

**SHIRE**  
*of*  
**DANDARAGAN**

**MINUTES**  
  
of the  
  
**ORDINARY COUNCIL MEETING**  
  
held at the  
  
**JURIEN BAY, COUNCIL CHAMBERS**  
  
on  
  
**23 APRIL 2026**  
  
**COMMENCING AT 4.00PM**

***THESE MINUTES ARE YET TO BE CONFIRMED***

*(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)*

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## **1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

### **1.1 DECLARATION OF OPENING**

The Shire President declared the meeting open at 4.00 pm and welcomed those present.

*"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**

The disclaimer was read aloud as there was one member of the public present.

*"The Shire of Dandaragan accepts no responsibility for any statements or actions arising from discussion during this meeting."*

*Members of the public should not act on verbal comments made during the meeting and should rely on the official written confirmation of Council decisions issued within fourteen (14) days."*

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

### **Members**

Councillor T O'Gorman	(President)
Councillor W Gibson	
Councillor R Glasfurd	
Councillor S Johnson	
Councillor S Young	

### **Staff**

Mr B Bailey	(Chief Executive Officer)
Mr L Fouché	(Executive Manager Development Services)
Mr W Miller	(Acting Executive Manager Infrastructure)
Mrs R Pink	(Executive Manager of Corporate Services)
Mr A MacKenzie	(Manager Development Planning)
Mrs K Dean	(Administration Officer)

### **Apologies**

Councillor S Krakowiak	
Councillor G Lethlean	(Deputy President)

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**Approved Leave of Absence**

Nil

**Observers**

There was one member of the public and two staff members present.

**3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Nil

**4 PUBLIC QUESTION TIME**

***Karl South***

*Could Tyrepower have the option to purchase 17 and 19 Doust Street, Jurien Bay?*

**Shire President Response**

The Shire President advised that the disposal of Lot 116 (17) Doust Street, Jurien Bay is an item on the agenda. Subject to Council's decision, the proposed disposal will be advertised for public comment for 14 days. Interested parties will then have the opportunity to lodge a submission, which will be considered by Council at a future meeting.

***Karl South***

*Is there any chance in the future that if people are going to buy an industrial block that they have to lease the property {if not using it for industrial business uses}?*

**Chief Executive Officer Response**

The CEO advised that Council recognises that land ownership carries certain rights. Property owners are entitled to use their land in accordance with the Local Planning Scheme and relevant planning controls. Council's role is to regulate land use through zoning and planning approvals, not to direct how privately owned land must be operated or compel owners to lease their property if it is not in active industrial use

**5 APPLICATIONS FOR LEAVE OF ABSENCE**

**COUNCIL DECISION**

**Moved Cr Johnson, seconded Cr Young**

**That the following request for leave of absence be approved: Cr Glasfurd for the next Council Meeting being held on 28 May 2026.**

**CARRIED 5 / 0**

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**FOR: Cr O'Gorman, Cr Gibson, Cr Young,  
Cr Johnson, Cr Glasfurd**

**AGAINST: Nil**

**6 CONFIRMATION OF MINUTES**

**6.1 MINUTES OF THE ORDINARY COUNCIL MEETING HELD**

**COUNCIL DECISION**

**Moved Cr Johnson, seconded Cr Young**

**That the minutes of the Ordinary Meeting of Council held  
be confirmed.**

**CARRIED 5 / 0**

**7 NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT  
DISCUSSION**

Nil

**8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS**

Nil

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## 9 REPORTS OF COMMITTEES AND OFFICERS

### 9.1 CORPORATE & COMMUNITY SERVICES

#### 9.1.1 ACCOUNTS FOR PAYMENT FOR THE PERIOD ENDED 31 MARCH 2026

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Doc Id: SODR-2042075298-155791
Disclosure of Interest:	Nil
Date:	10 April 2026
Author:	Irina Shmeleva, Senior Finance Officer
Senior Officer:	Rebecca Pink, Executive Manager Corporate Services

#### PROPOSAL

To receive the Cheque, EFT, BPAY, Direct Debit and Fuel Card listing for the month of March 2026.

#### 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, EFT, BPAY and Direct Debit (including fuel cards) payments for March 2026 totalled \$910,192.48 for the Municipal Fund.

Should Councillors wish to raise any issues relating to the March 2026 Accounts for payment, please do not hesitate to contact the Executive Manager 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

Nil

#### 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 currently.

#### STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

#### ATTACHMENTS

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

- Cheque, EFT, BPAY, Direct Debit and Fuel Card listings for March 2026 (Doc Id: SODR-2042075298-155790)  
**(Marked 9.1.1)**

VOTING REQUIREMENT

Simple Majority

**OFFICER RECOMMENDATION / COUNCIL DECISION**

**Moved Cr Gibson, seconded Cr Young  
That Council receives the Cheque, EFT, BPAY, Direct Debit and Fuel Card payment listing for the period ending 31 March 2026 totalling \$910,192.48.**

**CARRIED 5 / 0**

**FOR: Cr O'Gorman, Cr Gibson, Cr Young,  
Cr Johnson, Cr Glasfurd,**

**AGAINST: Nil**

**9.1.2 FINANCIAL STATEMENTS – MONTHLY REPORTING FOR THE PERIOD ENDING 31 MARCH 2026**

Location:	Shire of Dandaragan
Applicant:	N/A
File Reference:	Doc Id: SODR-2042075298-155873
Disclosure of Interest:	None
Date:	12 April 2026
Author:	Rebecca Pink, Executive Manager Corporate Services
Senior Officer:	Brent Bailey, Chief Executive Officer

**PROPOSAL**

To present the Monthly Financial Report for the period ending 31 March 2026 to Council for consideration in accordance with legislative requirements.

**BACKGROUND**

Regulations 34 and 35 of the *Local Government (Financial Management) Regulations 1996* require a local government to prepare and present to Council a monthly statement of financial activity, a monthly statement of financial position, and an explanation of material variances.

The Regulations further require that the Monthly Financial Report be presented to Council at an Ordinary Council Meeting within two months after the end of the month to which the statements relate and prescribe the minimum information to be included.

<p style="text-align: center;"><b>MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 APRIL 2026</b></p>
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The Monthly Financial Report has been prepared in compliance with the *Local Government Act 1995*, the *Local Government (Financial Management) Regulations 1996*, and, where not inconsistent with the Act, the Australian Accounting Standards. In accordance with Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, Council adopted an annual material variance threshold of 10%, subject to a minimum variance of \$10,000, for the reporting of budget variances for the 2025/26 financial year at its meeting held on 24 July 2025.

#### COMMENT

The Monthly Financial Report for the period ending 31 March 2026 is attached for Council's consideration and includes the following information as required by legislation:

- Statement of Financial Activity;
- Statement of Financial Position;
- Note 1 – Basis of Preparation and Significant Accounting Policies;
- Note 2 – Statement of Financial Activity Information; and
- Note 3 - Explanation of Material Variances.

The financial statements now fully reflect the amended budget adopted by Council at the March 2026 Ordinary Council Meeting. All budget adjustments approved by Council at that meeting have been incorporated into the statements presented, ensuring alignment between Council decisions and the reported financial position as at 31 March 2026.

While there is no legislative requirement for supplementary financial information to accompany the Monthly Financial Report, additional explanatory schedules and supporting detail have been included at the back of the report to assist Councillors in understanding key movements, variances, and balances.

Councillors are invited to review the report in advance of the meeting and are encouraged to raise any queries or requests for clarification with the Executive Manager prior to the Council Meeting, to allow for relevant research to be undertaken and responses provided either in advance or at the meeting.

#### STATUTORY ENVIRONMENT

*Local Government Act 1995*

Regulation 34 and 35 of the *Local Government (Financial Management) Regulations 1996*.

#### POLICY IMPLICATIONS

There are no known policy implications associated with this item.

#### FINANCIAL IMPLICATIONS

The presentation of the Monthly Financial Report provides Council with regular and timely updates on the Shire's financial

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performance and position and supports Council's governance and oversight responsibilities in accordance with the Local Government Act 1995 and associated regulations. The report confirms the financial position as at 31 March 2026, incorporating the amended budget adopted at the March 2026 Ordinary Council Meeting.

STRATEGIC IMPLICATIONS

There are no known strategic implications associated with this item.

ATTACHMENTS

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

- Financial statements for the period ending 31 March 2026 (Doc Id: SODR-2042075298-155961)

**(Marked 9.1.2)**

VOTING REQUIREMENT

Simple majority

**OFFICER RECOMMENDATION / COUNCIL DECISION**

**Moved Cr Young, seconded Cr Johnson**

**That Council receive the Monthly Financial Report for the period ended 31 March 2026.**

**CARRIED 5 / 0**

**FOR: Cr O'Gorman, Cr Gibson, Cr Young,  
Cr Johnson, Cr Glasfurd**

**AGAINST: Nil**

*Cr Gibson declared an indirect financial interest in Item 9.1.3 and left the meeting at 4.11pm.*

**9.1.3      RETURNED SERVICE      LEAGUE JURIEEN      BAY SUB-BRANCH SELF SUPPORTING LOAN**

Location:	Shire of Dandaragan
Applicant:	RSL Jurien Bay Sub-Branch
Folder Path:	Doc ID: SODR-2042075298-155860
Disclosure of Interest:	Nil
Date:	11 April 2026
Author:	Rebecca Pink, Executive Manager Corporate Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

That Council consider providing the Returned & Services League Jurien Bay Sub-Branch (RSL Jurien Bay) with a self-supporting loan of up to \$75,000 to enable the completion of

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the internal fit-out of the recently constructed RSL building located on Lot 1223 on Deposited Plan 219774, being land leased from the Shire of Dandaragan.

The provision of the loan in the 2026/27 budget will support the activation and full utilisation of the building, allowing the RSL Jurien Bay to deliver ongoing services and community benefit to returned service personnel, their families, and the broader Jurien Bay community.

**BACKGROUND**

RSL Jurien Bay was first chartered in 2008 and has been an established and respected community organisation within the town for almost two decades. Throughout this time, RSL Jurien Bay has provided advocacy, social support, commemorative services, and community leadership for current and former service personnel and their families.

The construction of the RSL building on Lot 1223 has been achieved through a combination of external grant funding and substantial in-kind contributions, reflecting strong community support and volunteer involvement. The building shell has now been completed; however, without the proposed fit-out, the facility cannot be fully utilised for its intended purposes.

The requested funding relates specifically to the internal fit-out, including furnishings, fixtures, fittings, and functional internal works required to enable meetings, events, commemorations, and community gatherings. Completion of the fit-out will allow the RSL Jurien Bay to establish a permanent, functional home within Jurien Bay, rather than relying on temporary or hired venues.

The proposed expenditure to be covered by the loan is itemised in the table below:

Table & Chairs	\$10,000
TVs x 2	\$ 2,500
Door Closers	\$ 1,600
Electrical connection to kitchen	\$ 3,000
Fencing around air conditioner	\$ 2,000
Commercial Microwave	\$ 3,000
Fire Hose	\$ 8,500
Commercial Fryer	\$ 5,850
Freezer	\$ 6,800
Signage	\$ 2,100
Contingency / Other Project Completion Costs	\$30,650
<b>Total</b>	<b>\$75,000</b>

**COMMENT**

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The Shire of Dandaragan has a demonstrated history of supporting local community organisations through self-supporting or interest-free loans, particularly where assistance enables the purchase of capital items or infrastructure that delivers ongoing community benefit.

The provision of a self-supporting loan in this instance aligns with past Council practice and represents a financially responsible means of support, rather than a direct grant, ensuring that public funds are ultimately repaid while still enabling critical community infrastructure to be activated.

Importantly, this proposal extends beyond the delivery of a meeting place solely for RSL members. The RSL building is intended to function as a multi-purpose community facility, capable of supporting:

- Commemorative services such as ANZAC Day and Remembrance Day
- Veteran welfare meetings and advocacy services
- Community gatherings, information sessions, and small events
- Local fundraising and charitable activities
- Partnerships with other community and social organisations

By enabling the fit-out of the building, Council will be supporting the completion of a facility that is already constructed and ready for activation, maximising the return on prior community and grant investment.

#### CONSULTATION

RSL Jurien Bay  
Chief Executive Officer

#### STATUTORY ENVIRONMENT

*Local Government Act 1995* Section 6.20

##### **6.20. Power to borrow**

- (1) Subject to this Act, a local government may —
- (a) borrow or re-borrow money; or
  - (b) obtain credit; or
  - (c) arrange for financial accommodation to be extended to the local government in ways additional to or other than borrowing money or obtaining credit, to enable the local government to perform the functions and exercise the powers conferred on it under this Act or any other written law.
- (2) Where, in any financial year, a local government proposes to exercise a power under subsection (1) (*power to borrow*) and details of that proposal have not been included in the annual budget for that financial year —

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- (a) unless the proposal is of a prescribed kind, the local government must give one month's local public notice of the proposal; and
  - (b) the resolution to exercise that power is to be by absolute majority.
- (3) Where a local government has exercised a power to borrow and —
- (a) it does not wish to proceed with the performance of the function or the exercise of the power for which the power to borrow was exercised; or
  - (b) after having completed the performance of the function or the exercise of the power for which the power to borrow was exercised, any part of the money borrowed, credit obtained or financial accommodation arranged has not been expended or utilized, the local government may resolve\* to expend the money or utilize the credit or financial accommodation for another purpose if one month's local public notice is given of the proposed change of purpose.

*\* Absolute majority required.*

- (4) A local government is not required to give local public notice under subsection (3) —
- (a) where the change of purpose has been disclosed in the annual budget of the local government for the relevant financial year; or
  - (b) in such other circumstances as are prescribed.
- (5) A change of purpose referred to in subsection (3) is to be disclosed in the annual financial report for the year in which the change occurs.

#### POLICY IMPLICATIONS

##### Policy 3.3 C-3SSL03 - Self Supporting Loans

*OBJECTIVE: The objective of this Policy is to set out how the Shire of Dandaragan (Shire) will undertake the provision of self-supporting loans in a fair, equitable and balanced process, to groups within the community, for the purpose of capital projects only.*

#### FINANCIAL IMPLICATIONS

It is recommended that provision is made for a self-supporting loan of up to \$75,000 to the RSL Jurien Bay Sub-Branch to be included in the 2026/27 Annual Budget. At the time of reporting, the RSL Jurien Bay Sub-Branch has not finalised the total cost of all the proposed fit-out and project completion works, and therefore the final loan amount required is not yet known.

The self-supporting loan will be drawn down at the actual value required, up to the approved maximum, once costs are confirmed. The loan will be funded through a matching borrowing arrangement with the Western Australian Treasury Corporation, with all principal and interest repayments fully recovered from the RSL Jurien Bay

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Sub-Branch, ensuring the arrangement remains cash-flow neutral and does not result in an ongoing financial impact on the Shire.

#### STRATEGIC IMPLICATIONS

This initiative is consistent with the Council Plan Community Outcome – “We have accessible community spaces and infrastructure which supports social connections.”

#### ATTACHMENTS

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

- Request of Support Letter (Doc ID: SODR-2042075298-155969)
- Policy 3.3 C-3SSL03 – Self Supporting Loans (Doc ID: SODR-2042075298-155971)
- Treasury Corp Indicative Costs 10 years (Doc ID: SODR-2042075298-155968)

**(Marked 9.1.1)**

#### VOTING REQUIREMENT

Simple Majority

#### **OFFICER RECOMMENDATION / COUNCIL DECISION**

Moved Cr Young, seconded Cr Johnson

That Council endorses the proposal to provide a self-supporting loan of up to value of \$75,000 to the RSL Jurien Bay Sub-Branch and resolves to include provision for the loan in the 2026/27 Annual Budget.

CARRIED 4 / 0

FOR: Cr O'Gorman, Cr Young,  
Cr Johnson, Cr Glasfurd

AGAINST: Nil

*Cr Gibson re-entered the meeting at 4.12pm and the CEO advised of the decision.*

### **9.3 DEVELOPMENT SERVICES**

#### **9.3.1 PROPOSED HOLIDAY HOUSE ON, LOT 363 (1) GREVILLEA WAY, JURIEN BAY**

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Location:	Lot 363 (1) Grevillea Way, Jurien Bay
Applicant:	Conrad and Susan Waters
Folder Path:	Doc Id: SODR-1262144384-37772
Disclosure of Interest:	Nil
Date:	26 March 2025
Author:	Stienie Fouché, Planning Officer
Senior Officer:	Louis Fouché, Executive Manager Development Services

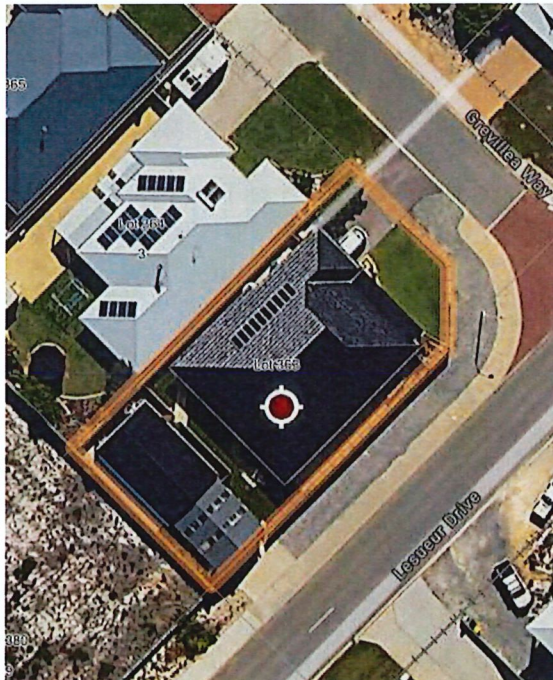
**PROPOSAL**

The purpose of the report is for Council to consider a development application for the use of Lot 363 (1) Grevillea Way, Jurien Bay as a Holiday House for six (6) guests.

**BACKGROUND**

The development application originally proposed to accommodate twelve (12) guests. In response to three objections received, the applicant changed the development application to limit the number of guests to six (6). Two of the objections have been withdrawn due to the changes to the development application, leaving one objection remaining.

Referral to Council is required in terms of Delegation 9.1.2 Town Planning - Other Use and Development due to a written objection received.



*Location Plan – Lot 363 (1) Grevillea Way, Jurien Bay*

**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

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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.

'Amenity' is defined within the *Planning and Development (Local Planning Schemes) Regulation 2015* as all those factors which combine to form the character of an area and include the present and likely future amenity. The Residential Design Codes 2024 expand on this definition to include the 'liveability', comfort or quality of a place which makes it pleasant and agreeable to be in for individuals and the community. Amenity is important in the public, communal and private domains and includes the enjoyment of sunlight, outlook, privacy and quiet. It also includes protection from pollution and odours.

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 this Holiday House 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 of this report (Attachment 4).

At present, there are 82 approved and renewed holiday houses in Jurien Bay of which 76 are un-hosted and 6 hosted. The number of holiday house approvals reflects the State Government's Short Term Rental Accommodation Register statistics as at 25 March 2026.

The subject property will be managed by Ray White Real Estate, Jurien Bay. This management arrangement provides a local point of call for neighbouring landowners/tenants surrounding the proposed Holiday House and complies with clause 7.5 Management Protocols of the Local Planning Policy 9.12 (Short-Term Rental Accommodation) which requires Holiday House property managers to reside or have their office within 30 minutes driving distance from the premises.

Assessment of the application requires consideration of the provisions and objectives of the Shire's Local Planning Framework.

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Additionally, reference must be given to Matters to be Considered under Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions)*.

*Local Planning Scheme No.7 - Objectives for Residential Zone*

The objective set out in the Planning Scheme for the Residential zone is: To provide for residential development at a range of densities with a variety of housing to meet the needs of different household types through the application of the Residential Design Codes.

It is acknowledged that a Holiday House activity within the established residential area of Jurien Bay can negatively affect the amenity of nearby permanent residents and therefore needs to be managed carefully.

*Community Consultation - Submissions Received*

Three submissions were received against the original application of 12 guests. Objections raised referred to the impact on the neighbourhood amenity due to noise, anti-social behaviour, lack of sufficient parking, limited availability of the property manager, and local housing shortages. The applicant subsequently amended their application to limit the guests to 6 people. Two submissions were withdrawn and one objection is still maintained by the submitter. This submission is listed and responded to in Attachment 4.

An assessment of the application with reference to relevant matters to be considered in terms of clause 67 of the Deemed Provisions, is set out below.

*Compatibility of the development with its setting*

The proposed Holiday House is a use that is compatible with residential uses in the locality.

*Adequacy of:*

- 1) Access to and egress from the site: The subject site has an existing access that will be used by vehicles.
- 2) Arrangements for parking of vehicles: The subject site provides two parking bays for the Holiday House. The Shire of Dandaragan Short-Term Rental Accommodation policy 9.12, require that two parking bays be provided for six guests.

***Local planning policy***

Local Planning Policy 9.12 (Short-Term Rental Accommodation) applies to this application.

<b><i>Local Planning Policies</i></b>	<b><i>LPP 9.12 Short Term Rental Accommodation</i></b>
<b><i>Deemed-to-comply</i></b>	<b><i>Planning comments</i></b>

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<p><b>7.1 Utility Servicing</b>  <i>A commercial holiday house, unit or apartment satisfies the deemed-to-comply provisions if:</i></p> <ol style="list-style-type: none"> <li>1. <i>The premises is connected to reticulated water for the exclusive use of the premises; and</i></li> <li>2. <i>The premises is located within the Shire's kerbside refuse collection area; and</i></li> <li>3. <i>The premises is connected to reticulated sewerage, or there is an approved on-site effluent disposal system with adequate capacity for the proposed number of guests</i></li> </ol>	<ol style="list-style-type: none"> <li>1. The house is connected to reticulated water.</li> <li>2. Kerbside refuse collection is available at this property.</li> <li>3. This property is connected to sewer.</li> </ol>
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<p><b>7.2 Vehicle Parking</b>  <i>C2.1 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:</i></p>	<p><i>C2.1 Two parking spaces are available onsite, on the driveway. The proposed six guests will require two parking bays.</i></p>												
<table border="1"> <thead> <tr> <th><i>Maximum guests</i></th> <th><i>Maximum guests</i></th> </tr> <tr> <th><i>Minimum parking bays</i></th> <th><i>Minimum parking bays</i></th> </tr> </thead> <tbody> <tr> <td>1-3</td> <td>1</td> </tr> <tr> <td>4-6</td> <td>2</td> </tr> <tr> <td>7-8</td> <td>3</td> </tr> <tr> <td>9-12</td> <td>4</td> </tr> </tbody> </table>	<i>Maximum guests</i>	<i>Maximum guests</i>	<i>Minimum parking bays</i>	<i>Minimum parking bays</i>	1-3	1	4-6	2	7-8	3	9-12	4	
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1-3	1												
4-6	2												
7-8	3												
9-12	4												

<p><b>7.3 Dwelling Design</b>  <i>Commercial holiday house, unit or apartment satisfies the deemed-to-comply provisions if:</i></p> <p><i>C3.1 The premises is an existing, lawful dwelling; or</i></p> <p><i>C3.2 If the premises is not an existing, lawful dwelling, the premises will meet all the relevant design standards and requirements that would apply to a new dwelling on the land; and</i></p> <p><i>C3.3 The maximum number of occupants within a premises complies with the</i></p>	<p><i>C3.1 The proposed Holiday House is proposed from a lawfully approved dwelling.</i></p> <p><i>C3.2 Not Applicable</i></p> <p><i>C3.3 Room size standard:</i></p>
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**MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 APRIL 2026**

following standards: a. There is 5.5 square metres per guest in each bedroom utilising beds; and b. There is 3.5 square metres per guest in each bedroom utilising bunks; and c. There is sufficient bedroom space to accommodate the maximum number of guests consistent with (a) and (b) above; and

Room	Size	Possible guests	Proposed
1	22.5 m <sup>2</sup>	Four guests are possible in beds.	The application proposes two guests in a Queen bed which complies.
2	17.5 m <sup>2</sup>	Three guests are possible in beds.	The application proposes two guests in a Queen bed which complies.
3	17.5 m <sup>2</sup>	Three guests are possible in beds.	The application proposes two guests in bunk beds which complies

C3.4 Bedrooms in a premises are provided in accordance with the following rates:

Maximum guests	Minimum bedrooms
1-2	1, or studio
3-4	2
5-7	3
8-12	4

**The application complies with the room size standard**

C3.4 Bedroom Rates:  
Three rooms are available for the proposed six guests. **The application complies with the bedroom standard.**

C3.5 Bathrooms and toilets in a Holiday Home are provided in accordance with the following rates.

Maximum guests	Minimum number of bathroom/ toilets
1-6	1 bathroom and 1 toilet
7-12	1 or 2 bathrooms and 2 toilets

C3.5 Bathrooms and toilets  
**The application complies by providing two bathrooms and two toilets.**

**7.4 Overcrowding**  
A commercial holiday house, unit or apartment satisfies the deemed-to-comply provisions if:  
  
C4.1 Each occupant over the age of 10 years has 14m<sup>3</sup> of

7.4 Overcrowding

- Bedroom 1 has 60.75 m<sup>3</sup> airspace which is enough for four guests over 10 years in age. (It is proposed to accommodate two guests over the age of 10 years). **This room complies with airspace requirements.**
- Bedroom 2 has 47.25m<sup>3</sup> airspace which is enough for two guests over 10 years in age

**MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 APRIL 2026**

<p><i>airspace within a bedroom for sleeping purposes.</i></p> <p><i>C4.2 Each occupant 10 years and under has 8m<sup>3</sup> of airspace within a bedroom for sleeping purposes.</i></p>	<p><i>and two under 10 year in age. (It is proposed to accommodate two guests over the age of 10 years). <b>This room complies with airspace requirements.</b></i></p> <ul style="list-style-type: none"> <li>• <i>Bedroom 3 has 47.25m<sup>3</sup> enough airspace for two adults and two children. (It is proposed to accommodate two guests 10 years and under). <b>This room complies with airspace requirements.</b></i></li> </ul>
<p><b>7.5 Management Protocols</b></p> <ol style="list-style-type: none"> <li>1. <i>Property management plan</i></li> <li>2. <i>Code of conduct</i></li> <li>3. <i>Fire and Emergency Plan</i></li> </ol>	<p>7.5.1 <i>Complies as a local property manager is selected.</i></p> <p>7.5.2 <i>A Code of Conduct is supplied.</i></p> <p>7.5.3 <i>A Fire and Emergency Plan is supplied.</i></p>

### Summary

The application complies with the Shire of Dandaragan Local Planning Policy 9.12 (Short Term Rental Accommodation).

### CONSULTATION

The surrounding neighbours were consulted for a period of 21 days, and three objections were received to the original application of twelve (12) guests. The applicant subsequently changed their application to six (6) guests, and these changes were referred to the objectors. Two of the objections were withdrawn with only one objection remaining. The submission and comment on the submission are provided in Attachment 4.

### STATUTORY ENVIRONMENT

#### Local Planning Scheme no.7

The subject property is zoned Residential (with a Residential Density Coding of R12.5). A Holiday House is a Discretionary (D) use within the Residential Zone. Discretionary means that the use is not permitted unless the local government has exercised its discretion by granting development approval. The use is nevertheless a permissible use within the zone.

A Holiday House is defined as a Single House (excluding Ancillary Accommodation) which might also be used from time to time for short stay accommodation for no more than six (6) people (but does not include a bed and breakfast, guesthouse, chalet and short stay accommodation unit). The Local Planning Policy 9.12 allows for the number of people to be increase depending on the size of the rooms, available airspace, number of bathrooms/toilets and parking available. This reflects the amount of people that normally would reside in the house if being used as a single house.

#### POLICY IMPLICATIONS

Nil

#### FINANCIAL IMPLICATIONS

The relevant Development Application fee has been received from the applicant.

**MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 APRIL 2026**

**STRATEGIC IMPLICATIONS**

**Shire of Dandaragan Council Plan**

<b>Prosperity</b>	The region will experience economic and population growth with increasing economic opportunities, diversifying primary production and a vibrant visitor economy.
<b>Priority Outcomes</b>	Our Shire has a contemporary land use planning system that responds to an creates economic opportunities

**ATTACHMENTS**

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

- Attachment 1 - Site Plan (Doc Id: SODR-1262144384-37888)
- Attachment 2 - Floor Plan (Doc Id: SODR-1262144384-38543)
- Attachment 3 - Property Management Plan (Doc Id: SODR-1262144384-38545)
- Attachment 4 - Schedule of Submissions (Doc Id: SODR-1262144384-38540)

***(Marked 9.3.1)***

**VOTING REQUIREMENT**

Simple Majority

**OFFICER RECOMMENDATION / COUNCIL DECISION**

**Moved Cr Young, seconded Cr Johnson**

**That Council grant development approval for a holiday house at Lot 363 (1) Grevillea Way, Jurien Bay subject to the following conditions and advice notes:**

**Conditions:**

- 1. All development shall be carried out only in accordance with the details of the application as approved herein and plans P1 (Site Plan), P2 (Floor Plan) and P3-P9 (Property Management 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. This approval shall run with the applicant (Right in Personam). Therefore, if a subsequent purchaser buys the property, the new purchaser will not be able to use the property for a commercial holiday house without obtaining development approval.**
- 3. The total number of guests to be accommodated in the holiday house shall not exceed six (6).**

**MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 APRIL 2026**

4. The holiday house shall be operated in accordance with the approved Property Management Plan, Code of Conduct and Fire and Emergency Plan.
5. The listed 'Property Manager' shall undertake the duties listed on the 'Property Management Plan' submitted with the subject development application.
6. All parking shall be accommodated on site.
7. A sign up to 0.2m<sup>2</sup> in area listing the approved property manager's contact details must be displayed on a fence, gate or entry statement to the premises to the satisfaction of the Shire of Dandaragan prior to the commencement of the use.
8. This development approval is valid until the 30 June 2026. The Holiday House land use shall 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. The applicant is advised that the commercial holiday house approval shall expire on 30 June each year. The first annual renewal fees will be waived for un-hosted accommodation which receives initial development approval within six (6) months of 30 June in the same calendar year.

Non-compliance with conditions of approval and complaints received during the approval period will be considered when the Shire considers renewal of development applications.

- C. Under the Short-Term Rental Accommodation Act 2024, all providers of STRA (Short Term Rental Accommodation) within Western Australia, both hosted and un-hosted, are required to register their property with the STRA Register

( <https://www.wa.gov.au/organisation/department-of-local-government-industry-regulation-and-safety/short-term-rental-accommodation-register>)

- D. This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement, memorial or restrictive covenant. It is the responsibility of the applicant and landowner and not the Shire of Dandaragan to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the Shire of Dandaragan's attention.
- E. 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.

CARRIED 5 / 0

FOR: Cr O'Gorman, Cr Gibson, Cr Young,  
Cr Johnson, Cr Glasfurd

AGAINST: Nil

### 9.3.2 PROPOSED WORKFORCE ACCOMMODATION FACILITY - REIMERS STREET BADGINGARRA

Location:	Unallocated Crown Land, Reimers Street Badgingarra
Applicant:	Element Advisory on behalf of Zephyr Energy Ptd Ltd
File Reference:	Doc Id: SODR-1262144384-38805
Disclosure of Interest:	Nil
Date:	30 March 2026
Author:	Alex MacKenzie, Manager Development Planning
Senior Officer:	Louis Fouche, Executive Manager Development Services

#### PROPOSAL

The application proposes the construction of a 300-room workforce accommodation facility to be located at the southern end of the Badgingarra townsite on Unallocated Crown Land (UCL) Pin 1050435, Reimers Street, Badgingarra. (See Figure 1; Subject Site).

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The proposed facility will accommodate construction workers needed to build the 489MW Parron Wind Farm located 11km to the north of Badgingarra. Designed with the support of Yued the project will comprise:

- 300-rooms across 75 four-bedroom modules.
- Ancillary kitchen and dining building with a seating capacity of 210.
- Laundry building with linen and cleaning storage areas.
- Recreation and Gym.
- Administration building.
- 75 car parking bays and 5 bus parking bays.

Approval is sought for a period of ten-years. An application may be made to extend or amend the approval prior to the expiry of the 10-year approval period.



*Location Plan - (UCL) Pin 1050435, Reimers Street, Badgingarra*

#### BACKGROUND

The subject site has an area of 3.89ha and is designated as 'Public Purposes' reserve under the Shire's Local Planning Scheme No.7. The site adjoins a vegetated Main Roads road reserve to the west, a caravan park site to the north, and a mix of Industrial zoned land and 'Public Purpose' reserves to the east and south.

The subject site is offered to be transferred to the Yued Aboriginal Corporation (Yued) as part of the future Noongar Land Estate.

**MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 APRIL 2026**

Development Approval was granted for the 489MW Parron Wind Farm (comprising 79 turbines) in December 2024, to be constructed approximately 11kms to the north of the Badgingarra townsite. Construction of the workforce accommodation facility is planned to be undertaken over a 12-month period commencing late 2026.

### COMMENT

#### Use to be consistent with the purpose of the reserve

The Shire is to consider the compatibility of the 'Workforce Accommodation' development with reference to the purpose of the reserve and its location under the Shire's Local Planning Framework.

While the subject site is designated as a 'Public Purposes' reserve under the Scheme, the land does not currently serve a public purpose in the way that other 'Public Purposes' reserves may feature community infrastructure, such as water tanks, for example. In terms of the compatibility of the development with its surrounds, it can be argued that use of the site for what will largely be 'short stay' accommodation is consistent with the caravan park to the north. The proposal does not present any changes for the adjoining reserve lots to the south and east, which from the perspective of farmland properties to the south -there will be no physical changes to what is existing bushland. On this basis the development can be considered compatible with its surrounds. Potential impacts of the development such as light spill, traffic and car parking, can be managed via conditions of approval and do not present as reasons for why the proposed use should not be supported in the location.

A determination of the application should also have due regard for the broader objectives of the Shire's Local Planning Framework. The development of renewable energy projects is a strategic objective for the Badgingarra area under the Shire's Local Planning Strategy. The intended use of the land for the accommodation of key workers is a key step towards enabling the Parron Wind Farm, a major renewable project that will advance the Shire's strategic economic objectives. Supporting such a proposal can therefore be considered a pragmatic approach that is responsive to emerging economic opportunities, as envisaged under the Shire's Council Plan. On this basis, the use of what is a Public Purposes reserve for workforce accommodation is not considered to be inconsistent with the objectives of the Shire's Local Planning Framework.

The following presents an assessment of the application with regard to the Shires Local Planning Policy 9.15 Workforce Accommodation (which provides specific guidance for such proposals in terms of the Shires Local Planning Framework and Clause 67 of the *Deemed provisions for local planning schemes in the Planning and Development (Local Planning Schemes) Regulations 2015*).

**MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 APRIL 2026**Location and Design

Informed by the Western Australian Planning Commission Position Statement for Workforce Accommodation, the Shire's Local Planning Policy 9.15 – *Workforce Accommodation (LPP 9.15)* encourages workforce accommodation to be located within proximity to townsites. The intent of this objective is to maximise the potential benefit for local businesses and communities. The proposed workforce accommodated is located adjacent to the townsite, approximately 250m from Meagher Drive, the main street of Badgingarra. It is anticipated that this will enable pedestrian movement between the workforce 'village' and the townsite while increasing local spend. The proposal meets the locational objectives of the policy.

LPP 9.15 ascribes higher design standards for workforce accommodation proposals to be located within a townsite. The standards cover matters such as built form design, landscaping, lighting, waste management, car parking and fencing. Single storey design and use of colours sympathetic to the surrounding bushland are attempts by the proponent to ensure that the development 'fits' with the location. Setbacks to Reimer Street includes carparking and landscaping presented to urban standards, with infrastructure sensitively located behind key administration and communal buildings. Landscaping will comprise endemic species with the overall layout, footpaths, fencing and solar lighting intended to achieve clear sightlines to ensure that the development actively engages with the streetscape of Reimers Street.

The application has been assessed and is considered to comply with the following 'High' design standards applicable under Table 1 of LPP 9.15:

- **Built Form:**  
Low scale development, inclusive of colours that complement the natural surrounds.
- **Boundary Setbacks:**  
Complies with minimum 7.5m primary and rear boundary setbacks.
- **Plot Ratio:**  
The development as proposed will have a plot ratio less than 1.0.
- **Landscaping:**  
Submitted plans have detailed that exceed 10% of the site area that will comprise landscaping, including a more than 2m wide landscaping strip fronting Reimers Street.
- **Car Parking:**  
Car parking provision has been discussed in the 'Comment' section of this report.
- **Waste and Service Areas:**  
The application indicated that waste and service areas will be screened appropriately. These details will be further refined in the required Waste and Operational Management Plans to be provided prior to issue of a Building Permit.

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- **Pedestrian Pathways and Front Fences:**  
As detailed in the 'Comment' section above, the submitted plans show extensive pedestrian pathways within the development site. No front fences are proposed with the design allowing for clear sight lines between the site and Reimers Street.
- **Stormwater Management:**  
Stormwater management plans will need to be provided to the satisfaction of the Shire as a condition of Development Approval.

#### Servicing

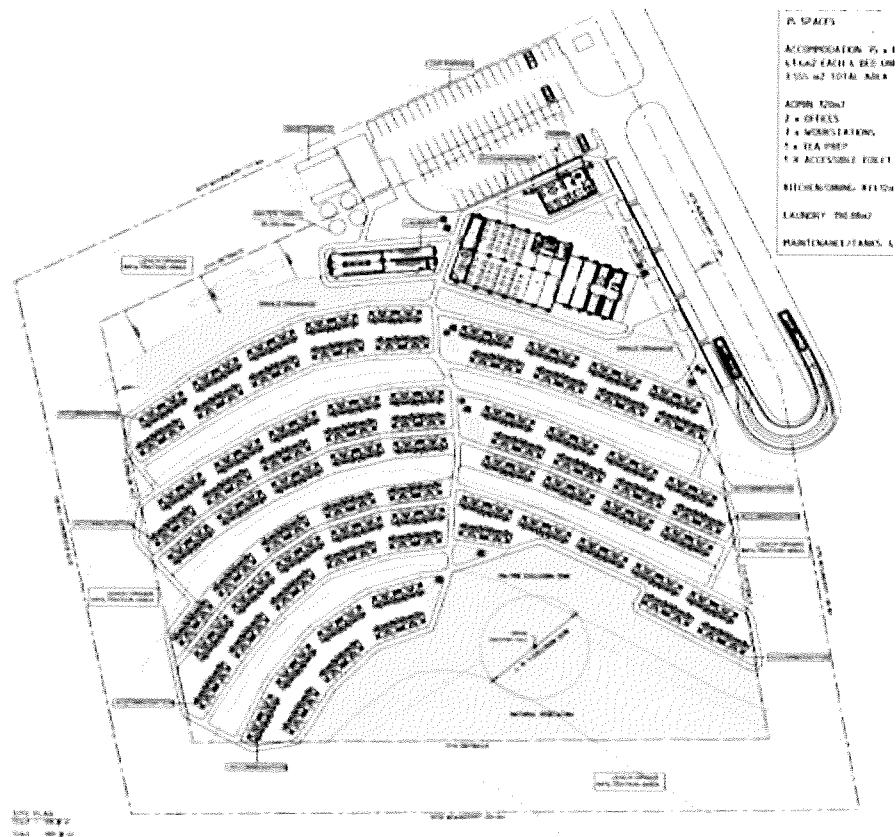
From a servicing perspective, the application has detailed that a wastewater treatment plant (WWTP) will be constructed on-site with disposal to occur via septic tanks with leach drains. The proposal will be required to comply with WA Department of Health and Department of Water, Environment and Regulation requirements. Power to the site is to be available via standard connection to the network, however, the application proposes some on-site generator/battery storage capacity as a contingency measure. Potable water supply is to be provided via a connection to the Water Corporation service; however, it is noted that some additional measures may be required to achieve satisfactory pressure on-site.

As per standard practice, conditions will be included in the approval to require the applicant to provide additional management plans for waste, traffic, landscaping and lighting, to the satisfaction of the Shire.

#### Environmental Considerations

The application was referred to relevant key agencies for comment. Advice received from the Department of Biodiversity, Conservation and Attractions (DBCA) highlighted the presence of a threatened orchid (*Thelymitra Stellata*) on-site. DBCA recommended that care should be taken not to impact on the threatened flora. In response, the proponent has amended plans, changing the layout of the development to avoid disturbance of the identified plants (located in the southern area shown in green, below).

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Revised Site Plan - (UCL) Pin 1050435, Reimers Street, Badgingarra

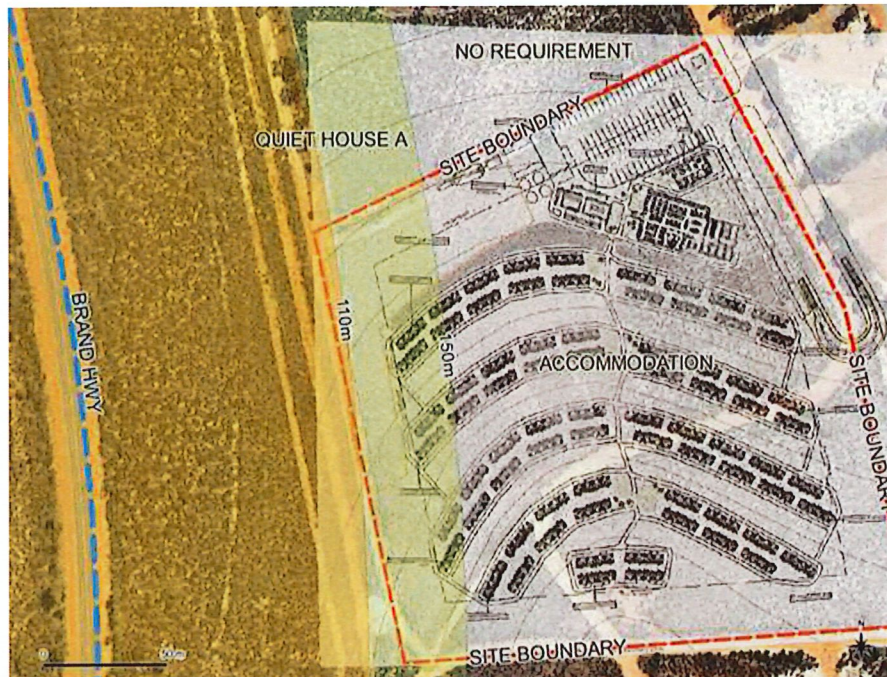
To mitigate potential, future, impacts on existing flora, an advice note will be included advising the applicant of the need to obtain approval for any further expansion of the development footprint on-site.

#### Bushfire Management

The subject site is designated as bushfire prone, and a bushfire management plan (BMP) has been provided in accompaniment to the application. The proponent has liaised with the Shire and the Department of Fire and Emergency Services to make arrangements for management of surrounding vegetation in accordance with the BMP. Additionally, further to the advice of the Shire's Emergency Services Coordinator, the applicant has agreed to provide additional water tank capacity on-site for bushfire management purposes.

#### Noise

Being approximately 100m from Brand Highway, the accommodation facility has been designed to meet with the requirements of State Planning Policy 5.4 - Road and Rail Noise.



Noise Exposure Levels from Brand Highway - (UCL) Pin 1050435, Reimers Street, Badgingarra

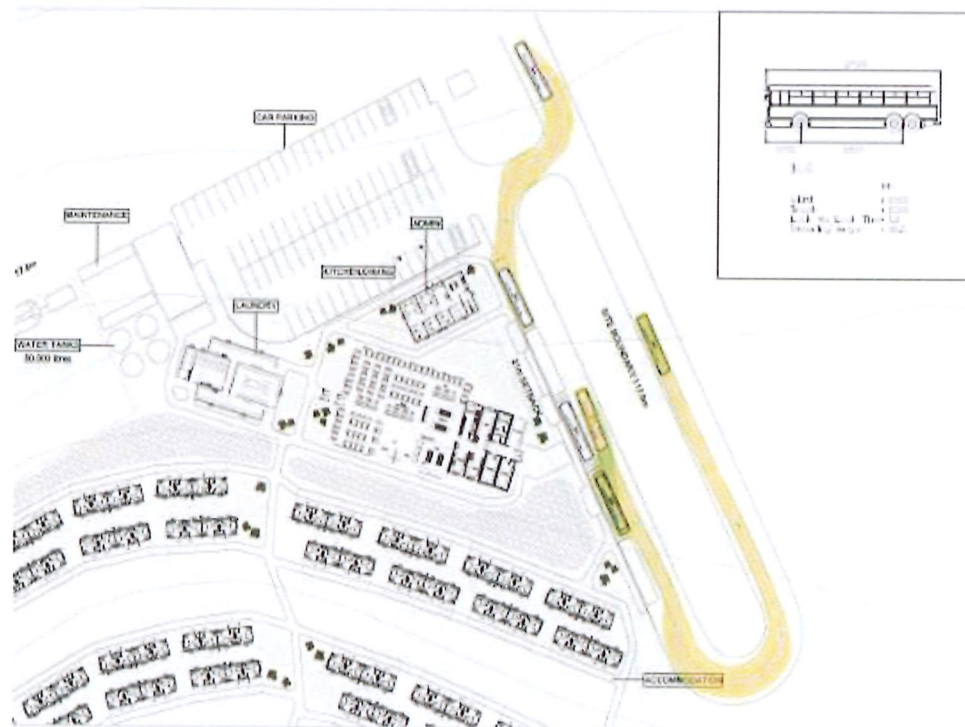
Essentially, the day/night noise readings undertaken on-site indicated that it would not be necessary to apply the implementation of 'Quiet House' design across the development. This is a relevant consideration from the perspective of how the accommodation may be utilised in the future, whether for residential or short-stay purposes. While the noise assessment suggests this is not an issue at this point in time; it may be the case that attenuation to facilitate transitional use opportunities will be required in the future, should traffic conditions change.

#### Traffic Management and Carparking

A Traffic Management Plan has been prepared in accordance with the *West Australian Planning Commission's Transport Assessment Guidelines for Development (2016)*. The assessment looks specifically at the impact of the proposed development in terms of its connection to the local road network, with a focus on traffic volumes and access arrangements. Additionally, the Traffic Management Plan makes recommendations for daily transportation of workers to and from the Parron construction site.

Direct vehicle access from the site to the Brand Highway is not proposed. The applicant has confirmed that Reimers Street will be upgraded to a sealed standard at the proponent's cost.

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*Vehicular Access and Parking Arrangements - (UCL) Pin 1050435, Reimers Street, Badgingarra*

The development will include 75 standard car parking bays and 5 bus parking bays. While this represents a shortfall of some 73 bays when the car parking requirements of the Shire's Workforce Accommodation Policy are considered; this assessment will give consideration to the proposed operational arrangements for management of parking.

Transportation of workers between the accommodation and the construction site (s) will be managed through a fleet of four (50-seater) buses and up to 50 utes. Some 20 car parking bays are proposed for operational staff. The applicant has explained that transport of workers from Perth to the site will primarily be via Parron provided buses. Any workers travelling via private vehicles will be required to park at the construction site(s) and not at the workforce accommodation site. To ensure adequacy of parking in accordance with the proponent's parking strategy, it is recommended that approval include a condition stating that no private vehicle parking will be permitted on-site at any time.

#### Decommissioning and Adaptive Re-Use

The application is currently seeking a time limited approval of 10 years for the workforce accommodation facility. While a 10-year approval will vary the 5-year approval timeframes provided for under the Shire's Workforce Accommodation LPP; the policy ultimately aims to facilitate opportunities to transition such accommodation for other purposes in line with community and key sector needs. On this basis, a variation of the policy to approve the

**MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 APRIL 2026**

workforce accommodation use for a period of 10-years is considered reasonable in this instance.

Whether the Parron accommodation facility could be utilised in the future for similar key worker purposes, or for aged or short-stay accommodation, remains to be seen. However, adaptability of key design aspects (i.e. parking, accommodation design, facilities and servicing) should be considered at the initial development approval stage to ensure that there is some capacity for adaptive re-use. Noting that a minimum of two parking bays per dwelling is typically required for residential use, this would potentially mean that less than half the proposed units might have the ability to be used as dwellings in a subsequent proposal.

The proximity of the site to an existing caravan park could present the opportunity for the site to transition to short-stay accommodation. There are examples of such facilities catering for the accommodation needs of both tourists and key workers in the Pilbara. Ultimately, any proposal to adaptively re-use the facility would have to be considered on its merits at the time in the future as part of a separate application.

A condition is recommended to be included in the approval requiring the provision of a de-commissioning plan to be approved by the Shire within 12 months of the expiry of the term of approval. A decommissioning plan would of course not be required should an extension to the term of approval, or an approval for an alternate use be granted prior to the expiry of approval.

#### Operational Management, Construction and Servicing

A key feature of workforce accommodation facilities is the operational management plan (OMP) under which they are required to operate. The OMP typically addresses matters relating to parking, access and visitors, alcohol consumption, and other protocols to ensure that there is a positive relationship between the facility and the local community. Accordingly, a condition detailing the Shire's expectations around the preparation and implementation of an OMP is recommended to form part of this approval.

#### Community Facilities

The applicant has confirmed the proponent's intention to invest in local services and facilities, including the construction of a community gym. The gym will form part of the Badgingarra Recreation Precinct Plan and will ensure that benefits from the Parron Wind Farm project are shared in the community over the short and long term.

#### CONSULTATION

As a 'Use Not Listed', the application was required to be advertised for a minimum of 28-days in accordance with the Planning and Development (Local Planning Scheme) Regulations (2015). To

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maximise the opportunity for the community to provide feedback over the Christmas and harvest period, the proposal was advertised for public comment over approximately 8 weeks from late November 2025, with the closing date for submissions being 12 January 2026. The 4 submissions received are included in Attachment 2.

State Government and service agency stakeholders were consulted on the proposal through the Shires advertising process, with responses set out in Attachment 2.

### STATUTORY ENVIRONMENT

*Planning and Development (Local Planning Schemes) Regulations 2015*

*Schedule 2 Deemed provisions for local planning schemes Part 9 Procedure for dealing with applications for development approval*

*cl. 67(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) – (zb)*

#### Local Planning Scheme No.7

*2.4.2 In determining an application for development approval, the local government is to have due regard to -*

- a) the matters set out in clause 67 of the deemed provisions; and
- b) the ultimate purpose intended for the Reserve.

### POLICY IMPLICATIONS

WAPC Workforce Accommodation Position Statement 2018

The Position Statement aims to:

- outline the development requirements for workforce accommodation under the Planning and Development Act 2005 and associated regulation, and;
- provide guidance to local governments on the role of the local planning framework in the planning and development of workforce accommodation.

Where practicable, workforce accommodation should be provided in established towns, in locations suitable to its context, to facilitate their ongoing sustainability. Planning and development of workforce accommodation should be consistent with local planning strategies and schemes, except where the Mining Act 1978 and State Agreement Acts prevail.

6.3 Where scheme provisions are not required, local planning policies can also provide guidance on workforce accommodation and be consistent with this Position Statement.

#### Local Planning Policy 9.15 – Workforce Accommodation

##### *4.0 Objectives*

*Encourage workforce accommodation to be located within or close to urban centres and townsites, ensuring reciprocal benefits for the local community and businesses. This enables occupants to conveniently access services and facilities, and encourages occupants to participate in the community, improving social wellbeing.*

*Ensure workforce accommodation proposals are appropriately designed for their location, served by all key essential service infrastructure and integrated into the surrounding environment through design and management measures that promote social cohesion and protect local amenity.*

##### *7.1 General*

*7.1.2 All development applications for 'workforce accommodation' will be advertised for public comment for 28 days in accordance with the requirements of clause 64 in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 as it applies specifically to complex applications.*

##### *7.2 – Location*

*Workforce accommodation proposals for operations located within 30 minutes driving time of a townsite are encouraged to locate in close proximity to the town or provide town-based workforce accommodation.*

##### *7.3 Servicing*

*7.3.1 Proponents should ensure that the infrastructure capacity to service the proposal is adequately addressed. Where upgrades to existing services are required in and adjacent to townsites, proponents are encouraged to demonstrate infrastructure improvements for the site and surrounds associated with the proposal, and improvements that will be available for adaptive reuse once the workforce accommodation period concludes (such as power, water, wastewater, and roads/paths).*

##### *7.4 Design*

*7.4.2 All buildings and structures proposed to be used for workforce accommodation purposes are required to be of scale, form and appearance (including materials and colours) that do not detract from the amenity and desired character of the immediate locality.*

<p><b>MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 APRIL 2026</b></p>
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*The standard of development should be compatible with its location and existing development in the immediate locality and should be consistent with the surrounding streetscape, LPS7 requirements and applicable Design Guidelines.*

#### *7.4.3.2 'High Design Standards'*

- A) Basic standards as detailed in clause 7.4.2.2 a, b, c and d, and Table 1: High Design Standards.*
- B) The development of workforce accommodation using transportable camp buildings and layouts with low amenity value, including dongas and sea containers, are not suitable due to inconsistencies with the aims and objectives of this policy.*
- C) Active building frontages positioned at the street front boundary, including building height and setbacks relative to the zone and scheme objectives.*
- D) All external lighting is to comply with the requirements of AS4282 – Control of Obtrusive Effects of Outdoor Lighting and the Western Australian Planning Commission's Dark Sky Principles to prevent light spill from the site.*

#### *Table 1 – Car Parking*

*Where workers have or are provided with access to private vehicles, one (1) car parking space should be provided on-site for every two (2) workers (or part thereof) proposed to be accommodated within the development. The car parking spaces required are to be maintained at all times for the exclusive use of workers accommodated on the land to the satisfaction of the Shire. Carparking requirements will also need to consider the future use following transition from workforce accommodation. Carparks are to be sealed, and line marked. Adequate safe access is to be available for parking of service and waste vehicles.*

#### *7.5 Timeframes*

*7.5.1 Development approvals for workforce accommodation will generally be subject to a temporary approval of up to 5 years. The specific time limit set in each case will have regard to the purpose of the workforce accommodation (i.e. construction or operational staff) and the location of the accommodation and longer periods may be considered when justified.*

*7.5.3 Any proposal to extend the term of approval for workforce accommodation development will require the preparation and lodgement of a new development application with the Shire prior to expiry of any development approval. All applications will be assessed and determined in accordance with the standards and requirements of the Shire's local planning framework applicable at the time.*

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*7.6 Decommissioning and Rehabilitation or Adaptive Re-Use*

*7.6.1 Workforce accommodation that is only required for a certain period of time will be required to be decommissioned at the end of the project, unless the buildings can be re-used for another land use and have been designed to be adaptive.*

*7.6.3 The Shire requires all improvements associated with a workforce accommodation development to be decommissioned and removed from the land at the end of the approval term and the land reinstated to its natural condition insofar as practicable.*

*A condition may be imposed on any development approval granted requiring the preparation and submission of a Decommissioning and Rehabilitation Plan at an appropriate time for consideration and endorsement by the Shire.*

**FINANCIAL IMPLICATIONS**

Payment of the applicable application fee (\$34,196) under the Shire's adopted Fees & Charges has been made.

**STRATEGIC IMPLICATIONS**

*Local Planning Strategy*

*6.1.4 Badgingarra*

*A more compact settlement form utilising existing infrastructure is desirable, and flexibility is a key consideration when identifying land use opportunities to meet the needs of the small diverse settlements and surrounding rural hinterland.*

*6.9.1 Accommodation for Mining Workers*

*Mining and construction operators from time to time need to establish accommodation for their workers. The Shire encourages operators to locate in established townsites*

**Shire of Dandaragan – Council Plan**

Prosperity	The region will experience economic and population growth with increasing economic opportunities, diversifying primary production and a vibrant visitor economy.
Priority Outcomes	Our Shire has a contemporary land use planning system that responds to and creates economic opportunities

**ATTACHMENTS**

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

- Attachment 1 – Consultant Report and Plans (Doc Id: SODR-1262144384-37961)
- Attachment 2 – Schedule of Submissions (Doc Id: SODR-1262144384-37962)

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- Attachment 3 – Bushfire Management Plan (Doc Id: SODR-1262144384-37969)
- Attachment 4 – Traffic Impact Assessment (Doc Id: SODR-1262144384-33735)
- Attachment 5 – Water Management Plan (Doc Id: SODR-1262144384-37964)
- Attachment 6 – Environmental Assessment and Management Plan (Doc Id: SODR-1262144384-37963)

**(Marked 9.3.2)**

VOTING REQUIREMENT

Simple Majority

**OFFICER RECOMMENDATION / COUNCIL DECISION**

**Moved Cr Young, seconded Cr Glasfurd**

**That Council grants Development Approval for Workforce Accommodation at Unallocated Crown Land Parcel (Pin 1050435) Reimers Street, Badgingarra subject to the following Conditions and Advice Notes:**

**Conditions**

1. All development shall be in accordance with the approved development plans and accompanying documentation submitted by Element Advisory dated 23 April 2026, which forms part of this development approval, to the specifications and satisfaction of the Shire of Dandaragan, subject to any modifications required as a consequence of any condition(s) of this approval.
2. This decision constitutes planning approval for Workforce Accommodation only and is valid for a period of 10 years from the date of approval. Upon the expiration of the development approval, the proponent shall at the proponent's cost:
  - i. remove the development; and
  - ii. rehabilitate the land to its pre-development condition, to the specifications and satisfaction of the Shire of Dandaragan.
3. Prior to lodging an application for a building permit, a detailed landscaping and reticulation plan for the subject site and/or the road verge(s) must be submitted to, and approved to, the satisfaction of the Shire of Dandaragan, and must include the following:
  - (a) The location, number and type of proposed trees and shrubs including planter and/or tree pit sizes and planting density;
  - (b) Any lawns to be established;

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- (c) Any existing vegetation and/or landscaped areas to be retained;
- (d) Any verge treatments;
- (e) Evidence that the proposed landscaping will not, at maturity, negatively impact the development or adjoining properties.

The approved landscaping and reticulation plan must be fully implemented within the first available planting season after the initial occupation of the development, and maintained thereafter, to the satisfaction of the Shire of Dandaragan. Any species which fail to establish within the first two planting seasons following implementation must be replaced in consultation with and to the satisfaction of the Shire of Dandaragan.

4. All external lighting shall comply with the requirements of AS4282 – Control of Obtrusive Effects of Outdoor Lighting and the Western Australian Planning Commission’s Dark Sky Principles to prevent light spill from the site to the satisfaction of the Shire of Dandaragan.
5. Within 12 months prior to the expiry of the term of approval, the applicant must submit and have approved by the Shire of Dandaragan and thereafter implement a Decommissioning and Rehabilitation Plan to the satisfaction of the Shire of Dandaragan.
6. Prior to the operation of the development, the applicant must submit and have approved by the Shire of Dandaragan and thereafter implement to the satisfaction of the Shire of Dandaragan, an Operational Management Plan addressing the following matters:
  - a) details on the future ongoing management of the waste bins and the waste bin storage areas, including cleaning, rotation and moving waste bins to and from the waste bin collection areas.
  - b) All bin storage areas must comply with clause 4.2.7 of the Shire’s Health Local Laws 2005 ‘Suitable Enclosure’. Appropriate floor waste and an adequate water supply is required in the bin store area.
7. The Waste Management Plan must be implemented at all times to the satisfaction of the Shire of Dandaragan.
8. Prior to lodging an application for a building permit, the applicant must submit and have approved by the Shire of Dandaragan, and thereafter implement to the satisfaction of the Shire of Dandaragan , a construction management plan addressing the following matters:
  - i. How materials and equipment will be delivered and removed from the site;

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- ii. How materials and equipment will be stored on the site;
  - iii. Parking arrangements for contractors;
  - iv. Construction waste disposal strategy and location of waste disposal bins;  
Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
  - v. How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works; and
  - vi. Other matters likely to impact on the surrounding properties.
9. Prior to occupation or use of the development the approved parking plan must be implemented, constructed and thereafter maintained to the satisfaction of the Shire of Dandaragan, for the life of the development.
10. Prior to lodging an application for a building permit, stormwater disposal plans, details and calculations must be submitted for approval by the Shire of Dandaragan and thereafter implemented, constructed and maintained to the satisfaction of the Shire of Dandaragan.
11. All development shall be undertaken and thereafter maintained in accordance with the approved Bushfire Management Plan and Emergency Excavation Plan prepared in accordance with State Planning Policy 3.7 Planning in bushfire prone areas to the satisfaction of the Shire of Dandaragan.
12. Prior to lodging an application for a building permit, the applicant must submit and have approved by the Shire of Dandaragan and thereafter implement to the satisfaction of the Shire of Dandaragan, a Construction Management Plan (including details for ongoing Environmental Management of the site).
13. Prior to the commencement of any site works, a Dust Management Plan shall be prepared in accordance with the Shire's Engineering Policy 7.7 to the satisfaction of the Shire of Dandaragan. The approved plan shall be implemented and all work shall be carried out in accordance with the approved plan. The owner/occupier of the land must comply with the Site Erosion and Sand Drift Prevention Local Law 2019 to the satisfaction of the Shire of Dandaragan at all times.
14. No direct vehicular access to Brand Highway is permitted from the proposed development unless otherwise approved by the Shire of Dandaragan.

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- 15. No stormwater drainage is to be discharged onto the Brand Highway Road reserve unless otherwise approved by the Shire of Dandaragan.**
- 16. Uniform visually permeable fencing shall be required on the boundary between Bran Highway Road reserve and the adjacent Lot to the satisfaction of the Shire of Dandaragan.**
- 17. No earthworks are to encroach onto the Brand Highway Road reserve unless otherwise approved 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. Should the applicant be aggrieved by this decision, or any conditions imposed, 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.**

**CARRIED 5 / 0**

**FOR: Cr O'Gorman, Cr Gibson, Cr Young,  
Cr Johnson, Cr Glasfurd**

**AGAINST: Nil**

**9.3.3 DISPOSAL OF PROPERTY – LOT 116 (17) DOUST STREET, JURIE BAY**

Location:	Lot 116 (17) Doust Street, Jurien Bay
Applicant:	Jurien Bay Resort
Folder Path:	Doc Id: SODR-757425863-4357
Disclosure of Interest:	Nil
Date:	13 April 2026
Author:	Alex MacKenzie, Manager Development Planning
Senior Officer:	Louis Fouche, Executive Manager Development Services

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**PROPOSAL**

The purpose of this report is for Council to consider an offer for the purchase of vacant land at 17 Dust Street, Jurien Bay. If supported, it is requested that Council determine the appropriate method of disposal and authorise the Chief Executive Officer to carry out the sale.

**BACKGROUND**

The Shire owned, 1,012m<sup>2</sup> lot is partially serviced and zoned 'Regional Centre'. The site adjoins a veterinary centre to the east and a vacant Shire lot to the west. The Shire undertakes regular maintenance mowing to manage weeds onsite.

The Shire's 2019 Land Rationalisation Project found both Lot 115 and Lot 116 Dust Street to be surplus to the Shire's operational requirements.



*Location Plan – Lot 116 (17) Dust Street, Jurien Bay*

**COMMENT**

Council at its 23 February 2023 meeting resolved to initiate the process for the disposal (sale) of Lots 115 and 116 Dust Street, Jurien Bay. Professionals Jurien Bayview Realty was subsequently engaged to present the properties to market; however, no offers were received.

*Market Appraisal and Offer to Purchase*

Ray White Jurien Bay was engaged in August 2025 to provide a market appraisal to satisfy the requirements of section 3.58 (4) (c) of the *Local Government Act 1995*.

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An appraisal undertaken in August 2025 recommended a listing price range of \$380,000-\$399,000. An offer to purchase the property for \$400,000 has now been received by the Shire by MVP Consultants Pty Ltd. The terms of the offer are detailed in Confidential Attachment 2. The prospective purchaser plans to develop a 100-bed short-stay accommodation, 'hostel'. On this basis, the contract of sale would be subject to receipt of development approval.

Noting that the appraisal was undertaken more than six months ago; further to the provisions of clause 4 (ii) under Section 3.58 of the *Local Government Act*, this report requests that Council first accept the market appraisal to be a true indication of the value of the property.

*Disposal Method*

The *Local Government Act 1995* prescribes the process to be followed by a local government when disposing of property. Under the Act, property may be disposed of by way of public auction, public tender, or following the giving of local public notice.

Given that an offer to purchase the property has been received and is considered acceptable, it is recommended that Council resolve to dispose of the property by giving local public notice in accordance with section 3.58 of the Act.

A public notice will be placed in The West Australian and other local public notice sources advising of the Shire's intention to dispose of the property and providing details of the offer received. The notice will invite submissions to be made to the Shire within a 14-day period. Should no adverse submissions be received during this period, it is recommended that Council authorise the Chief Executive Officer to execute the sale contract documentation and complete the disposal.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

*Local Government Act 1995* Section 3.58  
*Disposing of property*

1. *In this section —  
dispose includes to sell, lease, or otherwise dispose of,  
whether absolutely or not.  
property includes the whole or any part of the interest of a  
local government in property but does not include money.*
2. *Except as stated in this section, a local government can  
only dispose of property to —  
a. the highest bidder at public auction; or*

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- b. *the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.*
3. *A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —*
- a. *it gives local public notice of the proposed disposition —*
    - i. *describing the property concerned; and*
    - ii. *giving details of the proposed disposition; and*
    - iii. *inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given.*

And

4. *The details of a proposed disposition that are required by subsection (3) (a) (ii) include –*
- a. *the names of all other parties concerned; and*
  - b. *the consideration to be received by the local government for the disposition; and*
  - c. *the market value of the disposition –*
    - i. *as ascertained by a valuation carried out not more than 6-months before the proposed disposition; or*
    - ii. *as declared by a resolution of the local government on the basis of a valuation carried out more than 6-months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.*
5. *This section does not apply to –*
- a. *A disposition of an interest in land under the Land Administration Act (1997) section 189 or 190; or*
  - b. *A disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or*
  - c. *Anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or*
  - d. *Any other disposition that is excluded by regulations from the application of this section.*

#### POLICY IMPLICATIONS

There are no policy implications relevant to this item.

#### FINANCIAL IMPLICATIONS

Revenue from the sale of the property is recommended to be allocated to the Shire's Economic Development reserve which is consistent with Council's previous sales of freehold property.

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Council may also choose to direct the funds to other reserves to be utilised in future budget / project priorities.

**STRATEGIC IMPLICATIONS**

Strategic Community Plan – Envision 2029

<b>Priority Outcomes</b>	Our investments in public assets are based on responsible and sustainable asset custodianship.
<b>Our Roles</b>	Modernise the Shire's Asset Management to sustainably manage our existing asset network and consider asset expansion within sustainable levels of service.

**ATTACHMENTS**

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

- Attachment 1 – Market Appraisal 17 Doust Street (SODR-757425863-4356)
- Attachment 2 – Confidential Attachment (SODR-757425863-4360)

***(Marked 9.3.3)***

**VOTING REQUIREMENT**

Absolute Majority

**OFFICER RECOMMENDATION / COUNCIL DECISION**

**Moved Cr Gibson, seconded Cr Young**

**That Council:**

- 1. Resolve, in accordance with section 3.58(4)(c)(ii) of the Local Government Act 1995, that the market appraisal undertaken in August 2025 is considered to be a true indication of the value of Lot 116 (17) Doust Street, Jurien Bay at the time of the proposed disposition.**
- 2. Commence the process to dispose of Lot 116 (17) on Survey Plan P209488, Volume 1821 Folio 164, Doust Street, Jurien Bay by giving 14 days' local public notice in accordance with section 3.58 of the Local Government Act 1995, of a proposed sale to MVP Consultants Pty Ltd for the sum of \$400,000, with settlement subject to the purchaser obtaining development approval for the site.**
- 3. Subject to no adverse submissions being received during the public notice period, and subject to the approval of a subsequent development application, authorise the Chief Executive Officer to accept the offer from MVP Consultants Pty Ltd to purchase Lot 116 (17) on Survey Plan P209488, Volume 1821 Folio 164, Doust Street, Jurien Bay for the sum of \$400,000 and to execute all documents necessary to complete the disposal.**

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- 4. Resolve that the revenue received from the disposal of Lot 116 (17) Doust Street, Jurien Bay be allocated to the Shire's Economic Development Reserve.**

**CARRIED BY ABSOLUTE MAJORITY 5 / 0**

**FOR: Cr O'Gorman, Cr Gibson, Cr Young,  
Cr Johnson, Cr Glasfurd**

**AGAINST: Nil**

## **9.4 GOVERNANCE & ADMINISTRATION**

### **9.4.1 EQUAL EMPLOYMENT OPPORTUNITY POLICY REVIEW**

Location:	Shire of Dandaragan
Applicant:	N/A
File Reference:	Doc Id: SODR-461937211-1688
Disclosure of Interest:	None
Date:	10 April 2026
Author:	Lauren Miles, Human Resources Coordinator
Senior Officer:	Rebecca Pink, Executive Manager Corporate Services

#### PROPOSAL

That Council review and endorse the proposed amendments to Policy 2.6 - Equal Employment Opportunity.

#### BACKGROUND

Policy 2.6 – Equal Employment Opportunity was adopted by Council on 23 May 2019. Since adoption, legislative requirements and best practice expectations relating to equal employment opportunity and anti-discrimination have evolved.

A review of the policy has been undertaken to ensure ongoing compliance with the *Equal Opportunity Act 1984 (WA)* (as consolidated to 30 May 2025) and to modernise the policy language and structure.

#### COMMENT

The proposed amendments aim to improve readability, remove duplicated content, reflect contemporary workplace standards, and align with the Shire's current strategic and operational frameworks.

Specific amendments include:

- Strengthening the policy objective to explicitly reference compliance with modern anti-discrimination expectations.

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- Reframing the policy statement to emphasise a safe, inclusive and respectful workplace, free from discrimination, harassment and victimisation.
- Simplifying and modernising language by removing outdated or prescriptive provisions (such as consultative committees and grievance officers) that are now addressed through other contemporary policies and procedures.
- Clearly articulating merit-based employment principles across recruitment, training, promotion and workplace management.
- Aligning the policy with existing Shire frameworks.

The revised policy adopts a principles-based approach, supporting flexibility while ensuring compliance and consistency with current best practice.

CONSULTATION

Executive Management Team

STATUTORY ENVIRONMENT

*Equal Opportunity Act 1984 (WA)*

POLICY IMPLICATIONS

Upon adoption, the revised policy will replace the existing Policy 2.6 – Equal Employment Opportunity.

FINANCIAL IMPLICATIONS

NIL

STRATEGIC IMPLICATIONS

The revised Policy 2.6 – Equal Employment Opportunity supports good governance, inclusive workforce practices, and compliance with legislative obligations

ATTACHMENTS

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

- Current Equal Employment Opportunity (Doc Id: SODR-461937211-1166)
- Revised Equal Employment Opportunity (Doc Id: SODR-461937211-1686)

**(Marked 9.4.1)**

VOTING REQUIREMENT

Simple majority

**OFFICER RECOMMENDATION / COUNCIL DECISION**

**Moved Cr Johnson, seconded Cr Young**

**That Council adopts the revised Policy 2.6 – Equal Employment Opportunity, as presented.**

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**CARRIED 5 / 0**

**FOR: Cr O'Gorman, Cr Gibson, Cr Young,  
Cr Johnson, Cr Glasfurd**

**AGAINST: Nil**

#### **9.4.2 GRANT OF LEASE – LOT 128 BAYLISS STREET JURIEBAY**

Location:	Shire of Dandaragan
Applicant:	N/A
File Reference:	Doc Id: SODR-2042075298-155769
Disclosure of Interest:	Nil
Date:	9 April 2026
Author:	Lauren Miles, Human Resources Coordinator
Senior Officer:	Rebecca Pink, Executive Manager Corporate Services

#### PROPOSAL

That Council consider granting a further lease to Coastal Kids Care Inc over Lot 128, Bayliss Street, Jurien Bay, to enable the continued operation of childcare services from the site.

#### BACKGROUND

Coastal Kids Care Inc (CKC) currently occupies Lot 128, Bayliss Street, Jurien Bay under a lease arrangement with the Shire, which is due to expire on 30 November 2027.

CKC is a not-for-profit community organisation that provides essential early childhood education and care services, including long day care and after-school/holiday care, to families within Jurien Bay and surrounding areas. These services support workforce participation, early childhood development, and the broader social and economic wellbeing of the community.

The facility has been operating successfully for several years and is well utilised by local families. Continuity of tenure is considered important to ensure service stability, future planning, and the organisation's capacity to maintain and invest in the facility.

#### COMMENT

It is proposed that Council endorse the renewal of the lease to Coastal Kids Care Inc for an initial term of five (5) years, with a further five (5) year option, subject to standard terms and conditions and compliance with relevant legislation and Shire policies.

Granting a renewed lease would:

- Provide certainty and security of tenure for CKC, enabling long-term service planning
- Support the ongoing provision of essential childcare services within Jurien Bay

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- Maintain the community benefit derived from the use of Shire-owned land by a not-for-profit organisation

No change to land use is proposed, and the renewal is considered consistent with the existing use of the site and the interests of the community.

### CONSULTATION

Chief Executive Officer

### STATUTORY ENVIRONMENT

*Local Government Act 1995*

#### **3.58. Disposing of property**

(1) In this section —

**dispose** includes to sell, lease, or otherwise dispose of, whether absolutely or not;

**property** includes the whole or any part of the interest of a local government in property but does not include money.

(2) Except as stated in this section, a local government can only dispose of property to —

- (a) the highest bidder at public auction; or
- (b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.

(3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —

- (a) it gives local public notice of the proposed disposition —
  - (i) describing the property concerned; and
  - (ii) giving details of the proposed disposition; and
  - (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given; and
- (b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

(4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include —

- (a) the names of all other parties concerned; and
- (b) the consideration to be received by the local government for the disposition; and
- (c) the market value of the disposition —
  - (i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
  - (ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the

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local government believes to be a true indication of the value at the time of the proposed disposition.

- (5) This section does not apply to —
- (a) a disposition of an interest in land under the *Land Administration Act 1997* section 189 or 190; or
  - (b) a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or
  - (c) anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or
  - (d) any other disposition that is excluded by regulations from the application of this section.

[Section 3.58 amended: No. 49 of 2004 s. 27; No. 17 of 2009 s. 10.]

and;

**Local Government (Functions and General) Regulations 1996 (WA)**

**30. Dispositions of property excluded from Act s. 3.58**

- (1) A disposition that is described in this regulation as an exempt disposition is excluded from the application of section 3.58 of the Act.
- (2) A disposition of land is an exempt disposition if —
  - (a) the land is disposed of to an owner of adjoining land (in this paragraph called the **transferee**) and —
    - (i) its market value is less than \$5 000; and
    - (ii) the local government does not consider that ownership of the land would be of significant benefit to anyone other than the transferee; or
  - (b) the land is disposed of to a body, whether incorporated or not —
    - (i) the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and
    - (ii) the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions; or
  - (c) the land is disposed of to —
    - (i) the Crown in right of the State or the Commonwealth; or
    - (ii) a department, agency, or instrumentality of the Crown in right of the State or the Commonwealth; or
    - (iii) another local government or a regional local government; or
  - (d) it is the leasing of land to an employee of the local government for use as the employee's residence; or
  - (e) it is the leasing of land for a period of less than 2 years during all or any of which time the lease does not give the lessee the exclusive use of the land; or

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- (f) it is the leasing of land to a person registered under the *Health Practitioner Regulation National Law (Western Australia)* in the dental profession or medical profession to be used for carrying on the person's dental practice or medical practice; or
  - (g) it is the leasing of residential property to a person.
- (2a) A disposition of property is an exempt disposition if the property is disposed of within 6 months after it has been —
- (a) put out to the highest bidder at public auction, in accordance with section 3.58(2)(a) of the Act, but either no bid is made or any bid made does not reach a reserve price fixed by the local government; or
  - (b) the subject of a public tender process called by the local government, in accordance with section 3.58(2)(b) of the Act, but either no tender is received or any tender received is unacceptable; or
  - (c) the subject of Statewide public notice under section 3.59(4) of the Act, and if the business plan referred to in that notice described the property concerned and gave details of the proposed disposition including —
    - (i) the names of all other parties concerned; and
    - (ii) the consideration to be received by the local government for the disposition; and
    - (iii) the market value of the disposition as ascertained by a valuation carried out not more than 12 months before the proposed disposition.
- (2b) Details of a disposition of property under subregulation (2a) must, for a period of 1 year beginning on the day of the initial auction or tender —
- (a) be made available for public inspection; and
  - (b) be published on the local government's official website.
- (3) A disposition of property other than land is an exempt disposition if —
- (a) its market value is less than \$20 000; or
  - (b) the entire consideration received by the local government for the disposition is used to purchase other property, and where the total consideration for the other property is not more, or worth more, than \$75 000.

*[Regulation 30 amended: Gazette 25 Feb 2000 p. 974-5; 28 Apr 2000 p. 2041; 31 Mar 2005 p. 1055-6; 27 Sep 2011 p. 3846; 18 Sep 2015 p. 3812; SL 2020/213 r. 41; SL 2023/47 r. 6.]*

POLICY IMPLICATIONS

NIL

FINANCIAL IMPLICATIONS

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The lease is proposed at a peppercorn rental and does not reflect market value consideration under section 3.58 of the *Local Government Act 1995*. While potential lease income is forgone, this is partially offset through funding received from the Department of Communities in support of the facility. The arrangement recognises the significant community benefit associated with the ongoing provision of not-for-profit childcare services. No direct financial outlay is required.

**STRATEGIC IMPLICATIONS**

NIL

**ATTACHMENTS**

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

- Draft Lease – (Doc Id: SODR-2042075298-155768)  
**(Marked 9.4.2)**

**VOTING REQUIREMENT**

Simple Majority

**OFFICER RECOMMENDATION / COUNCIL DECISION**

Moved Cr Young , seconded Cr Johnson

That Council:

1. Approves the granting of a further lease to Coastal Kids Care Inc over Lot 128, Bayliss Street, Jurien Bay for an initial term of five (5) years, with an option for a further five (5) years, for the purpose of continuing the operation of childcare services from the site;
2. Notes that the proposed lease constitutes an exempt disposition pursuant to Regulation 30(2)(b) of the Local Government (Functions and General) Regulations 1996, as Coastal Kids Care Inc is a not-for-profit organisation with charitable and educational objectives; and
3. Authorises the Chief Executive Officer to negotiate, finalise and execute the lease and any associated documentation, subject to standard terms and conditions and compliance with all relevant legislation and Shire policies.

**CARRIED 5 / 0**

**FOR: Cr O'Gorman, Cr Gibson, Cr Young,  
Cr Johnson, Cr Glasfurd**

**AGAINST: Nil**

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### 9.4.3 POLICY MANUAL UPDATE – SEVERANCE, GRATUITY AND RECOGNITION OF SERVICE PAYMENT

Location:	Shire of Dandaragan
Applicant:	N/A
File Reference:	Doc Id: SODR-461937211-1691
Disclosure of Interest:	None
Date:	9 April 2026
Author:	Lauren Miles, Human Resources Coordinator
Senior Officer:	Rebecca Pink, Executive Manager Corporate Services

#### PROPOSAL

That Council review and endorse the proposed amendments to Policy 2.7 – Severance, Gratuity and Recognition of Service Payment.

#### BACKGROUND

Policy 2.7 – Severance and Gratuity Payment was adopted by Council on 23 May 2019. The review has modernised language, clarified application and strengthened governance and transparency.

#### COMMENT

The following key amendments have been made;

- a) Policy title updated to formally include Recognition of Service.
- b) Improved structure and consistency.
- c) Legislative references clarified, including specific reference to Regulation 19A of the *Local Government (Administration) Regulations 1996*.
- d) Clarification of exclusions including refined wording relating to misconduct and redundancy.

#### CONSULTATION

Executive Management Team

#### STATUTORY ENVIRONMENT

*Local Government Act 1995* and Regulation 19A of the *Local Government (Administration) Regulations 1996*

#### **19A. Payments in addition to contract or award, limits of (Act s. 5.50(3))**

- (1) The value of a payment or payments made under section 5.50(1) and;
- (2) to an employee whose employment with a local government finishes after 1 January 2010 is not to exceed in total —
  - (a) the value of the person's final annual remuneration, if the person —
    - (i) accepts voluntary severance by resigning as an employee; and

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- (ii) is not a CEO or a senior employee whose employment is governed by a written contract in accordance with section 5.39; or
- (b) in all other cases, \$5 000.

- (2) In this regulation —  
final annual remuneration in respect of a person, means the value of the annual remuneration paid, or payable, to the person by the local government which employed that person immediately before the person's employment with the local government finished.

[Regulation 19A inserted: Gazette 31 Mar 2005 p. 1032;  
amended: Gazette 13 Jul 2012 p. 3218.]

POLICY IMPLICATIONS

The reviewed policy will replace the current policy 2.7 –Severance and Gratuity Payment.

FINANCIAL IMPLICATIONS

The adoption of the revised policy is not expected to have a material impact on the Shire's financial position. Any severance, gratuity or recognition of service payments are discretionary, infrequent and made on an ad hoc basis, subject to Council approval where required and the limits prescribed under Regulation 19A of the *Local Government (Administration) Regulations 1996*.

Any such payments will be managed within existing budget allocations or considered as part of standard employee cost provisions, and do not create an ongoing or additional financial commitment for the Shire.

STRATEGIC IMPLICATIONS

NIL

ATTACHMENTS

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

- Policy 2.7 – Severance and Gratuity Payment (Doc Id: SODR-878193511-2589)
- Revised Policy 2.7 – Severance, Gratuity and Recognition of Service Payment (Doc Id: SODR-461937211-1692)

**(Marked 9.4.3)**

VOTING REQUIREMENT

Simple Majority

**OFFICER RECOMMENDATION / COUNCIL DECISION**

**Moved Cr Gibson, seconded Cr Young  
That Council adopts the Policy 2.7 – Severance, Gratuity and Recognition of Service Payment as presented.**

**CARRIED 5 / 0**

**FOR: Cr O'Gorman, Cr Gibson, Cr Young,  
Cr Johnson, Cr Glasfurd**

**AGAINST: Nil**

**9.4.4 MEDICAL SERVICES AGREEMENT - ASSIGNMENT /  
NOVATION OF CONTRACT**

Location:	Not Applicable
Applicant:	Spectrum Health Group Pty Ltd
File Reference:	Doc Id: SODR-1792953452-2587
Disclosure of Interest:	Nil
Date:	13 April 2026
Author:	Brent Bailey, Chief Executive Officer
Senior Officer:	Not Applicable

**PROPOSAL**

Council is requested to consider a matter arising from the proposed sale of Spectrum Health Group Pty Ltd's business, which may result in a novation of the Medical Services Agreement and associated lease of the Jurien Bay Medical Centre to Avid Health Holdings Pty Ltd. Under the existing Agreement, any assignment or novation requires the prior written consent of Council.

The proposed transaction has implications for the ongoing delivery of medical services, the continuity of lease obligations, and Council's contractual position, particularly noting that Spectrum Health Group Pty Ltd may not continue as an operating entity following completion of the sale.

**BACKGROUND**

On 24 January 2018, Council entered into a Medical Services Agreement with Spectrum Health Group Pty Ltd for the provision of medical services to the Jurien Bay community. The Agreement also incorporates the lease of the Jurien Bay Medical Centre, with the lease expressly linked to the provision of those services.

Spectrum Health Group Pty Ltd has advised the Shire that it is considering a proposed change in ownership and/or business structure, which may result in the Medical Services Agreement and associated lease being transferred to a new operating entity. While the request has been described as an assignment, officers consider that the appropriate mechanism is a novation, given Spectrum Health Group Pty Ltd may not continue as an operating entity following completion of the sale. The specific legal mechanism will be determined and enacted by Council's lawyers if this proposal is supported by Council.

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The existing Agreement includes a single extension option only, which has been implemented and expires on 31 October 2027. There are no further rights of extension, and any continuation of medical services beyond that date would require Council to consider a new contractual arrangement.

**COMMENT**

Spectrum Health Group Pty Ltd has submitted an initial request seeking Council's consideration of an assignment of the lease to a proposed incoming entity, subject to formal documentation.

Clause 7.2 of the Medical Services Agreement provides that the Medical Services Provider must not assign the whole or any part of the contract, including the lease of the Medical Centre, without the prior written consent of the Shire, which may be granted subject to conditions determined by Council.

Clause 6.11 further provides that the lease of the Medical Centre is directly tied to the provision of medical services and terminates if services cease.

Accordingly, Council approval is required before any assignment or novation of the lease can occur.

Information provided to date includes:

- A high-level description of the proposed transaction.
- Details of the proposed incoming entity.
- Confirmation of the intention to maintain continuity of medical services to the Jurien Bay community.

Further detailed information, including final transaction structure and legal documentation, would be required prior to any assignment taking effect.

Based on the information provided and publicly available material, Avid Health Holdings Pty Ltd appears to have the operational, financial and governance capacity to hold the Medical Services Agreement. Avid Health operates as the healthcare division of the AvidSys Group and is proposed to acquire the Spectrum Health medical practices as part of a broader entry into primary healthcare service delivery in Western Australia.

Financial information indicates that Avid Health is profitable and adequately capitalised, and public communications confirm an intention to maintain existing clinic operations, staffing and service models. The parent group has an established operating history across multiple regulated industries and demonstrates experience in managing complex organisations, acquisitions and ongoing service delivery.

Council should note that Spectrum Health Group Pty Ltd may not continue as an operating entity following the proposed sale of its

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business, and that any consent to assignment should ensure that all contractual rights, obligations and liabilities transfer wholly to the incoming entity, with no residual reliance on Spectrum Health.

Council should also note that Avid Health Holdings Pty Ltd is a relatively newly incorporated entity, established in connection with the acquisition of Spectrum Health Group, and therefore has a limited standalone operating history in primary healthcare under its own corporate structure. As such, Council may wish to ensure that any consent to assignment is subject to conditions addressing service continuity, financial and insurance compliance, and corporate accountability, including the execution of appropriate legal documentation formally binding the assignee to all existing contractual obligations and risk allocations under the Medical Services Agreement and associated lease.

In determining whether to consent to the proposed novation or assignment, Council may consider, among other things:

- The capability and experience of the proposed incoming entity to deliver medical services in accordance with the Agreement.
- The relatively short period remaining on the current Medical Services Contract which will require a future Council decision on medical services arrangements and facility provision.
- Continuity of services and impact on the local community.
- Compliance with all contractual obligations, including KPIs and service standards.
- Financial and operational capacity of the proposed assignee.
- Any conditions Council considers appropriate to protect the Shire's interests.

Council may:

1. Approve consent in principle to the novation or assignment of the lease, subject to conditions, including execution of a formal deed of assignment or novation to the satisfaction of the Chief Executive Officer – (Officer's Recommendation); or
2. Request further information before making a determination; or
3. Decline to grant consent to the proposed assignment.

#### CONSULTATION

Spectrum Health Group Pty Ltd  
Avid Health Holdings Pty Ltd

#### STATUTORY ENVIRONMENT

There are no statutory implications. The matter is governed by the terms of the existing Medical Services Agreement and Council's contractual authority.

#### POLICY IMPLICATIONS

Nil

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There are no direct financial implications arising from consideration of the request. Ongoing lease arrangements would continue in accordance with the existing Medical Services Agreement, subject to Council's decision.

**STRATEGIC IMPLICATIONS**

The proposal aligns with the Shire of Dandaragan Council Plan, which details a Community Outcome of being a safe, active and healthy community. The ongoing access for General Practice and Medical Services is essential for this outcome.

**ATTACHMENTS**

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

- Correspondence from Spectrum Health Pty Ltd - Request (Doc Id: SODR-1739978813-9857)
- Company Introduction, Overview and Background Information – Avid Health Pty Ltd (Doc Id: SODR-1739978813-9856)

***(Marked 9.4.4)***

**VOTING REQUIREMENT**

Simple Majority

**OFFICER RECOMMENDATION / COUNCIL DECISION**

**Moved Cr Young, seconded Cr Johnson**

**That Council:**

- 1. Consents to the assignment or novation of the Medical Services Agreement from Spectrum Health Pty Ltd to Avid Health Holdings Pty Ltd subject to the following conditions:**
  - a) Execution of a deed of assignment or novation to the satisfaction of the Chief Executive Officer;**
  - b) The incoming entity being bound by all existing and future obligations under the Medical Services Agreement and lease;**
  - c) No release or waiver of Council's rights in respect of any breach, liability or claim arising prior to the novation, unless such liability is expressly assumed by the incoming entity;**
  - d) Demonstration of clinical, operational and financial capability to meet all service requirements and KPIs;**
  - e) Provision of insurance certificates of currency prior to the assignment taking effect;**

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- f) Confirmation that continuity of medical services will be maintained without interruption; and
  - g) Payment of the Shire's reasonable legal and administrative costs associated with the assignment or novation process;
2. Authorises the Chief Executive Officer to negotiate and execute any necessary legal documentation, including a deed of assignment or novation, subject to legal advice and on terms acceptable to the Shire.

CARRIED 5 / 0

FOR: Cr O'Gorman, Cr Gibson, Cr Young,  
Cr Johnson, Cr Glasfurd

AGAINST: Nil

#### 9.4.5 IMPLEMENTATION OF AUDIT, RISK AND IMPROVEMENT COMMITTEE (ARIC) REFORMS

Location:	Shire of Dandaragan
Applicant:	N/A
File Reference:	Doc Id: SODR-2042075298-155990
Disclosure of Interest:	None
Date:	14 April 2026
Author:	Rebecca Pink, Executive Manager Corporate Services
Senior Officer:	Brent Bailey, Chief Executive Officer

#### PROPOSAL

That Council confirm the current Audit Committee is now deemed to be the Audit, Risk and Improvement Committee (ARIC) under the amended regulations and consider options for the appointment of independent members to ensure full compliance by 30 June 2026.

#### BACKGROUND

The State Government has introduced further local government reforms aimed at strengthening governance, accountability, risk management, and continuous improvement across the sector.

On 1 January 2026, the Local Government Regulations Amendment Regulations (No. 4) 2025 commenced, together with sections 86 to 90 of the *Local Government Amendment Act 2024*. These changes transition local government audit committees to Audit, Risk and Improvement Committees (ARIC's).

<p><b>MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 APRIL 2026</b></p>
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A six-month transitional period applies, with all local governments required to have a compliant ARIC in place by 30 June 2026. The transitional provisions allow existing audit committees that meet the new requirements to be automatically deemed as ARICs.

COMMENT

The amended regulations broaden the role of audit committees to include an explicit focus on risk management and continuous improvement.

Under the transitional provisions, the Shire's existing Audit Committee is taken to be an Audit, Risk and Improvement Committee from 1 January 2026. However, further action is required to fully comply with the new requirements relating to independent committee membership, specifically:

- an independent presiding member, and
- an independent deputy presiding member.

The regulations do not prescribe a single model for independence, allowing councils flexibility in how these roles are fulfilled, provided the independence criteria are met.

In addition, amendments to internal review requirements mean the CEO's three-yearly review of systems and procedures (including financial management, legislative compliance and risk management) is now reported to the ARIC under regulation 17 of the Local Government (Audit) Regulations 1996, strengthening oversight and avoiding duplication.

Council is therefore asked to formally acknowledge the transition to an ARIC and determine how it wishes to proceed in relation to independent membership appointments.

Options for Consideration:

Council is required to consider how it will meet the ARIC independence requirements within the transition period. The following options are available:

Option 1 – Confirm Existing Members and Recruit Independent Roles. The existing committee membership will remain and a recruitment process will be undertaken to appoint:

- an independent presiding member, and
- an independent deputy presiding member.

This option provides continuity while strengthening governance oversight.

Option 2 – Broader Refresh of Committee Membership. Review the overall composition of the ARIC and appoint additional independent members beyond the presiding and deputy roles to further expand expertise and independence.

Option 3 – Shared ARIC Arrangement. Explore entering into an agreement with one or more neighbouring local governments to

**MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 APRIL 2026**

establish a shared ARIC, potentially improving efficiency, access to expertise, and cost sharing.

Administration will action Council's preferred option and return a further report where formal appointments or amendments to terms of reference are required.

**CONSULTATION**

Chief Executive Officer

**STATUTORY ENVIRONMENT**

*Local Government Act 1995*

*Local Government Amendment Act 2024*

*Local Government Regulations Amendment Regulations (No. 4) 2025*

**POLICY IMPLICATIONS**

Council's:

- Audit Committee / ARIC Terms of Reference
- Governance policies
- Compliance and review schedules

will require amendment following Council's decision on independent membership.

**FINANCIAL IMPLICATIONS**

Costs may be incurred depending on the option selected, particularly in relation to the engagement of independent members. Any costs will be managed within existing budgets or considered through future budget processes.

The Salaries and Allowances Tribunal (SAT) has determined the remuneration, fees and allowances to be provided to Independent Audit, Risk and Improvement Committee (ARIC) Members in its decision released 7 April 2026.

In accordance with *Section 5.100(2)(b) of the LG Act*, the fee payable by a local government or a regional local government council to an Independent Audit, Risk and Improvement Committee (ARIC) Member (whether Presiding Member, Deputy Presiding Member, Deputy Member or Member) for attendance at an ARIC meeting must be set within the range provided in the table below:

<b>Audit, Risk and Improvement Committee Member</b>		
<b>Bands</b>	<b>Minimum</b>	<b>Maximum</b>
1 – 4	\$110	\$1,215
Regional LG Council	\$110	\$1,215

**STRATEGIC IMPLICATIONS**

These reforms support best-practice governance and strengthen Council's financial, risk, and compliance oversight.

**MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 APRIL 2026****ATTACHMENTS**

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

- LG Alert – New reforms for audit committees introduced (Doc Id: SODR-2042075298-155991)
- SAT Determination – Local Government Chief Executive Officers and Elected Council Members Determination No 1 of 2026 - with effect from 1 July 2026 (Doc Id: SODR-2042075298-155992)

***(Marked 9.4.5)***

**VOTING REQUIREMENT**

Simple Majority

**OFFICER RECOMMENDATION / COUNCIL DECISION**

**Moved Cr Gibson, seconded Cr Young**

**That Council:**

- 1. Confirms that the existing Audit Committee is now deemed to be the Audit, Risk and Improvement Committee (ARIC) in accordance with the amended regulations;**
- 2. Notes the requirement under the regulations to appoint an independent Presiding Member and independent Deputy Presiding Member to the ARIC by 30 June 2026;**
- 3. Resolves to undertake a public call for applications for suitably qualified independent persons to fill the roles of Independent Presiding Member and Independent Deputy Presiding Member of the ARIC; and**
- 4. Authorises the Chief Executive Officer to commence the recruitment process, including advertising, and due diligence, and to return a further report to Council for consideration.**

**CARRIED 5 / 0**

**FOR: Cr O'Gorman, Cr Gibson, Cr Young,  
Cr Johnson, Cr Glasfurd**

**AGAINST: Nil**

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**9.5 COUNCILLOR INFORMATION BULLETIN**

**9.5.1 SHIRE OF DANDARAGAN – BUILDING STATISTICS – MARCH 2026**

Document ID: SODR-2045798944-38202

Attached to the agenda is a copy of the Shire of Dandaragan Building Statistics for March 2026. *(Marked 9.5.1)*

**9.5.2 SHIRE OF DANDARAGAN – PLANNING STATISTICS – MARCH 2026**

Document ID: SODR-2045798944-38130

Attached to the agenda is a copy of the Shire of Dandaragan Planning Statistics for March 2026. *(Marked 9.5.2)*

**9.5.3 SHIRE OF DANDARAGAN TOURISM / LIBRARY / COMMUNITY ACTIVITIES REPORT FOR MARCH 2026**

Document ID: SODR-1876983588-2974

Attached to the agenda is monthly report for Tourism / Library for March 2026. *(Marked 9.5.3)*

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

Nil

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

Nil

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

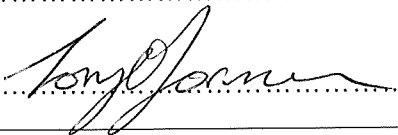
Nil

**13 CLOSURE OF MEETING**

The presiding member declared the meeting closed at 4.26pm.

These minutes were confirmed at a meeting on 28/7/2026

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Signed  .....

**MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 23 APRIL 2026**

Presiding person at the meeting at which the minutes were confirmed

Date 28 May 2026.....