Design Information Package (DIP) from Western Power which has been requested.

4.7 Telecommunications

Telstra will generally provide the infrastructure required for connection to new properties, provided the Developer provides trenching for the new cable if required. As existing Telstra infrastructure is already provided in Dodd Street road reserve, no further costs have been included.

Fibre optic to the premises (FTTP) has been legislated by the Federal Government (commenced on 1 Jan 2011) to ensure future properties have access to high speed internet. Telstra (and other fibre optic providers) has not indicated what the expected developer contributions will be at this stage. No allowances have been made for FTTP.

4.8 Sewer

The properties of the soil on site cause limitations to the efficient disposal of effluent. The on site soils have a phosphorus retention index of less than 20 which is considered to be a major limitation for the treatment of primary and secondary effluent. The cation exchange capacity (CEC) is the total number of cations a soil can retain at a given PH, and is therefore a good measure of a soils ability to retain specific pollutants. The laboratory test carried out on the test pit samples produced a CEC value of less than 2.7 cmol^+/kg . A cation exchange capacity of less than 5 cmol^+/kg is considered a major limitation for onsite effluent disposal.

Due to the major limitations on the site subsoil, it is suggested that primary and secondary effluent treatment be undertaken prior to on site disposal over the land surface. Treatment options of Aerobic treatment units, sand filters and closed cell amended soil evapo-transpiration systems would be viable treatment options for this site. The geotechnical report advises that the application of the secondary treated effluent could be achieved using surface, covered surface or subsoil irrigation systems.

No gravity sewer will be constructed on site. The Environmental Health Directorate of the Department of Health (DOH) has advised that after discussions with Local Government they have no objections to the usage of Aerobic Treatment Units (ATU) within the development. The DOH also advised that lot sizes smaller than 1,000 m^2 does not comply with the Country Sewerage Policy but the ATU would be allowed in this case due to the lots being existing unallocated crown land.

Copies of email correspondence from DOH and the shire relating to the provision of ATU's for these lots is included in Attachment 2

4.9 Water

A $\text{Ø}100\text{mm}$ PVC water main will have to be extended through the development to reticulate the Site. Hydrants will have to be placed at regular intervals. Each lot will have a pre-laid service. Costs for these have been allowed for.

Payment of deferred water service connections will be required for Lots 38 and 41 Dodd Street as they already front existing water main. Costs for these deferred services have been included in WCWA costs as these will be paid at the time of the Headworks and not part of the construction costs.

Details of the proposed water reticulation network are shown in Figure 3.

ATTACHMENT 1

Schedule of Indicative Development Costs

INDICATIVE DEVELOPMENT COSTS

SCHEDULE 1

Project: Dodd Street, Badgingarra
Stage: Stage 1
Date: 2 February 2011

ITEM	DESCRIPTION	AMOUNT (\$)
1.	Establishment and Survey	\$64,000
2.	Clearing and Disposal	\$20,000
3.	Earthworks	\$25,000
4.	Walls & Fences	\$0
5.	Sewer	\$0
6.	Water	\$19,050
7.	Roads	\$60,650
8.	Drainage	\$25,075
9.	Underground Power and Lighting-LV	\$18,000
10.	HV & Western Power Headworks	\$190,000
11.	Telstra	\$0
12.	Landscaping	\$0
13.	Professional Fees & Charges (10%)	\$63,300
14.	Water Corporation Headworks	\$37,305
15.	Water Corporation Charges	\$3,900
16.	Local Authority Charges (1.5%)	\$1,400
17.	Contingency (10%)	\$52,800
	Sub Total	\$580,480
	GST	\$54,318
	TOTAL	\$634,798

We stress that these costs are indicative only and are reflective of current construction costs in the area. The reader should be satisfied that the costs are appropriate for their purpose. Porter Consulting Engineers does not accept responsibility or liability for their interpretation or use.

SCHEDULE 2

Project: Dodd Street, Badgingarra
Stage: Stage 2
Date: 2 February 2011

ITEM	DESCRIPTION	AMOUNT (\$)
1.	Establishment and Survey	\$51,000
2.	Clearing and Disposal	\$20,000
3.	Earthworks	\$22,500
4.	Walls & Fences	\$0
5.	Sewer	\$0
6.	Water	\$21,350
7.	Roads	\$87,500
8.	Drainage	\$0
9.	Underground Power and Lighting-LV	\$20,000
10.	HV & Western Power Headworks	\$0
11.	Telstra	\$0
12.	Landscaping	\$0
13.	Professional Fees & Charges (10%)	\$33,400
14.	Water Corporation Headworks	\$41,450
15.	Water Corporation Charges	\$2,000
16.	Local Authority Charges (1.5%)	\$1,400
17.	Contingency (10%)	\$30,060
	Sub Total	\$330,660
	GST	\$28,921
	TOTAL	\$359,581

We stress that these costs are indicative only and are reflective of current construction costs in the area. The reader should be satisfied that the costs are appropriate for their purpose. Porter Consulting Engineers does not accept responsibility or liability for their interpretation or use.

SCHEDULE 3

Project: Dodd Street, Badgingarra
Stage: Overall (no Staging)
Date: 2 February 2011

ITEM	DESCRIPTION	AMOUNT (\$)
1.	Establishment and Survey	\$77,000
2.	Clearing and Disposal	\$40,000
3.	Earthworks	\$49,000
4.	Walls & Fences	\$0
5.	Sewer	\$0
6.	Water	\$34,800
7.	Roads	\$140,000
8.	Drainage	\$25,075
9.	Underground Power and Lighting-LV	\$38,000
10.	HV & Western Power Headworks	\$190,000
11.	Telstra	\$0
12.	Landscaping	\$0
13.	Professional Fees & Charges (10%)	\$89,081
14.	Water Corporation Headworks	\$78,755
15.	Water Corporation Charges	\$5,900
16.	Local Authority Charges (1.5%)	\$2,586
17.	Contingency (10%)	\$76,810
	Sub Total	\$847,007
	GST	\$76,825
	TOTAL	\$923,833

We stress that these costs are indicative only and are reflective of current construction costs in the area. The reader should be satisfied that the costs are appropriate for their purpose. Porter Consulting Engineers does not accept responsibility or liability for their interpretation or use.

ATTACHMENT 2

Department of Health and Shire Correspondence

Brad Harris

From: Shishkina, Natalia [Natalia.Shishkina@health.wa.gov.au]
Sent: Tuesday, 21 December 2010 1:30 PM
To: Brad Harris
Subject: RE: 10-9-174 Dodd St, Badgingarra - on site sewerage
Hi Brad,

Sorry for the delay for your request. I've contacted the Department of Planning and the Local Government to get a better idea of the situation. Based on the provided information the DOH has no objections to this proposal due to the fact that the lots were already created and zoned as R12.5 also the site conditions of these lots are suitable for on-site disposal system. I trust this information is of assistance to you.

Merry Christmas and Happy New Year!!!

Natalia Shishkina
Scientific Officer
Water Unit
Environmental Health Directorate
Department of Health WA
Ph: (08) 9388 4940 | Fax: (08) 9388 4910 natalia.shishkina@health.wa.gov.au Grace Vaughan
House 227 Stubbs Terrace SHENTON PARK WA 6008 | PO Box 8172 Perth Business Centre
WA 6849

www.public.health.wa.gov.au

From: Brad Harris [mailto:brad@portereng.com.au]
Sent: Wednesday, 15 December 2010 11:39 AM
To: Shishkina, Natalia
Subject: FW: 10-9-174 Dodd St, Badgingarra - on site sewerage
Importance: High

Natalia – I am not sure this email got through – so re-sending.

I look forward to your reply

Regards

Brad Harris
Manager Projects

Porter Consulting Engineers
PO Box 1036
CANNING BRIDGE WA
Tel : 9315 9955
Fax: 9315 9959
www.portereng.com.au

From: Brad Harris [mailto:brad@portereng.com.au]
Sent: Monday, 13 December 2010 9:10 AM
To: 'Shishkina, Natalia'
Subject: RE: 10-9-174 Dodd St, Badgingarra - on site sewerage
Importance: High

Shishkina – Have you had an opportunity to review this issue.

2/02/2011

I need to resolve process for Landcorp as this is one of several Regional Development projects that they are needing to deliver as part of Government commitments. Therefore I need to understand what the process is for existing unallocated crown lots.

Many thanks

Regards

Brad Harris
Manager Projects

Porter Consulting Engineers
PO Box 1036
CANNING BRIDGE WA
Tel : 9315 9955
Fax: 9315 9959
www.portereng.com.au

From: Brad Harris [mailto:brad@portereng.com.au]
Sent: Wednesday, 1 December 2010 11:03 AM
To: 'Shishkina, Natalia'
Cc: 'Robert Fenn'
Subject: RE: 10-9-174 Dodd St, Badgingarra - on site sewerage

Thanks Shiskina,

How do we get formal clarification on whether the Policy applies to these lots, given that they are already created and were that size prior to the policy coming into effect?

Is there some mechanism to get a formal decision on this prior to going down the re-subdivision process?

Regards

Brad Harris
Manager Projects

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Fax: 9315 9959
www.portereng.com.au

From: Shishkina, Natalia [mailto:Natalia.Shishkina@health.wa.gov.au]
Sent: Wednesday, 1 December 2010 10:44 AM
To: Brad Harris
Subject: RE: 10-9-174 Dodd St, Badgingarra - on site sewerage

Hi Brad,

The short answer on your query is NO because it does not comply with the Country Sewerage Policy, to comply, these lots must be a minimum 1,000sqm. To achieve so the lots possibly have to be amalgamated and re-subdivided. I hope it helps. If you have any further questions contact me.

Regards

Natalia Shishkina
Scientific Officer
Water Unit
Environmental Health Directorate
Department of Health WA

Ph: (08) 9388 4940 | Fax: (08) 9388 4910 natalia.shishkina@health.wa.gov.au Grace Vaughan
House 227 Stubbs Terrace SHENTON PARK WA 6008 | PO Box 8172 Perth Business Centre WA
6849

www.public.health.wa.gov.au

From: Brad Harris [mailto:brad@portereng.com.au]
Sent: Tuesday, 30 November 2010 4:38 PM
To: Shishkina, Natalia
Cc: 'Robert Fenn'
Subject: 10-9-174 Dodd St, Badgingarra - on site sewerage

Natalia – as discussed, we are working on a project for Landcorp to provide engineering services to 17 existing Unallocated Crown Lots (UCL), being Lots 28-36 and 51-58. These lots will require an ATU to be provided by the lot owners as there is no sewer facilities in town.

The lot sizes do not currently meet the Country sewer policy Section 5.4 as they are under 1,000m². The majority are 971m² with the smallest Lot being 863m².

Can you advise if the Policy applies to these lots – which would have been created many years ago (I can get titles if required).

The process to change these Lots from UCL is simply to request the State Lands Department to change from UCL to Green title lots.

Your earliest advice on this situation would be greatly appreciated.

Regards

Brad Harris
Manager Projects

Porter Consulting Engineers
PO Box 1036
CANNING BRIDGE WA
Tel : 9315 9955
Fax: 9315 9959
www.portereng.com.au

Brad Harris

From: Melissa Rourke [melissa.rourke@dandaragan.wa.gov.au]
Sent: Tuesday, 4 January 2011 9:48 AM
To: Brad Harris
Subject: RE: 10-9-174 Dodd St, Badgingarra

Hi Brad

Sorry for the delay in responding however I have been on leave.

The Shire certainly wouldn't have any objection to the use of ATU's on these lots, obviously subject the relevant Code of Practice and approvals, however as you suggested this will depend on the Department of Health's view on the Country Sewerage Policy and if they choose to apply it to this particular subdivision.

I hope this helps and once again apologies for the delay.

Regards

Melissa Rourke
Manager Environmental Health
Shire of Dandaragan

Email mrourke@dandaragan.wa.gov.au
Mail PO Box 676, Jurien Bay WA 6516
P 08 9652 0800 **F** 08 9652 1310

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You should scan this e-mail and any attachments for viruses.

The Shire of Dandaragan accepts no liability for any direct or indirect damage or loss resulting from the use of any attachments to this e-mail.

From: Brad Harris [mailto:brad@portereng.com.au]
Sent: Monday, 13 December 2010 11:03 AM
To: Melissa Rourke
Cc: 'Robert Fenn'
Subject: 10-9-174 Dodd St, Badgingarra
Importance: High

Melissa, in the middle of this year he provided some comments (attached) on the proposed development of lots in Dodd St, Badgingarra for Landcorp, in particular suitability for on site effluent disposal.

We have been appointed to undertake the engineering feasibility and hopefully the development of the existing Unallocated Crown Lots (UCL) into lots for sale. We have had the geotechnical investigation completed, which advises that the soils are not suitable for septic disposal, but would allow the provision of an ATU unit which treats the waste to a higher degree.

The issue we have is that the existing UCL lots vary in size, with most at 971m², but there are a two that are smaller at 863, 891m² - see survey attached.

I am trying to get a definitive response from the Health Department – as I do not believe that the Country

2/02/2011

Sewerage Policy applies to these lots as they are already created as UCL lots and just need conversion to Green Title lots.

As such I believe that the approval on sewerage for these lots will therefore simply be with the Local Authority to approve – I am trying to get this confirmed.

Therefore it would be appreciated if you can advise if the Shire will accept ATU units on these existing UCL lots as they are or what is required to proceed.

Your earliest response would be greatly appreciated.

Regards

Brad Harris
Manager Projects

Porter Consulting Engineers
PO Box 1036
CANNING BRIDGE WA
Tel : 9315 9955
Fax: 9315 9959
www.portereng.com.au

FIGURE 1

Contour Information and Existing Services Network

FIGURE 2

Existing Underground Power Network

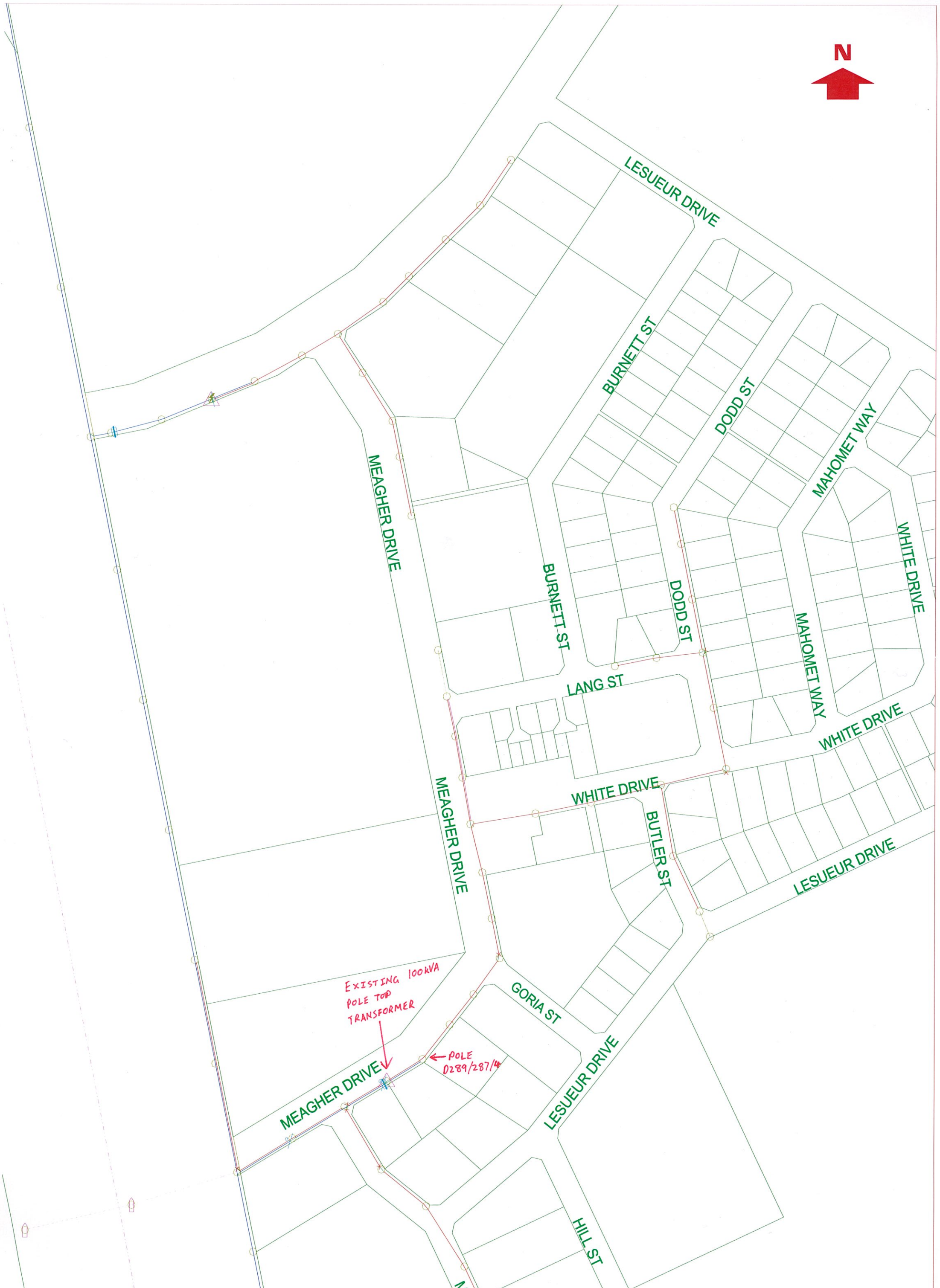
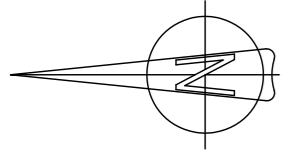


FIGURE 3

Proposed Servicing Layout



LEGEND

- EXISTING GROUND CONTOUR
- PROPOSED EARTHWORK LEVELS
- PROPOSED KERB
- EXISTING KERB
- PROPOSED SIDE ENTRY PIT & PIPE
- PROPOSED GULLY PIT & PIPE
- PROPOSED MANHOLE AND PIPE
- PROPOSED WATER MAIN
- EXISTING TELSTRA CABLE
- EXISTING WATER MAIN
- EXISTING POWER LINE
- EXISTING DRAINAGE LINE
- TEMPORARY 9.0m TURNING RADIUS
- STAGING BOUNDARY



SCALE 1:1000



<p>PROJECT:</p> <p>DODD STREET BADGINGARRA</p>	<p>DATE: 2-11-2010</p> <p>REVISION:</p>	<p>MEASUREMENT: PRELIMINARY PLOT FOR APPROVAL</p>	<p>NO.:</p>	<p>BY:</p>	<p>STATUS: FOR APPROVAL</p>
<p>NOTES</p> <p>1. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PORTER CONSULTING ENGINEERS. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PORTER CONSULTING ENGINEERS.</p>					
<p>Porter Consulting Engineers</p> <p>Level 2, Parkside Court 53 Kalamit Road PO Box 1036 Canning Vale WA 6155 Tel: 9438 8000 Fax: 9438 8005 Email: info@portereng.com.au www.portereng.com.au</p>					



9.5 C-9ADSP05 - Advertising Devices (Signage) Policy

1.0 Citation

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. This Policy may be cited as Local Planning Policy 9.5 Advertising Devices (Signage) Policy.

2.0 Introduction

This Policy provides a framework for the design, placement and assessment of outdoor advertising signs within the Shire of Dandaragan. This Policy intends to ensure that the display of outdoor advertising within the Shire of Dandaragan do not adversely impact on the amenity of surrounding land while providing appropriate exposure for businesses, activities or services.

This Policy should be read in conjunction with the Shire of Dandaragan Local Government Property Local Law and the Shire of Dandaragan Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law, both made pursuant to the Local Government Act 1995.

3.0 Objectives

- To promote a high standard of design and presentation in outdoor advertising.
- To ensure that the visual quality and character of particular localities and transport corridors are not eroded.
- To ensure outdoor advertising signs are not misleading or dangerous to vehicular or pedestrian traffic.
- To enable businesses and community groups to effectively advertise activities, goods and services while encouraging the rationalisation of outdoor advertising.
- To avoid a proliferation of outdoor advertising to reduce and minimise visual clutter.
- To prohibit outdoor advertising which is considered to be superfluous or unnecessary by virtue of their number, colours, height, prominence, visual impact, size, content and relevance to the premises on which they are located.

4.0 Applications Subject to this Policy

This Policy applies to the erection, placement and display of any outdoor advertisement other than those listed as exempt below.

4.1 Exemptions

The following types of advertisement signs are exempt from the need to obtain development approval:

- any sign which is classified as exempt under Schedule 5 of *Shire of Dandaragan Local Planning Scheme No.7*;
- any sign which is classified as exempt under clause 61(1) of the *Deemed Provisions for Local Planning Schemes*;
- any sign which is the subject of an existing approval made prior to the date of effect of this Policy;
- newspaper or magazine posters, provided they are displayed

against the outside wall of the business premises from which the newspapers or magazines are sold;

- freestanding event signage placed or erected only to direct attention to a place, activity or event for up to 24 hours prior and post that activity or event;
- garage sale signs, each not greater than 0.25m², advertising the sale of second-hand domestic goods in domestic quantities, not being part of a business, trade or profession and only being displayed for up to 24 hours prior and post the day of the sale and on no more than 2 occasions for the same lot in each 6-month period;
- a sign permanently affixed or painted on a vehicle to identify a company, business, service or product supplied or sold by that company, provided the vehicle is not parked in a fixed location.
- a sign placed on or in front of a property advertising the sale or lease of a building, property or business, providing;
 - the aggregate area of such onsite signage does not exceed 3m² in area;
 - the signage is contained within the property boundary, unless in the instance that the sign will be substantially obstructed, in which case the sign can be located on the road reserve providing it does not obstruct public visibility or access; and
 - the signage does not protrude above surrounding elements of the landscape.
- a sign erected and maintained on street furniture, bus shelters or seats in accordance with the terms and conditions of a contract between the Shire and the company responsible for those signs;
- a sign erected by the Shire, or with the approval of the Shire, on land under the care, control and management of the Shire.

4.2 Interpretations

- A sign that fits within the definition of more than one sign type shall be assessed against the criteria the Shire considers most applicable.
- The area of a sign is to be measured as the greatest horizontal dimension multiplied by the greatest vertical dimension, excluding any support structures.
- If a sign is not mentioned in this Policy or the Scheme, then the sign shall be assessed on its individual merits.
- Should any conflict arise between the provisions of this Policy and the Shire of Dandaragan's *Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law*, then the local law is to prevail.
- Where applicable, a signage permit may also be required under the *Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law*, in addition to development approval under this Policy.

4.3 State Road Reserves

All signs on or in the vicinity of any road under the care and control of Main Roads WA, will also require approval in accordance with the *Main Roads Act 1930*, in addition to the approval(s) from the Shire.

5.0 Application Requirements

5.1 An application for development approval for advertising signs shall be accompanied with the following documents:

- Completed development application form;
- Completed additional information for advertising signs form;
- Site plan showing the location of the sign(s), all buildings, lot boundaries, street names, north point;
- Elevations illustrating the location of the sign(s) in relation to the building / site;
- Illustration showing the contents, dimensions (including height above ground), surface areas and structural details of the sign; and
- Structural engineering certificate for pylon signs.

5.2 Signage Strategy

A signage strategy is an overall plan for a development site or precinct and shall be submitted with an application for development approval when:

- the sign/s relate to a shopping centre and/or commercial precinct;
- the sign/s relate to a subdivision or development estate which proposes more than ten lots;
- the sign/s relate to a display home or village; or
- the number of signs for a development site (existing and proposed) exceeds a total of two.

A signage strategy should incorporate the location, type, size and design of all existing and proposed signs, depicted on illustrations, site and elevation plans. Justification should be provided on the need for the number and design of signs proposed, having regard for the relevant Policy provisions and objectives.

6.0 Policy Statement

6.1 Design Amenity

All signs shall:

- not be injurious to the amenity, streetscape or natural beauty of the precinct;
- be simple, provide for instant recognition and relate to the site on which they are located;
- not contain any discriminatory or offensive material (objectionable, violent, insulting, obscene or defamatory to most people, or a particular group of people);
- have lettering and colouring that is clearly legible for the intended audience (i.e. whether the reader is a pedestrian, cyclist or motor vehicle occupant);
- be maintained in good order and clean condition; and
- be designed to utilise colour schemes and materials that fit in with the overall style of the surrounding development and/or precinct.

6.2 Safety

All signs shall:

- be structurally sound and capable of withstanding any forces to which it would be reasonably subjected to without collapsing,

deforming or moving from the position on which it was erected or displayed (this is the responsibility of the applicant to demonstrate where required); and

- not create a hazard for vehicles, pedestrians or building occupants.

6.3 Siting

Unless expressly permitted within this Policy, signs shall not be displayed:

- on land that is not associated with the goods and services advertised on the sign; and
- within the following particular locations and transport corridors, other than development approved by the Shire:
 - Catalonia Park, Cervantes;
 - Jurien Bay Foreshore (Dobbyn & Fauntleroy Parks); and
 - Bashford Street, Jurien Bay.

6.4 Illumination & Movement

All signs containing any: illumination or radio; animation or movement; retro-reflective or fluorescent materials in its design or structure requires development approval and will be assessed on its individual merits.

6.5 Mobile and Itinerant Vendors


Other than signage affixed to vehicles associated with the service, mobile and itinerant vendors are permitted to display one portable sign directly adjacent their service vehicle during operating hours.

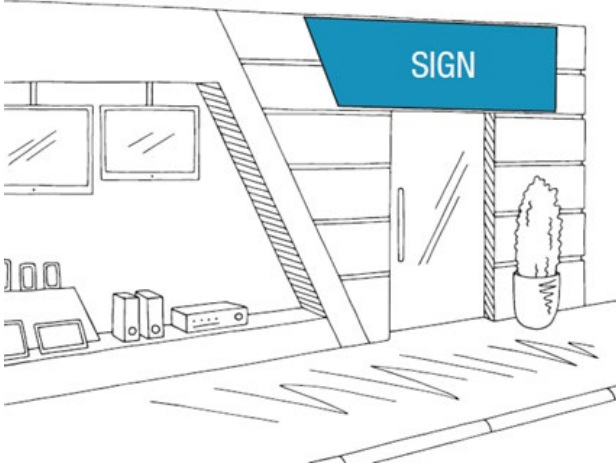
6.6 Remote Advertising

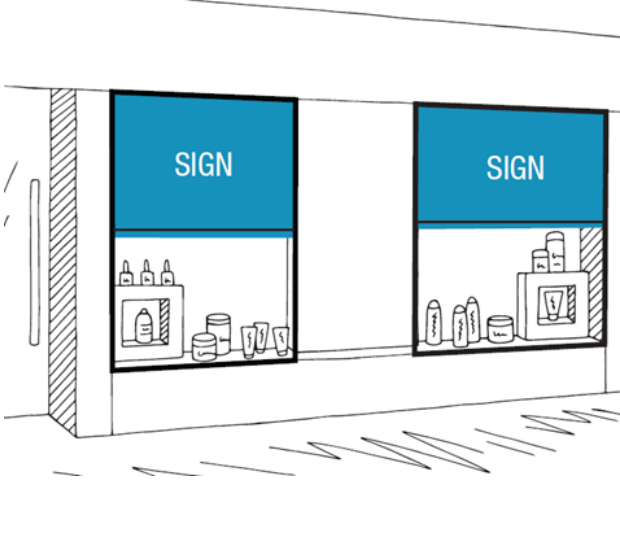
The Shire will generally not support remote advertising or advance warning signs (other than a blue service or brown tourist sign), as this may lead to an undesirable precedent and proliferation of signage to the detriment of the amenity of the Shire.

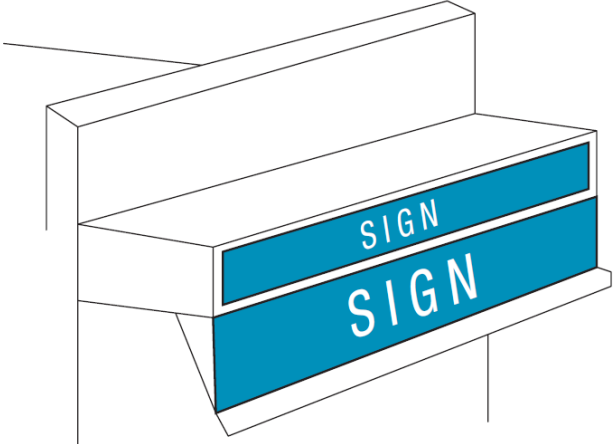
The Shire will consider granting development approval for remote advertising, where the signage relates to a significant development, events or tourist attractions.

6.7 Requirements for Particular Signs

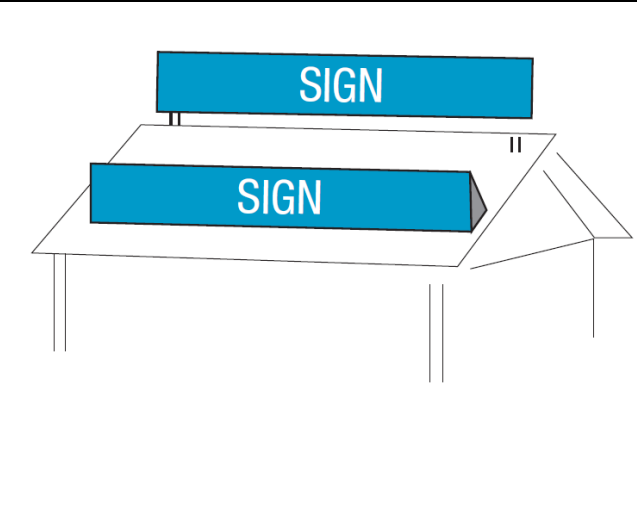
<p>Portable Sign</p>	 <p>The illustration shows the storefront of an electronics store. Above the entrance, the word 'ELECTRONICS' is written in a stylized font. To the left of the entrance, there are two computer monitors on a shelf. Below them, there are various electronic devices like a laptop, a tablet, and a small box. A blue A-frame sign with the word 'SIGN' in white is placed on the sidewalk in front of the store.</p>
<p>A sign that is displayed on a moveable structure that is mounted on the ground on one or more supports. This includes sandwich board, A-frame and corflute signs.</p>	
<p>Portable signs should:</p> <ul style="list-style-type: none"> ▪ Not exceed one sign per tenancy. ▪ Only be displayed during normal operating hours of the business to which they relate and be removed thereafter. ▪ Not exceed dimensions of 1.2m in height or width, with an area of not more than 1m². ▪ Be located on private property or the immediately adjacent verge area. ▪ Be secured and stabilised. ▪ Not be placed so as to obstruct pedestrian walkways, car parking bays, motorists or pedestrians. ▪ Not be placed on Shire infrastructure and vegetation, including public turfed areas. 	
<p>Exempted from development approval providing it complies with the requirements. Development applications for variations to the above requirements are not encouraged as this advertising device creates visual clutter.</p>	

<p>Wall Sign</p>	 <p>The illustration shows the storefront of an electronics store. A blue rectangular sign with the word 'SIGN' in white is mounted on the wall above the entrance. To the left of the entrance, there are two computer monitors on a shelf. Below them, there are various electronic devices like a laptop, a tablet, and a small box. A potted plant is visible on the right side of the entrance.</p>
<p>A sign that is painted or affixed on the front, side or rear elevation of a building or structure, but does not project more than 150mm out from the wall which it is attached.</p>	
<p>Wall signs should:</p> <ul style="list-style-type: none"> ▪ Be limited to maximum of one sign per tenancy, per street frontage. ▪ Not extend laterally beyond either end of the wall or protrude above the top of the wall. ▪ Not exceed 25 percent in aggregate area on any one wall to a maximum of 8m². ▪ Be integrated with the building design. 	
<p>Exempted from development approval providing it complies with the requirements.</p>	

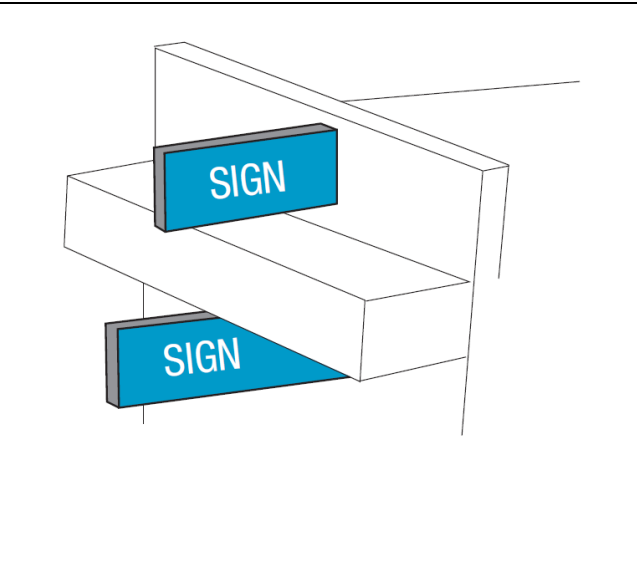
<p>Window Sign</p>	
<p>A sign which is fixed either to the interior or exterior of the glazed area of a window, any part of which is visible from outside the building.</p>	
<p>A window sign should not cover more than 50 percent of the glazed area of any one window or exceed 10m² in aggregate area per tenancy. Where a window sign is proposed, the balance of the window shall be constructed of permeable glazing to maintain an active building frontage and presentation to the street.</p>	
<p>Exempted from development approval providing it complies with the requirements.</p>	

<p>Verandah Sign</p>	
<p>A sign affixed on or under a verandah and includes signs affixed to cantilever awnings and balconies.</p>	
<p>Signs on the underside of a verandah should:</p> <ul style="list-style-type: none"> ▪ Not exceed 2.4m in length. ▪ Not exceed 400mm in height. ▪ Not be located within 1m of another such sign on the underside of the same verandah. ▪ Be positioned at right angles to the building façade. ▪ Provide a clear headway under the sign of not less than 2.7m measured from finished floor level. ▪ Not project beyond the edges of the verandah. 	
<p>Signs on the fascia of a verandah should not:</p> <ul style="list-style-type: none"> ▪ Exceed 400mm in height. ▪ Project beyond the edges of the verandah. 	
<p>Signs affixed to the top of a verandah are generally not supported given the potential negative impact on visual amenity.</p>	
<p>Exempted from development approval providing it complies with the requirements.</p>	

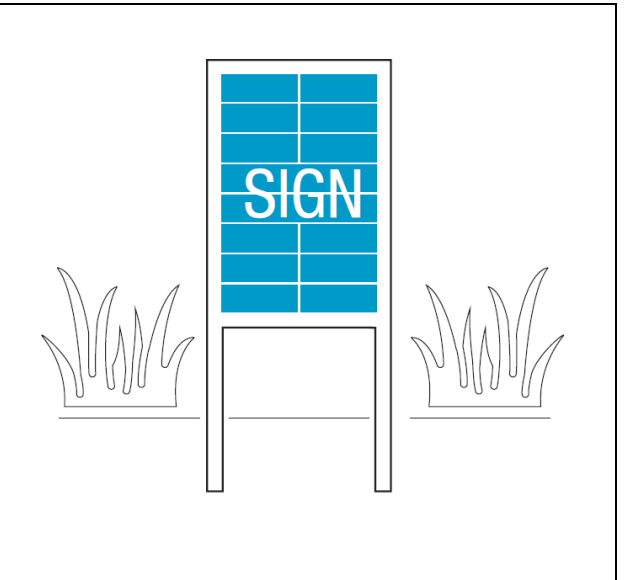
Roof Sign	
An advertising sign which is fixed to or painted on a fascia, or to the roof itself, or which forms part of a projection above the eaves, or ceiling of the subject building.	
A roof sign shall comply with the following:	
Height of building	Maximum sign height
Under 5m	1.2m
5m and under 6m	1.8
6m and under 12m	3m
Requires development approval.	



Projecting Sign	
A sign that projects 300mm or more from the wall of a building.	
Projecting signs should:	
<ul style="list-style-type: none"> ▪ Be limited to maximum of one sign per tenancy or one for every 40m of linear street frontage. ▪ Not project more than 1m from a wall and not exceed 1.5m² in area. ▪ Not be placed within 2m of either end of the wall to which they are attached. ▪ Not project above the top of the wall to which they are attached. ▪ Provide a clear headway under the sign of not less than 2.7m measured from finished floor level. 	
Requires development approval.	



Pylon Sign	
A sign supported on one or more poles to which infill panels may be added, that is not attached to a building.	
Pylon signs should:	
<ul style="list-style-type: none"> ▪ Be limited to a maximum of one per street frontage or one for every 40m of linear street frontage. ▪ Not exceed 8m in height or 15m² in area. 	
Individual pylon signs will not be supported for individual tenancies where multiple units exist or are proposed to exist on a lot. In this instance, a pylon sign shall be designed to provide one infill panel for each unit on the lot.	
Requires development approval.	



Tethered Signs

A sign which is suspended from, or tethered (tired) to any structure, or tree or pole (with or without supporting framework) and made of paper, plastic, fabric or of similar material. The term includes lighter than air aerial devices, inflatables, bunting, banners, flags and kites.

Not encouraged as this advertising device creates visual clutter.
Approvals will be on a temporary basis, no longer than 4-weeks in a 3-month period.

Requires development approval.



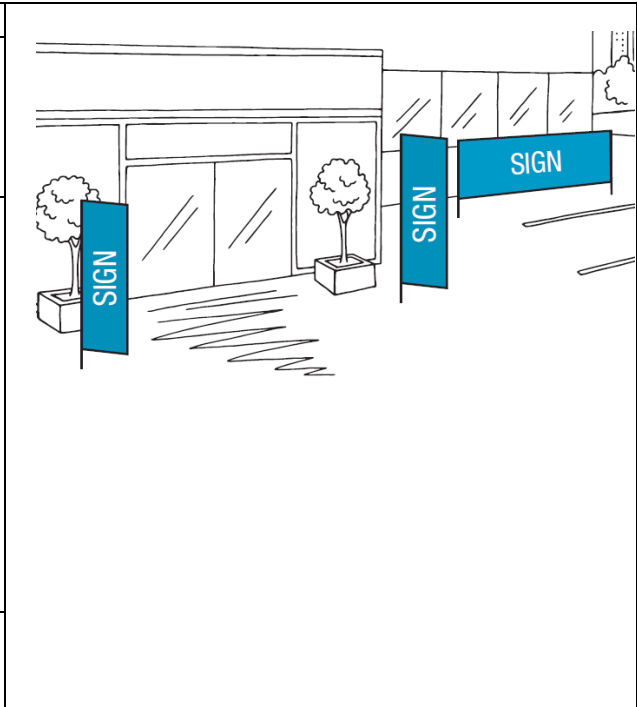
Banner Sign

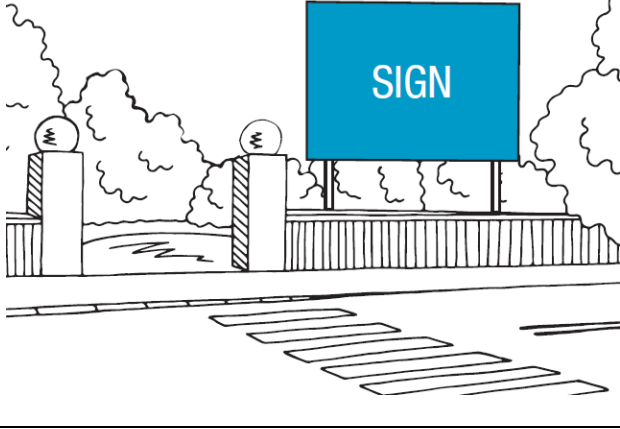

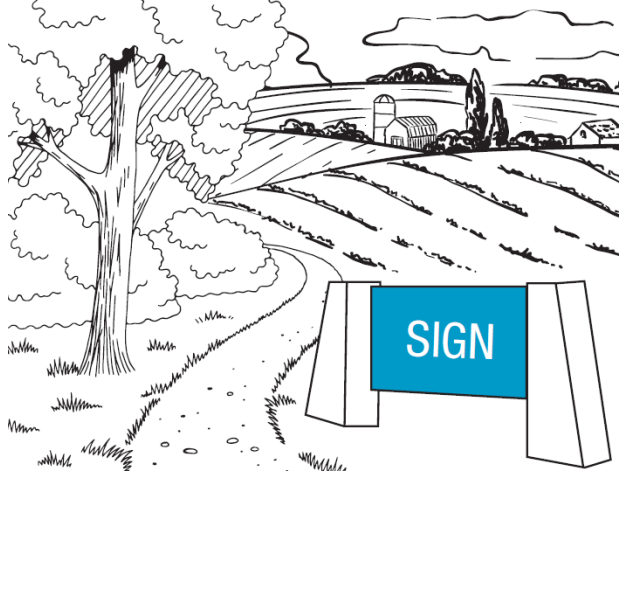
Any temporary sign in the form of a sign made of a light weight, non-rigid material, such as cloth, canvas or similar fabric that relates to the promotion of a specific event.

Banner signs should:

- Only be displayed for up to two weeks prior to a promotional event or offer.
- Be removed immediately following the promotional event or offer.
- Not exceed dimensions of 1m in height and 3m in length.
- Be restricted to promoting no more than four promotional events per year.
- Be limited to a maximum of one per site.

Exempted from development approval providing it complies with the requirements.



<p>Estate Signage</p>	
<p>A sign erected on a lot within an estate displaying information such as the estate name, the plan of subdivision or development, the estate features or sales and real estate agency contact details.</p>	
<ul style="list-style-type: none"> ▪ Estate signs should be located entirely within the estate to which they relate, at justified strategic points to avoid proliferation. ▪ A maximum of two signs up to 18m² are permitted. 	
<p>Requires development approval.</p>	
<p>Entry Statement</p>	
<p>A fence or wall constructed in masonry or other material, to identify the entrance of an estate and may include, but not be limited to, a sign indicating the estate name and locality, sculptures, flagpoles and flags.</p>	
<ul style="list-style-type: none"> ▪ Entry statements should be located entirely within private property. ▪ All ongoing maintenance of an entry statement shall be at the cost of the developer and shall be removed prior to completion of the estate, unless otherwise agreed by the Shire. 	
<p>Requires development approval.</p>	
<p>Rural Producer Sign</p>	
<p>A sign erected on land lawfully used for rural purposes which advertises goods or products produced, grown or lawfully manufactured on the land.</p>	
<p>Rural Producer signs should:</p> <ul style="list-style-type: none"> ▪ Be limited to a maximum of one per street frontage of any lot. ▪ Not exceed 3m² in area or 3m in height. ▪ Show only the name and address of the occupier of the land and name of the property. ▪ Only advertise goods or products produced, grown or lawfully manufactured upon the land. 	
<p>Exempted from development approval providing it complies with the requirements.</p>	

7.0 Sign Liability

Where a sign is proposed to be placed in, or overhang, a public place or street, the applicant will be required where appropriate, to provide a public liability insurance policy indemnifying the Shire against all actions, suits, claims, damages, losses and expenses made against or incurred by the Shire arising from the approval of the sign.

The applicant may be required by the Shire to:

- take out a public liability insurance policy in the name of the owner or applicant and the Shire, for an amount considered appropriate to the risk involved;
- keep that insurance policy current for the duration of the approval;
- include a clause in the insurance policy which prevents the policy from being cancelled without the written consent of the Shire;
- include a clause in the public liability insurance policy, which requires the owner or applicant and the insurance company, to advise the Shire if the insurance policy lapses, is cancelled or is no longer in operation; and/or
- on the request of an authorised person, provide for the inspection of a certificate of currency for the required insurance policy.

Policy Number	9.5 - C-9ADSP05 – Advertising Devices (Signage) Policy
Adopted by Council	2 December 2010
Amended	22 June 2023

SCHEDULE OF SUBMISSIONS – AMENDED LOCAL PLANNING POLICY 9.5 ADVERTISING DEVICES (SIGNAGE)

Submitter	Comment	Officer Response
<p>Jurien Bay Chamber of Commerce</p>	<p>1. It is not clear how the policing of this policy will occur. Will illegal or non-approved signage be forcibly removed? Will the Shire write to permit holders 60 days prior to the expiry of their development approval and/or sign licence? The Chamber believes that a critical element of policy enforcement is the on the-ground policing by Shire staff.</p> <p>2. Sign proliferation in the commercial zone on Bashford Street (including the existence of confusing directional signage) have been resolved over the years, however the placement of temporary (and remote) advertising signs in the Main Roads WA controlled (Bashford Street) road reserve, remain an eyesore. These include corflute triangle signs, A-frame and sandwich board signs. The members present at our meeting were predominantly in agreement with the thrust and intent of the revised policy.</p> <p>3. The definition of an exempt Portable Sign appears (perhaps deliberately) narrow and the hand drawn sketch adjacent difficult to interpret. Do sandwich board, A-frame and corflute triangle signs fall within the definition or are they the variations that require a development application that is not “encouraged” as they create visual clutter?</p> <p>4. The policy indicates that signs shall not be displayed within Bashford Street (<i>sic</i> road reserve) Jurien Bay, unless expressly permitted or development approved by the Shire. Further approval from Main Roads WA appears to be required in accordance with clause 4.3 State Road Reserves. This appears to be an overly convoluted process. Has the Shire of Dandaragan accepted delegated authority from the Commissioner of Main Roads in accordance with clause 6.1 of The</p>	<p>1. A three-month moratorium period before commencing regulatory compliance is proposed. Current non-complying signage holders will be advised during this period to remove their signage or face possibility of their sign(s) being impounded by the Shire.</p> <p>2. Noted. The matter will be brought to Main Roads WA’s attention.</p> <p>3. The portable sign description has been clarified further within the policy to capture all variations of this type of signage.</p> <p>4. An approach was made to Main Roads WA requesting such, however this request was not supported for the following reasoning: <ul style="list-style-type: none"> • The delegation of authority to regulate advertising devices on Main Roads was revoked from local government authorities (LGAs) in 2015. • No delegation has been issued to any LGAs since 2015. • No delegation has been considered to any LGAs since 2015. • At this stage, until the current Main Roads advertising policy is updated, Main Roads will not be approving any LGAs to solely regulate the advertising/non-Standard signage on State Road Reserves. </p>

	<p>Main Roads WA Policy and Application Guidelines for Advertising Signs Within and Beyond State Road Reserves (October 2020)?</p> <p>5. 7.0 Consultation – We question the need for public consultation on development applications for signage to advertise a business’ goods or services. We believe the policy should provide enough guidance to applicants, Shire staff and elected Councilors to facilitate an application to be assessed and then either approved or refused. Appeals rights would exist for an aggrieved applicant through the State Administrative Appeals Tribunal. Accordingly, we suggest this clause be deleted.</p>	<ul style="list-style-type: none"> • All control of advertising on State roads is still the responsibility of MRWA. <p>5. Noted. The subject clause has been deleted as this process is controlled under the Local Planning Scheme.</p>
Ardross Estates	<p>1. As the developer of Beachridge and Marine Fields Estates, appropriate directional and wayfinding signage is important to ensure efficient navigation both to and within the streets of said developments.</p> <p>Clause 6.6 Remote Advertising Previous Development Approvals and Building Licenses had been granted by Council for four larger billboard type signs on our land, albeit considered remote from those Estates, and the engineering detail in those structures significant.</p> <p>Skins applied to the signage structures in the past include lettering designed to be legible to cars driving at the designated road speed in accordance with acceptable road safety standards.</p> <p>An important part of our advertising strategy is to also promote the location and its attractiveness. One of the signs has been utilised to do this previously and leaving the structures intact for this function is of benefit to the region.</p> <p>This clause as drafted allows for the Shire to consider the granting of approval of remote advertising signs on the presumption the Estates are considered to be “a significant development”.</p> <p>We would be grateful if you would confirm this to be the case, in order to preserve the ability of the existing advertising structures to be re-skinned upon the approval of</p>	<p>1. It is considered that this signage meets the 'significant development' criteria of the revised signage policy.</p>

	<p>Council as appropriate, due to weathering or to update messaging as required.</p> <p>2. Clause 4.3 State Road Reserves Depending upon the definition and interpretation of the phrase “in the vicinity of”, this clause potentially infers that a re-skinning of the aforementioned signs will need to be approved by Main Roads WA, when the original structures were not. Based on previous experience, we are concerned about the motivations to approve and timeframes taken to assess an application to Main Roads WA, under the <i>Main Roads Act 1930</i>. The timing for the installation of signage skins is critical, as windy conditions are unfavourable for this task, and any unfavourable advice that would affect the continued use of the signage structures would not be palatable. Accordingly, we seek the grandfathering of approval for the existing structures for their continued use as advertising devices, subject to the approval of any new skin/messaging being Council's responsibility.</p> <p>3. Clause 7.0 Consultation Unless this provision is legally required under the prevailing planning or Local Government legislation, we believe that this requirement should not be required if the wording of the policy is sufficiently legible to provide guidance to both applicants and the Council in the assessment of applications, which we assume will be mainly under the delegated authority of the CEO and/or Shire staff.</p>	<p>2. Under Clause 61(11) of the Deemed provisions for local planning schemes the following is exempt from requiring development approval from the local government <i>Works to change an existing sign that has been erected or installed on land.</i> <i>Conditions -</i> <i>(a) The erection or installation of the existing sign was the subject of development approval or was exempt from the requirement for development approval.</i> <i>(b) The changes do not alter the size or location of the existing sign or result in the sign containing any illumination, animation, movement or reflective, retro-reflective or fluorescent materials.</i> <i>(c) The sign is not used for advertising (other than the advertising of a business operated on the land).</i> <i>(d) The works are not located in a heritage-protected place.</i> As Condition C is not met for the subject billboard signage, the reskin of these signs will require development approval from the Shire and referral to Main Roads as the State Road Reserve manager. Further approval from Main Roads under their <i>Policy and Application Guidelines for Advertising Signs Within and Beyond State Road Reserves 2020</i> appears to be required for the reskin of these signs as a modification to existing State Road Reserve signage.</p> <p>3. Noted The subject clause has been deleted however the Shire still reserves the right to advertise signage development applications where deemed appropriate.</p>
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JESSICA
PATTERSON

Law & Consultancy Pty Ltd

Liquor | Hospitality | Tourism | Events

Your ref: 163560; SODR-1262144384-13890

13 June 2023

Mr Rory Mackay
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Ref: 2022127

Dear Rory

Microbrewery development approval – 12 (lot 1200) Gypsum Street, Jurien Bay (Kakka Alley Brewing Co) – application to extend time and amend DA

I refer to previous correspondence in respect of this matter including the Determination on Application for Development Approval dated 25 September 2020 regarding the microbrewery located at 12 (lot 1200) Gypsum Street, Jurien Bay known as Kakka Alley Brewing Co (**DA**) and your email to Stephen McLeary of 24 May 2023.

1. By your letter dated 25 August 2022, my client was granted an extension of time, until 24 June 2023, in respect of condition E of the DA and the brewing of beer on the premises.
2. I have been instructed that you are aware that my client has been further delayed by factors beyond its control and will be unable to meet the current requirement for 24 June 2023.
3. My client seeks a further extension of time and amendment to the DA due to delays it has experienced with Western Power regarding the installation of additional power at the site necessary for the brewing equipment. The following is an extract of a recent communication from Western Power in respect of the matter, which provides information regarding timing.

Thank you for your enquiry regarding project NP031436 and the timeframes currently being experienced on behalf of Mr. Mcleary.

For context, there are three main stages to a customer project and the respective timeframes are noted as follows:

Validation (technical assessment): 4-5 months

Design (if required): 7-9 months

Construction: 3 months

The current timeframes for small-medium commercial connections is approximately 12-15 months. Western Power is constrained in meeting distribution customer delivery which is driven by an increase in market demand for construction and design services. Following various stimulus initiatives since FY19/20, there has been an increase in applications from approximately 3,000 a year to over 7,000 a year.

A number of initiatives have been implemented to help reduce the expected timeframes and Western Power will continue to monitor the situation for further improvements.

Western Power received the customer's application on the 20 October 2022 and the validation stage was completed on the 8 March 2023. The customer's project is currently in the Design stage and appears to be a standard level of design required which could bring about a marginally quicker turnaround, although the exact timeframes are currently unknown. These timeframes were communicated on the website at the time of application. The applicant appears to be the customer's electrical consultant who should be communicating these timeframes to the customer.

Western Power acknowledges the customer's desire to fast-track the application given the impact it may have, however it unable to prioritise the project ahead of others that applied earlier as this would be unfair on those applicants.

4. I am instructed that my client sought assistance from its local member to expedite the situation but with no result unfortunately.
5. At this stage, my client estimates that a further 10 months, approximately, may be involved in the process with Western Power and therefore, seeks a corresponding extension of time, until 24 April 2024 and further amendment to the DA.

Please confirm that the time to complete is extended and DA amended accordingly.
Thank you.

Should you have any questions, or require further information or submissions, please do not hesitate to contact me or Stephen McLeary.

Yours sincerely



Jessica Patterson
Legal Practice Director

Wednesday, 14 June 2023 12:08:13
30.29598004S 115.06384605E
12 Gypsum Street
Jurien Bay, Shire of Dandaragan 6516
Australia



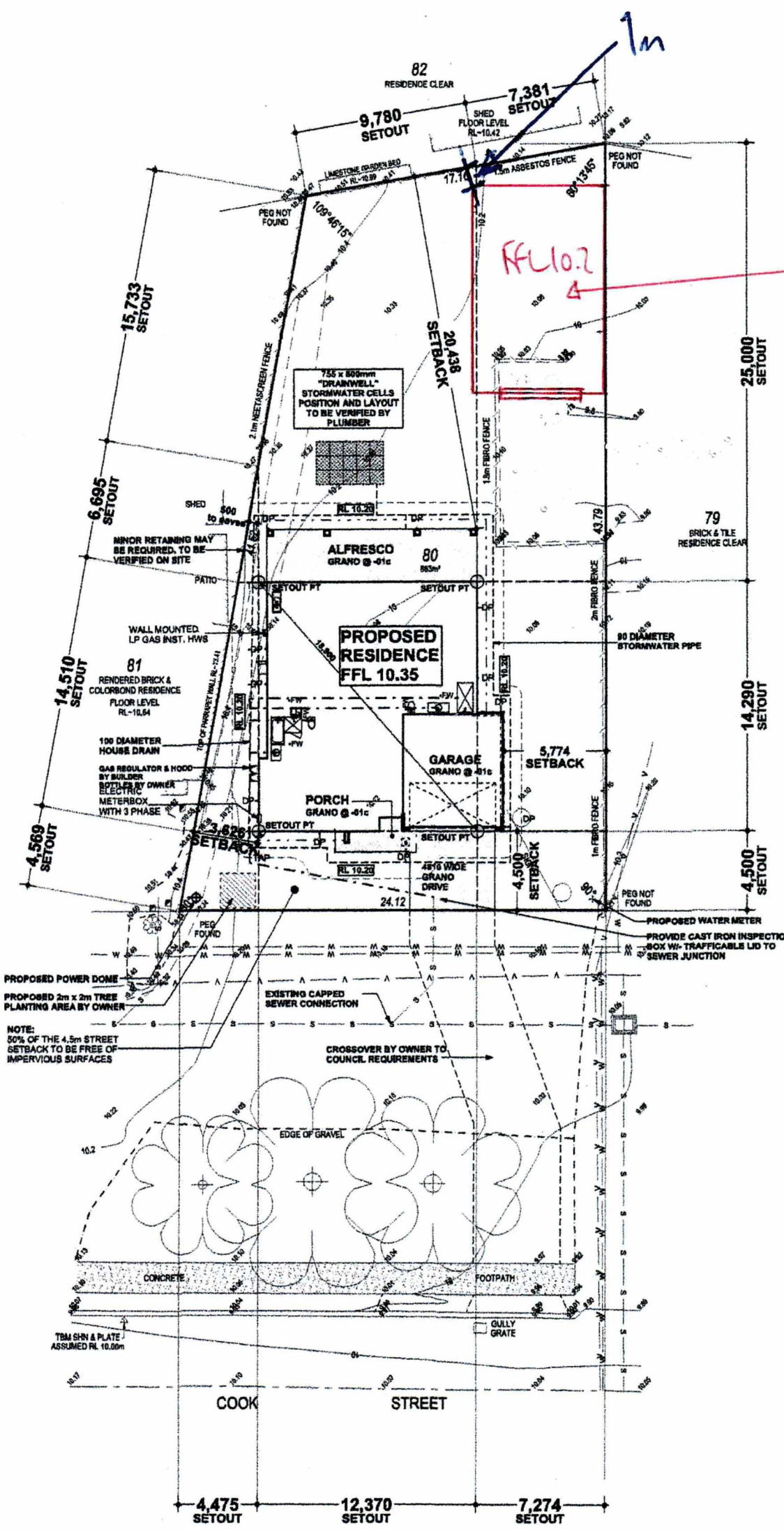
Wednesday, 14 June 2023 12:08:17
30.29594998S 115.06381397E
12 Gypsum Street
Jurien Bay, Shire of Dandaragan 6516
Australia







LEGEND	
△	- T.B.M.
+	- TAP
⊞	- RETICULATION COVER
⊞	- WATER METER
⊞	- POWER POLE
⊞	- EARTH
⊞	- SEWER ACCESS CHAMBER
⊞	- TREE
---	- STRUCTURE
---	- BUILDING
---	- TOP OF BANK
---	- CHANGE IN GRADE
---	- ROAD CENTRE
---	- STONE GARDEN EDGE
---	- WALL
---	- FENCE
---	- TOP OF KERB
---	- BOTTOM OF KERB
---	- POWERLINE
---	- ASSUMED WATER ALIGNMENT
---	- ASSUMED SEWER ALIGNMENT



REV	VO #	DRN	DATE	CHK
1	Eng. details	JA	18/11/22	JA
2	PCV 1	DK	28/11/22	JA
3	PCV 2	DK	12/12/22	DK
4	PCV 3	SC	22/12/22	SC
5	BV #2	SC	14/02/23	SC

FINAL PLANS

DATED:

OWNER: WITNESS:

OWNER: WITNESS:

BUILDER: WITNESS:

SHEET N° **7 OF 7**

FLOOR	LOCATION	AREA
Ground floor	ALFRESCO	35.67
	DRIVEWAY	22.75
	PORCH	6.08
		64.50 m²

NOTE:

- STORMWATER DISPOSAL BY BUILDER TO SHIRE REQUIREMENTS.

STORMWATER CALCULATIONS

REQUIRED STORMWATER CAPACITY,
= 1.0m³ OF STORAGE PER 69m² OF ROOF AREA

REQUIRED MINIMUM TOTAL CAPACITY
= ROOF AREA OF (246.05m² / 69m²) x 1.0m³ = 3.77m³

SELECTED DRAINWELL MODULES
15 x 755L x 800W x 440H (DW1902) (0.264m³) = 3.96m³

TOTAL DRAINWELL CAPACITY = 3.96m³

WIND CLASSIFICATION AS PER A.S. 4055:
N2 - FOR GROUND STOREY OF RESIDENCE

DURABILITY CLASS AS PER A.S. 3700:
R4 - COASTAL CONDITIONS APPLY

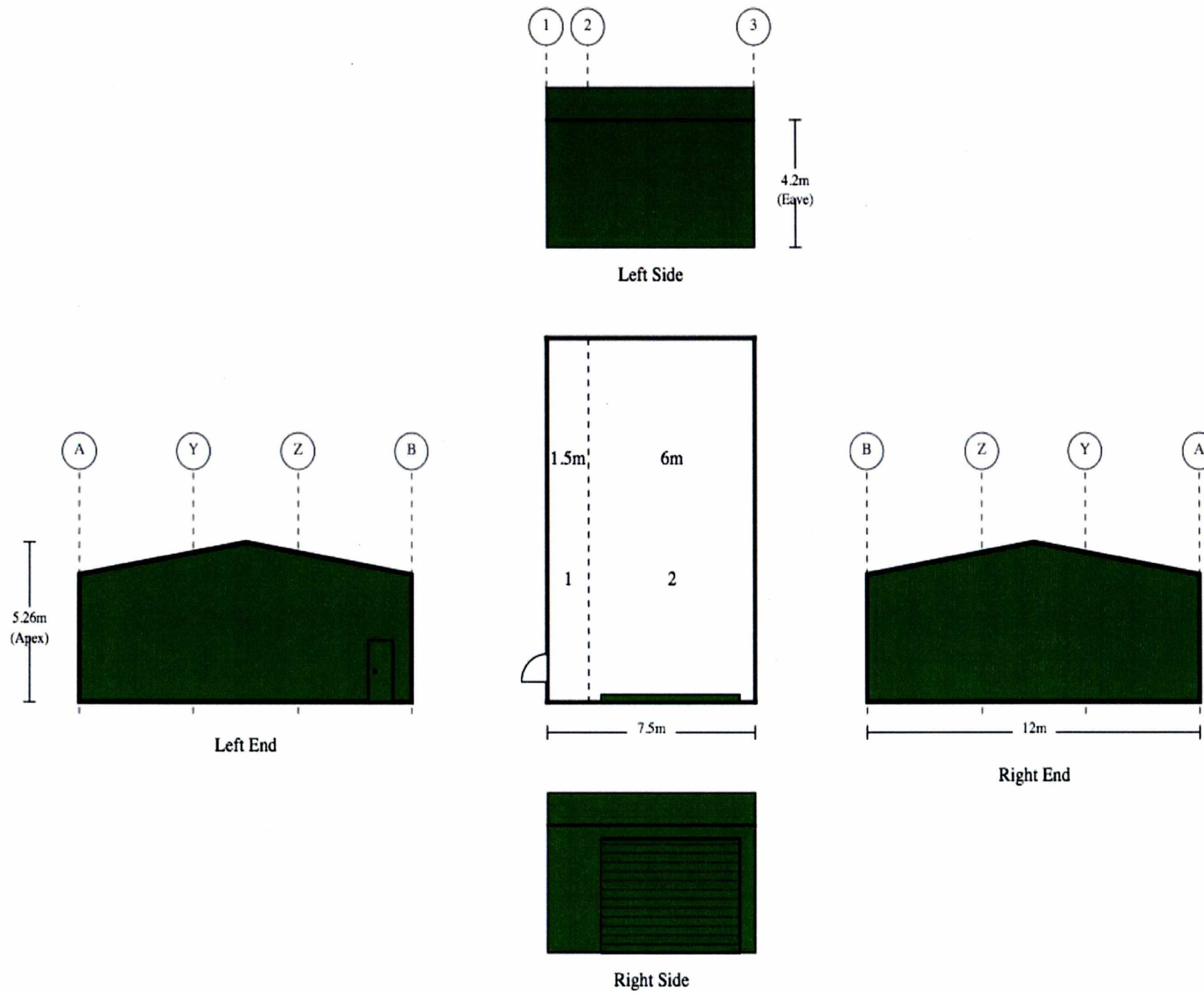
NOTE:

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS.

SITE PLAN
1:200

TITLE : CONTOUR & FEATURE SURVEY	NOTES : BOUNDARY & PEG POSITIONS NOT GUARANTEED SEE CERTIFICATE OF TITLE FOR ANY ENCUMBRANCES AND FURTHER INFORMATION SURVEY LOCATES VISIBLE SERVICES ONLY - RING TONAL BEFORE YOU DIG FOR UNDERGROUND SERVICE INFORMATION (1125) POSITION OF UNDERGROUND SERVICES INTERPRETED FROM 'DIAL' BEFORE YOU DIG (SPATIAL DATABASE) AND IS NOT GUARANTEED
BUILDER : WA COUNTRY BUILDERS J.N:303677	SCALE : 1:200 @ A2
CLIENT : KEVIN O'KEEFE & JENNIFER WALMSLEY	DEPOSITED PLAN : 209487
AUTHORITY : SHIRE OF DANDARAGAN	VOLUME/FOLIO : 2228-396
LOCATION : LOT 80 COOK STREET, JURIE BAY	

Quantum SURVEYS	P (08) 9965 0077 F (08) 9965 0088 PO Box 695 Geraldton WA 6531 info@quantumsurveys.com.au quantumsurveys.com.au
SITE DETAILS:	Electrical - OVERHEAD Footpath - CONCRETE Gas - NO Kerb - MOUNTABLE Road - BITUMEN Sewer - YES Telecom - NOT FOUND Water - YES
DRAWN BY: D.WELSH	DATE : 03/08/2022
	DATUM : ASSUMED
	DRAWING No.: 22312FS01



Purchaser Name: Kevin O'Keefe

Site Address: 3 Cook St Jurien Bay WA 6516 Australia

Drawing # SPET233009 - 3

Print Date: 06/06/23

Layout
Not to Scale
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Seller: Sheds n Homes Perth
Didio Investments Pty Ltd atf The Didio Shed Family Trust
Phone: (08) 9249 8214
Fax
Email: perth@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
ME Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

John Ronaldson

Date: 06/06/23