# SHIRE
# *of*
# DANDARAGAN

**AGENDA AND BUSINESS PAPERS**

**for the**

**ORDINARY COUNCIL MEETING**

**to be held**

**AT THE COUNCIL CHAMBERS, JURIEN BAY**

**on**

**THURSDAY, 22 OCTOBER 2026**

**COMMENCING AT 4.00PM**

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

# DISCLAIMER

INFORMATION FOR THE PUBLIC ATTENDING A COUNCIL MEETING

**Please note:**

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

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

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

**Brent Bailey**
**CHIEF EXECUTIVE OFFICER**

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# 1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

## 1.1 DECLARATION OF OPENING

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

## 1.2 DISCLAIMER READING

*"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 only on the official written confirmation of Council decisions, issued within fourteen days."*

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

**Members**

| | |
|---|---|
| Councillor T O'Gorman | (President) |
| Councillor G Lethlean | (Deputy President) |
| Councillor W Gibson | |
| Councillor R Glasfurd | |
| Councillor S Johnson | |
| Councillor S Krakowiak | |
| Councillor S Young | |

**Staff**

| | |
|---|---|
| Mr B Bailey | (Chief Executive Officer) |
| Mr B Pepper | (Executive Manager Infrastructure) |
| Mrs R Pink | (Executive Manager Corporate Services) |
| Mr A MacKenzie | (A/ Executive Manager Development Services) |
| Mrs K Dean | (Administration & Council Support Officer) |

**Apologies**

**Approved Leave of Absence**

## 3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

## 4 PUBLIC QUESTION TIME

## 5 APPLICATIONS FOR LEAVE OF ABSENCE

## 6 CONFIRMATION OF MINUTES

### 6.1 MINUTES OF THE ORDINARY MEETING HELD ON 24 SEPTEMBER 2026

## 7 NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

## 8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

# 9 REPORTS OF COMMITTEES AND OFFICERS

## 9.1 CORPORATE & COMMUNITY SERVICES

### 9.1.1 ACCOUNTS FOR PAYMENT FOR THE PERIOD ENDED 30 SEPTEMBER 2026

| | |
|---|---|
| Location: | Shire of Dandaragan |
| Applicant: | N/A |
| File Reference: | Doc Id: SODR-2042075298-165014 |
| Disclosure of Interest: | Nil |
| Date: | 12 October 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 September 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 September 2026 totalled $1,850,180.56 for the Municipal Fund.

Should Councillors wish to raise any issues relating to the September 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

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

- Cheque, EFT, BPAY, Direct Debit and Fuel Card listings for September 2026 (Doc Id: SODR-2042075298-165034)

***(Marked 9.1.1)***

VOTING REQUIREMENT

Simple Majority

**OFFICER RECOMMENDATION**

**That Council receives the Cheque, EFT, BPAY, Direct Debit and Fuel Card payment listing for the period ending 30 September 2026, totalling $1,850,180.56.**

## 9.1.2 FINANCIAL STATEMENTS – MONTHLY REPORTING FOR THE PERIOD ENDING 31 AUGUST 2026

| | |
|---|---|
| Location: | Shire of Dandaragan |
| Applicant: | N/A |
| File Reference: | Doc Id: SODR-2042075298-165013 |
| Disclosure of Interest: | None |
| Date: | 12 October 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 August 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 monthly statement of financial activity, a monthly statement of financial position, and explanation of material variances to be presented to Council.

The report must be presented at an ordinary meeting of Council within two months after the end of the month to which the statement relates. Regulations prescribe the information to be contained in the report.

The Monthly Financial Report has been compiled to comply with the *Local Government Act 1995,* associated regulations, and to the extent they are not inconsistent with the *Local Government Act 1995* and the Australian Accounting Standards.

In accordance *with* Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, Council has adopted on 27 August 2026 the annual material variance threshold of 10% for reporting budget variances within monthly financial reporting for the 2026/27 financial year, subject to a $10,000 minimum, below which, variances are not required to be reported.

COMMENT

The Monthly Financial Report for the period ending 31 August 2026 is attached to include 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.

As there is no legislative requirement for supplementary financial information to be considered with the Monthly Financial Report presented to Council, and to assist with compliance with the accounting standards, the supplementary information included at the back of the report is now provided as separate information 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 updates on the Shire's financial performance and position and supports Council's governance and oversight responsibilities in accordance with the *Local Government Act 1995* and associated regulations.

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 August 2026 (Doc Id: SODR-2042075298-165209).

***(Marked 9.1.2)***

VOTING REQUIREMENT

Simple Majority

**OFFICER RECOMMENDATION**

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

## 9.1.3 PROPOSED TARMAC JURIEN BAY EVENT

| | |
|---|---|
| Location: | Shire of Dandaragan |
| Applicant: | Tarmac Events |
| File Reference: | Doc Id: SODR-1876983588-3123 |
| Disclosure of Interest: | Nil |
| Date: | 8 October 2026 |
| Author: | Carly Filbey, Manager Customer and Community Services |
| Senior Officer: | Brent Bailey, Chief Executive Officer |

PROPOSAL

That Council consider the application by Tarmac Events to run the proposed Tarmac Jurien Bay motorsport event in May 2027, subject to the organiser obtaining all required approvals and satisfying event management, risk management, road closure, safety and other operational conditions.

BACKGROUND

Tarmac Events has proposed a closed-road tarmac rally in Jurien Bay in May 2027. The proposal is for an organised motorsport event involving temporary road closures, spectator and emergency management arrangements. The proposed course, program, timing and affected roads remain subject to final operational planning.

The indicative program comprises a rally stage in the Jurien Bay Heights area on the Saturday and a town stage on the Sunday, followed by a community event on the Jurien Bay Foreshore featuring vehicle displays, entertainment, food vendors and activities. The event will provide opportunities for local businesses and community groups to participate through food and market stalls, promotional displays, entertainment, volunteering and the delivery of community activities, encouraging local involvement and supporting economic benefits for the town.

The Shire invited community feedback on the proposal before bringing the application to Council for consideration. The consultation period closed on 25 September 2026.

COMMENT

The proposed event has the potential to attract visitors, increase activity for accommodation, hospitality and retail operators, and add a distinctive event to the Jurien Bay calendar. The inclusion of a foreshore community event would complement the rally program by creating a vibrant, family-friendly atmosphere where residents and visitors can enjoy vehicle displays, live entertainment, food vendors and activities, providing an opportunity for the broader community to experience the event beyond the competitive rally stages.

Community feedback was predominantly supportive, while identifying matters that require careful management, particularly the effects of temporary road closures on residents, property access, noise, wildlife, road safety, parking and spectator movements.

These matters should be addressed through detailed planning and communication with relevant residents and stakeholders.

Tarmac Events is to be responsible for event planning, funding and delivery, including qualified traffic management personnel, traffic management plans, road closure signage and equipment, safety and emergency arrangements, required insurance, stakeholder notifications.

The Shire may provide limited in-kind support through promotion on its website and social media, liaison with stakeholders, and officer attendance on the day, within existing staff resources.

The proposed event will incorporate two key rally locations within Jurien Bay, as illustrated in the maps below. Map 1 identifies the proposed rally stages within the Jurien Bay Heights area, while Map 2 outlines the proposed town stage. Both locations will require temporary road closures and appropriate traffic management arrangements to facilitate the safe operation of the event.

The temporary road closures will impact residents and landowners along the proposed rally routes, with vehicle access to and from affected properties likely to be restricted during designated event periods. This may require residents to plan their movements around scheduled road closures, with access arrangements and closure times to be communicated in advance. The event organiser will be responsible for consulting with affected residents and businesses, providing adequate notice and implementing appropriate traffic management measures to minimise disruption. Where a resident requires access to or from their property outside of pre-arranged times, including in the event of an emergency or unforeseen circumstances, the event organiser will have procedures in place to temporarily suspend the timed rally stage to facilitate safe access.

Given the nature of the event, consideration will also need to be given to vehicle speeds, spectator safety, potential damage to road infrastructure and surrounding properties, and emergency vehicle access. The event organiser will be required to demonstrate how these risks will be managed through appropriate safety, traffic management and event planning documentation, including arrangements for responding to and rectifying any damage associated with the event.

Map 1

Map 2

CONSULTATION

- Tarmac Events
- General Public
- Chief Executive Officer

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Tarmac Events will be responsible for all costs associated with planning, coordinating and delivering the event. No direct cash contribution from the Shire is proposed.

The Shire's anticipated contribution is limited to in-kind support from existing operational resources, including event promotion through the Shire's website and social media, stakeholder liaison and officer attendance during the event.

STRATEGIC IMPLICATIONS

Strategic Community Plan Envision 2029

| | |
|---|---|
| **Prosperity** | The region will experience economic and population growth with increasing economic opportunities, diversifying primary production and a vibrant visitor economy. |
| **Priority Outcomes** | The Shire is home to a successful and growing market for domestic and international tourism. |
| **Our Roles** | Facilitate and support events that promote the region and deliver a positive economic impact. |

ATTACHMENTS

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

- Tarmac Events - Event Application (Doc Id: SODR-437506902-16425).
- Community Feedback Submissions (Doc Id: SODR-437506902-16629).

***(Marked 9.1.3)***

VOTING REQUIREMENT

Simple Majority

**OFFICER RECOMMENDATION**

**That Council:**

1. **Endorses the proposed Tarmac Jurien Bay event scheduled for May 2027, recognising its potential tourism, economic and community benefits.**

2. **Notes that the event application will be assessed and determined administratively, the event application submitted by Tarmac Events, subject to the organiser obtaining all necessary approvals and satisfying the Shire's event management, risk management, road closure, public safety and operational requirements before the event proceeds.**

## 9.1.4 BADGINGARRA RECREATION PRECINCT MASTERPLAN

| | |
|---|---|
| Location: | Badgingarra |
| Applicant: | N/A |
| File Reference: | Doc Id: SODR-1876983588-3122 |
| Disclosure of Interest: | Nil |
| Date: | 8 October 2026 |
| Author: | Makayla Hendry, Community Development Officer |
| Senior Officer: | Carly Filbey, Manager Community and Customer Services |

PROPOSAL

This item recommends that Council endorse the draft Badgingarra Recreation Precinct Masterplan.

BACKGROUND

The Badgingarra Recreation Precinct is located on North West Road within the Badgingarra townsite and is a long-established community hub supporting social, cultural and recreational activity for residents of Badgingarra and the surrounding rural district. The precinct includes the Badgingarra Community Centre, Shire-run library service, bowling green, golf course, tennis courts, playgrounds and main sporting oval.

While the precinct does not currently accommodate a CMCFL winter sporting code, it remains Badgingarra's primary civic and social recreation facility. The Master Plan therefore focuses on renewal, enhancing outdoor areas, accessibility, multipurpose community use and long-term asset sustainability rather than expansion for formal competition sport.

The Shire's Sport and Recreation Plan recommends that recreation reserves in each town be subject to a master planning process involving consultation with local sport and recreation groups. The Badgingarra Recreation Precinct Master Plan has been prepared through a working group process and is now ready to be released for broader public advertising.

The draft Master Plan establishes a staged renewal pathway for the Community Centre and surrounding outdoor areas, with an estimated total project commitment of approximately $5.19 million across four stages. The plan is intended to guide future grant applications, community fundraising, renewable energy community benefit contributions and future Council budget considerations.

COMMENT

The draft Badgingarra Recreation Precinct Plan has been prepared to provide a clear long-term vision for the precinct and guide staged investment in facilities that are fit-for-purpose, accessible and financially sustainable. The planning work confirms that the existing recreation facilities are highly valued by the community, with the priority being renewal and improved functionality rather than significant expansion.

| | |
|---|---|
| **Stage 1** | Recreation Hall upgrades, mezzanine fit out, lift and stairs, forecourt improvements and accessible ramps. |
| **Stage 2** | External works and landscaping, including new stage, playground, viewing shelters, pathways, shade structures, BBQ facilities and event lawns. |
| **Stage 3** | New compliant ablutions facility to support the function room and broader precinct use. |
| **Stage 4** | Function room refurbishment, bar relocation, upgraded glazing and doors, kitchen and bar fit out improvements and shade sails over the function lawn. |

Key design principles include retaining and upgrading the existing Community Centre, avoiding unnecessary expansion that may trigger major fire and services compliance costs, activating underutilised spaces such as the mezzanine level, improving accessibility and ablutions, and better connecting the internal function spaces to outdoor gathering, play and event areas.

The draft plan has been informed by a local Working Group comprising representatives of the Badgingarra Community Centre Management Committee, local sporting clubs, community groups and support from Shire officers.

Following further consultation with the Badgingarra Community Association and Parron Wind Farm, the proposed location of the gym was revised to better align with the needs and preferences of the community. The new location on the western side of the oval is being progressed through the Development Application process currently. This is the only proposed change to the Masterplan as a result of the public consultation period.

Two community drop-in consultation sessions were held to provide an opportunity for residents to review the draft Masterplan and provide feedback. A total of three community members attended the sessions, and no submissions were received through the online consultation process.

CONSULTATION

- MCG Architects
- Badgingarra Recreation Precinct Working Group

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The indicative total project commitment for the four-stage redevelopment is approximately $5.19 million, comprising approximately $3.58 million in direct construction works plus allowances for regional construction loading, design and construction contingencies, professional fees, compliance costs and escalation. No immediate construction expenditure is proposed through this item. Future works will be subject to detailed design, refined cost estimates, external funding opportunities, community or project contributions and future Council budget deliberations.

STRATEGIC IMPLICATIONS

Shire of Dandaragan Council Plan

| | |
|---|---|
| **Outcome** | Our recreation precincts will be contemporary and highly utilised |
| **Initiative** | Complete the Jurien Bay, Dandaragan and Badgingarra Recreation Precinct Masterplans. |

ATTACHMENTS

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

- Badgingarra Recreation Precinct Masterplan (Doc Id: SODR-1272937250-4945).
- Badgingarra Recreation Precinct Masterplan Drawing and Design Set (Doc Id: SODR-1272937250-4946).
- Site plans and indicative designs of new gym (Doc Id: SODR-1739978813-10365).

***(Marked 9.1.4)***

VOTING REQUIREMENT

Simple Majority

**OFFICER RECOMMENDATION**

**That Council endorse the Badgingarra Recreation Precinct Masterplan subject to final documents showing a revised location of the gym facility on the western side of the oval.**

## 9.2 INFRASTRUCTURE SERVICES

### 9.2.1 SHIRE OF DANDARAGAN PANEL OF PRE-QUALIFIED SUPPLIERS – ADDITIONAL APPLICANTS FOR CONSIDERATION

| | |
|---|---|
| Location: | Shire of Dandaragan |
| Applicant: | Various |
| File Reference: | Doc Id: SODR-872172829-46202 |
| Disclosure of Interest: | Nil |
| Date: | 12 October 2026 |
| Author: | Eilish Collinson, Coordinator Infrastructure Services |
| Senior Officer: | Brad Pepper, Executive Manager Infrastructure |

PROPOSAL

That Council considers applications received from suppliers seeking inclusion in the Shire of Dandaragan Pre-Qualifier Supplier Panel and determines whether the applicants meet the required pre-qualification criteria for inclusion. A Request for Applications to be included on the Pre-Qualified Supplier Panel 2025- 2030 was advertised for the for the following services:

- Building / Construction/Mechanical Services
- Civil Works
- Technical/ Professional Services
- Town Maintenance

BACKGROUND

The Shire maintains a panel of pre-qualified suppliers to support the delivery of works and services. A supplier intake process has recently been undertaken to identify additional qualified suppliers for inclusion on the existing panel. The applicant presented for appointment through this report formed part of the previous supplier intake process but was not included in the assessment considered by Council at the time. The applicant has now been assessed and found to meet the requirements for inclusion on the panel. Council approval is now sought to appoint the successful supplier to the current panel.

Expanding the panel will increase supplier capacity, improve contractor availability, and provide greater flexibility in the delivery of Shire projects and maintenance activities.

Request for supply is across the following areas:

| | |
|---|---|
| **Building, Construction, and Mechanical Services** | 1. Roofing including Gutter Cleaning,<br>2. Demolition Works,<br>3. Registered Builder<br>4. Carpenter<br>5. General Handyman<br>6. Brick Laying and Paving<br>7. Glazing Works<br>8. Working at Heights Services<br>9. Painting |

| | |
|---|---|
| | 10. Plumber<br>11. Electrician,<br>12. Mechanical Services<br>13. Fabrication and Welding |
| **Civil Works** | 1. Engineering Services<br>2. Road Building and Bulk Earthworks<br>3. Urban Road Construction<br>4. Earthmoving Equipment<br>5. Haulage and Freight<br>6. Road and Street Maintenance<br>7. Provision of Earth Moving Equipment at a Fire<br>8. Supply of Bulk Material |
| **Technical / Professional Services** | 1. Engineering Consultancy Services<br>2. Environmental Consultancy Services<br>3. Asset Management Services |
| **Town Maintenance** | 1. Vegetation Management<br>2. Turf Management<br>3. Irrigation Services<br>4. Fencing<br>5. Street Sweeping<br>6. Drainage Pipe clearing and cleaning |

Applications have been received from the following suppliers:

| | |
|---|---|
| **Town Maintenance**<br>**3. Irrigation Services** | Peter Miley |

COMMENT

This application has been assessed against the panel eligibility criteria, capability requirements, compliance obligations and insurance requirements. Officers are satisfied that all the applicant meets the requirements for inclusion on the Supplier Intake Panel.

The applicant has been assessed using the following Qualitive Criteria:

| Description of Qualitative Criteria | Weighting % |
|---|---|
| **A) Capabilities**<br>**Outline the key services, skills, personnel and equipment that your company can provide the Shire of Dandaragan.**<br>i.Key services and skills (max 10%)<br>ii.Key personnel (max 10%)<br>iii.Relevant equipment (max 10%) | 30% |
| **B) Relevant experience in providing this service.**<br>**Provide details of previous successful delivery of services:**<br>i.Up to a maximum of 2 projects (max 30%)<br>(1 paragraph description outlining scope of work) | 30% |

| | |
|---|---|
| **C) Location of Business Premises**<br>**Provide the principal address of your business:**<br>i.Shire of Dandaragan (max 40%)<br>ii.Neighbouring local government authority (max 30%)<br>iii.Regional WA (max 10%) | 40% |

CONSULTATION

Assessment of the application was undertaken by Infrastructure officers in accordance with the supplier Intake Panel conditions and procurement requirements.

STATUTORY ENVIRONMENT

The assessment process has been undertaken in accordance with the *Local Government Act 1995, Local Government (Functions and General) Regulations 1996* and the Shire procurement framework.

POLICY IMPLICATIONS

Applications have been assessed in accordance with the Shire Procurement Policy.

- Purchasing and Tender; and
- Pre-qualified Panels of Suppliers

The selection and engagement of Panel members will be on a project-by-project basis, at the relevant Shire officer's discretion, utilising the expenditure thresholds within Council's Purchasing and Tender Policy to provide the best suitable outcome for the Shire of Dandaragan when procuring each individual service. The panel does not provide exclusivity over any capital and operational expenditure, and it is common practice for Officers to seek quotes from a broad range of local suppliers to ensure value for money is delivered to the community.

FINANCIAL IMPLICATIONS

There are no direct financial implications arising from approval of this supplier. Any future engagements will be subject to approved budgets and procurement requirements.

STRATEGIC IMPLICATIONS

Maintaining a broad supplier panel improves procurement efficiency, competition and value for money outcomes.

*Envision 2029 Strategic Community*

| | |
|---|---|
| **Priority Outcomes** | Jurien Bay continues to grow as a regional centre that services and delivers benefits through the Shire. |
| **Our roles** | Leverage public and private sector partnerships to deliver new infrastructure required to achieve sustainable economic and population growth. |

ATTACHMENTS

Nil

VOTING REQUIREMENT
Simple Majority

**OFFICER RECOMMENDATION**
**That Council:**

1. **Approves the inclusion of the following supplier on the Shire of Dandaragan Panel of Pre-Qualified Suppliers for the remainder of the current panel term, subject to ongoing compliance with the panel conditions, insurance requirements and the Shire's procurement framework:**

| | |
|---|---|
| **Town Maintenance**<br>**4. Irrigation Services** | **Peter Miley** |

2. **Notes that inclusion on the panel does not guarantee work or provide exclusivity, and that all future engagements will remain subject to approved budgets, procurement thresholds, value-for-money assessment and relevant legislative and policy requirements.**

## 9.3 DEVELOPMENT SERVICES

### 9.3.1 DRAFT LOCAL PLANNING POLICY 9.16 – EXEMPT DEVELOPMENT

| | |
|---|---|
| Location: | Shire of Dandaragan |
| Folder Path: | Doc Id: SODR-877026889-14005 |
| Disclosure of Interest: | Nil |
| Date: | 21 September 2026 |
| Author: | Monica Sullivan, Strategic Planning Coordinator |
| Senior Officer: | Alex MacKenzie, A/Executive Manager Development Services |

PROPOSAL

The purpose of the report is for Council to consider the adoption of the Draft Local Planning Policy 9.16 - Exempt Development for the purpose of public advertising.

BACKGROUND

Clause 61 of Schedule 2 – Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) lists various types of development that are exempt from requiring Development Approval. Item 20 in the exemption table states:

| | Column 1 – Works | Column 2 - Conditions |
|---|---|---|
| 20 | Works specified in a local planning policy or local development plan that applies to the works as works that do not require development approval (other than works referred to in item 10). | The works comply with any requirements specified in the local planning policy or local development plan in relation to the exemption from the requirement for development approval. |

*Note: Item 10 relates to signage where a specific local planning policy has been adopted to deal with these matters.*

Furthermore, Clause 61(2)(g) states that development approval is not required for 'any other use specified in a local planning policy or local development plan that applies to the development as a use that does not require development approval.'

Together, these clauses allow for local government to adopt a local planning policy (LPP) to specify certain land uses and / or works that are considered exempt from requiring Development Approval. The exemptions contained in such a policy are in addition to the general exemptions in the Deemed Provisions, as well as any specific exemptions identified in a local planning scheme.

COMMENT

This LPP has been prepared to:

- provide certainty about what is exempt development;
- streamline the land use planning regulatory process; and
- ensure acceptable development outcomes are maintained.

It focusses on minor and low impact development and aims to reduce the volume of applications which have limited to no impact on the amenity of surrounding land, or that can be adequately addressed under other legislation. It is noted that in order for a development to be considered exempt under this LPP, it must comply with all relevant development standards in Local Planning Scheme No. 7 (LPS7); the Residential Design Codes (R-Codes), if applicable; any endorsed local planning policy; and any other adopted statutory planning instrument.

In general, the types of development proposed for exemption under the LPP include:

- Minor structures commonly associated with residential development that are not specifically covered under the R-Codes, such as arbors, decking, outdoor cooking facilities and satellite dishes.
- Activities which are more appropriately government by the Shire's *Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law 2001,* such as mobile traders and al fresco dining, occurring within road reserves or other reserves that are managed by the Shire.
- Structures associated with an 'Agriculture-Extensive' land use (i.e. broadacre farming) in the 'Rural' zone, subject to meeting setback requirements and being located outside of any Special Control Area under LPS7.
- Water tanks with a capacity exceeding 5,000L in 'Rural' and 'Rural Residential' areas. The Regulations exempt water tanks with a capacity of 5,000L or less, however most larger properties require bigger tanks to supply drinking and firefighting water.
- Single Houses in the 'Rural Residential' zone, although State bushfire planning requirements limit where this exemption can be applied. It is noted that single houses complying with the R-Codes and relevant LPS7 requirements are already exempt in the 'Residential', 'Rural Smallholdings' and 'Rural' zones.
- Ancillary Dwellings and horse shelters in the 'Rural Residential', 'Rural Smallholdings' and 'Rural' zones, subject to meeting size and bushfire planning requirements.

A copy of the draft LPP is included in Attachment 1.

CONSULTATION

Clause 4(2) of Schedule 2 – Deemed Provisions for Local Planning Schemes ('Deemed Provisions') of the Regulations requires a minimum advertising period of 21 days for a draft LPP.

Public Notice of the proposed LPP will be given as follows:

- Display of the draft LPP on the Shire website; and

- Display a hard copy of the draft LPP at the front counter of the Shire's Administration Building.

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

The ability to prepare a LPP is afforded to the Council under clause 3 of Schedule 2 of the Deemed Provisions. The Deemed Provisions allow the Shire to prepare policies in respect to any matter related to the planning and development of the Shire. Policies may apply to a particular class or matter and relate to one or more parts of the Shire's Local Planning Scheme area.

Clause 4 sets out the procedure for making and amending an LPP.

LPPs are guidelines used to assist the local government in making decisions under the Local Planning Scheme. They must be based on sound town planning principles and may address either strategic or operational considerations in relation to the matters to which the policy applies. In considering a development application, the local government must have due regard to relevant LPPs to the extent that the LPP is consistent with the Local Planning Scheme.

POLICY IMPLICATIONS
Nil

FINANCIAL IMPLICATIONS
No change to applicable application fees are proposed.

STRATEGIC IMPLICATIONS
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 an creates economic opportunities. |
| **Initiatives** | Review of local planning policies. |

ATTACHMENTS
Circulated with the agenda is the following item relevant to this report:
- Draft Local Planning Policy 9.16 - Exempt Development (Doc Id: SODR-877026889-12677).

***(Marked 9.3.1)***

VOTING REQUIREMENT
Simple Majority

**OFFICER RECOMMENDATION**
**That Council:**
**Pursuant to Clause 4 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, adopts the draft Local Planning Policy 9.16: Exempt Development for the purpose of undertaking public consultation.**

## 9.3.2 PROPOSED APPLICATION FOR DEVELOPMENT APPROVAL – 100MW BATTERY ENERGY STORAGE SYSTEM (BESS), 2964 YERRAMULLAH ROAD, DINNER HILL

| | |
|---|---|
| Location: | 2964 Yerramullah Road, Dinner Hill |
| Applicant: | Harvest Development Project Co Pty Ltd as trustee for the Harvest Development Project Trust a subsidiary of OX2 AB and an affiliate of OX2. |
| File Reference: | Doc Id: SODR-1262144384-45494 |
| Disclosure of Interest: | Nil |
| Date: | 8 October 2026 |
| Author: | Janine Eriksson, Strategic Planning Coordinator |
| Senior Officer: | Alex McKenzie, A/Executive Manager Development Services |

PROPOSAL

The purpose of this report is for Council to consider granting development approval for an Energy Infrastructure Facility referred to as 'Harvest Battery Energy Storage System (BESS),' by Harvest Development Project Co Pty Ltd as trustee for the Harvest Development Project Trust a subsidiary of OX2 AB and an affiliate of OX2 (the proponent).

In the first instance, Council needs to make a determination on whether the proposed Energy Facility as a "use not listed" in the zoning table is compatible with the underlying Rural land use under Clause 3.4.2(a) of the Scheme.

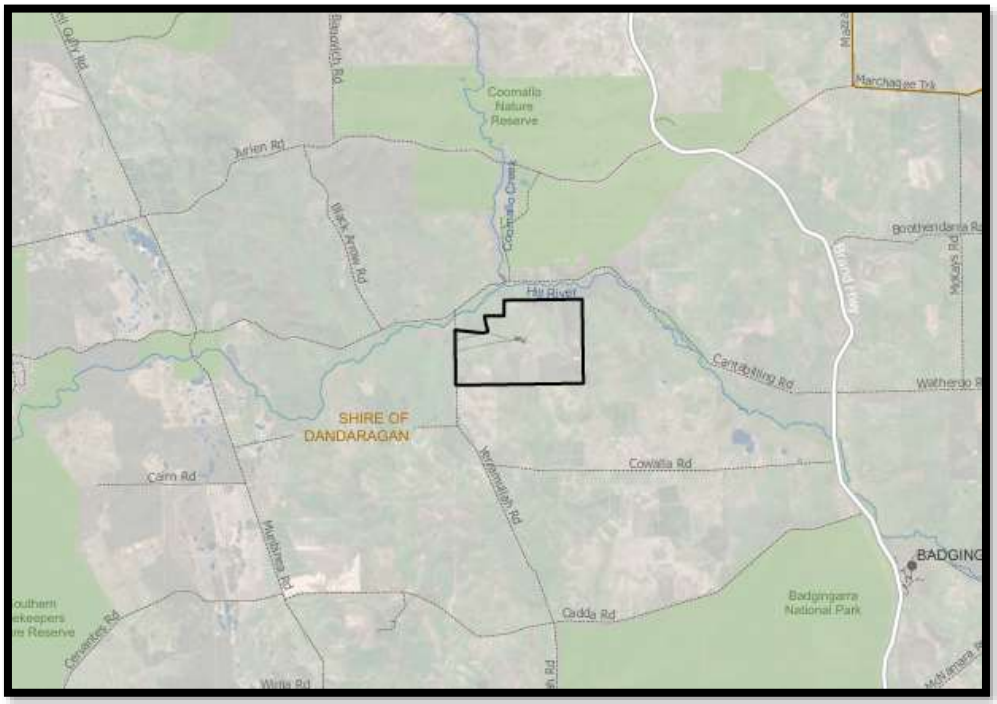
BACKGROUND

Located at 2964 Yerramullah Road, Dinner Hill (Lot 2 on Deposited Plan 26675) the subject site includes 1,645ha of land predominantly used for agriculture including mixed cropping and grazing and associated rural dwellings and infrastructure. The area surrounding the project is sparsely populated, with neighbouring properties typically consisting of large landholdings made up of multiple lots. Hill River runs parallel to the subject site, approximately 500m to the north and Coomallo Creek and the Coomallo Nature Reserve is located approximately 1km north. An existing 132kV transmission line traverses the property north- south.

The subject land is located south of Cantablling Road and the Dinner Hill River reserve, east of Yerramullah Road and north Cowalla Road and approximately 10km west of Brand highway as indicated on Figure 1 below. The proposed BESS and associated infrastructure will occupy a development footprint of 12.3 hectares central to the site (See Figure 2 below).

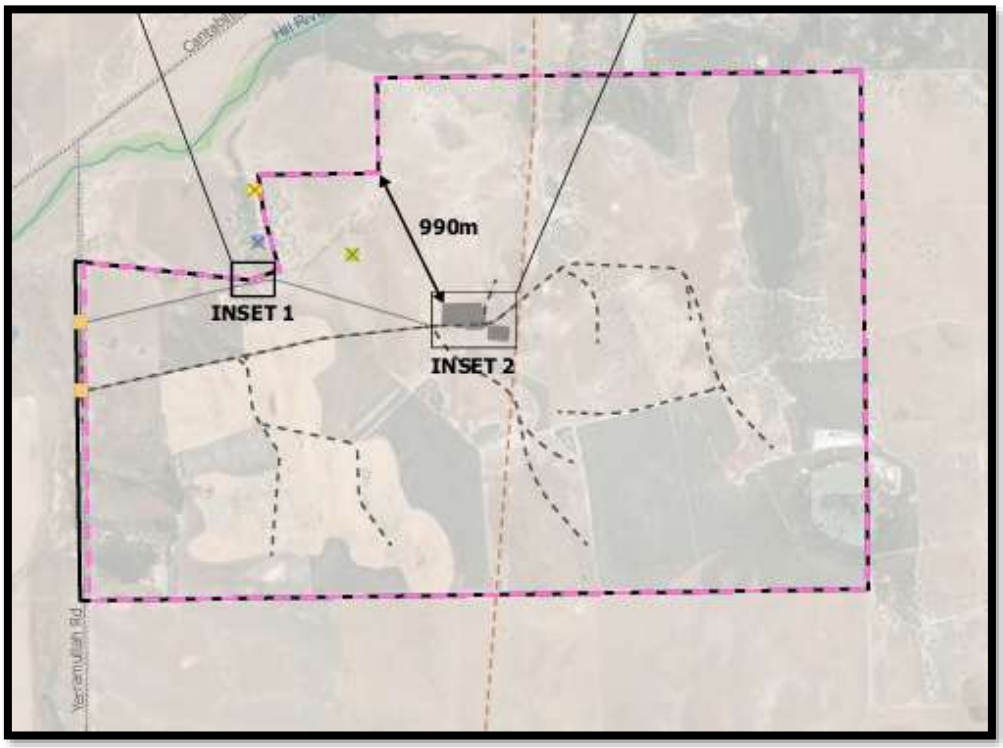
The recently approved Dinner Hill Temporary met masts (4) and recently submitted proposed Dinner Hill Wind Farm development application are located on the subject land and land holdings immediately east of the subject land.

**Figure 1: Subject Land Location**




The proposed standalone BESS will have the capacity to store up to approximately 100 megawatts (MW) of electricity with a 4 – 8-hour duration (400 – 800 megawatt-hours (MWh)), for transmission into the South West Interconnected System (SWIS). A BESS stores excess grid energy for later use. It helps balance supply and demand while supporting renewable energy integration.

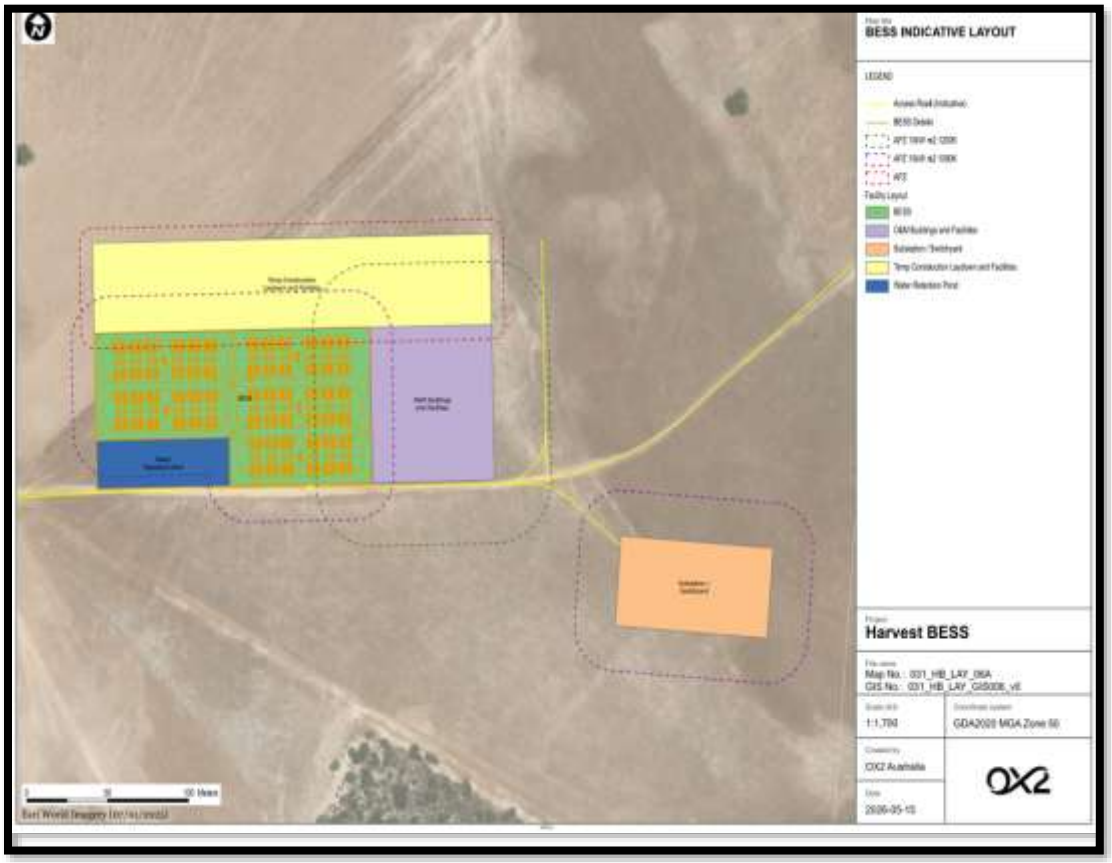
**Figure 2: BESS location on the subject site**



The BESS is situated on the subject land approximately 2.5km east of Yerramullah Road and sited in cleared farmland adjacent to the Western Power SWISS (132kV transmission line) (See Figure 3: Site Plan below). The application proposes the following permanent elements:

- A stand-alone BESS with the capacity to store up to approximately 100MW (4 – 8 hours or 400 - 800MWh) of electricity.
- Hardstand areas.
- 132kV Substation and switch yard.
- Operational and maintenance facility.
- Control rooms.
- Construction compound and laydown areas (temporary).
- Concrete batching plants (temporary).
- Site offices and car parking.
- Overhead and underground cabling.
- One upgraded internal access track and one new internal access track.
- Security Fencing.
- Lighting.
- Firefighting water tanks and reticulation system to provide volume of 432,000L.

**Figure 3: Site Plan**



The Applicant has submitted an indicative site plan and a 3D site visualisation (See Figure 4 below) with the development application. The development application is supported by the following technical reports which are provided in Attachment 2:

- Development Application Report
- Indicative Layout
- Social Impact Assessment
- Ecological Assessment
- Bushfire Compliance CFA Assessment
- Bushfire Management Plan
- Bushfire Risk Report
- Preliminary Hydrogeological Review
- Water Source Assessment
- Noise Impact Assessment
- Visual Assessment Report
- Transport Impact Assessment
- Heritage Assessment

The proponent proposes to commence construction of the 'Harvest BESS in 2028 which is scheduled to last for up to eighteen months. All supporting infrastructure will be maintained as needed, with a projected initial energy delivery lifespan of approximately 30-35 years.

The average workforce is expected to be 43 personnel, peaking at 70 full-time employees for around six months of the construction period. Peak construction workforce vehicle movements are expected to be around 70 per day. The permanent operational workforce will require approximately 5 workers ongoing.

*Planning Context*

The subject land is zoned 'Rural' under the Shire's Local Planning Scheme No. 7 (LPS7). The draft WAPC Renewable Energy Code defines energy infrastructure as including renewable energy facilities, transmission systems and battery energy storage systems (BESS). The proposed BESS facility is therefore considered to constitute energy infrastructure. As the proposal does not clearly align with any land use definition contained within Schedule 1 of LPS7, it is considered a 'Use Not Listed' under LPS7.

In accordance with Clause 3.4.2 of the Shire of Dandaragan Local Planning Scheme No. 7 (LPS7) a 'Use Not Listed' may be considered for approval where it can be demonstrated to be consistent with the objectives of the relevant zone.

Following assessment against aims in Clause 1.6 and the objectives of the Rural zone under Clause 3.2 of LPS7, the *Planning and Development (Local Planning Schemes) Regulations 2015*

(Deemed Provisions), and relevant State Planning Policies, it is considered that the proposed BESS and supporting infrastructure is compatible with the underlying Rural land use. The use is not inconsistent with the objectives of the Rural zone and is therefore suitable to be supported by Council under Clause 3.4.2(a) of the Scheme.

It is noted that, several recent BESS approvals include the Muchea Battery (Shire of Chittering, 2022), Collie BESS (2023), Collie Battery (2022), Merredin BESS (2024), and Narrogin BESS (2025), Gingin Red Gully BESS (2026) each approved as a 'use not listed' consistent with rural zone objectives or similar zone.

Following engagement with the Shire of Dandaragan, the proponent opted to progress the application via the local government pathway and submitted the development application and associated documents on the 3 August 2026. The proponent was advised that review of the technical documents would be undertaken in conjunction with submissions received from referral agencies and further information may be requested.

COMMENT

The proposed site layout (Figure 3) and visual representation (Figure 4) provide an indicative representation of the proposed use. As a ‘use not listed’ there are no relevant site and development requirements associated with development in the ‘Rural’ zone to be considered under LPS7. The location and siting of the proposed infrastructure in the development footprint of 12.3 hectares on the subject land is confirmed as proposed, however detailed site plans and detailed construction drawings will be required as a condition of approval. Any changes to the site layout and design are required to demonstrate continued compliance with all assessment requirements, including noise, heritage, bush fire management etc.

**Figure 4: Visualisation of Harvest BESS and Substation**

As the proposed land use is not specifically listed under the applicable planning framework, the development application has been assessed in accordance with Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Clause 67 sets out the matters that a local government must consider when determining development applications and provides the basis for the assessment of unlisted land uses (see the Statutory Environment section below for details). The Shires Local Planning Policy for Renewable Energy facilities provide some guidance in this instance, however, specifically considers windfarm proposals.

The matters considered relevant to the assessment of the proposal under Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, including issues identified through agency referrals and submissions (refer Schedule of Submissions, Attachment 3), are discussed below under the headings of Hazard and Risk, Amenity, and Environment. The proposal did not attract any submissions from the broader community or neighbours.

Hazard and Safety

***Bushfire management***

The Department of Fire and Emergency Service (DFES) generally acknowledges that the proposed Harvest BESS is not located within a designated bushfire-prone area and therefore does not formally trigger *State Planning Policy 3.7* requirements. However, DFES advises that, due to the inherent fire risks associated with battery energy storage systems, further work is required to demonstrate that bushfire and facility fire risks have been adequately assessed and managed. DFES generally considers that the submitted Renewable Energy Facility (REF) Guidelines assessment, Bushfire Risk Report and associated documentation did not provide sufficient detail to verify compliance with best-practice fire management requirements. Key issues raised included the need for a more comprehensive assessment of the potential for the BESS to ignite a bushfire, clearer emergency access arrangements, confirmation of firefighting water supplies, detailed site and infrastructure plans, and the preparation of a revised Bushfire Management Plan, and Emergency Management and Risk Management Plans.

The Proponent and the Shire of Dandaragan acknowledge DFES's concerns and consider that these matters may be appropriately addressed through the detailed design phase of the project rather than at the current development approval stage. The recommended conditions of approval require the preparation and updating of a Bushfire Management Plan (BMP), Emergency Management Plan

(EMP), Risk Management Plan (RMP) and revised CFA REF Guidelines assessment based on the final detailed design drawings prepared to the satisfaction of the Shire. A detailed response to the DFES submission is included in the Schedule of Submission (See Attachement 3).

The conditions of approval and revised documentation are will be required to address the outstanding matters identified by the Shire of Dandaragan and DFES, including the provision of a minimum 50 metre Asset Protection Zone (APZ) or hardstand surrounding the BESS facility, confirmation of primary and secondary emergency access arrangements to ensure safe access for emergency services (addressed in the Bushfire Risk Report), and detailed firefighting infrastructure requirements including water supply volumes, and tank refill arrangements. The updated and detailed plans will also include a comprehensive assessment of the risk of fire ignition from the BESS itself, together with measures to manage electrical, chemical, explosion, thermal runaway and fire spread risks. Through these revisions, the Proponent and Shire consider that the final design can demonstrate an appropriate level of protection for people, property and infrastructure while meeting the intent of the REF Guidelines and DFES requirements.

The proponent hasn't identified the number of tanks and specific location of the firefighting infrastructure in this proposal, however in the detailed site plans and construction drawings confirms commitment to indicate the following firefighting facilities:

- Water Volume: 432,000L
- Coverage: the same supply serves the substation and terminal, and the hydrants serving the O&M buildings
- Tanks: above-ground, concrete or steel, and non-combustible. All pipes, couplings and fittings must be metal or non-combustible. Number and size are not specified and are to be confirmed at detailed design.
- Siting: more than 15m from BESS cabinets, PCS and other structures, with a BAL-29 asset protection zone around the tanks.
- Outlets: two hydrants, each supplying 10L/s for 4 hours.
- Access: hard-suction points with 125mm Storz couplings, and an all-weather hardstand turnaround within 4m of the tanks (minimum 8m long by 6m wide, 15t GVM). Access must be kept clear, and signage must show the direction to the tanks at each entrance.
- Fittings: external water level indicator, and "FIRE WATER" and capacity signage on each tank.
- Power: pumps run on independent power from the BESS or generators.

***Transport Impact***

The Transport Impact Assessment (TIA) states that major components of the BESS will be delivered either via port to site routes from Geraldton or the Australian Marine Complex at Henderson via Brand Highway with potential modifications required across key turning areas along each route.

Main Roads WA supports the project in principle but raised concerns regarding the suitability of the local road network to accommodate construction traffic, heavy vehicles and oversize-overmass (OSOM) loads. Main Roads suggested conditions relating to the upgrade of roads and intersections, and the preparation of a traffic management plan and associated advice notes which are recommended to be included.

The Shire considered that the Transport Impact Assessment focused primarily on vehicle geometry and turning movements and did not adequately assess the structural capacity of local roads or the potential maintenance and rehabilitation liabilities arising from the construction task. The Shire recommends the preparation of a 'Road Access and Upgrade Plan' to include that all major construction and OSOM traffic be restricted to a single approved route via Brand Highway, Cowalla Road and Yerramullah Road, supported by appropriate upgrades.

The Shire's Infrastructure Services have recommended that Cantabilling Road, Bibby Road and sections of Yerramullah Road not be used for project construction traffic due to pavement condition, safety concerns, school bus operations and existing maintenance demands. The Shire also recommends the preparation of a 'Road Use and Maintenance Agreement' for any workforce traffic travelling between Jurien Bay and the site via local roads, including pre and post construction condition surveys, maintenance obligations, repair requirements and traffic management measures. Relevant conditions are included to address the recommendations.

***Western Power Easement***

The South West interconnected System Transmission power line traverses the site north south. Western Power requires an easement pursuant to Section 167 of the *Planning and Development Act 2005* for existing or planned Western Power distribution and transmission infrastructure being granted free of cost to Western Power.

Amenity

***Noise Impact***

DWER reviewed the preliminary noise assessment and advised that the proposed Harvest BESS is capable of achieving compliance with *the Environmental Protection (Noise) Regulations 1997*, subject to further refinement of the design and operational details. DWER recommended that the acoustic modelling be reviewed and updated once the final equipment specifications and site layout are confirmed to ensure that noise impacts on surrounding sensitive receptors remain within regulatory limits. Development approval condition will require the preparation of an updated Environmental Noise Assessment based on the detailed design prior to construction and operation of the facility.

(DWER) reviewed the acoustic assessment noting that the original assessment included assessment also based on South Australian noise guidelines, which are not the applicable regulatory framework in Western Australia.

***Landscape Visual Impact Assessment***

A desktop Visual Impact Assessment was undertaken for the proposed Harvest BESS and associated infrastructure to assess potential visibility from surrounding roads and sensitive receptors. The assessment identified that visibility of the BESS is generally limited by the site's topography, with the facility located on the lower slope of a hill crest and further screened by existing vegetation. While portions of the development may be visible from elevated locations on Nylagarda Road, views from nearby sections of Yerramullah Road are largely obscured by terrain and vegetation. The assessment also identified 15 sensitive receptors located between approximately 2.3km and 5.5km from the development footprint, with existing riparian vegetation and landscape features expected to provide substantial screening.

The assessment concluded that visual impacts associated with the BESS are expected to be low and largely confined to brief viewing opportunities for passing motorists. The modelling adopted a conservative approach and is likely to overstate actual visibility as it does not account for vegetation or built-form screening. Overall, the BESS is considered unlikely to result in significant adverse visual impacts on the surrounding landscape or community amenity.

Environment

***Vegetation***

The Department of Biodiversity, Conservation and Attractions (DBCA) did not object to the proposed Harvest BESS and was generally satisfied that the development has been sited within a predominantly cleared agricultural landscape to minimise impacts on native vegetation and environmental values. DBCA's advice largely related to ensuring standard environmental management measures are implemented during detailed design and construction, including compliance with any vegetation clearing requirements.

***Water management***

DWER provided advice regarding water management, groundwater licensing and environmental protection measures. The agency recommends that detailed stormwater and drainage controls be developed to manage potential contamination risks associated with the BESS, including appropriate bunding and containment measures for any chemical leaks or fire-water runoff. DWER further noted that groundwater abstraction and bore construction may require licensing under the *Rights in Water and Irrigation Act 1914*, and that any clearing of native vegetation would need to comply with relevant statutory approval requirements. In response, development approval conditions and advice notes will require the preparation of a Stormwater Management Plan and ongoing compliance with all relevant licensing and environmental approval requirements prior to construction, ensuring that water resources and environmental values are appropriately protected throughout the life of the development.

The owners of the property immediately north-east of the subject land contacted the Shire and raised concerns regarding the potential effects of water abstraction and possible contamination associated with the BESS and substation on a water source south of their property that supports aquaculture activities on their property. The landowners did not lodge a formal submission with the Shire. The proponent entered into a private agreement with the landowners, which in addition to complying with all applicable DWER requirements includes following commitments:

1. If groundwater extraction is required for the Projects, OX2 will commit to undertaking field investigations required to understand which aquifer the neighbours rely on and whether groundwater abstraction from the project area will impact their water supply. A field assessment, including groundwater and seep water

sampling and analysis, would assist in determining the source of the seepage that they rely on. If we install a new production bore, we will undertake groundwater sampling and testing, targeting a different geological formation to understand whether there is any hydraulic connectivity between our groundwater source and theirs. If required, we can also target the existing bores in their immediate area for sample and analysis. The investigations that will be undertaken will also seek to satisfy licensing requirements to take water.

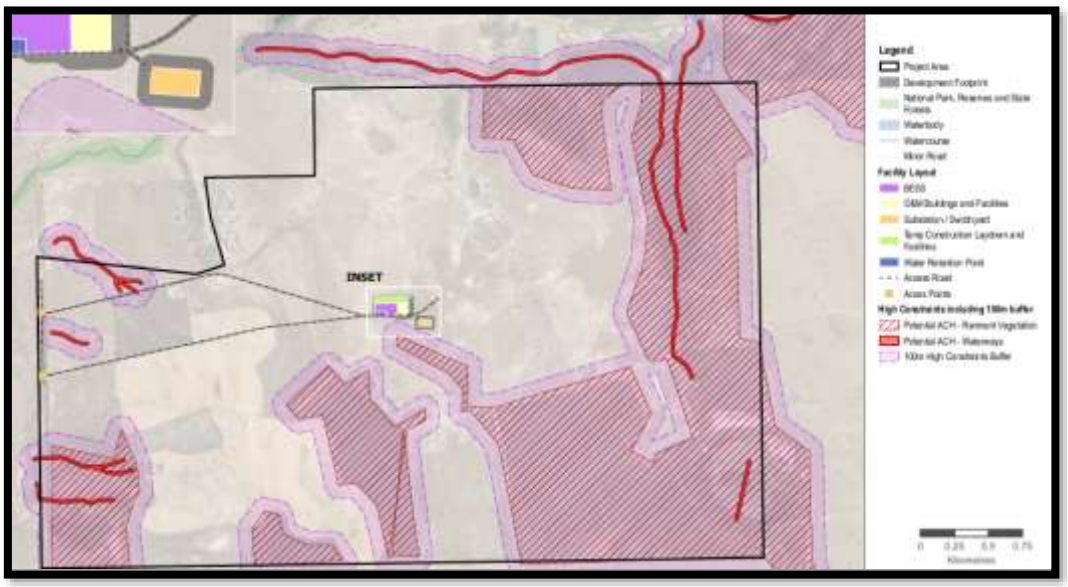
2. A minimum 1km setback of any production bore from the neighbour's property boundary, to ensure any abstraction is well beyond the predicted drawdown extent. This commitment has been informed by the hydrology assessment which identified that drawdown around a production bore in the target (Yarragadee) aquifer extends approximately 500–600m from the bore. This setback is comfortably beyond that predicted drawdown extent.

Heritage

A Heritage Risk Assessment was undertaken for the proposed Harvest BESS to identify known and potential heritage values within the project area. The assessment confirmed that there are no registered Aboriginal heritage sites, lodged heritage places or recorded historical heritage places within the project area. However, the assessment identified that areas associated with waterways, wetlands, floodplains and remnant native vegetation have the potential to contain unrecorded Aboriginal cultural heritage (ACH) values, including both tangible and intangible heritage. The proposed BESS, substation and associated infrastructure have largely been located within previously cleared and disturbed agricultural land, reducing the likelihood of direct impacts to heritage values.

The assessment concluded that heritage risks associated with the core BESS development are capable of being appropriately managed through ongoing consultation with the Yued Aboriginal Corporation, targeted ACH surveys in areas of elevated sensitivity, retention of precautionary buffers around sensitive landforms where practicable (100m- as indicated in Figure 5 below), and implementation of cultural heritage management procedures during construction. The report recommends an avoidance-first approach to project design and includes measures such as heritage awareness training, cultural heritage monitoring where required, and an Unexpected Finds Protocol to ensure any heritage values identified during works are appropriately protected and managed.

**Figure 5: Areas of Potential ACH**




CONSULTATION

Advertising of the application commenced on 10 August 2026 and concluded on 10 September 2026. Adjoining owners within 500m of the subject site boundaries were notified of the development by mail. The proposal was also publicly advertised on the Shire's website and Facebook page.

One adjoining landowner contacted the Shire and engaged with the proponent to resolve their query. No other submissions were received from neighbours or community members

State Government and service agency stakeholders were consulted on the proposal through the Shires referral process, with responses received from the following:

- Department of Biodiversity, Conservation and Attractions (DBCA)
- Department of Water and Environmental Regulation (DWER)
- Main Roads Western Australia (Main Roads)
- Department of primary Department of Primary Industries and Regional Development
- Western Power (WP)
- Department of Fire and Emergency Services (DFES)

Responses to all submissions are provided in the Schedule of Submissions in Attachment 3. The Shire considers that the issues raised by the agencies have been sufficiently addressed in the updated documents provided during the assessment period and subject to final information and updated reports being provided prior to commencement of construction subject of conditions. Matters raised by the agencies have been incorporated into the

recommended conditions and advice notes of approval, as considered appropriate.

STATUTORY ENVIRONMENT

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *Environmental Protection Act 1986*
- *Environmental Protection (Noise) Regulations 1997*
- *Planning and Development (Significant Development) Regulations 2024*

Local Planning Scheme No. 7

Clause 3.4.2 of LPS7 include use-not-listed provisions that state;

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

a. determine that the use is consistent with the objectives of the particular zone and is therefore permitted.
b. determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of clause 64 of the deemed provisions in considering an application for development approval; or
c. determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.'

Relevant Aims of the Scheme for Rural zoned land are set out in Clause 1.6 include:

- *Protection of the Shire of Dandaragan's viable agricultural base;*
- *Protection and enhancement of the environmental values and natural resources and to promote ecologically sustainable land use and development.*
- *Protect environmentally sensitive waterways throughout the Shire in recognition of their special management requirements;*
- *Protection of the rural vista adjacent to highways;*
- *Provide for planning which is responsive to the changing needs of the community and advancements in technology.*

The Scheme objective for the Rural zone of which the subject properties are zoned is:

*To provide for a range of rural activities such as broadacre and diversified farming so as to retain the rural character and amenity of the locality, in such a way as to prevent land degradation and further loss of biodiversity.*

The proposed development is not considered to be inconsistent with the relevant objective and aims of the Scheme and is therefore recommended to be supported by Council under Clause 3.4.2(a) of the Scheme.

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

Where a proposed land use is not listed in the Zoning Table, the application is assessed with reference to clause 67 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* that states:

'In considering an application for development approval (other than an application on which approval cannot be granted under subclause (1)), the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application —

(a) the aims and provisions of this Scheme (including any planning codes that are read, with or without modifications, into this Scheme) and any other local planning scheme operating within the Scheme area;

(b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the *Planning and Development (Local Planning Schemes) Regulations 2015* or any other proposed planning instrument that the local government is seriously considering adopting or approving;

(c) any approved State planning policy;

(d) any environmental protection policy approved under the *Environmental Protection Act 1986* section 31(d);

(e) any policy of the Commission;

(f) any policy of the State;

(fa) any local planning strategy for this Scheme endorsed by the Commission;

(g) any local planning policy for the Scheme area;

(h) any structure plan or local development plan that relates to the development;

(i) any report of the review of the local planning scheme that has been published under the *Planning and Development (Local Planning Schemes) Regulations 2015*;

(j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;

(k) the built heritage conservation of any place that is of cultural significance;

(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;

(m) the compatibility of the development with its setting, including —

(i) the compatibility of the development with the desired future character of its setting; and

(ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;

(n) the amenity of the locality including the following —

(i) environmental impacts of the development;

(ii) the character of the locality;

(iii) social impacts of the development;

(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;

(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;

(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;

(r) the suitability of the land for the development taking into account the possible risk to human health or safety;

(s) the adequacy of —

(i) the proposed means of access to and egress from the site; and

(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;

(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;

(u) the availability and adequacy for the development of the following —

(i) public transport services;

(ii) public utility services;

(iii) storage, management and collection of waste;

(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);

(v) access by older people and people with disability;

(v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;

(w) the history of the site where the development is to be located;

(x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;

(y) any submissions received on the application;

(za) the comments or submissions received from any authority consulted under clause 66;

(zb) any other planning consideration the local government considers appropriate.'

POLICY IMPLICATIONS

- State Planning Policy 2.0 - Environment and Natural Resources Policy
- State Planning Policy 2.5 – Rural Planning
- State Planning Policy 2.9 – Water
- State Planning Policy 4.1 – Industrial Interface
- State Planning Policy 3.7 – Bushfire
- Western Australian Planning Commission – Position Statement Renewable Energy Facilities

Draft Renewable Energy Planning Code 2025 (Code)

The Western Australian Planning Commission (WAPC) released the Code for public consultation on 15 December 2025, and submissions closed on 10 April 2026. The Code is intended to guide the assessment of development applications for energy infrastructure (including renewable energy facilities, battery energy storage systems and transmission systems) setting out:

- the objectives and development provisions for their siting, design, construction, operation and decommissioning; and
- the materials required to accompany associated development applications.

The Code (and any amendments to it) is made under Part 3A of the *Planning and Development Act 2005* and in accordance with the *Planning and Development (Planning Codes) Regulations 2024.*

The Code will include 5 parts as indicated below (currently only part 1 and 2 have been prepared);

- Code intent (Part 1)
- Wind farms (Part 2);
- Transmission systems (Part 3 – to be prepared);
- Solar farms (Part 4 – to be prepared); and

- Battery energy storage systems (Part 5 – to be prepared).

The RE Code will form part of the Scheme when enacted.

FINANCIAL IMPLICATIONS

The applicant has paid the maximum development application fee of $34,196 with the BESS estimated to cost $140 million.

If approved, the proponent has committed to the establishment of a Community Benefit Fund with funding of $125 per MW per annum over the life of the project, which equates to $12,500 per annum at maximum energy output. In addition, a Neighbour Benefit Program will be implemented to recognise the potential impacts that neighbouring landholders may experience during construction and operations, providing targeted benefits to directly affected stakeholders.

There is currently no statutory mechanism to require community benefit payments under the planning system at present, should a rating be applied to the use in the future, it should be noted that this would apply to the BESS activity, and not the landowner.

STRATEGIC IMPLICATIONS

Local Planning Strategy

Section 4.5 - Rural

*Strategic Directions*

*4. Support non-rural land uses that are compatible with, and complement, the primary use of the land.*

Section 4.7 – Economy

*Strategic Directions*

*7. Work with industry to investigate and identify opportunities for renewable energy projects based on the Shire's competitive advantages (i.e. coastal winds and flat terrain).*

*Actions – Renewable Energy*

*11. Promote opportunities for renewable energy across the Shire, based on the Shire's favourable climactic and environmental attributes and investigate how agricultural projects may benefit.*

Section 4.8 – Utility Infrastructure

*Actions – Energy*

4. *When assessing proposals for wind farms and other alternative energy infrastructure, the Shire will consider visual landscape issues and other relevant matters set out in the Western Australian Planning Commission's Position Statement on Renewable Energy Facilities*.

Section 4.11 - Environment and Natural Resources

*Strategic Directions*

3. *Protect the valued landscape characteristics of the Shire's natural and rural landscapes, as assets to be appreciated by residents and tourists.*

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 an creates economic opportunities |

ATTACHMENTS

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

- Attachment 1: Development Application report and Site Plan (Doc Id: SODR-1262144384-46560). ELECTRONIC ONLY.
- Attachment 2: Schedule of Submissions (Doc Id: SODR-1262144384-45494).

***(Marked 9.3.2)***

VOTING REQUIREMENT

Simple Majority

**OFFICER RECOMMENDATION**

**A. That Council, pursuant to Clause 3.4.2(a) of Local Planning Scheme No. 7, determines that the proposed Energy Infrastructure is appropriate as a "Use Not Listed" development and consistent with the objectives of the Rural zone and is therefore permitted,**

**B. That Council grants development approval for the proposed Energy Infrastructure known as the Harvest Battery Energy Storage System (BESS), located on 2946 Yerramullah Road, Dinner Hill 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 Harvest Development Project Co Pty Ltd as trustee for the Harvest Development Project Trust a subsidiary of OX2 AB and an affiliate of OX2, 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 development approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.**

3. **This approval is for a Battery Energy Storage System facility providing up to 100 megawatts (MW) of electricity with a 4 - 8-hour duration (400 – 800 megawatt-hours (MWh)), and a 132kV Substation and associated infrastructure.**

4. **Prior to development, arrangements shall be made for the provision of an easement pursuant to Section 167 of the *Planning and Development Act 2005* for existing or planned Western Power distribution and transmission infrastructure being granted free of cost to Western Power.**

5. **Prior to the commencement of site works, final designs of the overall layout, built form and configuration of the proposed development within the BESS development footprint (12.3ha) are to be provided to the Shire of Dandaragan for approval. Detailed design drawings are to be included for all structures, including but not limited to all components of the Battery Energy Storage System, all infrastructure associated with the substations, any operations and maintenance or stores buildings (temporary and permanent), temporary concrete batching plants, water supply and firefighting infrastructure and hardstand areas are to be submitted by the proponent and approved by the Shire of Dandaragan.**

6. **The proponent will be required to seek relevant groundwater licensing under the RIWI Act and Part V of the *Environmental Protection Act 1986 (EP Act*) if required.**

**7. Prior to construction commencing on-site, the applicant is to submit for approval to the Shire of Dandaragan either:**
   **a) Updated reports which assess the impact of the final detailed design of the BESS and relevant development approval conditions and advice notes; or**
   **b) A technical note from the author of the report or equivalent expert confirming that the change in location of the turbines does not change the outcome or recommendations in the report.**

**The reports to which this condition relate to are the:**
   **(i) Ecological Assessment**
   **(ii) Bushfire Compliance CFA Assessment**
   **(iii) Bushfire Management Plan**
   **(iv) Bushfire Risk Report**
   **(v) Preliminary Hydrogeological Review**
   **(vi) Water Source Assessment**
   **(vii) Noise Impact Assessment**
   **(viii) Visual Assessment Report**
   **(ix) Transport Impact Assessment**
   **(x) Heritage Assessment**
   **(xi) Waste Management**

**8. Prior to construction, the proponent is to update and submit with the detailed construction drawings, the Environmental Noise Assessment (ENA) by a qualified acoustic consultant confirming the development can comply with the relevant provisions of the *Environmental Protection (Noise) Regulations 1997* (as amended), to the satisfaction of the Shire of Dandaragan, on advice from the Department of Water and Environmental Regulation (DWER).**

**9. Prior to the commencement of site works, a Construction and Environmental Management Plan is to be submitted to the Shire of Dandaragan` for approval and shall include the following:**
   **a) Contact details of essential site personnel, construction period and operating hours;**
   **b) Community information, consultation and complaints management plan;**
   **c) Public safety, security and amenity;**
   **d) Traffic and parking management;**
   **e) Noise and dust management plan;**
   **f) Waste management during construction, including the storage and disposal of hydrocarbons, chemicals, and potentially hazardous substances, to be in accordance with the Department of Water and Environmental**

**Regulation Guidelines and Water Quality Protection Notes;**

**g) Earthworks, excavation, land retention/piling methods and associated matters, all to be contained within the approved development site;**

**h) Stormwater Management and sediment control;**

**i) Access and parking plan shall be submitted;**

**j) Security and Hazardous Work Zone / Restricted Area fencing details;**

**k) Amenity and office buildings;**

**l) Potable water supply.**

**10. The approved Construction and Environmental Management Plan is to be implemented and adhered to thereafter, to the satisfaction of the Shire of Dandaragan.**

**11. Prior to the commencement of the approved use, an Operational Management Plan is to be submitted to the Shire of Dandaragan for approval, and on advice from relevant state agencies (if required), that at a minimum includes the following:**

**a) Operating Strategy;**

**b) Stormwater Management Plan (including surface water and wind erosion**

**c) management.**

**d) Biosecurity Management Plan;**

**e) Washdown area;**

**f) Dust Management.**

**12. The approved Operational Management Plan is to be implemented and adhered to thereafter for the life of the development, to the satisfaction of the Shire of Dandaragan.**

**13. Prior to the commencement of site works, a revised Bushfire Management Plan shall be submitted to and approved by the Shire of Dandaragan, in consultation with the Department of Fire and Emergency Services.**

**14. The approved Bushfire Management Plan is to be implemented and adhered to thereafter for the life of the development, to the satisfaction of the Shire of Dandaragan.**

**15. Notwithstanding the approved Bushfire Management Plan, a minimum 50-metre-wide hardstand and/or low-fuel Asset Protection Zone (APZ) shall be established around the entire perimeter of the Battery Energy Storage System**

**(BESS) compound prior to operation of the facility. The APZ and/or hardstand area shall be maintained for the life of the development, managed to minimise bushfire fuel loads, and remain free of combustible vegetation and materials, to the satisfaction of the Shire of Dandaragan.**

16. **Prior to the commencement of the approved use, an Emergency Management Plan shall be submitted to and approved by the Shire of Dandaragan, in consultation with Department of Fire and Emergency Services (as required).**

17. **The approved Emergency Management Plan is to be implemented and adhered to thereafter for the life of the development, to the satisfaction of the Shire of Dandaragan.**

18. **Prior to commencement of construction, a detailed Risk Management Plan (RMP) addressing the requirements of the CFA Design Guidelines and Model Requirements – Renewable Energy Facilities (REF Guidelines) shall be prepared in consultation with Department of Fire and Emergency Services and submitted to the Shire of Dandaragan for approval.**

19. **Prior to the commencement of any of the BESS and associated project components, the developer must ensure the transport route is suitable, and any road or intersection upgrades are completed to the satisfaction of the Shire, in consultation with Main Roads WA.**

20. **A Transport Management Plan in conjunction with an application for a permit that requires vehicle and machinery access and movement for Over Sized Over Mass (OSOM) Vehicles shall be submitted for approval to the satisfaction of the Shire of Dandaragan, in consultation with Main Roads Western Australia and thereafter implemented to the satisfaction of the Shire of Dandaragan. The Traffic Management Plan shall address, at minimum:**
    a) **Construction vehicle speed limits;**
    b) **Approved haulage routes and times of operation (to avoid conflicts with school buses and community use);**
    c) **Dust suppression and local road safety measures;**
    d) **The necessary approvals/permits from Main Roads WA Heavy Vehicle Operations Branch; and**
    e) **Any other reasonable requirements of Main Roads WA.**

**21. All project-related construction deliveries, heavy vehicles, restricted-access vehicles, OSOM vehicles, construction plant and material haulage associated with the development must access the site from Brand Highway via Cowalla Road and Yerramullah Road. No alternative construction route may be used without the prior written approval of the Shire of Dandaragan.**

**22. Prior to commencement of construction, other than preliminary surveying, environmental investigations or geotechnical investigations, the landowner/applicant must prepare and obtain the Shire's written approval of a 'Road Access and Upgrade Plan', in consultation with Main Roads. The plan must include the detailed design, construction program, funding arrangements and completion requirements for:**

**a) reconstruction and sealing of Cowalla Road from the western extent of the Parron Maam Marang Farm Cowalla Road upgrade, anticipated to be approximately SLK 12.60, to the Cowalla Road/Yerramullah Road intersection;**

**b) reconstruction and sealing of Yerramullah Road from the Cowalla Road intersection to each approved Harvest BESS site access;**

**c) reconstruction or upgrading of the Cowalla Road/Yerramullah Road intersection to safely accommodate the largest design vehicle and all anticipated OSOM vehicle configurations;**

**d) construction of the site crossovers and associated acceleration, deceleration, turning, drainage, signage and sight-distance treatments;**

**e) all required drainage, culverts, shoulders, guideposts, signs, road tie-ins and roadside reinstatement; and**

**f) testing, quality-control records, as-constructed information and practical-completion inspections.**

**Upgraded sections of road must be constructed to the applicable Shire standards and Shire-approved engineering drawings. All design, construction, testing and approval costs are to be met by the landowner/applicant.**

**23. The road and intersection works required under Condition 22 must be completed to the satisfaction of the Shire before the first movement of any project-related heavy vehicle, restricted-access vehicle or OSOM vehicle to the development site. Where the applicant proposes to rely on**

**works being delivered by another development, the applicant must first provide evidence satisfactory to the Shire that those works:**

**a) have reached practical completion;**
**b) have been accepted by the relevant road authority;**
**c) are available for lawful use by Harvest BESS project traffic; and**
**d) have been designed and constructed to accommodate the Harvest BESS vehicle task.**

**Where the works have not been completed or accepted, the applicant remains responsible for delivering or securing the necessary works before project traffic commences.**

**24. Prior to the commencement of project construction traffic, the Brand Highway/Cowalla Road intersection shall be constructed to accommodate the largest anticipated design vehicle and OSOM movement to the satisfaction of the Shire of Dandaragan, in consultation with Main Roads WA and shall include all necessary drainage and signage. Any additional works, permits or traffic-management measures required by Main Roads Western Australia must be completed or obtained at the applicant's cost.**

**25. The proponent must undertake regular inspections of all Shire roads approved for project use during construction and commissioning. Any damage, abnormal deterioration or safety defect caused or materially contributed to by project-related traffic must be repaired by the proponent, at its cost, within the timeframe directed by the Shire.**

**26. Prior to commencement of construction, the proponent is to prepare a 'Road Use and Maintenance Agreement' for any workforce traffic travelling between Jurien Bay and the site via local roads, including pre and post construction condition surveys, maintenance obligations, repair requirements and traffic management measures.**

**27. The detailed construction plans are to set aside areas for the parking of vehicles together with the associated access. The carparking areas shall:**

**a) be installed to the satisfaction of the Shire of Dandaragan prior to the commencement of the approved use;**
**b) be maintained thereafter to the satisfaction of the Shire of Dandaragan.**

28. **Prior to the commencement of construction, a Site and Soil Evaluation (SSE) shall be prepared by a suitably qualified consultant during the wettest time of year in accordance with AS/NZS 1547:2012 and submitted to the Shire of Dandaragan for approval, demonstrating the suitability of the land for on-site treatment and disposal of wastewater.**

29. **Within 12 months of the development being decommissioned, a Decommissioning Plan is to be submitted to and approved by the Shire of Dandaragan, and on advice from relevant state agencies. The Decommissioning Plan, at a minimum, is to outline the following:**
    - **All infrastructure associated with the development shall be decommissioned and removed within 12 months of the use /development ceasing, unless the Shire of Dandaragan agrees otherwise.**
    - **In conjunction with decommissioning of the development, the plan shall demonstrate how the site will be remediated and returned to agricultural production without residual contamination at the end of the operational lifespan of the facility, to the agricultural land.**

**Advice Notes:**

1. **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.**

2. **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.**

3. **Further to this approval, the applicant is required to submit working drawings and specifications to comply with the requirements of the *Building Act 2011* and *Health Act 2016*, which are to be approved by the Shire of Dandaragan.**

4. **In relation to Condition 1, Any significant changes to the project footprint or appearance of project elements resulting from detailed design may require an amended or subsequent development approval**

5. **The proponent is required to obtain a Clearing Permit in accordance with the provisions of the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* in the case of any proposal to clear existing remnant native vegetation on the development site.**

6. **Noise levels from the approved development are to comply, at all times, with the limits identified in the Environmental Protection Authority *Environmental Protection (Noise) Regulations 1997* (as amended).**

7. **The Applicant is advised that all basic raw materials (i.e. sand and gravel) to be used in the construction of the development are to be sourced from locations within the development site and transported using roads internal to the property or from external locations that have a current valid Extractive Industry licence.**

8. **An application to Construct or Install an Apparatus for the Treatment of Sewage for each onsite wastewater treatment system, temporary or otherwise, will be required to be submitted to the Shire of Dandaragan. The treatment and disposal of wastewater generated on site, either temporarily or permanently, is required to comply with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974* and the requirements of *State Planning Policy 2.9 – Water*.**

9. **All drinking water provided on site must meet the health-related requirements of the *Australian Drinking Water Guidelines 2011*.**

10. **Regarding Condition 4: Western Power advises pursuant to Section 167 of the *Planning and Development Act 2005* that the following standard advice applies prior to development.**
    - **(i) The development shall be designed and constructed to protect Western Power infrastructure and interests from potential land use conflict.**
    - **(ii) No development (including drainage, fill, fencing, storage or parking) will be permitted within Western Power line and cable easements or restriction zones without the prior written approval of Western Power.**

**(iii) The applicant should formally progress the Western Power network connection and substation arrangements with Western Power.**

**(iv) Arrangements being made to the specifications of Western Power for the provision of necessary electricity easements as and where required.**

**11. Regarding Condition 9 and 11: The stormwater management plan should identify stormwater management, water storage, bunding, impermeable surfaces and other control measures to contain and control chemical leaks.**

**12. Regarding Condition 11: the proponent is advised that an Operational Biosecurity Management plan that includes machinery inspection, cleaning of equipment, monitoring of weeds across the site, contingencies and reporting is included in the Operational Management Plan and prepared in consultation with Department of Primary Industries and Regional Development.**

**13. Regarding Condition 18: DFES advise that the RMP should address the following model requirements of the REF Guidelines:**

**a) Detailed site plans showing the location of site vehicle access points, internal roads, wind turbines, battery containers, substations, buildings and fire water supplies.**

**b) The exact specifications of the elements within the renewable energy facility, such as the battery chemistry, relevant specifications and technical data sheets on the BESS facility.**

**c) Details of the fire, smoke, heat, and toxic off-gassing detection system for the BESS facility. The system should specify what triggers an internal operator response and what triggers a 000 call.**

**d) Details of the explosion prevention and venting system for the BESS facility.**

**e) Details of the battery management and monitoring system. The system should enable the operator to intervene for the prevention of thermal runaway.**

**f) Details of the system to prevent water ingress to battery containers and appropriate ingress protection rating for containers.**

**g) Details of the warning and alarm system within battery containers and/or the facility. The system should specify what each alarm signal means.**

**14. Regarding Condition 18: DFES Regional Operations request confirmation of the following matters be provided prior to construction:**

- **All access roads and tracks servicing the BESS are constructed and maintained to an all-weather standard suitable for urban firefighting appliances.**
- **Suitable hardstand areas are provided to allow for appliance access, manoeuvring and staging during an incident. Modification to the submission is required to address the Assessment advice.**
- **Details of the available firefighting water supplies, including capacity, reliability and access.**
- **Details of the hydrant and/or ring main arrangements servicing the facility and associated infrastructure.**

**15. The applicant is advised to have due regard to the *Draft Renewable Energy Planning Code (December 2025)* including the code objectives and Appendix 2 – Material to accompany a development application, when preparing detailed design documentation.**

**16. Separate advice is recommended to be obtained from the Department of Fire and Emergency Services, the Department of Mines, Industry Regulation and Safety (Building and Energy Division – Dangerous Goods), the Department of Energy and Economic Diversification (Energy Policy WA), and the Department of Water and Environmental Regulation (Green Energy Approvals Directorate) regarding hazardous materials management, dangerous goods approvals, and emergency response planning for the BESS facility.**

**17. The applicant is advised that the DFES District Officer responsible for this region and the local fire and emergency services should be consulted during the construction phase and prior to facility being activated. It is considered critical for local fire and emergency services to understand the facility in detail and the measures required to ensure the safety of firefighting personnel when working in or around different parts of the facility or surrounding properties.**

18. **Regarding Condition 10: Any Intersection upgrades between the Brand Highway and Local Road(s) design is to be informed by an updated Traffic Impact Assessment, and concept designs (Design and Report required for 15%, 85%, 100% and Issued for Construction) to the satisfaction of Main Roads and the Local Government.**

19. **Regarding Condition 19: The applicant is required to submit an application form to Undertake Works within the Road Reserve prior to undertaking any works within the road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website > Technical & Commercial > Working on Roads.**

20. **Regarding Condition 20: The route on Brand Hwy from the Port to the development site must be suitable for the transport of battery storage components. Any upgrades identified as part of the Transport Management plan must be completed to LGA's satisfaction, in consultation with Main Roads WA, including Cantabilling Road and any other intersections.**

21. **Regarding Condition 20: Heavy vehicle access must be approved from Main Roads where the routes relating to the development application are not approved for the proposed heavy vehicle combinations including RAV's (Restricted Access Vehicles) and OSOM (Over Sized, Over Mass) vehicles. Main Roads is the relevant authority to issue such approvals. Such an approval may be subject to any necessary intersection upgrades being undertaken at the applicant's expense to the satisfaction of the Shire of Dandaragan in consultation with Main Roads. The applicant is advised to contact Main Roads' Heavy Vehicle Services branch to ascertain any approval requirements. Information can also be found on the Heavy Vehicles Access Requirements in WA section of the Main Roads website. Any change in the type of Restricted Access Vehicle (RAV) to service the development may be subject to future support and approval from the Shire of Dandaragan and Main Roads. Such an approval may be subject to necessary intersection upgrades being**

**undertaken at the applicant's expense to the satisfaction of the Shire of Dandaragan, in consultation with Main Roads.**

**22. The upgrading/widening of Brand Highway is not in Main Roads current 4-year forward estimated construction program and all projects not listed are subject to change without notice, and Main Roads assumes no liability for the information provided.**

**23. Any signage visible from the Brand Highway must comply to Main Roads WA's advertising signage policy, that requires a separate application to Main Roads.**

**24. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Dandaragan Local Planning Scheme No.7 and may result in compliance action being initiated by the Shire of Dandaragan.**

## 9.3.3 DRAFT LOCAL PLANNING POLICY 9.13 COMMERCIAL DEVELOPMENT WITHIN THE JURIEN BAY FORESHORE

| | |
|---|---|
| Location: | N/A |
| File Reference: | Doc Id: SODR-877026889-14444 |
| Disclosure of Interest: | Nil |
| Date: | 14 October 2026 |
| Author: | Alex MacKenzie, A/Executive Manager Development Services |
| Senior Officer: | Brent Bailey, Chief Executive Officer |

PROPOSAL

The purpose of the report is for Council to consider the adoption of the amended, draft, *Local Planning Policy 9.13 Commercial Development within the Jurien Bay Foreshore (LPP 9.13)* for the purpose of public advertising.

BACKGROUND

For the purposes of the policy, the foreshore comprises the reserve land abutting the seaward side of Grigson Street and Heaton Street, extending from Cook Street to the south to Doust Street to the north (refer Attachment 2). The masterplan for the Jurien Bay foreshore was recently updated to include the designation of new commercial development nodes. The purpose of LPP 9.13 is to ensure that commercial development within the foreshore occurs in line with the vision of the adopted foreshore masterplan (refer Attachment 3).

LPP 9.13 does not replace the Shire's Local Planning Policy 9.11 - Mobile and Itinerant Vendors and Commercial Activities on Reserve Land (Including Foreshore). LPP 9.13 applies to development of commercial nodes the subject of a lease whereas LPP 9.11 applies to trading activities that are more mobile and temporary in nature. Whereas LPP 9.11 focuses primarily on vendor management; the intent of LPP 9.13 is to provide guidance for longer-term and more permanent, strategic foreshore activation. Specifically, LPP 9.13 details the parameters for how the commercial node locations in the foreshore may be developed.

The draft LPP has been prepared in accordance with the *Draft WA Planning Manual – Local Planning Policies* chapter.

COMMENT

The 2026 Masterplan recognises the Jurien Bay Foreshore as a regional recreation, tourism and community destination and supports commercial activity where it contributes to the activation of the foreshore whilst maintaining the area as predominantly, open space, public reserve. Informed by extensive community consultation, the adopted Masterplan represents a framework for the foreshore that seeks to respond to and protect the interests of

the community. Accordingly, the draft LPP contains the following key elements.

*Preferred Commercial Activities*

The following commercial activities may be supported within the foreshore reserve, subject to all required approvals:

- Supports the objectives of the adopted Jurien Bay Foreshore Masterplan.
- Encourages appropriate commercial activity and development that enhances the visitor experience and community use of the foreshore.
- Protects public access, recreation opportunities, coastal character and visual amenity.
- Provides opportunities for local business, tourism and economic development.
- Protects open green space by minimising the need for car parking.

The following commercial activities may be supported within the foreshore reserve, subject to all required approvals:

- Cafés;
- Restaurants;
- Food and beverage premises;
- Kiosks;
- Grab-and-go food outlets;
- Mobile food and beverage vendors;
- Equipment hire operators associated with coastal recreation, tourism and active transport activities;
- Commercial activities associated with approved events, markets and community festivals; and
- Other commercial activities determined by Council to be consistent with the objectives of this policy and the adopted Foreshore Masterplan.

*Non-Preferred Activities*

The following activities are not supported within the Foreshore Reserve:

- Drive-through premises;
- Chain fast-food outlets;
- General retail activities which are not directly related to food, beverage, tourism or recreation;
- Activities resulting in the exclusive occupation of public open space;
- Activities that adversely impact public access, safety or the recreational function of the reserve.

*Commercial Opportunity Locations*

Under the Masterplan, consideration may be given to commercial development in the commercial node locations identified by the adopted Jurien Bay Foreshore Masterplan. A summary of expectations for each location is set out below.

Central Commercial Node (Jetty Precinct)
Intended as the principal commercial node for the foreshore precinct. The masterplan emphasises the need for built form in this location to be limited to single storey in order to protect access to views for adjoining development and residents. The masterplan also limits the capacity of the secondary commercial offering to 200-pax in order to limit the number of parking spaces needed. This is intended to protect the availability of green open space.

Southern Commercial Node (Fauntleroy Park – Cook Street)
Allows for consideration of a two-storey food and beverage offering to be positioned in front of the existing water tanks. An application will need to be supported by demand analysis demonstrating that the proposal will not cause existing local F&B businesses to become unviable. Two-storey built form may be considered for the reason that access to ocean view for adjoining residences has already been interrupted by existing trees and infrastructure on-site.

Northern Commercial Node (Dobbyn Park-Doust Street)
Intended to allow for a small-scale, single-storey, commercial offering supporting casual foreshore use. Potential for an elevated timber deck area to achieve ocean views while not impacting on access to views for adjacent residences.

*Design and Operational Requirements*

Any commercial activity or development within the foreshore reserve should:

a) Maintain public access to the coastline, beach and foreshore facilities.
b) Preserve significant ocean views, foreshore vistas and view corridors.
c) Respond appropriately to coastal hazard and adaptation planning requirements.
d) Utilise lightweight and coastal-responsive design.
e) Incorporate durable materials suitable for a coastal environment.
f) Maintain pedestrian priority within the foreshore precinct.
g) Minimise noise, traffic and lighting impacts.
h) Incorporate lighting consistent with adopted Dark Sky principles.
i) Respect the character, amenity and environmental values of the foreshore reserve.

*Assessment Criteria*

When determining an application, Council may consider:
- Consistency with the Jurien Bay Foreshore Masterplan;
- Contribution to activation of the foreshore;
- Public benefit and tourism outcomes;
- Impacts on open space, public access and recreational use;
- Noise, traffic and parking implications;
- Environmental impacts;
- Coastal hazard considerations;
- Visual amenity and landscape character;
- Market demand and potential impact on local commercial operators;
- Event management requirements; and
- Any other matter considered relevant by Council.

*Mobile Vendors*

Mobile vendors may be approved for temporary operation in designated vendor hardstand locations identified within the Foreshore Masterplan. Applications for mobile trading will be assessed under the Shire's *Local Planning Policy 9.11 - Mobile and Itinerant Vendors and Commercial Activities on Reserve Land (Including Foreshore).*

Next Steps
It is recommended that Council adopt the draft LPP for a period of public advertising, as detailed below.

CONSULTATION
Clause 4(2) of Schedule 2 – Deemed Provisions for Local Planning Schemes ('Deemed Provisions') of the *Planning and Development (Local Planning Schemes) Regulations 2015* requires a minimum advertising period of 21 days for a draft LPP.

Public Notice of the proposed LPP will be given as follows:
- Display of the draft LPP and submission form on the Shire website; and
- Display hard copies of the draft LPP and submission form at the front counter of the Shire's Administration Building.

STATUTORY ENVIRONMENT
*Local Planning Scheme No.7*

This Policy is a Local Planning Policy adopted pursuant to Part 2 clause 4 of the deemed provisions of LPS7.

*Activities on Thoroughfares and Trading in Public Places Local Law (2019)*

POLICY IMPLICATIONS
*Local Planning Policy 9.11 – Mobile and Itinerant Vendors and Commercial Activities on Reserved Land (Including Foreshore)*

FINANCIAL IMPLICATIONS
Nil

STRATEGIC IMPLICATIONS
Council Plan 2024

| | |
|---|---|
| **Prosperity** | The region will experience economic and population growth with increasing economic opportunities, diversifying primary production and a vibrant visitor economy |
| **Outcomes** | We will play a more active role in the development of land where supply is constrained and seek diverse solutions for increasing housing supply.<br>Our Shire has a contemporary land use planning system that responds to and creates economic opportunities. |

*Shire of Dandaragan Local Planning Strategy*

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

- Attachment 1 - Draft Local Planning Policy 9.13 Commercial Development within the Jurien Bay Foreshore (Doc ID: SODR-877026889-14092).
- Attachment 2 – Jurien Bay Foreshore Masterplan Report (Doc ID: SODR-877026889-14093) – ELECTRONIC ONLY.
- Attachment 3 – Existing Foreshore Commercial Development Plan Local Planning Policy 9.13 (Doc ID: SODR-877026889-14444).

***(Marked 9.3.3)***

VOTING REQUIREMENT
Simple Majority

**OFFICER RECOMMENDATION**
**That Council pursuant to Clause 4 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015,* endorses *draft Local Planning Policy 9.13 Commercial Development within the Jurien Bay Foreshore* for the purpose of undertaking public consultation for a period of 21-days.**

## 9.4 GOVERNANCE & ADMINISTRATION

### 9.4.1 DBCA LEASE EXTENSION - JURIEN BAY CIVIC CENTRE

| | |
|---|---|
| Location: | Jurien Bay Civic Centre, Lot 124 Bashford Street, Jurien Bay |
| Applicant: | Minister for Works / Department of Biodiversity, Conservation and Attractions |
| File Reference: | Doc Id: SODR-1739978813-10353 |
| Disclosure of Interest: | Nil |
| Date: | 9 October 2026 |
| Author: | Brent Bailey, Chief Executive Officer |
| Senior Officer: | Not Applicable |

PROPOSAL

To consider a ten-year extension of the existing lease for office accommodation occupied by the Department of Biodiversity, Conservation and Attractions at the Jurien Bay Civic Centre, in accordance with the negotiated terms and draft Deed of Extension and Variation, and to authorise finalisation and execution of the lease documentation.

BACKGROUND

The Minister for Works currently leases two areas within the Jurien Bay Civic Centre for occupation by the Department of Biodiversity, Conservation and Attractions (DBCA). The lease arrangements comprise an original ten-year term from 1 January 2015 to 31 December 2024 and a subsequent two-year extension from 1 January 2025 to 31 December 2026.

Government Office Accommodation, through Cushman & Wakefield, commenced negotiations with the Shire for DBCA to remain in the premises beyond 31 December 2026. DBCA has identified a long-term requirement to continue operating from the Civic Centre and sought a further ten-year lease term.

Negotiations considered the commencing rent, application of rent across the entire net lettable area, annual rent reviews, a mid-term market review and future renewal options. The parties have agreed the commercial terms and the State Solicitor's Office has prepared a draft Deed of Extension and Variation of Lease for consideration.

COMMENT

The proposed extension retains DBCA as a long-term government tenant within the Civic Centre and provides the Shire with a stable rental stream from an established commercial tenancy. The final negotiated position also standardises the rental rate across the full leased area, addressing the previous application of different square-metre rates to the two occupied areas.

The principal terms contained in the draft deed are summarised below:

| Lease element | Proposed term |
|---|---|
| **Tenant** | Minister for Works, with the premises occupied by DBCA |
| **Premises** | Office Premises being a part of the Jurien Bay Civic Centre Lot 124, Bashford Street, Jurien Bay. Approximately 544.3 square metres, |
| **Commencement** | 1 January 2027 |
| **Extended term** | 10 years, expiring 31 December 2036 |
| **Commencing rent** | $92,531 per annum plus GST, equivalent to $170 per square metre per annum plus GST |
| **Annual reviews** | 3% fixed increases from 2028 to 2031 and from 2033 to 2036 |
| **Market review** | 1 January 2032 |
| **Further options** | Two further five-year options commencing 1 January 2037 and 1 January 2042 |
| **Costs and duty** | Each party meets its own legal costs; the tenant pays duty assessed on the deed |
| **Other provisions** | Existing lease remains in force except to the extent varied by the deed |

The review structure provides income certainty while retaining a market test at the midpoint of the term. Council approval is sought for the material commercial terms, with the Chief Executive Officer to finalise and execute the documentation under the Shire's existing delegated authority, including making non-material administrative or drafting amendments.

CONSULTATION

- Department of Biodiversity, Conservation and Attractions
- Cushman & Wakefield
- State Solicitor's Office

STATUTORY ENVIRONMENT

***Local Government Act 1995*, section 3.58 - Disposing of property.**

A lease is a disposition of property for section 3.58. Regulation 30(2)(c) of the *Local Government (Functions and General) Regulations 1996* excludes a disposition of land to the Crown in right of the State or Commonwealth, or to a department, agency or instrumentality of the Crown. As the tenant is the Minister for Works, the extension is an exempt disposition and does not require the public notice process otherwise applying under section 3.58.

***Local Government Act 1995*, section 9.49A - Execution of documents.**

The final deed will be executed in accordance with the Act and the Shire's Delegations Register.

POLICY IMPLICATIONS
Nil

FINANCIAL IMPLICATIONS
The commencing base rent will be $92,531 per annum plus GST from 1 January 2027. The lease provides for annual fixed increases of 3%, except for a market rent review on 1 January 2032.

The tenant will continue to contribute to applicable variable outgoings in accordance with the lease. Each party will meet its own legal costs, and the tenant will be responsible for duty assessed on the deed. The extension provides income certainty for ten years and retains occupation of approximately 544.3 square metres of Civic Centre office accommodation.

STRATEGIC IMPLICATIONS
Shire of Dandaragan Council Plan

| | |
|---|---|
| **Role** | Leverage public and private sector partnerships to deliver new infrastructure required to achieve sustainable economic and population growth. |
| **Outcome** | Jurien Bay continues to grow as a regional centre that services and delivers benefits through the Shire. |

ATTACHMENTS
Circulated with the agenda is the following item relevant to this report:
- Draft Deed of Extension and Variation of Lease - Jurien Bay Civic Centre (Doc Id: SODR-1739978813-10356).

***(Marked 9.4.1)***

VOTING REQUIREMENT
Simple Majority

**OFFICER RECOMMENDATION**
**That Council:**

1. **Approves the extension of the lease of the Department of Biodiversity, Conservation and Attractions premises at the Jurien Bay Civic Centre to the Minister for Works for a further term of ten years commencing 1 January 2027 and expiring 31 December 2036, on the material terms set out in this report and the draft Deed of Extension and Variation of Lease.**

2. **Authorises the Chief Executive Officer to finalise and execute the Deed of Extension and Variation of Lease and any related lease documents necessary to give effect to Council's decision.**

3. **Authorises the Chief Executive Officer to agree to minor administrative, drafting or legal amendments to the final documents, provided those amendments do not materially alter the term, rent, review mechanism, renewal options or overall intent approved by Council.**

4. **Notes that the lease is an exempt disposition under regulation 30(2)(c) of the *Local Government (Functions and General) Regulations 1996* because the land is being leased to the Crown in right of the State.**

## 9.4.2 POLICY 1.1 - PURCHASING AND TENDER REVIEW

| | |
|---|---|
| Location: | Shire of Dandaragan |
| Applicant: | N/A |
| File Reference: | Doc Id: SODR-461937211-1778 |
| Disclosure of Interest: | Nil |
| Date: | 9 October 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 1.1 – Purchasing and Tender.

BACKGROUND

Policy 1.1 – Purchasing and Tender provides the framework for the procurement of goods and services and establishes requirements to ensure purchasing activities are undertaken in a fair, transparent and accountable manner.

A review of the policy has been undertaken to ensure alignment with current legislative requirements, procurement practices, delegation authorities and related Shire policies. The policy was last reviewed in June 2022.

COMMENT

The reviewed policy includes amendments to improve clarity, strengthen governance and ensure consistency in procurement processes across the organisation.

Additional detail has been included to:

- Align purchasing authorities and approval requirements with the Shire's Delegations Register.
- Update quotation thresholds and quotation requirements, including mandatory written quotations.
- Strengthen documentation and record-keeping requirements for procurement activities.
- Clarify specification requirements for higher-value purchases.
- Update tendering and tender advertising requirements to reflect current practices.
- Reinforce requirements relating to panel arrangements, sole source procurement and contract management.
- Include reference to Policy 1.3 – Regional Price Preference where applicable.
- Strengthen provisions preventing the splitting of purchases to avoid quotation or tender requirements.

These changes ensure improved governance, transparency, accountability and consistency in the procurement of goods and services.

CONSULTATION
Executive Management Team

STATUTORY ENVIRONMENT
- *Local Government Act 1995*
- *Local Government (Functions and General) Regulations 1996*

POLICY IMPLICATIONS
This report relates to Policy 1.1 – Purchasing and Tender. Adoption of the reviewed policy will replace the existing version.

FINANCIAL IMPLICATIONS
The policy provides a framework to support value for money procurement, appropriate financial controls and responsible expenditure of public funds. There are no direct financial implications associated with the adoption of the reviewed policy.

STRATEGIC IMPLICATIONS
The policy supports good governance, sound financial management, accountability and transparency in procurement practices across the organisation.

ATTACHMENTS
Circulated with the agenda are the following items relevant to this report:
- Policy 1.1 - Purchasing and Tender (Doc Id: SODR-878193511-2761).
- Policy 1.1 - Purchasing and Tender – Reviewed (Doc Id: SODR-461937211-1779).
- Delegation 1.3.7 Financial Management Systems and Procedures – Authorised Person Listing (Doc Id: SODR-461937211-1673).

***(Marked 9.4.2)***

VOTING REQUIREMENT
Simple majority

**OFFICER RECOMMENDATION**
**That Council review and endorse Policy 1.1 - Purchasing and Tender as presented.**

## 9.4.3 REQUEST FOR TENDER - DANDARAGAN RECREATION PRECINCT CHANGEROOMS - RESERVE 24385 DANDARAGAN

| | |
|---|---|
| Location: | Reserve 24385, Dandaragan Road, Dandaragan |
| Applicant: | N/A |
| File Reference: | Doc Id: SODR-878193511-12174 |
| Disclosure of Interest: | Nil |
| Date: | 14 October 2026 |
| Author: | Alex MacKenzie, A/Executive Manager Development Services |
| Senior Officer: | Brent Bailey, Chief Executive Officer |

PROPOSAL

The purpose of this report is for Council to consider the tenders received for RFT 01-2027 – Dandaragan Recreation Precinct Changerooms Project, reject all tenders, and authorise the Chief Executive Officer to procure the project either through negotiations with the original tenderers or through an applicable preferred supplier panel or other procurement arrangement exempt from the public tender requirements.

BACKGROUND

Council last year endorsed the Dandaragan Recreation Precinct Masterplan (Masterplan) which identified the construction of a new changerooms building as a priority. The project aims to deliver a modern, accessible changeroom facility adjacent to the existing football shed, consistent with the AFL Preferred Facility Guidelines (2024).

The Shire of Dandaragan issued a request for tender in September 2026 inviting suitably qualified contractors to submit proposals for the construction of new changeroom building. Tenders closed on 12 October with submissions received from Engenuity Group and ACorp.

It should be noted that the Shire's regional preference policy does not apply on the basis that neither of the tenderers are based within the Shire of Dandaragan.

COMMENT

Following evaluation against the published compliance and qualitative criteria, both tenders were found to materially exceed the available project budget and were therefore considered to represent insufficient value for money. The tendered construction costs equated to greater than $5,000 per square metre, which is considered excessive for a project of this nature and does not represent an acceptable use of public funds. Both submissions also did not adequately address key design requirements specified in the tender, including provision for an externally accessible storage area and direct access between the western side of the changerooms and the adjoining playground.

The evaluation concluded that, while both proposals indicated the desired completion timeframe could be achieved, neither tender offered an acceptable combination of price, design compliance and value for money. It is therefore recommended that Council reject both tenders and authorise the Chief Executive Officer to pursue an alternative procurement outcome by either negotiating with one or both original tenderers under regulation 18(5) or seeking quotations through an applicable preferred supplier panel or other procurement arrangement exempt from the public tender requirements under regulation 11(2). Any resulting contract would be required to remain within the adopted project budget and comply with the Shire's Purchasing and Tender Policy.

CONSULTATION

The tender was originally advertised in the West Australian and via the Shire's social media over a 26-day period (minimum 14-days required), with the submission period closing on 4pm Monday 12 October.

STATUTORY ENVIRONMENT

- *Local Government Act 1995* – Section 3.57
- *Local Government (Functions and General) Regulations 1996* – Part 4 (Tenders for providing goods or services)

Regulation18(5):

If a local government has invited tenders and no tender is accepted, it may invite new tenders or may enter into negotiations with a person who tendered, with a view to entering into a contract.

Regulation 11 requires public tenders to be invited where the consideration under a proposed contract is expected to exceed the prescribed tender threshold, unless an exemption under regulation 11(2) applies. Relevant exemptions may permit procurement through an eligible preferred supplier arrangement, including the WALGA Preferred Supplier Program or another arrangement that satisfies the requirements of the Regulations.

Division 3 of Part 4, comprising regulations 24AA to 24AJ, prescribes the requirements for establishing and operating a local government panel of pre-qualified suppliers and awarding contracts to panel members. Any use of a Shire-established panel must be within the panel's approved category and scope and undertaken in accordance with the applicable work-allocation process and the Shire's Purchasing and Tender Policy.

Accordingly, if no tender is accepted, the Shire may invite new public tenders, negotiate with either or both original tenderers under regulation 18(5), or procure the works through an applicable preferred supplier panel or other arrangement where a regulation

11(2) exemption is available and all associated regulatory and policy requirements are satisfied.

POLICY IMPLICATIONS

*Shire of Dandaragan Policy 1.6 – Regional Price Preference*

A price preference will apply to suppliers who are based in, operate from, or source goods and services from within the Shire Region in relation to all tenders invited by the Shire for the supply of goods, services and construction (building) services, unless the tender document specifically states prior to advertising of the tender that this policy does not apply. The regional price preference enables tenders to be evaluated as if the proposed tender bid price were reduced in accordance with permitted price preferences as specified in this policy.

*Shire of Dandaragan Policy 1.3 – Purchasing and Tender*

Objective

The objective of this Policy is to:

- deliver value for money using a best practice approach to the procurement of all goods and services.
- ensure consistency for all purchasing activities.
- provide compliance with the Local Government Act 1995 and the Local Government (Function and General) Regulations 1996.
- ensure that the Shire considers the environmental impact of the procurement process across the life cycle of the goods and services procured.

FINANCIAL IMPLICATIONS

The project has been included in the Shire's adopted 2026-27 budget with capital expenditure forecast at $1m.

STRATEGIC IMPLICATIONS

*Shire of Dandaragan Council Plan*

| | |
|---|---|
| **Infrastructure** | The Shire will sustain a dynamic infrastructure network responsive to usage demand that attracts and retains residents and businesses |
| **Priority Outcomes** | Our recreation precincts will be contemporary and highly utilised |
| **Initiatives** | Complete the Dandaragan Recreation Precinct Masterplan |

The Shire's *Sport and Recreation Plan 2022*

Establishes a minimum level of service for the provision of infrastructure of four sets of gender diverse changerooms with toilets and showers at each winter sport season hosting recreation

precinct in the Shire, being the towns of Cervantes, Dandaragan and Jurien Bay.

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

- CONFIDENTIAL - Attachment 1 – Engenuity Tender (Doc ID: SODR-878193511-12175).
- CONFIDENTIAL - Attachment 2 – Acorp Tender (Doc ID: SODR-878193511-12172). ELECTRONIC ONLY
- Attachment 3 – Tender Request 01-2027 (Doc ID: SODR-878193511-12139). ELECTRONIC ONLY
- CONFIDENTIAL - Attachment 4 – Tender Evaluation (Doc ID: SODR-878193511-12176).

***(Marked 9.4.3)***

VOTING REQUIREMENT
Simple Majority

**OFFICER RECOMMENDATION**
**That Council:**

1. **Rejects all tenders received for RFT 01-2027 – Dandaragan Recreation Precinct Changerooms Project.**
2. **Authorises the Chief Executive Officer to procure the project by either:**
   a. **entering into negotiations with either or both persons who submitted a tender, pursuant to regulation 18(5) of the *Local Government (Functions and General) Regulations 1996*; or**
   b. **seeking quotations from suitably qualified suppliers through an applicable preferred supplier panel or other procurement arrangement exempt from the public tender requirements under regulation 11(2) of the *Local Government (Functions and General) Regulations 1996*.**
3. **Authorises the Chief Executive Officer to enter into a contract arising from either procurement process, subject to the final contract being within the adopted project budget and the selected procurement pathway complying with the Shire's Purchasing and Tender Policy.**

## 9.5 COUNCILLOR INFORMATION BULLETIN

### 9.5.1 SHIRE OF DANDARAGAN – BUILDING STATISTICS – SEPTEMBER 2026

Document ID: SODR-2045798944-38850

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

### 9.5.2 SHIRE OF DANDARAGAN – PLANNING STATISTICS – SEPTEMBER 2026

Document ID: SODR-2045798944-38855

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

### 9.5.3 SHIRE OF DANDARAGAN – ENVIRONMENTAL HEALTH STATISTICS – SEPTEMBER 2026

Document ID: SODR-2045798944-38646

Attached to the agenda is a copy of the Shire of Dandaragan Environmental Health Statistics for September 2026. ***(Marked 9.5.3)***

### 9.5.4 SHIRE OF DANDARAGAN TOURISM / LIBRARY / COMMUNITY ACTIVITIES REPORT - SEPTEMBER 2026

Document ID: SODR-1876983588-3115

Attached to the agenda is monthly report for Tourism / Library for September 2026. ***(Marked 9.5.4)***

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

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

Section 5.23 of the *Local Government Act 1995* stipulates that all Council Meetings are generally open to the public. Section 5.23 goes on to identify specific situations in which the Council or committee may close to members of the public the meeting, or part of the meeting.

In situations where it is deemed that a meeting or part of a meeting must be closed to the public, Section 5.23 (3) states "A decision to close a meeting or part of a meeting and the reason for the decision are to be recorded in the minutes of the meeting."

For a decision to be recorded in the minute a formal motion must be passed by Simple majority clearly stating the reason for the closure in accordance with Section 5.23 of the *Local Government Act 1995.*

*Local Government Act 1995*

### 5.23. Meetings generally open to public

(1) The following are to be open to members of the public —

(a) all council meetings;

(b) all meetings of a committee.

(2) Despite subsection (1), if any of the following matters is to be dealt with at a meeting, the council or committee must close the meeting to members of the public to the extent necessary to ensure that the matter is dealt with at the meeting on a confidential basis —

(a) a matter that a committee of a House of Parliament, or a joint committee of both Houses, has advised the local government must be dealt with on a confidential basis;

(b) a matter relating to the recruitment or employment of the CEO or a senior employee, including the following —

(i) the termination of employment;

(ii) a review of performance under section 5.38;

(c) a prescribed matter;

(d) a matter that is the subject of a direction given under section 5.23AA(1).

*That the meeting be closed to members of the public in accordance with Section 5.23(2)(b) of the Local Government Act 1995 and Regulation 4A of the Local Government (Administration) Regulations 1996 to allow Council to discuss Item 11.1.1 Appointment of Senior Employee – Executive Manager Development Services and Item 11.1.2 CEO Annual Performance Review 2025/26.*

### 11.1.1 APPOINTMENT OF SENIOR EMPLOYEE - EXECUTIVE MANAGER DEVELOPMENT SERVICES

### 11.1.2 CEO ANNUAL PERFORMANCE REVIEW 2025/26

*The meeting to be re-opened to members of the public.*

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

## 13 CLOSURE OF MEETING

**Attachment: 9.1.1**

SHIRE OF DANDARAGAN

# Creditor Payment Report - Warrant Listing

01 September 2026 to 30 September 2026

| Cheque Payments | | | | | | | |
|---|---|---|---|---|---|---|---|
| Payment Number | Date | Cheque Number | Creditor Number | Invoice No | Creditor Name | Invoice Description | Inclusive Amount |
| | | | | | | **Cheque Total** | **.00** |

| Electronic Funds Transfer Payments | | | | | | | |
|---|---|---|---|---|---|---|---|
| Payment Number | Date | Cheque Number | Creditor Number | Invoice No | Creditor Name | Invoice Description | Inclusive Amount |
| CP.66 | 03-09-2026 | EFT | 91 | 2310826 | Apis Rural Products | Bee removal at Badgy playground | 386.00 |
| CP.66 | 03-09-2026 | EFT | 91 | 1310826 | Apis Rural Products | Visitor Centre Stock | 150.00 |
| CP.66 | 03-09-2026 | EFT | 118 | 0095 | Bay Bakery Cafe | Citizen Ceremonies August Catering | 184.40 |
| CP.66 | 03-09-2026 | EFT | 90 | 210074 | Cervantes Hardware and Marine | Fence droppers for road pegging on capital road projects | 13,650.00 |
| CP.66 | 03-09-2026 | EFT | 653 | 1008 | Coastal Bond Fencing Pty Ltd | First instalment | 1,702.94 |
| CP.66 | 03-09-2026 | EFT | 57 | SI009930 | Council First | CouncilFirst Subscription September 2026 | 6,129.44 |
| CP.66 | 03-09-2026 | EFT | 9 | INGOV012481 | Council Wise Pty Ltd | PropertyWise Property and Rating Monthly Licence - August 26 | 3,788.40 |
| CP.66 | 03-09-2026 | EFT | 12 | 15412 | Dandaragan Mechanical Services | BRAKE SHOE KITS AND WHEEL SEALS | 1,386.00 |
| CP.66 | 03-09-2026 | EFT | 62 | RI008326/PRN 0005681 | Department of Water and Environmental Regulation | Jurien Bay Tip Licence Renewal Fee | 2,176.00 |
| CP.66 | 03-09-2026 | EFT | 82 | 10417711 | Derricks Auto- Ag & Hardware Plus | HYDRAULIC HOSES | 172.43 |
| CP.66 | 03-09-2026 | EFT | 82 | 10417825 | Derricks Auto- Ag & Hardware Plus | nuts and bolts for back hoe bucket teeth | 465.20 |
| CP.66 | 03-09-2026 | EFT | 19 | 3162 | Direct Contracting Pty Ltd | Winjardie Drainage Project - SLRIP | 167,200.00 |
| CP.66 | 03-09-2026 | EFT | 84 | 21407523 | Fulton Hogan Industries Pty Ltd | pellets of EZ street bags for pot hole repairs | 4,180.00 |
| CP.66 | 03-09-2026 | EFT | 123 | 5593 | Hersey's Safety Pty Ltd | FUEL CAPS | 105.60 |
| CP.66 | 03-09-2026 | EFT | 30 | 5974 | Ignite Electrical | Fix Jetty lights | 949.00 |
| CP.66 | 03-09-2026 | EFT | 15 | 4933 | Jurien Bay Community Resource Centre | August Shire Matters | 1,388.00 |
| CP.66 | 03-09-2026 | EFT | 72 | 1974209 | Marketforce Connect ( Omnicon Media Group) | Advertising - Local Government Tenders - 02/2026 Kerbside Domestic Waste | 359.78 |
| CP.66 | 03-09-2026 | EFT | 95 | 914928303 | Nutrien Ag Solutions | FENCE DROPPERS | 362.73 |
| CP.66 | 03-09-2026 | EFT | 485 | APAU-000231114 | One Music Australia | Music Licence Agreement | 620.07 |
| CP.66 | 03-09-2026 | EFT | 32 | 1628/1630/1679 | Ruby Repairs Pty Ltd | Service yarder/ maintenance truck / float | 3,048.44 |
| CP.66 | 03-09-2026 | EFT | 101 | 151397 | T- Quip | IDLER PULLEY | 221.61 |
| CP.66 | 03-09-2026 | EFT | 640 | 26001 | Turquoise Coast Sandy Feet Arts Incorporated | Community Grants 26/27 | 2,064.00 |
| CP.70 | 08-09-2026 | EFT | 89 | 1014934563 | Australia Post | Postage | 100.17 |
| CP.70 | 08-09-2026 | EFT | 81 | 5006946717 | BOC Gases | Gas Bottles Hire | 82.92 |
| CP.70 | 08-09-2026 | EFT | 444 | Travel Mandurah return venue to | Buckby | Staff training reimbursement | 180.95 |
| CP.70 | 08-09-2026 | EFT | 181 | 1470 | Chero's Contracting T/A RDI Transport | Brick Pavers for Pine Tree Circuit Patio | 619.68 |
| CP.70 | 08-09-2026 | EFT | 12 | 15411 | Dandaragan Mechanical Services | DN033 Service | 744.40 |
| CP.70 | 08-09-2026 | EFT | 62 | TF064093 | Department of Water and Environmental Regulation | Tracking Form 6931014 | 44.00 |
| CP.70 | 08-09-2026 | EFT | 129 | 50976 | Farmarama Pty Ltd | ambi plus green die for cervantes oval | 326.70 |
| CP.70 | 08-09-2026 | EFT | 667 | 66194 | In Memorium Productions | PA System hire for Sundowner Event - 11 June | 3,300.00 |
| CP.70 | 08-09-2026 | EFT | 74 | 7011 | JMD Operations | Cleaning Contract | 21,882.64 |
| CP.70 | 08-09-2026 | EFT | 83 | August Account 2026 | Jurien Bay IGA | August Account 2026 | 935.31 |
| CP.70 | 08-09-2026 | EFT | 40 | 74967 | Jurien Tyre & Auto | DN86 Battery | 331.97 |
| CP.70 | 08-09-2026 | EFT | 40 | 74962 | Jurien Tyre & Auto | DN035 wheel replacement | 1,692.00 |
| CP.70 | 08-09-2026 | EFT | 40 | 74705 | Jurien Tyre & Auto | service retic ute dn004 | 913.55 |
| CP.70 | 08-09-2026 | EFT | 666 | 383 | Mack1 Contracting Pty Ltd | Cable locator for Dandaragan Depot works | 1,248.50 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| CP.70 | 08-09-2026 | EFT | 238 | AU51-PI0102002 | Marketforce Pty Ltd | Rates Budget Flyer | 1,322.75 |
| CP.70 | 08-09-2026 | EFT | 437 | 83724-1 | Offroad Trucks Australia Pty Ltd | Hill River Service and repairs | 30,412.83 |
| CP.70 | 08-09-2026 | EFT | 78 | P108975 | Perth Iveco | window wiper arm and blades | 431.47 |
| CP.70 | 08-09-2026 | EFT | 218 | 26443 | Porter Consulting Engineers | Development Cost Investigation | 3,025.00 |
| CP.70 | 08-09-2026 | EFT | 657 | 102034636 | Reward Supply Co | Replacement ovens for Jurien Sport and Recreation Centre | 10,131.00 |
| CP.70 | 08-09-2026 | EFT | 210 | 702074093 | SEEK Limited | Manager of Finance advert | 693.00 |
| CP.70 | 08-09-2026 | EFT | 75 | SI049800 | Sports Entertainment Network | Turquoise Coast Directory 2026/2027 | 440.00 |
| CP.73 | 10-09-2026 | EFT | 93 | 3114033 | Afgri Equipment Australia Pty Ltd | Ladder for 644K loader | 4,846.45 |
| CP.73 | 10-09-2026 | EFT | 138 | 5387 | Avantgarde Technologies Pt Ltd | Remote Support of the CCTV System - Milestone Updates and Remote Fault Diagnostics - Remote Monitoring of all CCTV Cameras and infrastructure | 2,277.13 |
| CP.73 | 10-09-2026 | EFT | 138 | 5386 | Avantgarde Technologies Pt Ltd | Remote Support of the CCTV System - Milestone Updates and Remote Fault Diagnostics - Remote Monitoring of all CCTV Cameras and infrastructure | 15,943.94 |
| CP.73 | 10-09-2026 | EFT | 17 | 78768 | Avon Waste | Waste Collection | 25,795.54 |
| CP.73 | 10-09-2026 | EFT | 442 | 353 | Birkles Plumbing & Gas | Replacement water plumbing at Dandaragan depot Due to Old Water line | 10,456.03 |
| CP.73 | 10-09-2026 | EFT | 199 | 3349 | Bitumen Distributors Pty Ltd | Pods of emulsion for roads | 3,025.00 |
| CP.73 | 10-09-2026 | EFT | 90 | 210241 | Cervantes Hardware and Marine | chemicals and whippy cord | 1,220.00 |
| CP.73 | 10-09-2026 | EFT | 181 | 1411 | Chero's Contracting T/A RDI Transport | Freight for asphalt | 295.54 |
| CP.73 | 10-09-2026 | EFT | 50 | 309039018972 2590 Pay ending | Child Support | 3090390189722590 Pay ending 08/09/2026 | 205.18 |
| CP.73 | 10-09-2026 | EFT | 21 | 356 | Cookies Coastal Earthworks | Remove sand of path at Catalonia | 748.00 |
| CP.73 | 10-09-2026 | EFT | 21 | 344 | Cookies Coastal Earthworks | Install gravel at rear of Sport Centre Emergency exit | 748.00 |
| CP.73 | 10-09-2026 | EFT | 9 | INGOV012538 | Council Wise Pty Ltd | PropertyWise Property and Rating Monthly Licence - September 26 | 3,788.40 |
| CP.73 | 10-09-2026 | EFT | 6 | August waste Management | D Greenwood | August waste Management | 1,386.67 |
| CP.73 | 10-09-2026 | EFT | 112 | August Account 2026 | Dandaragan Store | August Account 2026 | 65.30 |
| CP.73 | 10-09-2026 | EFT | 139 | 1825400 | Datacom Solutions (AU) Pty Ltd | Monthly SaaS fee | 10,074.16 |
| CP.73 | 10-09-2026 | EFT | 139 | 1832546 | Datacom Solutions (AU) Pty Ltd | Payroll Imports - Configuration | 1,815.00 |
| CP.73 | 10-09-2026 | EFT | 82 | 10418498 | Derricks Auto- Ag & Hardware Plus | TIE DOWN STRAPS | 90.00 |
| CP.73 | 10-09-2026 | EFT | 283 | PQ26056-1. | Econisis Pty Ltd | Jurien Bay Health Precinct Business Case | 23,485.00 |
| CP.73 | 10-09-2026 | EFT | 223 | 463 | J Bay Concreting | Replace panel in path and grind joints Middelton | 5,786.00 |
| CP.73 | 10-09-2026 | EFT | 297 | J1R177998P | JCB CEA | JOYSTICK CONTROL BOTTON | 2,002.89 |
| CP.73 | 10-09-2026 | EFT | 79 | 131 | JPA Planning | Planning consultant | 1,496.00 |
| CP.73 | 10-09-2026 | EFT | 98 | 502 | Jurien Auto Electrics | Find and fix electrical fault in fuel trailer | 252.00 |
| CP.73 | 10-09-2026 | EFT | 119 | 197147 | Jurien Bay Medical Centre | pre employment medical | 192.50 |
| CP.73 | 10-09-2026 | EFT | 76 | | Jurien Bay Realty | Staff Accommodation 12/10 - 25/10/2026 | 960.00 |
| CP.73 | 10-09-2026 | EFT | 76 | | Jurien Bay Realty | Staff Accommodation 29/09 - 12/10/2026 | 1,500.00 |
| CP.73 | 10-09-2026 | EFT | 86 | 828 | Jurien Plumbing | JB Ezy dump repair | 233.20 |
| CP.73 | 10-09-2026 | EFT | 13 | 8741 | Jurien Signs | August RRN PO | 148.50 |
| CP.73 | 10-09-2026 | EFT | 40 | 75030 | Jurien Tyre & Auto | new air conditioner belt fitted | 259.20 |
| CP.73 | 10-09-2026 | EFT | 190 | caretaker reimbursement | Leesa Ogden | caretaker reimbursement | 431.31 |
| CP.73 | 10-09-2026 | EFT | 246 | 937407 | Little Rippers Technology | Annual Smart Board Subscription | 837.65 |
| CP.73 | 10-09-2026 | EFT | 284 | 6431 | Lowman Engineering | Pontoon repairs and Maintenance | 4,840.00 |
| CP.73 | 10-09-2026 | EFT | 67 | 55 | Lyall Ward | August Waste Management | 2,288.00 |
| CP.73 | 10-09-2026 | EFT | 162 | i003488 | PRC Building Services Pty Ltd | Day care centre roof repairs | 61,880.96 |
| CP.73 | 10-09-2026 | EFT | 352 | | Ray White Jurien Bay | Staff Accommodation 23/09 - 6/10/2026 | 1,400.00 |
| CP.73 | 10-09-2026 | EFT | 352 | | Ray White Jurien Bay | Staff Accommodation 16/9 - 29/09/26 | 1,000.00 |
| CP.73 | 10-09-2026 | EFT | 352 | | Ray White Jurien Bay | Staff Accommodation 16/09 - 29/09/2026 | 1,300.00 |
| CP.73 | 10-09-2026 | EFT | 210 | 702095135 | SEEK Limited | Advertising and Promotions | 682.00 |
| CP.73 | 10-09-2026 | EFT | 116 | c649247-8-2026 | Supagas Pty Ltd | Gas Bottles Hire | 88.99 |
| CP.73 | 10-09-2026 | EFT | 22 | 7452 | The Last Drop Plumbing Co | Burst water pipe Jurien Sport and Recreation Centre | 583.00 |
| CP.73 | 10-09-2026 | EFT | 64 | 51413. | Vanguard Print | Visitor Centre Merchandise | 924.42 |
| CP.78 | 17-09-2026 | EFT | 132 | 1st Quarterly Payment 26/27 | Anthony O'gorman (CR) | 1st Quarterly Payment 26/27 | 11,630.00 |
| CP.78 | 17-09-2026 | EFT | 138 | 5415 | Avantgarde Technologies Pt Ltd | Freight for Laptops | 64.97 |
| CP.78 | 17-09-2026 | EFT | 17 | 79320 | Avon Waste | Waste Collection | 23,205.49 |
| CP.78 | 17-09-2026 | EFT | 298 | 3388 | Breakaway Earthmoving Pty Ltd | Cartage to Winjardie | 32,890.00 |

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| CP.78 | 17-09-2026 | EFT | 298 | 3389 | Breakaway Earthmoving Pty Ltd | Cartage to Winjardie | 39,285.13 |
| CP.78 | 17-09-2026 | EFT | 66 | BSL August 2026 | Building And Energy | BSL August 2026 | 1,796.35 |
| CP.78 | 17-09-2026 | EFT | 90 | PO171 | Cervantes Hardware and Marine | August Account 2026 | 274.72 |
| CP.78 | 17-09-2026 | EFT | 181 | 1477 | Chero's Contracting T/A RDI Transport | Freight of fertiliser from Kwinana to Jurien depot | 276.92 |
| CP.78 | 17-09-2026 | EFT | 653 | 1286 | Coastal Bond Fencing Pty Ltd | Replacement fence panels and paving | 1,702.94 |
| CP.78 | 17-09-2026 | EFT | 109 | 122810 | CONNECT Call Centre Services | Overcalls fee for contract CA0282 for month of July 2026 | 734.31 |
| CP.78 | 17-09-2026 | EFT | 57 | SI009952 | Council First | CouncilFirts STP Transactions - July 2026 | 116.60 |
| CP.78 | 17-09-2026 | EFT | 203 | 20260029 | CWA Jurien | Veteran's Day Wreath | 55.00 |
| CP.78 | 17-09-2026 | EFT | 19 | 3165 | Direct Contracting Pty Ltd | Cowalla Road - drainage product - WALGA supplier | 190,646.50 |
| CP.78 | 17-09-2026 | EFT | 676 | 147171 | Enviro Sweep | Town Sweeping | 9,987.32 |
| CP.78 | 17-09-2026 | EFT | 96 | 824165 | Fuel Distributors of WA Pty Ltd | Diesel | 14,703.49 |
| CP.78 | 17-09-2026 | EFT | 96 | 823059 | Fuel Distributors of WA Pty Ltd | Diesel | 39,238.35 |
| CP.78 | 17-09-2026 | EFT | 675 | 6631 | GPS Linemarking | Cervantes Grand Final | 4,840.00 |
| CP.78 | 17-09-2026 | EFT | 136 | 1st Quarterly Payment 26/27 | Graham Lethlean Cr | 1st Quarterly Payment 26/27 | 6,298.75 |
| CP.78 | 17-09-2026 | EFT | 123 | 5652 | Hersey's Safety Pty Ltd | safety equipment | 643.41 |
| CP.78 | 17-09-2026 | EFT | 108 | 16344 | Industrial Automation Group Pty Ltd | SC-SP Support | 1,541.10 |
| CP.78 | 17-09-2026 | EFT | 15 | 4961 | Jurien Bay Community Resource Centre | Coastal trimming Invoice- payment for maintenance | 112.75 |
| CP.78 | 17-09-2026 | EFT | 13 | 8746 | Jurien Signs | Traffic Control Equipment for Winjardie Road | 19,606.51 |
| CP.78 | 17-09-2026 | EFT | 13 | 8800 | Jurien Signs | Tourism signs for Foreshore | 720.00 |
| CP.78 | 17-09-2026 | EFT | 180 | 1408 | Jurien Steel | Aggies cottage shed | 4,146.59 |
| CP.78 | 17-09-2026 | EFT | 40 | 75056 | Jurien Tyre & Auto | Sets of two ways for traffic control | 498.00 |
| CP.78 | 17-09-2026 | EFT | 40 | 74883 | Jurien Tyre & Auto | Service - DN000 | 352.90 |
| CP.78 | 17-09-2026 | EFT | 40 | 74975 | Jurien Tyre & Auto | Clutch for DN012 | 2,977.90 |
| CP.78 | 17-09-2026 | EFT | 40 | 75052 | Jurien Tyre & Auto | DN10833 timing belt | 722.90 |
| CP.78 | 17-09-2026 | EFT | 100 | 631829752 | Officeworks Business Direct | Officeworks order - Office supplies | 421.92 |
| CP.78 | 17-09-2026 | EFT | 100 | 631829752 -1 | Officeworks Business Direct | Stationery | 47.13 |
| CP.78 | 17-09-2026 | EFT | 28 | 296 | Pinnacles Traffic Management Services | Winjardie Rd Traffic Management | 24,059.75 |
| CP.78 | 17-09-2026 | EFT | 218 | 26552 | Porter Consulting Engineers | Invoice for Parron Windfarm Conditions | 4,785.00 |
| CP.78 | 17-09-2026 | EFT | 43 | 35186 | RBC Rural | Printing and Stationery | 1,412.50 |
| CP.78 | 17-09-2026 | EFT | 92 | 329485-b6l3j9 | Ricoh Finance | Photocopy Lease October 20 - November 20 | 966.79 |
| CP.78 | 17-09-2026 | EFT | 126 | 1st Quarterly Payment 26/27 | Rose Glasfurd (Cr) | 1st Quarterly Payment 26/27 | 5,220.00 |
| CP.78 | 17-09-2026 | EFT | 133 | 1st Quarterly Payment 26/27 | Sharon Young (Cr) | 1st Quarterly Payment 26/27 | 5,220.00 |
| CP.78 | 17-09-2026 | EFT | 121 | 3719 | Sherrin Rentals | Hire of Multi tyred roller | 4,961.00 |
| CP.78 | 17-09-2026 | EFT | 137 | 46530 | Skytrust Intelligence Systems | Core monthly subscription | 548.90 |
| CP.78 | 17-09-2026 | EFT | 48 | 1445769/1445772/1559845/1445771 | St John Ambulance Australia | First Aid/CPR Training | 720.00 |
| CP.78 | 17-09-2026 | EFT | 142 | 1st Quarterly Payment 26/27 | Stephanie Krakowiak | 1st Quarterly Payment 26/27 | 5,220.00 |
| CP.78 | 17-09-2026 | EFT | 141 | 1st Quarterly Payment 26/27 | Susan Johnson (Cr) | 1st Quarterly Payment 26/27 | 5,220.00 |
| CP.78 | 17-09-2026 | EFT | 16 | 767 | Team Global Express Pty Ltd | Freight | 150.87 |
| CP.78 | 17-09-2026 | EFT | 16 | 768 | Team Global Express Pty Ltd | Freight | 62.77 |
| CP.78 | 17-09-2026 | EFT | 60 | 04169079 September | Telstra | SMS Service | 159.50 |
| CP.78 | 17-09-2026 | EFT | 64 | 51984 | Vanguard Print | Turquoise Coast Visitor Centre | 551.75 |
| CP.78 | 17-09-2026 | EFT | 4 | 1771 | Vari- Skilled | Mowing Contract | 21,687.00 |
| CP.78 | 17-09-2026 | EFT | 114 | 5606064 | Waterlogic Australia Pty Ltd | Lease equipment September | 1,660.95 |
| CP.78 | 17-09-2026 | EFT | 107 | 1st Quarterly Payment 26-27 | Wayne Gibson (Cr) | 1st Quarterly Payment 26-27 | 5,220.00 |
| CP.78 | 17-09-2026 | EFT | 277 | 20042751 | Western Lockservice | Cervantes Change rooms | 445.00 |
| CP.78 | 17-09-2026 | EFT | 277 | 20041474 | Western Lockservice | Replacement locks for emergency exit | 457.00 |
| CP.78 | 17-09-2026 | EFT | 277 | 20038713 | Western Lockservice | Replacement door locks for Jurien Sport and Recreation Centre Exterior toilets | 1,622.00 |
| CP.78 | 17-09-2026 | EFT | 644 | 15015 Deposit | Western Sounds | Supply DJ at Shire Christmas Function | 200.00 |
| CP.78 | 17-09-2026 | EFT | 319 | 104685 | Wildflora Factory PTY LTD | Visitor Centre Stock-Seeds | 395.75 |
| CP.78 | 17-09-2026 | EFT | 94 | REQ385 | Winc Australia Pty Limited | Printing and Stationery | 417.54 |
| CP.78 | 17-09-2026 | EFT | 452 | 7001523 | Worldwide Joondalup Malaga | Printing Shire Tourism Maps | 1,720.00 |

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|---|---|---|---|---|---|---|---|
| CP.78 | 17-09-2026 | EFT | 33 | 2050 | Zone 50 Engineering Surveys Pty Ltd | Spot for line marking | 1,213.30 |
| CP.86 | 25-09-2026 | EFT | 93 | 3134164 | Afgri Equipment Australia Pty Ltd | Bolts and cutting edge for bobcat | 789.36 |
| CP.86 | 25-09-2026 | EFT | 17 | 79344 | Avon Waste | Waste Collection | 22,608.76 |
| CP.86 | 25-09-2026 | EFT | 279 | 52709 | Barnes Hydraulic Services | make up hydraulic hose | 311.76 |
| CP.86 | 25-09-2026 | EFT | 103 | 159889 | Central West Building Pty Ltd | Commercial door servicing | 1,155.00 |
| CP.86 | 25-09-2026 | EFT | 181 | 1537 | Chero's Contracting T/A RDI Transport | Plant wet hire Cowalla Road | 38,797.00 |
| CP.86 | 25-09-2026 | EFT | 50 | 3090390189722590 Pay ending | Child Support | 3090390189722590 Pay ending 22/09/2026 | 205.18 |
| CP.86 | 25-09-2026 | EFT | 57 | SI009803 | Council First | CouncilFirts STP Transactions - May 2026 | 58.30 |
| CP.86 | 25-09-2026 | EFT | 35 | 6766 | Critical Fire Protection and Training | Service fire extinguisher- Cervantes waste transfer station | 125.40 |
| CP.86 | 25-09-2026 | EFT | 35 | 6867 | Critical Fire Protection and Training | Supply & install DCP extinguisher | 110.00 |
| CP.86 | 25-09-2026 | EFT | 35 | 6871 | Critical Fire Protection and Training | Supply and fit location sticker | 154.00 |
| CP.86 | 25-09-2026 | EFT | 35 | 6869 | Critical Fire Protection and Training | Supply & install ID sign | 66.00 |
| CP.86 | 25-09-2026 | EFT | 35 | 6767 | Critical Fire Protection and Training | Service fire door | 162.80 |
| CP.86 | 25-09-2026 | EFT | 35 | 6768 | Critical Fire Protection and Training | Service fire extinguisher | 36.30 |
| CP.86 | 25-09-2026 | EFT | 35 | 6769 | Critical Fire Protection and Training | Service fire extinguisher | 90.20 |
| CP.86 | 25-09-2026 | EFT | 35 | 6773 | Critical Fire Protection and Training | Service fire extinguisher | 90.20 |
| CP.86 | 25-09-2026 | EFT | 35 | 6770 | Critical Fire Protection and Training | Service fire extinguisher | 125.40 |
| CP.86 | 25-09-2026 | EFT | 35 | 6776 | Critical Fire Protection and Training | Service fire extinguisher | 106.70 |
| CP.86 | 25-09-2026 | EFT | 35 | 6777 | Critical Fire Protection and Training | Service fire extinguisher | 467.50 |
| CP.86 | 25-09-2026 | EFT | 35 | 6774 | Critical Fire Protection and Training | Service of Fire Equipment | 443.30 |
| CP.86 | 25-09-2026 | EFT | 35 | 6763 | Critical Fire Protection and Training | Service fire extinguisher, travel. Dandaragan refuse tip | 36.30 |
| CP.86 | 25-09-2026 | EFT | 35 | PO 525 | Critical Fire Protection and Training | Service Fire Equipment | 3,450.70 |
| CP.86 | 25-09-2026 | EFT | 12 | 1552 | Dandaragan Mechanical Services | electrical junction boxes | 422.60 |
| CP.86 | 25-09-2026 | EFT | 139 | 1836690 | Datacom Solutions (AU) Pty Ltd | Datascape Monthly SaaS Fee | 10,074.16 |
| CP.86 | 25-09-2026 | EFT | 156 | 161748 | Department of Fire and Emergency Services | MAFGP25/26 funds | 12,614.92 |
| CP.86 | 25-09-2026 | EFT | 129 | 51316 | Farmarama Pty Ltd | chemicals Dandaragan oval | 1,287.00 |
| CP.86 | 25-09-2026 | EFT | 96 | 826890 | Fuel Distributors of WA Pty Ltd | Diesel | 18,075.83 |
| CP.86 | 25-09-2026 | EFT | 96 | 826895 | Fuel Distributors of WA Pty Ltd | Oils | 3,377.50 |
| CP.86 | 25-09-2026 | EFT | 633 | RI0021395 | Fuelfix Pty Ltd | Hire Fuel Trailer - Cowalla Road | 1,650.00 |
| CP.86 | 25-09-2026 | EFT | 123 | 5647 | Hersey's Safety Pty Ltd | Radiator blowers | 119.90 |
| CP.86 | 25-09-2026 | EFT | 79 | 135 | JPA Planning | Planning consultancy | 2,112.00 |
| CP.86 | 25-09-2026 | EFT | 15 | 4978 | Jurien Bay Community Resource Centre | Shire Matters- September Edition | 1,393.00 |
| CP.86 | 25-09-2026 | EFT | 31 | 101113322 | Jurien Bay Mitre 10 | Paint for JB rec car park | 292.10 |
| CP.86 | 25-09-2026 | EFT | 31 | 102041029 | Jurien Bay Mitre 10 | Aggies Cottage | 338.00 |
| CP.86 | 25-09-2026 | EFT | 110 | 31646/31604 | Jurien Bay Newsagency | Stationery | 37.80 |
| CP.86 | 25-09-2026 | EFT | 76 | | Jurien Bay Realty | Staff Accommodation 13/10/2026 - 26/10/2026 | 1,500.00 |
| CP.86 | 25-09-2026 | EFT | 76 | | Jurien Bay Realty | Staff Accommodation 26/10/2026 - 8/11/2026 | 960.00 |
| CP.86 | 25-09-2026 | EFT | 8 | 26-00035083 | Jurien Home Hardware - (was Thrifty Link) | Pallet of rapid set | 684.00 |
| CP.86 | 25-09-2026 | EFT | 8 | PO170 | Jurien Home Hardware - (was Thrifty Link) | PO170 | 262.61 |
| CP.86 | 25-09-2026 | EFT | 86 | 863 | Jurien Plumbing | Removal of Zip water Heater from Conference centre | 446.60 |
| CP.86 | 25-09-2026 | EFT | 86 | 864 | Jurien Plumbing | Replacement water service to toilet block Catalonia Park | 7,067.50 |
| CP.86 | 25-09-2026 | EFT | 40 | 75118 | Jurien Tyre & Auto | SOD Radio purchase | 684.00 |
| CP.86 | 25-09-2026 | EFT | 40 | 75049 | Jurien Tyre & Auto | DN10833 maintenance | 967.60 |
| CP.86 | 25-09-2026 | EFT | 385 | 696 | Magnet Engineering Dandaragan Pty Ltd | repair oil cooler pipe in semi water tank | 1,085.92 |
| CP.86 | 25-09-2026 | EFT | 438 | IH92-10 | Market Creations Agency Pty Ltd | Website modifications | 2,019.60 |
| CP.86 | 25-09-2026 | EFT | 88 | 153851 | Mcleods Barristers And Solicitors | Annual Audit 2026 | 225.50 |

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|---|---|---|---|---|---|---|---|
| CP.86 | 25-09-2026 | EFT | 231 | 3611 | O2 Metocean Pty Ltd | Task 7 Storm Monitoring - 25MET252 - Dandaragan CMAP | 6,175.40 |
| CP.86 | 25-09-2026 | EFT | 124 | 2644 | Peter Miley | Niche Wall- install auto reticulation | 11,132.00 |
| CP.86 | 25-09-2026 | EFT | 352 | | Ray White Jurien Bay | Staff Accommodation 30/09/2026 - 13/10/2026 | 1,300.00 |
| CP.86 | 25-09-2026 | EFT | 352 | | Ray White Jurien Bay | Staff Accommodation 30/09/2026 - 13/10/2026 | 1,000.00 |
| CP.86 | 25-09-2026 | EFT | 352 | | Ray White Jurien Bay | Staff Accommodation 30/09/2026 - 13/10/2026 | 1,400.00 |
| CP.86 | 25-09-2026 | EFT | 43 | 35144 | RBC Rural | Printing and Stationery | 1,557.63 |
| CP.86 | 25-09-2026 | EFT | 101 | 153100 | T- Quip | Gear box for mower 3310 | 1,449.40 |
| CP.86 | 25-09-2026 | EFT | 379 | 2733 | Watto's Rural Contracting | labour hire to drive roadtrain for Winjardie Rd | 5,181.00 |
| CP.86 | 25-09-2026 | EFT | 618 | 7001529. | Worldwide Joondalup | Waste disposal & recycling guide 2026/2027 brochures | 1,100.00 |
| CP.88 | 30-09-2026 | EFT | 93 | 3136702 | Afgri Equipment Australia Pty Ltd | Bumper for Loader | 1,032.72 |
| CP.88 | 30-09-2026 | EFT | 91 | 1260926 | Apis Rural Products | Visitor Centre Stock | 225.00 |
| CP.88 | 30-09-2026 | EFT | 285 | 4081 | Auscoinswest | Visitor Centre Merchandise | 1,019.70 |
| CP.88 | 30-09-2026 | EFT | 435 | 504720423 | Australian Communications & Media Authority | Licence Renewal Badgingarra | 48.00 |
| CP.88 | 30-09-2026 | EFT | 11 | Reimbursement for Starlink Costs | Badgingarra Bush Fire Brigade | Reimbursement for Starlink Costs | 560.00 |
| CP.88 | 30-09-2026 | EFT | 118 | 0105 | Bay Bakery Cafe | Council Meeting Catering for Year 6 Student Visit | 758.60 |
| CP.88 | 30-09-2026 | EFT | 298 | 3408 | Breakaway Earthmoving Pty Ltd | Water Cart Hire - Winjardie | 5,291.00 |
| CP.88 | 30-09-2026 | EFT | 298 | 435 | Breakaway Earthmoving Pty Ltd | Cowalla Road - road train side tipper work | 54,067.75 |
| CP.88 | 30-09-2026 | EFT | 188 | 645 | Central West Earthmoving | Earthworks at Cervantes Waste Station | 1,089.00 |
| CP.88 | 30-09-2026 | EFT | 35 | 6775 | Critical Fire Protection and Training | Service fire extinguisher | 65.00 |
| CP.88 | 30-09-2026 | EFT | 35 | 6779 | Critical Fire Protection and Training | Fire Equipment servicing | 347.00 |
| CP.88 | 30-09-2026 | EFT | 35 | 6780 | Critical Fire Protection and Training | Fire Equipment servicing | 41.00 |
| CP.88 | 30-09-2026 | EFT | 35 | 6782 | Critical Fire Protection and Training | Fire Equipment servicing | 465.00 |
| CP.88 | 30-09-2026 | EFT | 35 | 6781 | Critical Fire Protection and Training | Fire Equipment servicing | 121.00 |
| CP.88 | 30-09-2026 | EFT | 35 | 6783 | Critical Fire Protection and Training | Fire Equipment servicing | 8.00 |
| CP.88 | 30-09-2026 | EFT | 35 | 6771 | Critical Fire Protection and Training | Fire Equipment servicing | 33.00 |
| CP.88 | 30-09-2026 | EFT | 35 | 6762 | Critical Fire Protection and Training | Service of Equipment | 71.50 |
| CP.88 | 30-09-2026 | EFT | 35 | 6870 | Critical Fire Protection and Training | Service of Equipment | 22.00 |
| CP.88 | 30-09-2026 | EFT | 35 | 6778 | Critical Fire Protection and Training | Service of Equipment | 141.90 |
| CP.88 | 30-09-2026 | EFT | 35 | 6764 | Critical Fire Protection and Training | Service of Equipment | 80.30 |
| CP.88 | 30-09-2026 | EFT | 35 | 6872 | Critical Fire Protection and Training | Service of Equipment | 121.00 |
| CP.88 | 30-09-2026 | EFT | 35 | 6765 | Critical Fire Protection and Training | Service of Equipment | 97.90 |
| CP.88 | 30-09-2026 | EFT | 35 | GST Missed | Critical Fire Protection and Training | Service of Equipment | 64.00 |
| CP.88 | 30-09-2026 | EFT | 676 | 147932 | Enviro Sweep | Roberts St Carpark loose stone sweep | 2,308.08 |
| CP.88 | 30-09-2026 | EFT | 10 | 112-0291516 | GHD Pty Ltd | Contractors - Parks & Gardens | 750.64 |
| CP.88 | 30-09-2026 | EFT | 686 | 0021 | Green's Training and Education Pty Ltd | White Card Training- School students | 2,650.00 |
| CP.88 | 30-09-2026 | EFT | 334 | 55636 | Huggable Toys | Visitor Centre Stock | 257.24 |
| CP.88 | 30-09-2026 | EFT | 15 | 5017 | Jurien Bay Community Resource Centre | Printing posters- Badgingarra Drop in Session Precinct | 20.00 |
| CP.88 | 30-09-2026 | EFT | 110 | 14/7,23/7,4/8,17/8,21/8 | Jurien Bay Newsagency | Stationery | 147.49 |
| CP.88 | 30-09-2026 | EFT | 8 | PO204 | Jurien Home Hardware - (was Thrifty Link) | August 2026 PO204 | 244.42 |
| CP.88 | 30-09-2026 | EFT | 8 | 26-00033438 | Jurien Home Hardware - (was Thrifty Link) | 26-00033438 | 18.90 |
| CP.88 | 30-09-2026 | EFT | 8 | 26-00035126 | Jurien Home Hardware - (was Thrifty Link) | Mop Bucket and Broom | 51.06 |
| CP.88 | 30-09-2026 | EFT | 8 | PO161 | Jurien Home Hardware - (was Thrifty Link) | August Account | 931.11 |
| CP.88 | 30-09-2026 | EFT | 40 | 75053 | Jurien Tyre & Auto | DN10833 alternator | 684.60 |
| CP.88 | 30-09-2026 | EFT | 72 | 1984555 | Marketforce Connect ( Omnicon Media Group) | Local Government Tenders - RFT 01-2027 Dandaragan Recreation Precinct Changerooms | 928.99 |
| CP.88 | 30-09-2026 | EFT | 128 | 1870445339 | Napa | DEPOT CONSUMABLES | 1,029.61 |
| CP.88 | 30-09-2026 | EFT | 682 | 00135299 | National College of Management | Management Skills for the Executive Secretary & Personal Assistant | 395.00 |
| CP.88 | 30-09-2026 | EFT | 28 | 297 | Pinnacles Traffic Management Services | Traffic Management Cowalla Rd | 11,129.25 |

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| CP.88 | 30-09-2026 | EFT | 28 | 298 | Pinnacles Traffic Management Services | Winjardie Rd Traffic Management | 21,252.00 |
| CP.88 | 30-09-2026 | EFT | 162 | I003493 | PRC Building Services Pty Ltd | Day care Centre roof repairs | 2,657.00 |
| CP.88 | 30-09-2026 | EFT | 162 | I003495 | PRC Building Services Pty Ltd | Civic Centre roof Repairs | 21,577.30 |
| CP.88 | 30-09-2026 | EFT | 162 | I003494 | PRC Building Services Pty Ltd | Roof repairs to Jurien Administration Building | 75,506.32 |
| CP.88 | 30-09-2026 | EFT | 660 | 9398 | Road and Traffic Services Pty Ltd | AEL and ACL Jurien Road | 418,327.47 |
| CP.88 | 30-09-2026 | EFT | 16 | 769 | Team Global Express Pty Ltd | T-Quip | 36.96 |
| CP.88 | 30-09-2026 | EFT | 16 | 770 | Team Global Express Pty Ltd | Freight | 54.91 |
| CP.88 | 30-09-2026 | EFT | 41 | 1924398 | Westrac Equipment | Repairs to Trax at JB tip | 9,385.52 |
| CP.88 | 30-09-2026 | EFT | 685 | 00039 | Wickepin Hotel Co- Operative Limited | Accommodation | 435.00 |
| | | | | | | **EFT Total** | **1,792,669.13** |

| Other Payments (including Direct Debits) | | | | | | | |
|---|---|---|---|---|---|---|---|
| Payment Number | Date | Cheque Number | Creditor Number | Invoice No | Creditor Name | Invoice Description | Inclusive Amount |
| CPT.110 | 03-09-2026 | N/A | 611 | 317260610 September 2026 Jurien Rec Pump | Synergy | 317260610 September 2026 Jurien Rec Pump | 805.52 |
| CPT.111 | 04-09-2026 | N/A | 191 | 9007256376 September 2026 Cervantes CBD Toilets | Water Corporation | 9007256376 September 2026 Cervantes CBD Toilets | 65.66 |
| CPT.112 | 07-09-2026 | N/A | 191 | 9009758951 September 2026 4 Pinetree | Water Corporation | 9009758951 September 2026 4 Pinetree Cr | 320.70 |
| CPT.113 | 07-09-2026 | N/A | 191 | 9007271154 September 2026 2 York St | Water Corporation | 9007271154 September 2026 2 York St | 111.97 |
| CPT.114 | 09-09-2026 | N/A | 191 | 9010675344 September 2026 Cervantes Transfer Station | Water Corporation | 9010675344 September 2026 Cervantes Transfer Station | 82.18 |
| CPT.118 | 09-09-2026 | N/A | 191 | 9007252543 September 2026 Cervantes Gym/Hall | Water Corporation | 9007252543 September 2026 Cervantes Gym/Hall | 370.48 |
| CPT.119 | 09-09-2026 | N/A | 191 | 9007251663 September 2026 Catalonia St Toilets | Water Corporation | 9007251663 September 2026 Catalonia St Toilets | 153.61 |
| CPT.121 | 09-09-2026 | N/A | 191 | 9007253079 September 2026 Corunna St Toilets | Water Corporation | 9007253079 September 2026 Corunna St Toilets | 21.08 |
| CPT.122 | 10-09-2026 | N/A | 611 | 393919840 September 2026 Fauntleroy and Dobbyn Park | Synergy | 393919840 September 2026 Fauntleroy and Dobbyn Park | 579.77 |
| CPT.123 | 10-09-2026 | N/A | 611 | 208476200 September 2026 2 Way | Synergy | 208476200 September 2026 2 Way Towers | 172.76 |
| CPT.124 | 11-09-2026 | N/A | 191 | 9007279076 September | Water Corporation | 9007279076 September 2026 | 122.14 |
| CPT.125 | 14-09-2026 | N/A | 611 | 513665230 September | Synergy | 513665230 September 2026 | 467.06 |
| CPT.126 | 15-09-2026 | N/A | 191 | 9007269433 September | Water Corporation | 9007269433 September 2026 | 509.03 |
| CPT.127 | 15-09-2026 | N/A | 191 | 9024528601 September | Water Corporation | 9024528601 September 2026 | 1,392.19 |
| CPT.128 | 15-09-2026 | N/A | 191 | 9024550163 September | Water Corporation | 9024550163 September 2026 | 268.07 |
| CPT.130 | 18-09-2026 | N/A | 191 | 9007268959 September | Water Corporation | 9007268959 September 2026 Jurien F/S Cook St Ablutions | 381.84 |
| CPT.131 | 18-09-2026 | N/A | 191 | 9007272237 September | Water Corporation | 9007272237 September 2026 JCC | 554.21 |
| CPT.133 | 18-09-2026 | N/A | 191 | 9007278989 September | Water Corporation | 9007278989 September 2026 JBay Cemetery | 171.68 |
| CPT.134 | 18-09-2026 | N/A | 191 | 9018331642 September | Water Corporation | 9018331642 September 2026 Jurien Hall | 54.22 |
| CPT.135 | 18-09-2026 | N/A | 191 | 9007276262 September | Water Corporation | 9007276262 September 2026 Jurien Bay Depot | 1,003.00 |
| CPT.136 | 18-09-2026 | N/A | 611 | 903907310 September | Synergy | 903907310 September 2026 Cervantes F/S Amenities | 236.05 |
| CPT.137 | 18-09-2026 | N/A | 611 | 905537000 September | Synergy | 905537000 September 2026 Memorial Crn | 129.16 |
| CPT.139 | 11-09-2026 | N/A | 191 | 9007269986 September | Water Corporation | 9007269986 September 2026 | 566.09 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| CPT.140 | 11-09-2026 | N/A | 191 | 9011461671 September | Water Corporation | 9011461671 September 2026 | 1,035.15 |
| CPT.141 | 15-09-2026 | N/A | 191 | 9007275681 September | Water Corporation | 9007275681 September 2026 | 243.97 |
| CPT.142 | 18-09-2026 | N/A | 611 | 686912910 September | Synergy | 686912910 September 2026 Cervantes Oval | 702.96 |
| CPT.143 | 18-09-2026 | N/A | 611 | 818063790 September | Synergy | 818063790 September 2026 Cervantes F/S Amenities | 164.45 |
| CPT.144 | 21-09-2026 | N/A | 191 | 9007258515 September | Water Corporation | 9007258515 September 2026 | 50.98 |
| CPT.146 | 21-09-2026 | N/A | 191 | 9007258734 September | Water Corporation | 9007258734 September 2026 | 63.63 |
| CPT.147 | 21-09-2026 | N/A | 611 | 411619200 September | Synergy | 411619200 September 2026 Admin Centre | 7,311.95 |
| CPT.149 | 21-09-2026 | N/A | 611 | 429026190 September | Synergy | 429026190 September 2026 JBay Depot | 2,546.39 |
| CPT.150 | 21-09-2026 | N/A | 87 | 2503689339 September | Telstra Corporation | 2503689339 September 2026 | 14.98 |
| CPT.150 | 21-09-2026 | N/A | 87 | 5258987000 September | Telstra Corporation | 5258987000 September 2026 | 5,434.24 |
| CPT.150 | 21-09-2026 | N/A | 87 | 7863675800 September | Telstra Corporation | 5258987000 September 2026 | 1,343.13 |
| CPT.151 | 22-09-2026 | N/A | 611 | 919109010 September 22/ 2026 | Synergy | 919109010 September 22/ 2026 Power Watch Security Light | 481.76 |
| CPT.152 | 22-09-2026 | N/A | 611 | 825693390 September 22/ 2026 | Synergy | 825693390 September 22/2026 Creek Pump | 612.23 |
| CPT.153 | 22-09-2026 | N/A | 611 | 438517550 September 22/2026 | Synergy | 438517550 September 22/2026 Pioneer Park Toilets | 641.39 |
| CPT.154 | 22-09-2026 | N/A | 611 | 298673950 September 22/2026 | Synergy | 298673950 September 22/2026 Badgy Oval Lights | 127.89 |
| CPT.156 | 23-09-2026 | N/A | 611 | 915293230 September 23/2026 | Synergy | 915293230 September 23/2026 Aggie's Cottage | 97.24 |
| CPT.157 | 23-09-2026 | N/A | 611 | 185507110 September 23/ 2026 Adrian Snr Park | Synergy | 185507110 September 23/ 2026 Adrian Snr Park | 145.32 |
| CPT.159 | 22-09-2026 | N/A | 611 | 153530590 September 22/2026 | Synergy | 153530590 September 22/2026 Badgy Oval | 515.49 |
| CPT.161 | 22-09-2026 | N/A | 611 | 089860550 September 22/09/2026 | Synergy | 089860550 September 22/09/2026 Badgy Fire Station | 154.55 |
| CPT.163 | 29-09-2026 | N/A | 87 | 2175531686 September 2026 . . | Telstra Corporation | 2175531686 September 2026 | 1,755.88 |
| CPT.164 | 24-09-2026 | N/A | 611 | 295333350 September 24/2026 | Synergy | 295333350 September 24/2026 Standpipe Zendora | 195.11 |
| CPT.166 | 24-09-2026 | N/A | 611 | 721287150 September 24/ 2026 | Synergy | 721287150 September 24/ 2026 Street Lighting | 18,078.63 |
| CPT.167 | 24-09-2026 | N/A | 191 | 9007258435 September 24/2026 Dandy Office | Water Corporation | 9007258435 September 24/2026 Dandy Office | 15.48 |
| CPT.168 | 24-09-2026 | N/A | 191 | 9007258355 September 24/ 2026 Standpipe Dandy Rd | Water Corporation | 9007258355 September 24/ 2026 Standpipe Dandy Rd | 338.62 |
| CPT.170 | 24-09-2026 | N/A | 191 | 9007258654 September 24/ 2026 | Water Corporation | 9007258654 September 24/2026 Dandy Club | 43.33 |
| CPT.171 | 24-09-2026 | N/A | 191 | 9007258646 September 24/ 2026 Dandy Community Centre | Water Corporation | 9007258646 September 24/ 2026 Dandy Community Centre | 424.02 |
| CPT.172 | 24-09-2026 | N/A | 191 | 9007258494 September 24/2026 Dandy Depot | Water Corporation | 9007258494 September 24/2026 Dandy Depot | 578.77 |
| CPT.173 | 25-09-2026 | N/A | 611 | 182506710 September 25/2026 | Synergy | 182506710 September 25/2026 Fire Hydrant JBay Vista | 127.37 |
| CPT.175 | 25-09-2026 | N/A | 611 | 113698450 September 25/2026 | Synergy | 113698450 September 25/2026 Canover Standpipe | 168.12 |
| CPT.176 | 25-09-2026 | N/A | 611 | 164741840 September 25/2026 | Synergy | 164741840 September 25/2026 Fire Hydrant Ocean View PDE | 213.46 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| CPT.178 | 25-09-2026 | N/A | 191 | 9007248739 September 25/ 2026 BCC | Water Corporation | 9007248739 September 25/ 2026 BCC | 473.54 |
| CPT.179 | 29-09-2026 | N/A | 611 | 378052310 September 29/2026 | Synergy | 378052310 September 29/2026 Jurien Bay Landfill | 182.25 |
| CPT.180 | 25-09-2026 | N/A | 191 | 9008594764 September 26/2026 Standpipe Badgy | Water Corporation | 9008594764 September 26/2026 Standpipe Badgy | 338.62 |
| CPT.181 | 29-09-2026 | N/A | 696 | 150926 | ACT Cabs | Tourism town Award | 27.25 |
| CPT.181 | 29-09-2026 | N/A | 696 | 150926/2 | ACT Cabs | Tourism town Award | 27.56 |
| CPT.181 | 29-09-2026 | N/A | 636 | 020926 | Adobe | Subscription | 383.86 |
| CPT.181 | 29-09-2026 | N/A | 636 | 170926 | Adobe | Subscription | 43.99 |
| CPT.181 | 29-09-2026 | N/A | 698 | 1948903 | BLUETREE HOLDINGS PTY LTD | Accommodation for videographer | 78.00 |
| CPT.181 | 29-09-2026 | N/A | 669 | 010926 | Booking.com | Staff training - accommodations | 1,293.68 |
| CPT.181 | 29-09-2026 | N/A | 669 | 030926 | Booking.com | Staff training - accommodation | 389.38 |
| CPT.181 | 29-09-2026 | N/A | 688 | 130926 | Brewhouse Margaret River | Staff training - meals | 146.00 |
| CPT.181 | 29-09-2026 | N/A | 634 | 110926 | Bushfire IO | Subscription fire service survey software | 60.00 |
| CPT.181 | 29-09-2026 | N/A | 692 | 150926 | Caltex | Staff meals - staff training | 41.70 |
| CPT.181 | 29-09-2026 | N/A | 62 | 1222322 | Department of Water and Environmental Regulation | Controlled Waste Tracking Driver application | 225.00 |
| CPT.181 | 29-09-2026 | N/A | 635 | 150926 | Indesign ( Sydney) PTY LTD | Subscription | 35.99 |
| CPT.181 | 29-09-2026 | N/A | 627 | MC20699677 | INTUIT AUSTRALIA PTY LIMITED | Subscription | 84.29 |
| CPT.181 | 29-09-2026 | N/A | 684 | 070926 | Kumquot Cafe | Refreshments for councilors | 16.00 |
| CPT.181 | 29-09-2026 | N/A | 689 | 140926 | Margaret River Bakery | Staff training - meals | 57.64 |
| CPT.181 | 29-09-2026 | N/A | 691 | 130926 | Midway Farmstall | Staff meals - staff training | 48.30 |
| CPT.181 | 29-09-2026 | N/A | 628 | 010926 | Open AI LLC | Subscription | 27.93 |
| CPT.181 | 29-09-2026 | N/A | 694 | 170926 | Paid Parking | Walga conference parking | 45.00 |
| CPT.181 | 29-09-2026 | N/A | 694 | 160926 | Paid Parking | Walga conference parking | 58.03 |
| CPT.181 | 29-09-2026 | N/A | 693 | 150926 | Perth Airport | Tourism town award - parking | 104.86 |
| CPT.181 | 29-09-2026 | N/A | 700 | 120926 | Pinnacles Edge Resort | Tourism video | 570.22 |
| CPT.181 | 29-09-2026 | N/A | 701 | 438144 | RAC Cervantes Holiday Park | Accommodation for videographer and actors | 101.17 |
| CPT.181 | 29-09-2026 | N/A | 690 | 150926 | Sidekick by Yahava Koffee Works | Staff training - meals | 56.39 |
| CPT.181 | 29-09-2026 | N/A | 630 | 18092026 | STARLINK INTERNET SERVICES PTE. LTD. | Sandy Cape Starlink Satellite | 310.00 |
| CPT.181 | 29-09-2026 | N/A | 695 | 150926 | Tucker Fresh | Walga conference meals | 57.08 |
| CPT.181 | 29-09-2026 | N/A | 699 | 150926 | Vibe Hotel Canberra | Tourism town award - travel expense / meal | 62.74 |
| | | | | | | **Other Total** | **57,511.43** |
| | | | | | | **Grand Total** | **1,850,180.56** |

Purchases by Cardholder
ABN: 68 005 970 570
GPO BOX 5342
MELBOURNE VIC 3001
Ph: 1300 366 109
Fax: (03) 9274 9130
Lost cards: 1300 366 109
Web: www.motorpass.com.au

Account Name: SHIRE OF DANDARAGAN
Period Ending: 01 SEP 26
Account No.: 144 184 843 - 7


| Cost Centre | Card Number | Date | Docket Number | Supplier Name/ Location | Supplier ABN# | Fuel Brand | Vehicle Rego / Ref. | Odometer | Product | Unit Cost Incl. GST (CPL) | Qty / Lts | Total Excl. GST | GST Amount | Total Incl. GST |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0402 | | 06AUG | 15319 | AMPOL JURIEN BAY | 64000175342 | AMPOL | DN000 | 8,593 | REGULAR ULP | 218.90 | 108.36 | 215.64 | 21.56 | 237.20 |
| 0402 | | 06AUG | | WEX AUSTRALIA | 68005970570 | | DN000 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| 0402 | | 13AUG | 23792 | AMPOL WILLIAMS | 64000175342 | AMPOL | DN000 | 9,282 | REGULAR ULP | 205.90 | 90.83 | 170.02 | 17.00 | 187.02 |
| 0402 | | 13AUG | | WEX AUSTRALIA | 68005970570 | | DN000 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| 0402 | | 14AUG | 44987 | AMPOL JOONDALUP | 64000175342 | AMPOL | DN000 | 10,059 | REGULAR ULP | 203.91 | 99.77 | 184.95 | 18.49 | 203.44 |
| 0402 | | 14AUG | | WEX AUSTRALIA | 68005970570 | | DN000 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| 0402 | | 16AUG | 45064 | AMPOL JOONDALUP | 64000175342 | AMPOL | DN000 | 10,670 | REGULAR ULP | 193.90 | 96.96 | 170.92 | 17.09 | 188.01 |
| 0402 | | 16AUG | | WEX AUSTRALIA | 68005970570 | | DN000 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| 0402 | | 23AUG | 15799 | AMPOL JURIEN BAY | 64000175342 | AMPOL | DN000 | 11,302 | REGULAR ULP | 215.92 | 55.14 | 108.24 | 10.82 | 119.06 |
| 0402 | | 23AUG | | WEX AUSTRALIA | 68005970570 | | DN000 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| 0402 | | 28AUG | 5002 | METRO PETROLEUM JURIEN B | 99674270136 | METRO | DN000 | 11,785 | REGULAR ULP | 209.20 | 115.08 | 218.86 | 21.89 | 240.75 |
| 0402 | | 28AUG | 5002 | METRO PETROLEUM JURIEN B | 99674270136 | | DN000 | 11,785 | SURCHARGE | | | 5.67 | 0.57 | 6.24 |
| 0402 | | 28AUG | | WEX AUSTRALIA | 68005970570 | | DN000 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| 0402 | | 01SEP | | WEX AUSTRALIA | 68005970570 | | DN000 | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| Approx. fuel consumption: 14.9 Lt/100Km | | | | | | | | | | | | | | |
| | | | | | | **CEO** | | | **TOTAL CARD SPEND** | | **566.14** | **$1,083.80** | **$108.40** | **$1,192.20** |
| **COST CENTRE TOTAL GOVERNANCE** | | | | | | | | | | | **566.14** | **$1,083.80** | **$108.40** | **$1,192.20** |
| 0501 | | 01SEP | | WEX AUSTRALIA | 68005970570 | | DN032 | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| | | | | | | **DN032 LANDCRUISER** | | | **TOTAL CARD SPEND** | | **0.00** | **$5.00** | **$0.50** | **$5.50** |
| 0501 | | 01SEP | | WEX AUSTRALIA | 68005970570 | | DN86 | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| | | | | | | **EMC** | | | **TOTAL CARD SPEND** | | **0.00** | **$5.00** | **$0.50** | **$5.50** |
| **COST CENTRE TOTAL FIRE** | | | | | | | | | | | **0.00** | **$10.00** | **$1.00** | **$11.00** |

In accordance with Goods and Services Tax: Waiver of Tax Invoice Requirement (Corporate Card Statements) Determination 2020 (Instrument ID: 2020/SMB/0006), your business does not need to retain original tax invoices to claim input tax credits for the GST expenditure shown on this statement / report (excluding WEX Bill Payment Service transactions). To comply with this ruling the card must show a card holder name (and / or vehicle registration where applicable) and your business must maintain regulated policies for making adjustments for expenditure that is wholly or partly of a private or domestic nature, and to ensure that input tax credits are not claimed more than once for a single creditable acquisition. Please retain this document to substantiate your taxation claims.
This document is issued by WEX Australia Pty Ltd, A.B.N. 68 005 970 570, Level 5, 367 Collins St, Melbourne VIC 3000.

^For these WEX Bill Payment transactions powered by Sniip Ltd (ABN 86161862068), the GST component is unavailable therefore "Total Excl. GST" is being presented the same as "Total Incl. GST".
Your business cannot rely on this statement for your Business Activity Statement (BAS). Refer to the original tax invoice for your BAS. These transactions are included in the total amount due for this statement.

Purchases by Cardholder
ABN: 68 005 970 570
GPO BOX 5342
MELBOURNE VIC 3001
Ph: 1300 366 109
Fax: (03) 9274 9130
Lost cards: 1300 366 109
Web: www.motorpass.com.au

Account Name: SHIRE OF DANDARAGAN
Account No.: 144 184 843 - 7
Period Ending: 01 SEP 26


| Cost Centre | Card Number | Date | Docket Number | Supplier Name/ Location | Supplier ABN# | Fuel Brand | Vehicle Rego / Ref. | Odometer | Product | Unit Cost Incl. GST (CPL) | Qty / Lts | Total Excl. GST | GST Amount | Total Incl. GST |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1103 | | 01SEP | | WEX AUSTRALIA | 68005970570 | | | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| | | | | | | **SANDY CAPE** | | | **TOTAL CARD SPEND** | | **0.00** | **$5.00** | **$0.50** | **$5.50** |
| **COST CENTRE TOTAL** | **ECONOMIC DEVELOPMENT** | | | | | | | | | | **0.00** | **$5.00** | **$0.50** | **$5.50** |
| 1404 | | 19AUG | 17313 | BP JURIEN BAY | 72825626712 | BP | | 7 | REGULAR ULP | 210.01 | 140.54 | 268.32 | 26.83 | 295.15 |
| 1404 | | 19AUG | | WEX AUSTRALIA | 68005970570 | | | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| 1404 | | 01SEP | | WEX AUSTRALIA | 68005970570 | | | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| | | | | | | **JURIEN-SUNDRY PLANT** | | | **TOTAL CARD SPEND** | | **140.54** | **$274.07** | **$27.41** | **$301.48** |
| 1404 | | 06AUG | 4366 | METRO PETROLEUM JURIEN B | 99674270136 | METRO | DN035 | 136,500 | PREMIUM DIES | 244.20 | 65.73 | 145.92 | 14.59 | 160.51 |
| 1404 | | 06AUG | 4366 | METRO PETROLEUM JURIEN B | 99674270136 | | DN035 | 136,500 | SURCHARGE | | | 3.78 | 0.38 | 4.16 |
| 1404 | | 06AUG | | WEX AUSTRALIA | 68005970570 | | DN035 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| 1404 | | 07AUG | 618 | GINGIN ROADHOUSE | 60325216789 | | DN035 | 911 | SURCHARGE | | | 13.36 | 1.34 | 14.70 |
| 1404 | | 07AUG | 618 | GINGIN ROADHOUSE | 60325216789 | LIBERTY | DN035 | 911 | DIESEL | 249.90 | 235.32 | 534.60 | 53.46 | 588.06 |
| 1404 | | 07AUG | | WEX AUSTRALIA | 68005970570 | | DN035 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| 1404 | | 11AUG | 3112 | REDDY EXPRESS CLOVERDALE | 96662372027 | REDDY EXPRESS | DN035 | 136,945 | DIESEL | 247.91 | 42.83 | 96.53 | 9.65 | 106.18 |
| 1404 | | 11AUG | | WEX AUSTRALIA | 68005970570 | | DN035 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| 1404 | | 20AUG | 52607 | SHELL ALKIMOS | 51634373818 | SHELL | DN035 | 137,456 | DIESEL | 233.30 | 49.61 | 105.22 | 10.52 | 115.74 |
| 1404 | | 20AUG | | WEX AUSTRALIA | 68005970570 | | DN035 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| 1404 | | 22AUG | 52698 | SHELL ALKIMOS | 51634373818 | SHELL | DN035 | 13,867 | DIESEL | 233.30 | 63.70 | 135.10 | 13.51 | 148.61 |
| 1404 | | 22AUG | | WEX AUSTRALIA | 68005970570 | | DN035 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| 1404 | | 25AUG | 43927 | LIBERTY CATABY | 36669352818 | | DN035 | 911 | SURCHARGE | | | 3.88 | 0.39 | 4.27 |
| 1404 | | 25AUG | 43927 | LIBERTY CATABY | 36669352818 | | DN035 | 911 | ADBLUE | | | 14.50 | 1.45 | 15.95 |
| 1404 | | 25AUG | 43927 | LIBERTY CATABY | 36669352818 | LIBERTY | DN035 | 911 | DIESEL | 245.50 | 51.28 | 114.45 | 11.44 | 125.89 |

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This document is issued by WEX Australia Pty Ltd, A.B.N. 68 005 970 570, Level 5, 367 Collins St, Melbourne VIC 3000.
^For these WEX Bill Payment transactions powered by Sniip Ltd (ABN 86161862068), the GST component is unavailable therefore "Total Excl. GST" is being presented the same as "Total Incl. GST".
Your business cannot rely on this statement for your Business Activity Statement (BAS). Refer to the original tax invoice for your BAS. These transactions are included in the total amount due for this statement.

Purchases by Cardholder
ABN: 68 005 970 570
GPO BOX 5342
MELBOURNE VIC 3001
Ph: 1300 366 109
Fax: (03) 9274 9130
Lost cards: 1300 366 109
Web: www.motorpass.com.au

| | | | |
|---|---|---|---|
| Account Name | SHIRE OF DANDARAGAN | Period Ending | 01 SEP 26 |
| Account No. | 144 184 843 - 7 | Page | 8 of 13 |

| Cost Centre | Card Number | Date | Docket Number | Supplier Name/ Location | Supplier ABN# | Fuel Brand | Vehicle Rego / Ref. | Odometer | Product | Unit Cost Incl. GST (CPL) | Qty / Lts | Total Excl. GST | GST Amount | Total Incl. GST |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1404 | | 25AUG | 43927 | LIBERTY CATABY | 36669352818 | LIBERTY | DN035 | 911 | DIESEL | 245.49 | 29.17 | 65.10 | 6.51 | 71.61 |
| 1404 | | 25AUG | | WEX AUSTRALIA | 68005970570 | | DN035 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| 1404 | | 25AUG | 107074 | CALTEX FORRESTDALE | 34009644151 | | DN035 | 9,111 | ADBLUE | | | 9.35 | 0.94 | 10.29 |
| 1404 | | 25AUG | | WEX AUSTRALIA | 68005970570 | | DN035 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| 1404 | | 25AUG | 107072 | CALTEX FORRESTDALE | 34009644151 | CALTEX STARCARD | DN035 | 9,111 | DIESEL | 255.90 | 70.30 | 163.55 | 16.35 | 179.90 |
| 1404 | | 25AUG | 107072 | CALTEX FORRESTDALE | 34009644151 | CALTEX STARCARD | DN035 | 9,111 | DIESEL | 255.90 | 46.48 | 108.13 | 10.81 | 118.94 |
| 1404 | | 25AUG | | WEX AUSTRALIA | 68005970570 | | DN035 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| 1404 | | 25AUG | 204 | 7-ELEVEN HAYNES | 48005299427 | 7-ELEVEN | DN035 | 138,917 | DIESEL | 249.89 | 36.68 | 83.33 | 8.33 | 91.66 |
| 1404 | | 25AUG | | WEX AUSTRALIA | 68005970570 | | DN035 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| 1404 | | 01SEP | | WEX AUSTRALIA | 68005970570 | | DN035 | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| Approx. fuel consumption: 14.1 Lt/100Km | | | | | | | | | | | | | | |
| | | | | | | **WILLIAM MILLER** | | | **TOTAL CARD SPEND** | | **691.10** | **$1,608.55** | **$160.89** | **$1,769.44** |
| **COST CENTRE TOTAL PLANT AND VEHICLE** | | | | | | | | | | | **831.64** | **$1,882.62** | **$188.30** | **$2,070.92** |
| 1405 | | 01SEP | | WEX AUSTRALIA | 68005970570 | | | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| | | | | | | **DANDY DEPOT** | | | **TOTAL CARD SPEND** | | **0.00** | **$5.00** | **$0.50** | **$5.50** |
| **COST CENTRE TOTAL INFRASTRUCTURE** | | | | | | | | | | | **0.00** | **$5.00** | **$0.50** | **$5.50** |
| BMC | | 01SEP | | WEX AUSTRALIA | 68005970570 | | DN025 | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| | | | | | | **DN025 DUCATO VAN** | | | **TOTAL CARD SPEND** | | **0.00** | **$5.00** | **$0.50** | **$5.50** |
| **COST CENTRE TOTAL INFRASTRUCTURE** | | | | | | | | | | | **0.00** | **$5.00** | **$0.50** | **$5.50** |

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| | | | |
|---|---|---|---|
| Account Name | SHIRE OF DANDARAGAN | Period Ending | 01 SEP 26 |
| Account No. | 144 184 843 - 7 | Page | 9 of 13 |

| Cost Centre | Card Number | Date | Docket Number | Supplier Name/ Location | Supplier ABN# | Fuel Brand | Vehicle Rego / Ref. | Odometer | Product | Unit Cost Incl. GST (CPL) | Qty / Lts | Total Excl. GST | GST Amount | Total Incl. GST |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DOPS | | 01SEP | | WEX AUSTRALIA | 68005970570 | | DN024 | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| | | | | | | **DN024 HILUX** | | | **TOTAL CARD SPEND** | | **0.00** | **$5.00** | **$0.50** | **$5.50** |
| **COST CENTRE TOTAL** | **INFRASTRUCTURE** | | | | | | | | | | **0.00** | **$5.00** | **$0.50** | **$5.50** |
| EDM | | 01SEP | | WEX AUSTRALIA | 68005970570 | | DNO32 | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| | | | | | | **DNO32** | | | **TOTAL CARD SPEND** | | **0.00** | **$5.00** | **$0.50** | **$5.50** |
| **COST CENTRE TOTAL** | **INFRASTRUCTURE** | | | | | | | | | | **0.00** | **$5.00** | **$0.50** | **$5.50** |
| EMDS | | 03AUG | 15234 | AMPOL JURIEN BAY | 64000175342 | AMPOL | DN001 | 20,840 | PREMIUM | 232.89 | 53.20 | 112.64 | 11.26 | 123.90 |
| EMDS | | 03AUG | | WEX AUSTRALIA | 68005970570 | | DN001 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| EMDS | | 19AUG | 15695 | AMPOL JURIEN BAY | 64000175342 | AMPOL | DN001 | 21,402 | REGULAR ULP | 211.91 | 31.39 | 60.47 | 6.05 | 66.52 |
| EMDS | | 19AUG | | WEX AUSTRALIA | 68005970570 | | DN001 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| EMDS | | 26AUG | 15903 | AMPOL JURIEN BAY | 64000175342 | AMPOL | DN001 | 21,716 | PREMIUM | 242.91 | 53.18 | 117.44 | 11.74 | 129.18 |
| EMDS | | 26AUG | | WEX AUSTRALIA | 68005970570 | | DN001 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| EMDS | | 01SEP | | WEX AUSTRALIA | 68005970570 | | DN001 | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| Approx. fuel consumption: 9.7 Lt/100Km | | | | | | | | | | | | | | |
| | | | | | | **DN001 OUTBACK** | | | **TOTAL CARD SPEND** | | **137.77** | **$297.80** | **$29.79** | **$327.59** |
| **COST CENTRE TOTAL** | **PLANNING** | | | | | | | | | | **137.77** | **$297.80** | **$29.79** | **$327.59** |
| EMI | | 16AUG | 23800 | AMPOL JURIEN BAY | 64000175342 | AMPOL | DN002 | 33,440 | DIESEL | 256.92 | 52.46 | 122.53 | 12.25 | 134.78 |

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| | | | |
|---|---|---|---|
| Account Name | SHIRE OF DANDARAGAN | Period Ending | 01 SEP 26 |
| Account No. | 144 184 843 - 7 | Page | 10 of 13 |

| Cost Centre | Card Number | Date | Docket Number | Supplier Name/ Location | Supplier ABN# | Fuel Brand | Vehicle Rego / Ref. | Odometer | Product | Unit Cost Incl. GST (CPL) | Qty / Lts | Total Excl. GST | GST Amount | Total Incl. GST |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| EMI | | 16AUG | | WEX AUSTRALIA | 68005970570 | | DN002 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| EMI | | 17AUG | 12424 | AMPOL NORTH WANNEROO | 64000175342 | AMPOL | DN002 | 35,000 | DIESEL | 246.90 | 45.99 | 103.23 | 10.32 | 113.55 |
| EMI | | 17AUG | | WEX AUSTRALIA | 68005970570 | | DN002 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| EMI | | 24AUG | 24156 | AMPOL JURIEN BAY | 64000175342 | AMPOL | DN002 | 34,300 | DIESEL | 259.90 | 55.11 | 130.21 | 13.02 | 143.23 |
| EMI | | 24AUG | | WEX AUSTRALIA | 68005970570 | | DN002 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| EMI | | 29AUG | 1391 | 7-ELEVEN BASSENDEAN | 48005299427 | 7-ELEVEN | DN002 | 34,743 | DIESEL | 245.90 | 51.50 | 115.13 | 11.51 | 126.64 |
| EMI | | 29AUG | | WEX AUSTRALIA | 68005970570 | | DN002 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| EMI | | 01SEP | | WEX AUSTRALIA | 68005970570 | | DN002 | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| Approx. fuel consumption: 9.4 Lt/100Km | | | | | | | | | | | | | | |
| | | | | | | **EMI** | | | **TOTAL CARD SPEND** | | **205.06** | **$479.10** | **$47.92** | **$527.02** |
| **COST CENTRE TOTAL** | **INFRASTRUCTURE** | | | | | | | | | | **205.06** | **$479.10** | **$47.92** | **$527.02** |
| JBOPS | | 04AUG | 15255 | AMPOL JURIEN BAY | 64000175342 | AMPOL | DN013 | 60,728 | DIESEL | 247.90 | 52.07 | 117.35 | 11.73 | 129.08 |
| JBOPS | | 04AUG | | WEX AUSTRALIA | 68005970570 | | DN013 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| JBOPS | | 01SEP | | WEX AUSTRALIA | 68005970570 | | DN013 | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| | | | | | | **DN013 HILUX** | | | **TOTAL CARD SPEND** | | **52.07** | **$123.10** | **$12.31** | **$135.41** |
| **COST CENTRE TOTAL** | **INFRASTRUCTURE** | | | | | | | | | | **52.07** | **$123.10** | **$12.31** | **$135.41** |
| P&G CERVS | | 01SEP | | WEX AUSTRALIA | 68005970570 | | DN059 | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| | | | | | | **DN059 COLORADO** | | | **TOTAL CARD SPEND** | | **0.00** | **$5.00** | **$0.50** | **$5.50** |
| **COST CENTRE TOTAL** | **1405 JURIEN UTE** | | | | | | | | | | **0.00** | **$5.00** | **$0.50** | **$5.50** |

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Web: www.motorpass.com.au

Account Name: SHIRE OF DANDARAGAN
Period Ending: 01 SEP 26
Account No.: 144 184 843 - 7


| Cost Centre | Card Number | Date | Docket Number | Supplier Name/ Location | Supplier ABN# | Fuel Brand | Vehicle Rego / Ref. | Odometer | Product | Unit Cost Incl. GST (CPL) | Qty / Lts | Total Excl. GST | GST Amount | Total Incl. GST |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PEHO | | 13AUG | 4544 | METRO PETROLEUM JURIEN B | 99674270136 | METRO | DN041 | | REGULAR ULP | 209.90 | 38.30 | 73.08 | 7.31 | 80.39 |
| PEHO | | 13AUG | 4544 | METRO PETROLEUM JURIEN B | 99674270136 | | DN041 | | SURCHARGE | | | 1.89 | 0.19 | 2.08 |
| PEHO | | 13AUG | | WEX AUSTRALIA | 68005970570 | | DN041 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| PEHO | | 27AUG | 4982 | METRO PETROLEUM JURIEN B | 99674270136 | METRO | DN041 | 1 | REGULAR ULP | 209.19 | 39.16 | 74.47 | 7.45 | 81.92 |
| PEHO | | 27AUG | 4982 | METRO PETROLEUM JURIEN B | 99674270136 | | DN041 | 1 | SURCHARGE | | | 1.93 | 0.19 | 2.12 |
| PEHO | | 27AUG | | WEX AUSTRALIA | 68005970570 | | DN041 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| PEHO | | 01SEP | | WEX AUSTRALIA | 68005970570 | | DN041 | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| | | | | | | **DN041 RAV 4** | | | **TOTAL CARD SPEND** | | **77.46** | **$157.87** | **$15.80** | **$173.67** |
| **COST CENTRE TOTAL PLANNING** | | | | | | | | | | | **77.46** | **$157.87** | **$15.80** | **$173.67** |
| POOL CAR | | 06AUG | 4385 | METRO PETROLEUM JURIEN B | 99674270136 | METRO | DN016 | 37,547 | REGULAR ULP | 199.20 | 41.28 | 74.75 | 7.48 | 82.23 |
| POOL CAR | | 06AUG | 4385 | METRO PETROLEUM JURIEN B | 99674270136 | | DN016 | 37,547 | SURCHARGE | | | 1.94 | 0.19 | 2.13 |
| POOL CAR | | 06AUG | | WEX AUSTRALIA | 68005970570 | | DN016 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| POOL CAR | | 08AUG | 149611 | CALTEX BINNINGUP | 34009644151 | CALTEX STARCARD | DN016 | 37,547 | REGULAR ULP | 209.90 | 28.59 | 54.55 | 5.46 | 60.01 |
| POOL CAR | | 08AUG | | WEX AUSTRALIA | 68005970570 | | DN016 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| POOL CAR | | 18AUG | 4713 | METRO PETROLEUM JURIEN B | 99674270136 | METRO | DN016 | 38,791 | REGULAR ULP | 205.13 | 23.00 | 42.89 | 4.29 | 47.18 |
| POOL CAR | | 18AUG | 4713 | METRO PETROLEUM JURIEN B | 99674270136 | | DN016 | 38,791 | SURCHARGE | | | 1.11 | 0.11 | 1.22 |
| POOL CAR | | 18AUG | | WEX AUSTRALIA | 68005970570 | | DN016 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| POOL CAR | | 26AUG | 4946 | METRO PETROLEUM JURIEN B | 99674270136 | METRO | DN016 | | PULP (RON 98 | 229.20 | 45.17 | 94.12 | 9.41 | 103.53 |
| POOL CAR | | 26AUG | 4946 | METRO PETROLEUM JURIEN B | 99674270136 | | DN016 | | SURCHARGE | | | 2.44 | 0.24 | 2.68 |
| POOL CAR | | 26AUG | | WEX AUSTRALIA | 68005970570 | | DN016 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| POOL CAR | | 01SEP | | WEX AUSTRALIA | 68005970570 | | DN016 | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| Approx. fuel consumption: 4.7 Lt/100Km | | | | | | | | | | | | | | |
| | | | | | | **DN016 CAMRY** | | | **TOTAL CARD SPEND** | | **138.04** | **$279.80** | **$28.00** | **$307.80** |

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Account Name: SHIRE OF DANDARAGAN
Period Ending: 01 SEP 26
Account No.: 144 184 843 - 7


| Cost Centre | Card Number | Date | Docket Number | Supplier Name/ Location | Supplier ABN# | Fuel Brand | Vehicle Rego / Ref. | Odometer | Product | Unit Cost Incl. GST (CPL) | Qty / Lts | Total Excl. GST | GST Amount | Total Incl. GST |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **COST CENTRE TOTAL INFRASTRUCTURE** | | | | | | | | | | | **138.04** | **$279.80** | **$28.00** | **$307.80** |
| RANGER UTE 1 | | 01SEP | | WEX AUSTRALIA | 68005970570 | | DN012 | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| | | | | | | **DN012 COLORADO** | | | **TOTAL CARD SPEND** | | **0.00** | **$5.00** | **$0.50** | **$5.50** |
| **COST CENTRE TOTAL 501** | | | | | | | | | | | **0.00** | **$5.00** | **$0.50** | **$5.50** |
| RANGER UTE 2 | | 08AUG | 23455 | AMPOL JURIEN BAY | 64000175342 | AMPOL | DN052 | | REGULAR ULP 211.92 | | 19.12 | 36.84 | 3.68 | 40.52 |
| RANGER UTE 2 | | 08AUG | | WEX AUSTRALIA | 68005970570 | | DN052 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| RANGER UTE 2 | | 19AUG | 15710 | AMPOL JURIEN BAY | 64000175342 | AMPOL | DN052 | | REGULAR ULP 211.95 | | 25.03 | 48.23 | 4.82 | 53.05 |
| RANGER UTE 2 | | 19AUG | | WEX AUSTRALIA | 68005970570 | | DN052 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| RANGER UTE 2 | | 24AUG | 15841 | AMPOL JURIEN BAY | 64000175342 | AMPOL | DN052 | | REGULAR ULP 215.92 | | 25.00 | 49.07 | 4.91 | 53.98 |
| RANGER UTE 2 | | 24AUG | | WEX AUSTRALIA | 68005970570 | | DN052 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| RANGER UTE 2 | | 01SEP | | WEX AUSTRALIA | 68005970570 | | DN052 | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| | | | | | | **DN052 HILUX** | | | **TOTAL CARD SPEND** | | **69.15** | **$141.39** | **$14.15** | **$155.54** |
| **COST CENTRE TOTAL 501** | | | | | | | | | | | **69.15** | **$141.39** | **$14.15** | **$155.54** |
| RANGER UTE | | 14AUG | 23742 | AMPOL JURIEN BAY | 64000175342 | AMPOL | DN10833 | | REGULAR ULP 209.88 | | 25.00 | 47.70 | 4.77 | 52.47 |
| RANGER UTE | | 14AUG | | WEX AUSTRALIA | 68005970570 | | DN10833 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |
| RANGER UTE | | 31AUG | 16051 | AMPOL JURIEN BAY | 64000175342 | AMPOL | DN10833 | 120,217 | REGULAR ULP 215.95 | | 23.83 | 46.78 | 4.68 | 51.46 |
| RANGER UTE | | 31AUG | | WEX AUSTRALIA | 68005970570 | | DN10833 | | TRANSACTION FEE | | | 0.75 | 0.08 | 0.83 |

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| Account Name | SHIRE OF DANDARAGAN | Period Ending | 01 SEP 26 |
| Account No. | 144 184 843 - 7 | Page | 13 of 13 |

| Cost Centre | Card Number | Date | Docket Number | Supplier Name/ Location | Supplier ABN# | Fuel Brand | Vehicle Rego / Ref. | Odometer | Product | Unit Cost Incl. GST (CPL) | Qty / Lts | Total Excl. GST | GST Amount | Total Incl. GST |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RANGER UTE | | 01SEP | | WEX AUSTRALIA | 68005970570 | | DN10833 | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| | | | | | | DN10833 HILUX | | | TOTAL CARD SPEND | | 48.83 | $100.98 | $10.11 | $111.09 |
| COST CENTRE TOTAL | PLANNING | | | | | | | | | | 48.83 | $100.98 | $10.11 | $111.09 |
| WHS | | 01SEP | | WEX AUSTRALIA | 68005970570 | | DN11047 | | MANAGEMENT FEE | | | 5.00 | 0.50 | 5.50 |
| | | | | | | DN11047 HILUX | | | TOTAL CARD SPEND | | 0.00 | $5.00 | $0.50 | $5.50 |
| COST CENTRE TOTAL | INFRASTRUCTURE | | | | | | | | | | 0.00 | $5.00 | $0.50 | $5.50 |

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Attachment: 9.1.2

# SHIRE OF DANDARAGAN

## MONTHLY FINANCIAL REPORT

**(Containing the required statement of financial activity and statement of financial position)**

**For the period ended 31 August 2026**

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

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## SHIRE OF DANDARAGAN
## STATEMENT OF FINANCIAL ACTIVITY
## FOR THE PERIOD ENDED 31 AUGUST 2026

| | Note | Adopted Budget Estimates (a) $ | YTD Budget Estimates (b) $ | YTD Actual (c) $ | Variance* $ (c) - (b) $ | Variance* % ((c) - (b))/(b) % | Var. |
|---|---|---|---|---|---|---|---|
| **OPERATING ACTIVITIES** | | | | | | | |
| **Revenue from operating activities** | | | | | | | |
| General rates | | 7,413,545 | 7,413,545 | **7,378,545** | (35,000) | 0.00% | |
| Rates excluding general rates | | 1,535,250 | 1,535,250 | **1,527,350** | (7,900) | 0.00% | |
| Grants, subsidies and contributions | | 2,087,833 | 519,000 | **519,803** | 803 | 0.15% | |
| Fees and charges | | 3,338,149 | 1,410,000 | **1,410,136** | 136 | 0.01% | |
| Interest revenue | | 704,812 | 112,000 | **111,885** | (115) | (0.10%) | |
| Other revenue | | 237,214 | 7,000 | **6,854** | (146) | (2.09%) | |
| Profit on asset disposals | | 546,779 | 0 | **0** | 0 | 0.00% | |
| | | **15,863,582** | **10,996,795** | **10,954,573** | **(42,222)** | (0.38%) | |
| **Expenditure from operating activities** | | | | | | | |
| Employee costs | | (6,130,789) | (1,178,998) | **(1,218,259)** | (39,261) | (3.33%) | |
| Materials and contracts | | (5,340,725) | (740,121) | **(780,929)** | (40,808) | (5.51%) | |
| Utility charges | | (522,830) | (87,138) | **(89,057)** | (1,919) | (2.20%) | |
| Depreciation | | (8,880,132) | (1,980,022) | **(2,037,958)** | (57,936) | (2.93%) | |
| Finance costs | | (69,575) | (11,596) | **(2,389)** | 9,207 | 79.40% | |
| Insurance | | (354,235) | (177,118) | **(176,077)** | 1,041 | 0.59% | |
| Other expenditure | | (263,992) | (131,996) | **(131,223)** | 773 | 0.59% | |
| | | **(21,562,278)** | **(4,306,989)** | **(4,435,892)** | **(128,903)** | (2.99%) | |
| Amounts excluded from operating activities | 2(c) | 8,343,111 | 1,980,022 | **2,037,958** | 57,936 | 2.93% | |
| **Amount attributable to operating activities** | | **2,644,415** | **8,669,828** | **8,556,639** | **(113,189)** | (1.31%) | |
| **INVESTING ACTIVITIES** | | | | | | | |
| **Inflows from investing activities** | | | | | | | |
| Proceeds from capital grants, subsidies and contributions | | 20,513,728 | 2,418,955 | **2,022,230** | (396,725) | 0.00% | |
| Proceeds from disposal of property, plant and equipment | | 620,500 | 0 | **0** | 0 | 0.00% | |
| Proceeds from financial assets at amortised cost - self supporting loans | | 76,863 | 0 | **0** | 0 | 0.00% | |
| | | **21,211,091** | **2,418,955** | **2,022,230** | **(396,725)** | (16.40%) | |
| **Outflows from investing activities** | | | | | | | |
| Acquisition of property, plant and equipment | | (4,332,934) | (229,442) | **(229,442)** | 0 | 0.00% | |
| Acquisition of infrastructure | | (19,352,112) | (547,380) | **(547,380)** | 0 | 0.00% | |
| Payments for financial assets at amortised cost - self supporting loans | | (75,000) | 0 | **0** | 0 | 0.00% | |
| | | **(23,760,046)** | **(776,822)** | **(776,822)** | **0** | 0.00% | |
| Amounts excluded from investing activities | 2(d) | (1,358,546) | (603,714) | **(603,714)** | 0 | 0.00% | |
| **Amount attributable to investing activities** | | **(3,907,501)** | **1,038,419** | **641,694** | **(396,725)** | (38.20%) | |
| **FINANCING ACTIVITIES** | | | | | | | |
| **Inflows from financing activities** | | | | | | | |
| Proceeds from new borrowings | | 75,000 | 0 | **0** | 0 | 0.00% | |
| Transfer from reserves | | 3,390,000 | 0 | **0** | 0 | 0.00% | |
| | | **3,465,000** | **0** | **0** | **0** | | |
| **Outflows from financing activities** | | | | | | | |
| Repayment of borrowings | | (199,568) | 0 | **0** | 0 | 0.00% | |
| Payments for principal portion of lease liabilities | | (163,153) | (2,327) | **(2,327)** | 0 | 0.00% | |
| Transfer to reserves | | (6,756,909) | (15,000) | **(41,184)** | (26,184) | 0.00% | |
| | | **(7,119,630)** | **(17,327)** | **(43,511)** | **(26,184)** | (151.12%) | |
| **Amount attributable to financing activities** | | **(3,654,630)** | **(17,327)** | **(43,511)** | **(26,184)** | (151.12%) | |
| **MOVEMENT IN SURPLUS OR DEFICIT** | | | | | | | |
| **Surplus or deficit at the start of the financial year** | 2(a) | 4,917,716 | 4,917,716 | **4,654,373** | (263,343) | (5.35%) | |
| Amount attributable to operating activities | | 2,644,415 | 8,669,828 | **8,556,639** | (113,189) | (1.31%) | |
| Amount attributable to investing activities | | (3,907,501) | 1,038,419 | **641,694** | (396,725) | (38.20%) | ▼ |
| Amount attributable to financing activities | | (3,654,630) | (17,327) | **(43,511)** | (26,184) | (151.12%) | ▼ |
| **Surplus or deficit after imposition of general rates** | | **0** | **14,608,636** | **13,809,195** | **(799,441)** | (5.47%) | |

**KEY INFORMATION**

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data outside the adopted materiality threshold.
▲ Indicates a variance with a positive impact on the financial position.
▼ Indicates a variance with a negative impact on the financial position.
Refer to Note 3 for an explanation of the reasons for the variance.

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

## SHIRE OF DANDARAGAN
## STATEMENT OF FINANCIAL POSITION
## FOR THE PERIOD ENDED 31 AUGUST 2026

| | Actual 30 June 2026 | Actual as at 31 August 2026 |
|---|---|---|
| | $ | $ |
| **CURRENT ASSETS** | | |
| Cash and cash equivalents | 10,950,701 | 9,128,037 |
| Trade and other receivables | 1,471,068 | 12,566,764 |
| Other financial assets | 1,863 | 1,863 |
| Inventories | 52,583 | 47,942 |
| Other assets | 1,053,426 | 1,830,249 |
| **TOTAL CURRENT ASSETS** | 13,529,641 | 23,574,855 |
| **NON-CURRENT ASSETS** | | |
| Trade and other receivables | 77,319 | 77,319 |
| Other financial assets | 193,972 | 193,972 |
| Property, plant and equipment | 42,378,619 | 41,963,490 |
| Infrastructure | 289,694,476 | 288,071,647 |
| Right-of-use assets | 2,672,593 | 2,672,593 |
| **TOTAL NON-CURRENT ASSETS** | 335,016,979 | 332,979,021 |
| **TOTAL ASSETS** | 348,546,620 | 356,553,876 |
| **CURRENT LIABILITIES** | | |
| Trade and other payables | 684,146 | 463,586 |
| Other liabilities | 1,605,888 | 1,002,174 |
| Lease liabilities | 298,867 | 296,540 |
| Borrowings | 199,568 | 199,568 |
| Employee related provisions | 764,054 | 764,054 |
| **TOTAL CURRENT LIABILITIES** | 3,552,523 | 2,725,922 |
| **NON-CURRENT LIABILITIES** | | |
| Lease liabilities | 2,373,726 | 2,373,726 |
| Borrowings | 2,087,553 | 2,162,553 |
| Employee related provisions | 120,471 | 120,471 |
| **TOTAL NON-CURRENT LIABILITIES** | 4,581,750 | 4,656,750 |
| **TOTAL LIABILITIES** | 8,134,273 | 7,382,672 |
| **NET ASSETS** | **340,412,347** | **349,171,204** |
| **EQUITY** | | |
| Retained surplus | 199,031,486 | 207,749,160 |
| Reserve accounts | 8,039,711 | 8,080,894 |
| Revaluation surplus | 133,341,150 | 133,341,150 |
| **TOTAL EQUITY** | **340,412,347** | **349,171,204** |

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

## 1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

### BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

***Local Government Act 1995 requirements***
*Section 6.4(2) of the Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996,* prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied with exception to the following:

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

*Local Government (Financial Management) Regulations 1996,* regulation 34 prescribes contents of the financial report. Supplementary information does not form part of the financial report.

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

### PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 13 October 2026

**The local government reporting entity**
All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

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

**Material accounting policies**
Material accounting policies utilised in the preparation of these statements are as described within the 2026-27 Annual Budget. Please refer to the adopted budget document for details of these policies.

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

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

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

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:
- Fair value measurement of assets carried at reportable value including:
  - Property, plant and equipment
  - Infrastructure
- Impairment losses of non-financial assets
- Expected credit losses on financial assets
- Measurement of employee benefits
- Estimation uncertainties and judgements made in relation to lease accounting

## 2 NET CURRENT ASSETS INFORMATION

### (a) Net current assets used in the Statement of Financial Activity

| | Note | Adopted Budget Opening 1 July 2026 | Actual as at 30 June 2026 | Actual as at 31 August 2026 |
|---|---|---|---|---|
| **Current assets** | | $ | $ | $ |
| Cash and cash equivalents | | 10,950,701 | 10,950,701 | 9,128,037 |
| Trade and other receivables | | 1,498,716 | 1,471,068 | 12,566,764 |
| Other financial assets | | 1,863 | 1,863 | 1,863 |
| Inventories | | 52,583 | 52,583 | 47,942 |
| Other assets | | 1,053,426 | 1,053,426 | 1,830,249 |
| | | 13,557,289 | 13,529,641 | 23,574,855 |
| **Less: current liabilities** | | | | |
| Trade and other payables | | (684,146) | (684,146) | (463,586) |
| Other liabilities | | (1,633,536) | (1,605,888) | (1,002,174) |
| Lease liabilities | | (163,153) | (298,867) | (296,540) |
| Borrowings | | (199,568) | (199,568) | (199,568) |
| Employee related provisions | | (764,054) | (764,054) | (764,054) |
| | | (3,444,457) | (3,552,523) | (2,725,922) |
| Net current assets | | 10,112,832 | 9,977,118 | 20,848,933 |
| Less: Total adjustments to net current assets | 2(b) | (5,195,116) | (5,322,745) | (7,383,412) |
| **Closing funding surplus / (deficit)** | | **4,917,716** | **4,654,373** | **13,465,521** |

### (b) Current assets and liabilities excluded from budgeted deficiency

| | | | | |
|---|---|---|---|---|
| **Adjustments to net current assets** | | | | |
| Less: Reserve accounts | | (8,039,711) | (8,039,710) | (8,080,894) |
| Less: Current assets not expected to be received at end of year | | | | |
| - Financial assets at amortised cost - self supporting loans | | 0 | (1,863) | (1,863) |
| Add: Current liabilities not expected to be cleared at the end of the year | | | | |
| - Current portion of lease liabilities | | 163,153 | 298,867 | 296,540 |
| - Current portion of borrowings | | 199,568 | 199,568 | 199,568 |
| Add: Current liabilities covered by funds held in reserve account | | | | |
| - Current portion of contract liabilities | | 659,645 | 659,645 | 0 |
| - Current portion of capital grant/contributions liabilities | | 1,358,546 | 1,358,546 | 0 |
| - Current portion of employee benefit provisions | | 463,683 | 202,202 | 203,237 |
| **Total adjustments to net current assets** | 2(a) | **(5,195,116)** | **(5,322,745)** | **(7,383,412)** |

### (c) Amounts excluded from operating activities

| | Adopted Budget Estimates 30 June 2027 | YTD Budget Estimates 31 August 2026 | YTD Actual 31 August 2026 |
|---|---|---|---|
| | $ | $ | $ |
| Less: Profit on asset disposals | (546,779) | 0 | 0 |
| Add: Depreciation | 8,880,132 | 1,980,022 | 2,037,958 |
| Movement in current liabilities associated funds held in reserve account: | | | |
| - Employee benefit provisions | 9,758 | 0 | 0 |
| **Total amounts excluded from operating activities** | **8,343,111** | **1,980,022** | **2,037,958** |

### (d) Amounts excluded from investing activities

| | | | |
|---|---|---|---|
| Movement in current liabilities associated with restricted cash | | | |
| - Capital grant/contributions | (1,358,546) | (603,714) | (603,714) |
| **Total amounts excluded from investing activities** | **(1,358,546)** | **(603,714)** | **(603,714)** |

**CURRENT AND NON-CURRENT CLASSIFICATION**

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the local governments' operational cycle.

## 3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.
The material variance adopted by Council for the 2026-27 year is $10,000 and 10.00% whichever is the greater.

| Description | Var. $ | Var. % |
|---|---|---|
| | $ | % |

# SHIRE OF DANDARAGAN

# SUPPLEMENTARY INFORMATION

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BASIS OF PREPARATION - SUPPLEMENTARY INFORMATION

Supplementary information is presented for information purposes. The information does not comply with the disclosure requirements of the Australian Accounting Standards.

## SHIRE OF DANDARAGAN
## SUPPLEMENTARY INFORMATION
## FOR THE PERIOD ENDED 31 AUGUST 2026

### 1 CASH AND CASH EQUIVALENTS

| Description | Classification | Unrestricted | Restricted Accounts | Total | Trust | Institution | Interest Rate | Maturity Date |
|---|---|---|---|---|---|---|---|---|
| | | $ | $ | $ | $ | | | |
| Municipal Account | Cash and cash equivalents | 44,426 | 1,001,257 | 1,045,683 | | CBA | 3.75% | Ongoing |
| Petty Cash | Cash and cash equivalents | 1,460 | 0 | 1,460 | | Cash | Nil | On Hand |
| Reserve Account | Cash and cash equivalents | 0 | 580,894 | 580,894 | | CBA | 3.75% | Ongoing |
| Reserve Term Deposit | Cash and cash equivalents | 0 | 7,500,000 | 7,500,000 | | CBA | | |
| **Total** | | **45,886** | **9,082,151** | **9,128,037** | **0** | | | |
| | | | | | | | | |
| **Comprising** | | | | | | | | |
| Cash and cash equivalents | | 45,886 | 9,082,151 | 9,128,037 | 0 | | | |
| | | **45,886** | **9,082,151** | **9,128,037** | **0** | | | |

**KEY INFORMATION**

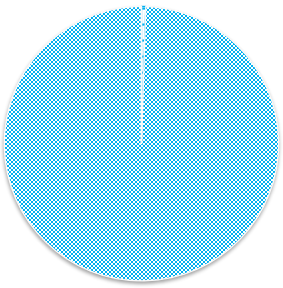
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 6 - Other assets.



Unrestricted
$45,886

Restricted Accounts
$9,082,151

## 2 RESERVE ACCOUNTS

| | Budget | | | | Actual | | | |
|---|---|---|---|---|---|---|---|---|
| Reserve account name | Opening Balance | Transfers In (+) | Transfers Out (-) | Closing Balance | Opening Balance | Transfers In (+) | Transfers Out (-) | Closing Balance |
| | $ | $ | $ | $ | $ | $ | $ | $ |
| **Reserve accounts restricted by Council** | | | | | | | | |
| Leave reserve | 202,202 | 9,758 | | 211,960 | 202,202 | 1,035 | | 203,237 |
| Plant reserve | 1,169,047 | 306,419 | (900,000) | 575,466 | 1,169,047 | 5,988 | | 1,175,035 |
| Building reserve | 410,337 | 30,803 | | 441,140 | 410,337 | 2,102 | | 412,439 |
| Rubbish reserve | 537,717 | 25,950 | (30,000) | 533,667 | 537,717 | 2,755 | | 540,472 |
| Community Centre reserve | 359,618 | 23,355 | | 382,973 | 359,618 | 1,842 | | 361,460 |
| Television Services Reserve | 59,201 | 2,857 | | 62,058 | 59,201 | 303 | | 59,504 |
| Information Technology Reserve | 63,955 | 3,086 | | 67,041 | 63,955 | 327 | | 64,282 |
| Land Development Reserve | 2,735 | 132 | | 2,867 | 2,735 | 14 | | 2,749 |
| Parking Requirements (L1154 SandpiperSt) Reserve | 12,793 | 617 | | 13,410 | 12,793 | 65 | | 12,858 |
| Parks & Rec. Grounds (Seagate) Reserve | 168,314 | 8,123 | | 176,437 | 168,314 | 862 | | 169,176 |
| Sport and Recreation Reserve | 136,668 | 95,505 | (21,000) | 211,173 | 136,668 | 700 | | 137,368 |
| Landscaping Reserve | 2,969 | 143 | | 3,112 | 2,969 | 15 | | 2,984 |
| Aerodrome Reserve | 60,507 | 15,920 | | 76,427 | 60,507 | 310 | | 60,817 |
| Public Open Space Renewal Reserve | 6,933 | 335 | | 7,268 | 6,933 | 36 | | 6,969 |
| Infrastructure Renewal Reserve | 559,253 | 26,990 | | 586,243 | 559,253 | 2,865 | | 562,118 |
| Public Open Space Construction Reserve | 10,526 | 508 | | 11,034 | 10,526 | 54 | | 10,580 |
| Infrastructure Construction Reserve | 2,233,897 | 3,107,810 | (2,189,000) | 3,152,707 | 2,233,897 | 11,444 | | 2,245,341 |
| Building Contruction Reserve | 801,418 | 3,038,677 | (250,000) | 3,590,095 | 801,418 | 4,106 | | 805,524 |
| Economic Development Reserve | 1,164,308 | 56,190 | | 1,220,498 | 1,164,308 | 5,964 | | 1,170,272 |
| Turquoise Way Path Reserve | 58,064 | 2,802 | | 60,866 | 58,064 | 297 | | 58,361 |
| Cash in Lieu of Landscaping-Lot1146 Sandpiper St | 2,798 | 135 | | 2,933 | 2,798 | 15 | | 2,813 |
| Cervantes Community Infrastructure Development | 16,451 | 794 | | 17,245 | 16,450 | 85 | | 16,535 |
| | **8,039,711** | **6,756,909** | **(3,390,000)** | **11,406,620** | **8,039,710** | **41,184** | **0** | **8,080,894** |

## 3 CAPITAL ACQUISITIONS

| Capital acquisitions | Adopted Budget | YTD Budget | YTD Actual | YTD Variance |
|---|---|---|---|---|
| | $ | $ | $ | $ |
| Buildings | 2,299,600 | 229,442 | 229,442 | 0 |
| Plant and equipment | 2,033,334 | 0 | 0 | 0 |
| **Acquisition of property, plant and equipment** | **4,332,934** | **229,442** | **229,442** | **0** |
| Infrastructure - Roads | 15,278,969 | 535,900 | 535,900 | 0 |
| Infrastructure - Footpaths | 84,000 | 0 | 0 | 0 |
| Infrastructure - Parks and Reserves | 294,500 | 0 | 0 | 0 |
| Infrastructure - Other | 3,694,643 | 11,480 | 11,480 | 0 |
| **Acquisition of infrastructure** | **19,352,112** | **547,380** | **547,380** | **0** |
| **Total capital acquisitions** | **23,685,046** | **776,822** | **776,822** | **0** |
| **Capital Acquisitions Funded By:** | | | | |
| Capital grants and contributions | 20,513,728 | 2,418,955 | 2,459,714 | 40,759 |
| Borrowings | 75,000 | 0 | 0 | 0 |
| Other (disposals & C/Fwd) | 620,500 | 0 | 0 | 0 |
| Reserve accounts | | | | |
| Plant reserve | 900,000 | 0 | 0 | 0 |
| Rubbish reserve | 30,000 | 0 | 0 | 0 |
| Sport and Recreation Reserve | 21,000 | 0 | 0 | 0 |
| Infrastructure Construction Reserve | 2,189,000 | 0 | 0 | 0 |
| Building Contruction Reserve | 250,000 | 0 | 0 | 0 |
| Contribution - operations | (914,182) | (1,642,133) | (1,682,892) | (40,759) |
| **Capital funding total** | **23,685,046** | **776,822** | **776,822** | **0** |

**KEY INFORMATION**

**Initial recognition**

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under $5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5).* These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the Shire's revaluation policy, are recognised at cost and disclosed as being at reportable value.

**Measurement after recognition**

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2).* Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

**Reportable Value**

In accordance with *Local Government (Financial Management) Regulation 17A(2),* the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

## 3 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

**Capital expenditure total**
**Level of completion indicators**

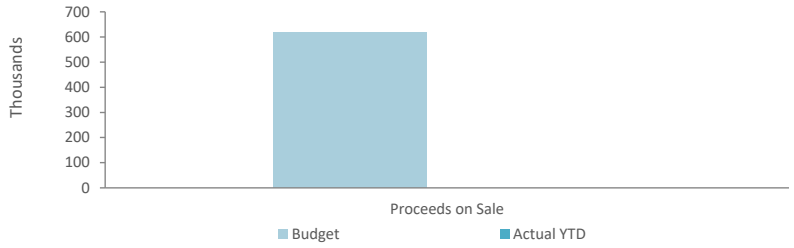
0%
20%
40%
60%
80%
100%
Over 100%

Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

| Account Description | Adopted Budget | YTD Budget | YTD Actual | Variance (Under)/Over |
|---|---|---|---|---|
| | $ | $ | $ | $ |
| Building - WO.789 - Jurien Bay Administration Building Roof Repairs | 70,000 | 70,000 | 0 | 70,000 |
| Building - WO.791 - Patio 4 Pinetree | 35,000 | 35,000 | 31,541 | 3,459 |
| Building - WO.790 - Beach Café Pavillion Roof Repairs | 25,000 | 25,000 | 0 | 25,000 |
| Building - WO.794 - Window Repairs Jurien Admin/FRC | 50,000 | 50,000 | 0 | 50,000 |
| Building - WO.793 - Civic Centre Roof Repairs | 45,000 | 45,000 | 0 | 45,000 |
| Building - WO.796 - Dandaragan Rec Centre Roof Repairs | 60,000 | 60,000 | 0 | 60,000 |
| Building - WO.795 - Family Resource Centre Roof Repairs | 60,000 | 60,000 | 0 | 60,000 |
| Building - WO. 798 - CBD Ablution Bashford Street | 355,000 | 355,000 | 62,996 | 292,004 |
| Building - WO. 803 - Cervantes Changerooms | 101,600 | 101,600 | 101,600 | 0 |
| Building - WO.801 - Dandaragan Changerooms | 1,030,000 | 1,030,000 | 0 | 1,030,000 |
| Building - WO.818 - JSRC Drain Replacement | 13,000 | 13,000 | 11,750 | 1,250 |
| Building - WO.672 - Dog/Cat pound facility | 40,000 | 40,000 | 21,555 | 18,445 |
| Building - WO.669 - Generator Switch - Jurien Office | 15,000 | 15,000 | 0 | 15,000 |
| Building - WO.813 - Dandaragan Depot Amenities & Caretaker wing | 400,000 | 400,000 | 0 | 400,000 |
| Foot Paths - WO.804 - Badgingarra Footpath / Lights / Signs | 84,000 | 84,000 | 0 | 84,000 |
| Infrastructure - Other - WO.799 - HSP2 Land Servicing | 2,767,501 | 2,767,501 | 11,480 | 2,756,021 |
| Infrastructure - Other - WO.673 - Two-Way Repeater costs | 15,000 | 15,000 | 0 | 15,000 |
| Infrastructure - Other - WO.805 - Jurien Outdoor Multicourt Renewal | 480,000 | 480,000 | 0 | 480,000 |
| Infrastructure - Other - WO.807 - Jurien CCTV | 100,000 | 100,000 | 0 | 100,000 |
| Infrastructure - Other - WO.806 - Jurien Airstrip projects | 63,260 | 63,260 | 0 | 63,260 |
| Infrastructure - Other - WO.809 - Cervantes Tip Hopper | 30,893 | 30,893 | 0 | 30,893 |
| Infrastructure - Other - WO.812 - Cervantes Niche Wall | 39,000 | 39,000 | 0 | 39,000 |
| Infrastructure - Other - WO.810 - Jurien TV Transmitters | 30,000 | 30,000 | 0 | 30,000 |
| Infrastructure - Other - WO.815 - Jurien Irrigation Project- Airport | 168,989 | 168,989 | 0 | 168,989 |
| Infrastructure - Other - WO.836 - Coalseam Footpath I10071 | 0 | 0 | 0 | 0 |
| Parks & Reserves - WO.797 - Catalonia Park Replacement Copper Pipe | 7,500 | 7,500 | 0 | 7,500 |
| Parks & Reserves - WO.800 - Outdoor Furniture Jetty / Jurien Memorial Park / Civic Centr | 45,000 | 45,000 | 0 | 45,000 |
| Parks & Reserves - WO.808 - Dandaragan Oval Sprinkler | 80,000 | 80,000 | 0 | 80,000 |
| Parks & Reserves - WO.811 - Dandaragan Pioneer Park Half Court | 25,000 | 25,000 | 0 | 25,000 |
| Parks & Reserves - WO.817 - Snook Playground Replacement | 105,000 | 105,000 | 0 | 105,000 |
| Parks & Reserves - WO.816 - Jurien Hockey retic | 32,000 | 32,000 | 0 | 32,000 |
| Plant & Machinery - WO.725 - Light Vehicle (Jurien Supervisor) | 65,000 | 65,000 | 0 | 65,000 |
| Plant & Machinery - WO.725 - Trailer (Tipping) | 10,000 | 10,000 | 0 | 10,000 |
| Plant & Machinery - WO.725 - Trailer (Low Loader Quad) | 215,000 | 215,000 | 0 | 215,000 |
| Plant & Machinery - WO.725 - Truck (Hino 6 wheeler) | 275,000 | 275,000 | 0 | 275,000 |
| Plant & Machinery - WO.725 - Light Vehicle (EMCS) | 69,826 | 69,826 | 0 | 69,826 |
| Plant & Machinery - WO.725 - Light Vehicle (EMI) | 70,508 | 70,508 | 0 | 70,508 |
| Plant & Machinery - WO.725 - Sundry Small Plant (Depot) | 18,000 | 18,000 | 0 | 18,000 |
| Plant & Machinery - WO.725 - Truck (35000lt Water Tanker) | 180,000 | 180,000 | 0 | 180,000 |
| Plant & Machinery - WO.725 - Truck (Road Maintenance) | 130,000 | 130,000 | 0 | 130,000 |
| Plant & Machinery - WO.725 - Loader (Construction) | 440,000 | 440,000 | 0 | 440,000 |
| Plant & Machinery - WO.725 - Grader (Maintenance) | 560,000 | 560,000 | 0 | 560,000 |
| Roads - WO.708 - Winjardie Road - SLRIP013RecCo | 3,900,000 | 3,900,000 | 197,834 | 3,702,166 |
| Roads - WO. 710 - Cowalla Road - MRR035SoDCosts | 5,256,736 | 5,256,736 | 18,655 | 5,238,081 |
| Roads - WO.709 - Mullering Road - MRR023SoDCosts | 1,635,715 | 1,635,715 | 14,866 | 1,620,849 |
| Roads - WO.711 - Rowes Road - RRG007Rec | 1,980,000 | 1,980,000 | 2,481 | 1,977,519 |
| Roads - WO.712 - Munbinea Road - RTR004Rec | 624,500 | 624,500 | 0 | 624,500 |
| Roads - WO.713 - Northwest Road - RTR005Rec | 445,000 | 445,000 | 0 | 445,000 |
| Roads - WO.714 - Marchagee Track - MGR014Rec | 132,018 | 132,018 | 0 | 132,018 |
| Roads - WO.716 - Mutherwandery Road - RCR030Rec | 144,000 | 144,000 | 0 | 144,000 |
| Roads - WO.715 - Catalonia Street - RTR104Rec | 451,000 | 451,000 | 0 | 451,000 |
| Roads - WO.814 - Jurien East Road - RRSP856Line | 430,000 | 430,000 | 20,815 | 409,185 |
| Roads - WO.542 - Dandaragan Road - RRG002REC | 280,000 | 280,000 | 281,249 | (1,249) |
| | **23,685,046** | **23,685,046** | **776,822** | **22,908,224** |

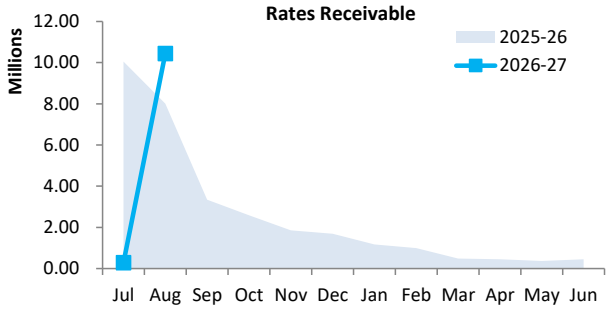
## 4 DISPOSAL OF ASSETS

| Asset Ref. | Asset description | Budget Net Book Value | Budget Proceeds | Budget Profit | Budget (Loss) | YTD Actual Net Book Value | YTD Actual Proceeds | YTD Actual Profit | YTD Actual (Loss) |
|---|---|---|---|---|---|---|---|---|---|
| | | $ | $ | $ | $ | $ | $ | $ | $ |
| | **Plant and equipment** | | | | | | | | |
| | PCL011-FA3062-DN011 Loader Catapillar 950K | 0 | 140,500 | 140,500 | 0 | 0 | 0 | 0 | 0 |
| | PCG012-FA3007-DN027 Grader 2015 AA 12M | 0 | 165,000 | 165,000 | 0 | 0 | 0 | 0 | 0 |
| | PTL022-FA3006-DN006 Truck Hino 500 | 0 | 70,000 | 70,000 | 0 | 0 | 0 | 0 | 0 |
| | PLV281-FA3344-DN001 Light Vehicle (EMDS) | 29,180 | 32,000 | 2,820 | 0 | 0 | 0 | 0 | 0 |
| | PLV279-FA3342-DN002 Light Vehicle (EMI) | 34,257 | 58,000 | 23,743 | 0 | 0 | 0 | 0 | 0 |
| | PTL023-FA3070-DN138 Truck Hino 500 | 0 | 45,000 | 45,000 | 0 | 0 | 0 | 0 | 0 |
| | PLV262-FA3151-DN051 Light Vehicle (JBS) | 10,284 | 40,000 | 29,716 | 0 | 0 | 0 | 0 | 0 |
| | PTT002-FA2052-DN019 Loader Lombardi TR330 | 0 | 30,000 | 30,000 | 0 | 0 | 0 | 0 | 0 |
| | PTT015-FA3002-1TPB901 Trailer 13 GTE Water Tanker | 0 | 40,000 | 40,000 | 0 | 0 | 0 | 0 | 0 |
| | | **73,721** | **620,500** | **546,779** | **0** | **0** | **0** | **0** | **0** |



## 5 RECEIVABLES

| Rates receivable | 30 Jun 2026 | 31 Aug 2026 |
|---|---|---|
| | $ | $ |
| Opening arrears previous year | 342,324 | 450,026 |
| Levied this year | 8,408,466 | 8,905,895 |
| Fees and charges levied through rates | 1,459,393 | 1,533,115 |
| Less - collections to date | (9,760,157) | (447,045) |
| **Net rates collectable** | **450,026** | **10,441,991** |
| % Collected | 95.6% | 4.1% |




| Receivables - general | Credit | Current | 30 Days | 60 Days | 90+ Days | Total |
|---|---|---|---|---|---|---|
| | $ | $ | $ | $ | $ | $ |
| Receivables - general | 0 | 2,087,170 | 3,724 | 35,306 | (0) | 2,126,200 |
| Percentage | 0.0% | 98.2% | 0.2% | 1.7% | 0.0% | |
| **Balance per trial balance** | | | | | | |
| Trade and other receivables | | | | | | 2,126,200 |
| Allowance for credit losses of trade receivables | | | | | | (1,427) |
| **Total receivables general outstanding** | | | | | | **2,124,773** |

Amounts shown above include GST (where applicable)

**KEY INFORMATION**

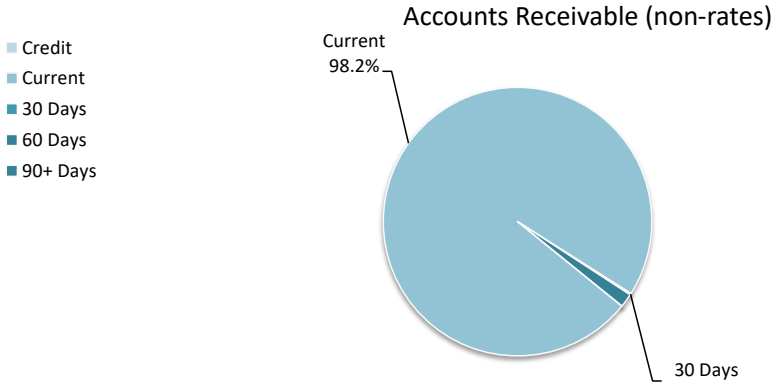
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

**Classification and subsequent measurement**

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.



## 6 OTHER CURRENT ASSETS

| Other current assets | Opening Balance 1 July 2026 | Asset Increase | Asset Reduction | Closing Balance 31 August 2026 |
|---|---|---|---|---|
| | $ | $ | $ | $ |
| **Other financial assets at amortised cost** | | | | |
| Financial assets at amortised cost - self supporting loans | 1,863 | 0 | 0 | 1,863 |
| **Inventory** | | | | |
| Stock on Hand - Fuel | 52,583 | 9,714 | (14,355) | 47,942 |
| **Other assets** | | | | |
| Work in Progress | 1,053,426 | 776,823 | 0 | 1,830,249 |
| **Total other current assets** | **1,107,872** | **786,537** | **(14,355)** | **1,880,054** |

**Amounts shown above include GST (where applicable)**

**KEY INFORMATION**

**Other financial assets at amortised cost**

The Shire classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

**Inventory**

Inventories are measured at the lower of cost and net realisable value.
Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

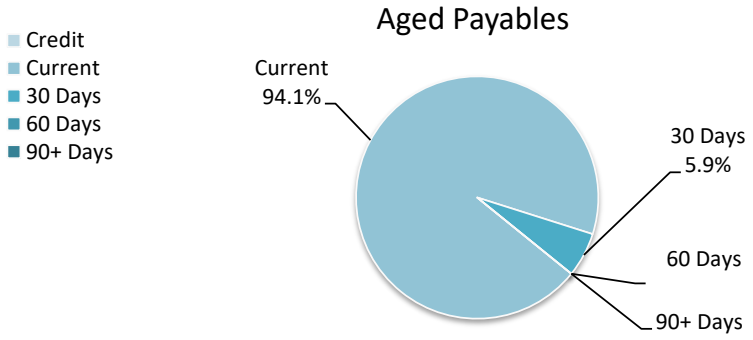
## 7 PAYABLES

| Payables - general | Credit | Current | 30 Days | 60 Days | 90+ Days | Total |
|---|---|---|---|---|---|---|
| | $ | $ | $ | $ | $ | $ |
| Payables - general | 0 | 165,396 | 10,456 | 0 | 0 | 175,852 |
| Percentage | 0.0% | 94.1% | 5.9% | 0.0% | 0.0% | |
| **Balance per trial balance** | | | | | | |
| Sundry creditors | | | | | | 175,852 |
| ATO liabilities | | | | | | (23,118) |
| Bonds and deposits held | | | | | | 310,852 |
| **Total payables general outstanding** | | | | | | **463,586** |

**Amounts shown above include GST (where applicable)**

**KEY INFORMATION**

Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.
The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.



## 8 BORROWINGS

### Repayments - borrowings

| Information on borrowings | | | New Loans | | Principal Repayments | | Principal Outstanding | | Interest Repayments | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Particulars** | **Loan No.** | **1 July 2026** | **Actual** | **Budget** | **Actual** | **Budget** | **Actual** | **Budget** | **Actual** | **Budget** |
| | | **$** | **$** | **$** | **$** | **$** | **$** | **$** | **$** | **$** |
| Dandaragan House GROH | 136 | 367,719 | 0 | 0 | 0 | (64,217) | 367,719 | 303,502 | 0 | (6,270) |
| Jurien Bay Foreshore | 137 | 1,224,568 | 0 | 0 | 0 | (65,522) | 1,224,568 | 1,159,046 | 0 | (30,340) |
| Jurien Bay Depot Building | 138 | 142,970 | 0 | 0 | 0 | (24,968) | 142,970 | 118,002 | 0 | (2,438) |
| Cervantes Changerooms | 139 | 550,000 | 0 | 0 | 0 | (42,998) | 550,000 | 507,002 | 0 | (28,533) |
| | | 2,285,257 | 0 | 0 | 0 | (197,705) | 2,285,257 | 2,087,552 | 0 | (67,581) |
| **Self supporting loans** | | | | | | | | | | |
| Jurien Bay Progress Assoc. | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Jurien Bay Mens Shed | | 1,863 | 0 | 0 | 0 | (1,863) | 1,863 | (0) | 0 | (12) |
| Badgingarra Bowling Club | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| RSL Jurien Bay | | 0 | 0 | 75,000 | 0 | (75,000) | 0 | 0 | 0 | 0 |
| | | 1,863 | 0 | 75,000 | 0 | (76,863) | 1,863 | 0 | 0 | (12) |
| **Total** | | **2,287,120** | **0** | **75,000** | **0** | **(274,568)** | **2,287,120** | **2,087,552** | **0** | **(67,593)** |
| Current borrowings | | 274,568 | | | | | 199,568 | | | |
| Non-current borrowings | | 2,012,552 | | | | | 2,087,552 | | | |
| | | **2,287,120** | | | | | **2,287,120** | | | |

All debenture repayments were financed by general purpose revenue.
Self supporting loans are financed by repayments from third parties.

**KEY INFORMATION**
The City has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.

## 9 LEASE LIABILITIES

### Movement in carrying amounts

| Information on leases | | | New Leases | | Principal Repayments | | Principal Outstanding | | Interest Repayments | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Particulars** | **Lease No.** | **1 July 2026** | **Actual** | **Budget** | **Actual** | **Budget** | **Actual** | **Budget** | **Actual** | **Budget** |
| | | **$** | **$** | **$** | **$** | **$** | **$** | **$** | **$** | **$** |
| Photocopier Lease | | 19,583 | 0 | 0 | (836) | (9,548) | 18,747 | 10,035 | (43) | (999) |
| Water Filter Lease | | 17,891 | 0 | 0 | (1,491) | (17,891) | 16,400 | 0 | (19) | (983) |
| Deferred Lease Income* | | 2,635,119 | 0 | 0 | 0 | (135,714) | 2,635,119 | 2,499,405 | 0 | 0 |
| **Total** | | **2,672,593** | **0** | **0** | **(2,327)** | **(163,153)** | **2,670,266** | **2,509,440** | **(62)** | **(1,982)** |
| Current lease liabilities | | 298,867 | | | | | 296,540 | | | |
| Non-current lease liabilities | | 2,373,726 | | | | | 2,373,726 | | | |
| | | **2,672,593** | | | | | **2,670,266** | | | |

All lease repayments were financed by general purpose revenue.

**KEY INFORMATION**

At inception of a contract, the Shire assesses if the contract contains or is a lease. A contract is or contains a lease, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. At the commencement date, a right of use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Shire uses its incremental borrowing rate.

All contracts classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

Deposited Plan 219774, comprising land on which the Retired Services League (RSL) Jurien Bay Sub-branch has erected and fully funded a building. A lease has been granted for a fixed, non-cancellable term of 21 years, being the maximum lease term the Shire is permitted to grant under its policy framework. The non-cash accounting treatment reflects the recognition of the building as a Shire asset, with the corresponding benefit received by the lessee recognised as Deferred Lease Income and amortised over the lease term. The lease is subject to renewal upon expiry; however, renewal is not assumed for accounting purposes unless and until the option is exercised.

## 10 OTHER CURRENT LIABILITIES

| Other current liabilities | Note | Opening Balance 1 July 2026 | Liability transferred from/(to) non current | Liability Increase | Liability Reduction | Closing Balance 31 August 2026 |
|---|---|---|---|---|---|---|
| | | $ | $ | $ | $ | $ |
| **Other liabilities** | | | | | | |
| Contract liabilities | | 246,425 | 0 | 0 | 0 | 246,425 |
| Capital grant/contributions liabilities | | 1,358,546 | 0 | 0 | (603,714) | 754,832 |
| Suspense payments | | 917 | 0 | 0 | 0 | 917 |
| **Total other liabilities** | | 1,605,888 | 0 | 0 | (603,714) | 1,002,174 |
| **Employee Related Provisions** | | | | | | |
| Provision for annual leave | | 353,634 | 0 | 0 | 0 | 353,634 |
| Provision for long service leave | | 410,420 | 0 | 0 | 0 | 410,420 |
| **Total Provisions** | | 764,054 | 0 | 0 | 0 | 764,054 |
| **Total other current liabilities** | | **2,369,942** | **0** | **0** | **(603,714)** | **1,766,228** |

**Amounts shown above include GST (where applicable)**

**A breakdown of contract liabilities and associated movements is provided on the following pages at Note 11 and 12**

**KEY INFORMATION**

**Provisions**

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.
Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

**Employee Related Provisions**

**Short-term employee benefits**

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

**Other long-term employee benefits**

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

**Contract liabilities**

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

**Capital grant/contribution liabilities**

Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

## 11 GRANTS, SUBSIDIES AND CONTRIBUTIONS

| | Unspent grant, subsidies and contributions liability | | | | | Grants, subsidies and contributions revenue | | |
|---|---|---|---|---|---|---|---|---|
| Provider | Liability 1 July 2026 | Increase in Liability | Decrease in Liability (As revenue) | Liability 31 Aug 2026 | Current Liability 31 Aug 2026 | Adopted Budget Revenue | YTD Budget | YTD Revenue Actual |
| | $ | $ | $ | $ | $ | $ | $ | $ |
| **Grants and subsidies** | | | | | | | | |
| Development Services - District Hazard Inundation Assessment | 0 | 0 | 0 | 0 | 0 | 30,000 | 0 | 0 |
| Development Services - Coastal Monitoring Programme | 0 | 0 | 0 | 0 | 0 | 67,000 | 0 | 0 |
| MRWA - Direct Grant | 0 | 0 | 0 | 0 | 0 | 375,849 | 0 | 400,440 |
| Street Light Subsidy | 0 | 0 | 0 | 0 | 0 | 4,500 | 0 | 0 |
| CESM Grant | 0 | 0 | 0 | 0 | 0 | 75,000 | 0 | 0 |
| ESL Operating Grant | 0 | 0 | 0 | 0 | 0 | 80,020 | 18,669 | 18,669 |
| MAF - 2026/27 Round 1 | 0 | 0 | 0 | 0 | 0 | 68,400 | 0 | 0 |
| Community Development - TCYF | 0 | 0 | 0 | 0 | 0 | 30,000 | 0 | 0 |
| Community Development - Tronox Contribution to Business Grai | 0 | 0 | 0 | 0 | 0 | 25,000 | 0 | 0 |
| Community Development - APA funding | 0 | 0 | 0 | 0 | 0 | 25,000 | 0 | 0 |
| Community Development - WDC Business Sundowner | 0 | 0 | 0 | 0 | 0 | 3,000 | 0 | 0 |
| FA Grant - General | 0 | 0 | 0 | 0 | 0 | 163,837 | 0 | 31,721 |
| FA Grant - Roads | 0 | 0 | 0 | 0 | 0 | 318,798 | 0 | 61,723 |
| Other - CHRMAP CLRCI carryover | 25,000 | 0 | 0 | 25,000 | 25,000 | 417,463 | 0 | 0 |
| Community Stewardship Grant - NRM carryover | 221,425 | 0 | 0 | 221,425 | 221,425 | 237,716 | 0 | 0 |
| | **246,425** | **0** | **0** | **246,425** | **246,425** | **1,921,583** | **18,669** | **512,553** |
| **Contributions** | | | | | | | | |
| WMG - reimburse fuel | 0 | 0 | 0 | 0 | 0 | 8,000 | 0 | 2,448 |
| Public Library Materials Funding Allocation | 0 | 0 | 0 | 0 | 0 | 10,000 | 0 | 0 |
| Contribution to outgoings - FamResCnt | 0 | 0 | 0 | 0 | 0 | 20,000 | 0 | 0 |
| Civic Centre Reimbursements | 0 | 0 | 0 | 0 | 0 | 25,000 | 0 | 1,453 |
| JBBC Reimbursements | 0 | 0 | 0 | 0 | 0 | 15,000 | 0 | 0 |
| Other Reimbursements | 0 | 0 | 0 | 0 | 0 | 20,250 | 0 | 3,350 |
| Cerv. Historical Soc. Reimburesment | 0 | 0 | 0 | 0 | 0 | 18,000 | 0 | 0 |
| Insurance Reimbursements | 0 | 0 | 0 | 0 | 0 | 30,000 | 0 | 0 |
| | **0** | **0** | **0** | **0** | **0** | **146,250** | **0** | **7,251** |
| **TOTALS** | **246,425** | **0** | **0** | **246,425** | **246,425** | **2,067,833** | **18,669** | **519,804** |

## 12 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

| | Capital grant/contribution liabilities | | | | | Capital grants, subsidies and contributions revenue | | |
|---|---|---|---|---|---|---|---|---|
| Provider | Liability 1 July 2026 | Increase in Liability | Decrease in Liability (As revenue) | Liability 31 Aug 2026 | Current Liability 31 Aug 2026 | Adopted Budget Revenue | YTD Budget | YTD Revenue Actual |
| | $ | $ | $ | $ | $ | $ | $ | $ |
| **Capital grants and subsidies** | | | | | | | | |
| Private Works - MULLERING ROAD - MRR023SoDCosts | 0 | 0 | 0 | 0 | 0 | 4,601,725 | 0 | 0 |
| Private Works - COWALLA ROAD - MRR035SoDCosts | 0 | 0 | 0 | 0 | 0 | 7,901,888 | 0 | 0 |
| RRG - ROWES ROAD - RRG007Rec | 0 | 0 | 0 | 0 | 0 | 1,320,000 | 0 | 528,000 |
| RRSP - JURIEN EAST ROAD - RRSP856Line | 0 | 0 | 0 | 0 | 0 | 430,000 | 0 | 0 |
| RTR - CATALONIA STREET - RTR104Rec | 0 | 0 | 0 | 0 | 0 | 451,000 | 0 | 0 |
| RTR - NORTHWEST ROAD - RTR005Rec | 0 | 0 | 0 | 0 | 0 | 239,614 | 0 | 0 |
| RTR - MUNBINEA ROAD - RTR004Rec | 0 | 0 | 0 | 0 | 0 | 630,000 | 0 | 0 |
| SCR - MUTHERWANDERY ROAD - RCR030Rec | 0 | 0 | 0 | 0 | 0 | 70,000 | 0 | 0 |
| SLRIP - WINJARDIE ROAD - SLRIP013RecCo | 0 | 0 | 0 | 0 | 0 | 3,120,000 | 0 | 1,248,000 |
| Other - Dandaragan Changerooms | 0 | 0 | 0 | 0 | 0 | 600,000 | 0 | 0 |
| Other - HSP2 Land Servicing | 0 | 0 | 0 | 0 | 0 | 817,501 | 0 | 0 |
| Other - JURIEN IRRIGATION PROJECT - AIRPORT | 0 | 0 | 0 | 0 | 0 | 100,000 | 0 | 80,000 |
| Other - JURIEN CCTV | 0 | 0 | 0 | 0 | 0 | 100,000 | 0 | 0 |
| Other - JB OUTDOOR MULTICOURT RENEWAL | 0 | 0 | 0 | 0 | 0 | 132,000 | 0 | 0 |
| Carryover - Cervantes Changeroom - I50291 | 157,484 | 0 | (157,484) | 0 | 0 | 0 | 0 | 157,484 |
| Carryover - Jurine Bay Irrigation Project - I20094 | 34,500 | 0 | 0 | 34,500 | 34,500 | 0 | 0 | 0 |
| Carryover - Dandaragn Road - RRG002REC | 886,562 | 0 | (166,230) | 720,332 | 720,332 | 0 | 0 | 166,230 |
| Carryover - Muthawandery Road - RCR030REC | 280,000 | 0 | (280,000) | 0 | 0 | 0 | 0 | 280,000 |
| | **1,358,546** | **0** | **(603,714)** | **754,832** | **754,832** | **20,513,728** | **0** | **2,459,714** |

## 13 TRUST FUND

Funds held at balance date which are required by legislation to be credited to the trust fund and which are not included in the financial statements are as follows:

| Description | Opening Balance 1 July 2026 | Amount Received | Amount Paid | Closing Balance 31 August 2026 |
|---|---|---|---|---|
| | $ | $ | $ | $ |
| Cash In Lieu POS - L9000 Valencia | 208,534 | 1,309 | 0 | **209,843** |
| | **208,534** | **1,309** | **0** | **209,843** |

Attachment: 9.1.3

| Community Feedback - Tarmac Jurien Bay | | |
|---|---|---|
| Name | Date of email | Community member comments |
| Jamie Trinder | Wednesday 26 August 2026 | I write to you with feedback on your Motorsport even I am a part time resident in Jurien bay and would love to see a Motorsport even in the down I believe it will bring a great atmosphere and lots of local support and boost tourism in the town.<br>Having it up at the heights for a day would be great as well as the town, but the possibility of hitting wildlife at the heights posses a possible risk of injury to wildlife and drivers so long as the proper safety gear is set up the risk would be greatly diminished.<br>The wildlife would be my only concern other than that I believe it would greatly improve the town. |
| Matthew Low | Wednesday 26 August 2026 | Great proposal, hope this goes ahead and more similar events in the future.<br>Thanks<br>Matthew Low |
| Donna Lowden | Wednesday 26 August 2026 | Reside in Alta Mare, Geronimo Crescent. Happy for a great event to come to town, I work weekends so am only wondering how access to my property will be affected on the Saturday morning till lunchtime. A great initiative. |
| Jeremy Duffy | Wednesday 26 August 2026 | Long email - to be linked |
| David M Goode | Wednesday 26 August 2026 | As one of the organising committee of the now cancelled Mid West Show and Shine/ Denison Foreshore Sprint, I consider this to be great opportunity for the Dandaragan Shire and surrounds.<br>As an additional attraction with the Tarmac event, consideration should be given to a static car show alongside. The tarmac event.<br>We put the two together to create a great event for the public. It was such a success for 5 yrs until the Irwin Shire council cancelled it at the last minute in 2023.<br>Our event brought competitors, attractions, car clubs and the public from as far as Port Headland to Albany.<br>Your proposed event has the potential to be a huge success to fill a void created in 2023. (Batavia Coast Veteran Classic Vintage Car club member.) |
| Bob Calvert | Wednesday 26 August 2026 | This would be a good event to bring people and money to the community. It has my support. Hopefully goes ahead! Plus it runs right past my house bloody awesome. |
| Susan Shepley | Wednesday 26 August 2026 | Wonderful idea, great entertainment with the added bonus of the benefit it will bring to all businesses in Jurien. |
| Phil Shepley | Wednesday 26 August 2026 | This is a fantastic event, great work having this come to Jurien Bay!<br>It will add so much needed input for local businesses. |
| Sandra Randall | Thursday 27 August 2026 | I have attended events such as the proposed event, and provided residents in the proposed area have plenty of notice and are able to get in and out in the days before and after, this would be a wonderful addition for tourism in Jurien.<br>Market this event well and towns around the area will all benefit. Jurien, Greenhead and Leeman can all be used for accommodation, as well as Sandy Cape.<br>I think this would be a great addition to the calendar for Jurien, and it would be great if it was held over multiple years so that lessons are learnt and they can be improved each year. |

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| Shahid Mohamed Islam | Thursday 27 August 2026 | I'm writing in to show my support for the proposed rally event in Jurien bay taking place in May.<br>Multiple other suburbs including Perth CBD host rally stages and enjoys plenty of spectators who can bring traffic to businesses. It also provides a venue for drivers to partake in performance driving in a supportive, low pressure environment. |
| Simon Biltoft | Thursday 27 August 2026 | This is a great idea and I'm in full support.<br>We have a property on River Loop and I was super happy to see it go down our street.<br>I have been involved in TargaWest tarmac rally for many years now and have seen it work fantastic in Bindoon/Coondle West and other country estates.<br>I hope it goes ahead and good luck. |
| Tim Bray | Thursday 27 August 2026 | I believe this Motorsport event will have a positive impact on our town. As a landowner in the Jurien heights estate and one of the impacted families for access/egress to our property and any potential noise issues I am still in firm belief that this event will provide addition tourism, and therefore businesses in our community, (big and small), will benefit through increased foot traffic and sales during the period.<br>I believe an increased police and security presence will be required for the duration of the event to ensure any unsavoury behaviours are addressed in a timely manner.<br>Sanitation and bathroom facilities will need to be improved during the period as the facilities at present would not be adequate for the increase in town occupancy.<br>Overall, I believe the event will benefit the community and would like for the council to approve please. |
| Peter Scharf | Friday 28 August 2026 | Long email - to be linked |
| Rob Arby | Friday 28 August 2026 | I'm all for it and will support |
| Kirk Whyte | Sunday 30 August 2026 | I noticed you are having a Tarmac Motorsport event in May 2027. I was wondering if you need entertainment? My name is Kirk Whyte I'm a local to Jurien Bay and would love to entertain the crowds at your event.<br>You can see what I do on Kirk Whyte Entertainment on Facebook<br>I have bookings into 27 & 28, I do get booked out I do advise an early booking is advisable, hope to hear from you |
| Mel King | Monday 31 August 2026 | Just wanted to give feedback that this is a great idea and I hope it happens, Would love to see a heap of food trucks and stallS on the foreshore too or some form of show and shine with cars parked up too. |
| Jennifer Walmsley | Tuesday 1 September 2026 | (Ray White) We write in support of the proposed Tarmac Motorsport Event to be held in May 2027.<br>Having attended other Tarmac events, we have seen firsthand the positive atmosphere they create. These events attract visitors to the town and wider region, providing valuable opportunities for local businesses, sporting clubs, community groups, and volunteers to benefit from increased activity and engagement.<br>Provided the event is planned and managed appropriately, we do not anticipate any significant issues relating to public safety, noise, or local amenities. As with any major event, there will inevitably be some concerns raised. We recall similar objections when the local skydive operation first commenced, particularly regarding aircraft noise. Over time, those concerns largely subsided, and the service has become a valued part of the community.<br>We would welcome the opportunity to be involved in and support this exciting event and believe it has the potential to deliver significant economic and social benefits to the region |

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| Maureen O'Reilly | Tuesday 1 September 2026 | I think this is a fantastic idea to have in Jurien Bay and hope everyone gets behind the event.<br>I was thinking that the Shire and the school could possibly get behind having the kids get involved and have a mini soapbox derby on the same weekend. There are some great hills in The Heights to set up for all age groups. Also try and get a skateboard group to do a demonstration at the skatepark and really make a big weekend of it.<br>I look forward to hearing more about this in the coming months. |
| Karen Grieve | Tuesday 1 September 2026 | Thank you the opportunity for feedback regarding the above proposed event to take place on the first weekend in May 2027.<br>The Perth Festival Of Healing is on Saturday 1st May 2027.<br>I realise these are two completely different events however, a different weekend would be preferred so all healing festival participants can attend the Tarmac event if they wish as well. |
| Erin McInnes | Thursday 3 September 2026 | I'm on [redacted], Jurien Bay - one of the proposed routes for the rally. I reckon it is a great idea for the region and I have a few questions.<br>If there is an accident with a vehicle crashing into a property boundary fence, how is this cost to be covered?<br>If we are to get in or out of our property during the rally is there a procedure or control for this?<br>Is there potential for spectators to be along the planned route and what are the controls for this? I don't want strangers coming onto my property with or without permission as I have a lot of capital tied up plant, equipment and tooling etc. This could present an opportunity it's for someone with dishonesty intent to case the property out for future reference…<br>Last… Will there be a safety inspection on the vehicles participating to ensure that are completely roadworthy for this route around people and properties?<br>But again I think it is a great idea for our region and could/would become a popular annual event given enough advertising…<br>Thankyou for the opportunity to voice my concerns and I look forward to your reply. |
| Lawrence and Raelene Newnham | Thursday 3 September 2026 | Objection to the propsed Tarmac Motorsport Event. 1. noise and traffic will upset livestock and pets. 2. Roads in the Heights are not deisgned for motor racing. 3. Spectator vantage points are limited. 4. No economic or tourist benefit for the Heights. 5. No community opportunity for the Heights. We live on the corner of Jurien Bay Vista and Trig Point and are directly impacted by this event. We object to our privacy and security for both ourselves, livestock and pets being compromised by this tarmac motorsport event, which offers no benefit to the Jurien Bay Height Community at all. |
| Clive Sayers | Thursday 3 September 2026 | Thanks for your recent letter. I am a resident of Beachridge and I support a Motorsport event being held in the Jurien Bay area. |
| Geoff Horton | Friday 4 September 2026 | Good morning, I welcome such an event. I am very happy that it passes my property. I see such an event presents lots of opportunites for businesses, community groups and tourism. For locals it is a rare chance to have such an event at our door step. I believe the above out ways any short term inconvenience. |
| Rick Krieg | Friday 4 September 2026 | Hi , What a good idea!! We come from South Australia I attended a few GrandPrix F1 when it was in Adelaide , it transformed the town, i worked in Adelaide at the time you could hear the F1 practicing some 4km away those engines are remarkable unbelievable speed anyway Thousands of people turned up generating income for shops , hotels Accomodation Food sales etc. A few people complained of course. But it generated a lot of excitement when the F1 came to sleepy Adelaide, I also attended another event at Balaklava where they transformed a street circuit for Go Carts, once again lots of people lined the circuit to watch Go Carts .<br>Anyway i agree with the proposal as it generates income for the town from visitors and people involved . |

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| Laurie Shine | Friday 4 September 2026 | I feel that the proposed tarmac event could only be a boon for a town that is so closely aligned with tourism. The Denison Foreshore Sprint attracted between 4000 and 7000 visitors to Dongara annually between 2016 and 2024 and would have kept growing if not for the Irwin shire council failing to issue a permit for 2025 due to their lack of communication with the event organisers. I really hope that an engaging dialogue can be had between the organisers and the shire council, especially when it comes to discussion around assessing insurance and safety aspects of event. I believe that the people who run these types of time trials are the experts in this area. |
| Helen Croke | Saturday 5 September | Thanks for the opportunity to submit feedback. I fully support this event for the following reasons:Increased tourism to the area from participants/visitors and |
| Steven & Belinda Buitenhuis | Saturday 5 September 2026 | A couple of questions In regard to the proposed Tarmac Motorsport Event: Is it a high speed event - time trial , racing , social rally or similar? What is the expected time period of road closures? In the event of competitors leaving the road who is responsible for damages to fencing, drainage , utilities (Western Power etc?) What adequate emergency response will be present, including potential bush fire suppression etc? Who is responsible for impact on infrastructure including extra wear and tear on road surfaces along the racing route? How will residents be kept off the track? we are not against the event, however as we live along the proposed racing route there is a number of concerns which will directly impact us |
| | Saturday 5 September 2026 | I think this would a great event for our town, I am fully in support for a motor sport event. We need more in the way of community participation events that are not just for those<br>in clubs. Fantastic opportunity for groups to hold stalls/ fund raising and promotion of their clubs, |
| Richard Vahey | Saturday 5 September 2026 | In response to the letter received the Propsal Tarmac MotorSport Event I believe this is a great event for the community of Jurien Bay and Western Australia |
| Andrew Gee | Saturday 5 September 2026 | This is a great idea to bring to town. I would like to be kept in form about this event and would be happy to be apart of it. |
| Chris Low | Sunday 6 September 2026 | I believe this would be a great event for the town. It is the sort of event that could become a yearly attraction for our town. I personally would not be affected by the road closures and I believe as long as those who are affected, are listened to. If it means creating bypasses for individuals to arrive at or leave their properties then so be it. It would be only for a short period of time and yet bring a great event to town with a flow on effect for everyone. |
| Alanna Smith | Sunday 6 September 2026 | I consider the event as inconsistent with the purpose of the rural setting and country roads that allow access for the community. I trust that the safety, road impacts, noise and increased police requirements (during and after the event) will be considered. There surely are more appropriate environments/facilities for this type of event and the potential impact to residents is unclear. It is also unclear what this event is i.e. do the vehicles maintain a safe speed limit appropriate to road conditions. The rural roads and road verges are surely not in a condition to safely support a motorsport event. |
| Michelle Vahey | Sunday 6 September 2026 | I support the proposal and think this would be a great event for Jurien Bay to host. |
| John Willett | Monday 7 September 2026 | The proposal for this event would be a further opportunity for the Town of Jurien Bay and the Shire to become a reliable and considered tourism destination. I believe it would be positive for many businesses as well as giving the community a further event to attend. |

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| Paula Bandy | Monday 7 September 2026 | I strongly support the proposed Tarmac Jurien Bay event. I believe an event of this nature has the potential to provide significant tourism and economic benefits to Jurien Bay, particularly by bringing competitors, support crews, spectators and their families into town and encouraging spending with local accommodation providers, hospitality venues and other businesses. I particularly support the proposal to incorporate a community event on the Jurien Bay Foreshore and provide opportunities for local businesses, community groups and market vendors to participate. This makes the proposal an event for the wider community rather than simply a motorsport event. As both a Jurien Bay resident and local home-business owner, my main consideration would be ensuring that road closures and resident access are very clearly planned and communicated well in advance. Residents and businesses situated within or adjacent to the closed-road stages should be provided with detailed closure times, access arrangements, emergency procedures and, where possible, scheduled opportunities to enter or leave affected areas. Provided appropriate traffic management, emergency access and resident communication are in place, I would be very pleased to see the Shire support the event. I think this could become an exciting annual event for Jurien Bay and provide a welcome economic boost during May. |
| Kirk Whyte | Wednesday 9 September 2026 | I am writing an objection to the Jurien Heights Proposal for a Tarmac Motorsport Event. We live on Ridge Way one block down from the corner of Jurien Bay Vista and Trigg Point and feel we will be impacted by this event. We object to this happening in the heights for the following reasons: I will upset our animals with the constant noise, Blocking of the roads, The roads are not designed for motorsport, Where are the spectators watching this event from? they will be lined up all along our roads causing privacy issues. Maybe this could be redirected away from residential areas |
| Julie | Thursday 10 September 2026 | I approve of the Tarmac Rally proposal for May 2027. |
| Karen | Monday 14 September 2026 | I wish to put an objection to the proposed Tarmac Event for Jurien Bay next year. As a ratepayer on Hasting Street in Jurien Bay, I object to the rally. I have lived in an area where similar rallies have been conducted; they are dangerous and inconvenient for the bulk of the community, confined to their place for the duration, not to mention the exhaust fumes. Jurien Bay, particularly the beach area, is a very quiet place. There is a lot of foot traffic with short-term holiday visitors and their children moving about. My concerns are for the safety of residents, beach goers on foot, and people who just stay for a quiet beach break. I am aware that there are probably financial benefits for local business but at what cost? While we are able to look at maps of the proposed route, there is no indication of what this will actually cost the shire (so, rate payers) to set up and maintain safety for the event along with public liability and insurance.Question - Will the competitors and officials be granted free stay around the local oval and community Centre, as what regularly happens with 'overflow camping'? If so, I believe there is not much economic value for local business in this case. I wonder what the dollar value is of the shire cost verses local economic retail value. My experience in Jurien Bay shows that the weekend business is already brisk for local business. Have the shire consulted with other local places where this event was to happen, but was cancelled? For example, the Dongara Shire who cancelled this event in 2023 .<br>Please, keep rally cars on rally tracks or out in lower populated areas instead of our populated and safe town streets! |

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| Lorraine Gill | Monday 14 September 2026 | In response to the proposed event as above I/we wish to put forward what we consider to be valid points for the consideration of this event which i/we STRONGLY OPPOSE.•Why has Jurien Bay Heights been selected for this event, why not Alta Mare or other areas. If this is an Out of town person then they have no idea why the Heights is as it is, peaceful and a very pleasant place to live.<br>TRAFFIC AND ACCESS<br>Where will there be public parking and viewing areas in the Heights. None currently exist,<br>The roads are not suitable for racing, overtaking etc<br>What types of vehicles ie will there be cars, quads, motor bikes taking part?<br>Why not use the Kart track, Coalseam industrial area and the airfield, they all connect and are on the edge of town.<br>NOISE AND AMENITY<br>Most of the blocks in Jurien Bay Heights have animals grazing, there are small holdings etc. all placed on acreage directly at the side of the road, This event IS NOT SUITABLE FOR ANIMAL WELFARE.<br>We must also consider the Wildlife which lives with us everyday on "The Heights" You may find this strange as you are even putting this idea out to the residents but, families of Kangaroos, Emus, Bobtail to name a few<br>People choose to live at 'The Heights' for the peace and quiet it brings and what everyone wants otherwise we would live in the town or Perth to be surrounded by traffic and constant noise.<br>PUBLIC SAFETY<br>Regarding safety, we have a considerable increase of Pushbikes (and riders of all ages) using these roads and in some cases there are 'Small Children' riding on Electric scooters, this proves the roads are not wide enough and as there is no visible speed limit on most of the roads in the Heights there is always a danger at hand.<br>If this event is granted it would mean the roads will likely turn into' Practice Tracks' in the hope of a return event, or other Drivers/Riders not caring or paying attention to the environment and not having consideration for the people who live there everyday. The hills and corners taken at speed are not suitable for the size of the roads and accidents, incidents and injuries will need to be accounted for. |

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| Lorraine Gill | Monday 14 September 2026 | Who will be held responsible  when the actions have been encouraged<br>ECONOMIC AND TOURISM BENEFITS<br>You say in your letter to' consider  Tourism benefits', the town of Jurien is doing very well,  it's popularity constantly growing hence the increase in accommodation in town currently and forward planning, eg,  Seashells. The Beauty of Jurien Bay sells itself and tourists also recommend us as they travel through and about .<br>Tourism benefits would be  better considered for more caravan parks,  Free overnight camping (one night only- to be monitored) for people passing through and returning. This would bring more "Spend" into the town's businesses.<br>COMMUNITY OPPORTUNITIES<br>Community opportunities, we don't want or need these in The Heights, accommodation options are available  for those wanting to have a quieter end to their holiday day.  The 'Blessing of the Fleet' used to be very popular with Good  quality stalls and products and people would make it a full day travelling from everywhere and staying the full weekend, now charges have been introduced this has changed the attendance and maybe needs reviewing. It was a real Family Day for Everyone,Music, Laughter and no trouble<br>New businesses are opening up within the townsite as they love the place as we all do and want to be part of the economic growth<br>Family entertainment options:<br>Kids Summer Beach Activities<br>Skate park competitionsOutdoor movies (entrance fees and food stands will generate income)<br>AOB<br>What happens if/when the drivers/riders leave the road and damage fencing, gates and trees planted by the owner of the 'block' Who covers the cost,  It should not be down to the land owner OR the Shire as the repair costs will then be passed onto the rate payers. Will there be a process in place should any damage/repairs need to be dealt with. |
| Barry Hearle | Monday 21 September 2026 | Hi Folks, This event will be great for the region. Bring it on |
| Wayne Bettesworth | Monday 21 September 2026 | Yes please and make sure you have a skateboard event and maybe a decent band? |
| Robert grove | Monday 21 September 2026 | I'd like to express my strong support for the proposed Tarmac Jurien Bay event. I think this would be a terrific event for Jurien Bay, bringing visitors to the area, supporting local businesses and providing something exciting for the community. I hope the Shire gets behind it and we see it become a regular event. |

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| Matt Raggett | Tuesday 22 September 2026 | am writing to express my strong support for the proposed Tarmac Jurien Bay motorsport event planned for the first weekend of May 2027. After reviewing the consultation details, I believe this event would deliver significant benefits to Jurien Bay and the wider Shire community. The key advantages include Economic uplift for local businesses – The influx of visitors across the weekend will directly support hospitality venues, retail stores, accommodation providers, and service operators. Events of this nature typically generate substantial local spending and help strengthen regional economies. Tourism promotion and long-term visibility – A professionally run motorsport event will showcase Jurien Bay as a vibrant coastal destination. The media exposure, social content, and word-of-mouth generated will contribute to ongoing tourism growth well beyond the event weekend. Community activation and participation – The proposed foreshore community event provides a valuable opportunity for local businesses, market vendors, and community groups to engage with visitors. This encourages social connection, local pride, and community-led involvement. Showcasing the region's natural and residential areas – The closed-road rally stages through Jurien Bay Heights/Alta Mare and the town run highlight the unique landscape and character of the area. This helps promote the region's lifestyle appeal and supports future residential and investment interest. Potential for annual event establishment – If successful, this event could become a recurring attraction, providing ongoing economic and social benefits for the Shire. Structured planning and safety measures – The proposal outlines clear traffic management, temporary road closures, and advance communication with residents and businesses. This demonstrates a responsible approach to safety and community impact. Overall, I believe the Tarmac Jurien Bay event represents a positive opportunity for the Shire, aligning with tourism development, local business support, and community engagement goals. I encourage the Shire to approve the application and work with organisers to ensure the event is delivered safely and successfully. Thank you for considering my submission. |
| Katreana Doyle | Tuesday 22 September 2026 | I'm writing in strong support of the proposed tarmac motorsport event. As a local woman and a mum, I can't overstate how much excitement something like this brings to families in our region.Motorsport is one of the few activities that captures kids' attention in a way that pulls them off screens and into real world experiences. The sound, the energy, the colour — it's thrilling, but it's also incredibly educational. My kids love seeing how vehicles handle, how safety crews operate, and how much teamwork goes into making an event like this run smoothly.Beyond the family fun, events like this genuinely benefit our community. They bring visitors, support local businesses, and create a sense of pride and momentum in Jurien Bay. It's the kind of event that reminds us we live in a vibrant, active coastal town with plenty to offer.I hope the Shire sees the value in supporting something that brings joy to families, boosts the local economy, and gives our kids a safe, structured environment to experience motorsport up close.Thanks for considering this perspective. |
| John and Lynn Purser | Thursday 24 September 2026 | The proposed Motorsport event in May next year would be a big plus for the community. Having previously competed at the Dongara event (now not running) and witnessing the amount of people visiting that area, the Midwest Coast needs an event to replace it. The event would showcase the area to the visitors and give local businesses a great boost. The family orientated Sunday event could incorporate a car show as there are a great number of classic cars in the area. This would give the local classic car owners a great opportunity to show off thier cars. As a motorsport competitor the opportunity to compete in an event in Jurien Bay would be a plus for me. I believe the event would bring many new visitors to the Shire and also give local families and spectators a major event to be part of. |
| St John | Friday 25 September 2026 | See email in share point |

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| Michelle Irwin | Friday 25 September 2026 | I am writing to express my strong support for the proposed Tarmac West event being held in Jurien Bay. I believe an event of this nature has the potential to be a fantastic opportunity for Jurien Bay, not only for motorsport enthusiasts but for local businesses, tourism and the wider community. Traffic and access I understand that temporary road closures and changes to access will cause some inconvenience to residents. However, Tarmac Events already has established procedures for managing road closures, including advance notification to residents, road closure officials, barriers and controlled access. Their published resident information also states that residents with specific access requirements can contact organisers in advance, and that emergency services have designated access arrangements during road closures. For an event that would only affect particular roads for a limited period, I believe these arrangements provide a reasonable way of balancing the event with residents' needs. Noise and amenity I appreciate concerns raised regarding noise, including the possible effect on pets, livestock and other animals. This is a valid consideration and residents should be given clear notice of the dates and times so they can make whatever arrangements they feel are appropriate for their animals. However, the noise is temporary rather than ongoing, and Tarmac Events states that competition vehicles are required to comply with maximum noise requirements under its technical regulations. I have also seen concerns suggesting that unfamiliar people may wander onto private properties and cause additional stress to animals. My understanding is that this is not how these events are managed. Tarmac uses road closure officials and spectator marshals specifically to keep members of the public within appropriate areas and to prevent people from wandering onto closed competition courses. Set-up crews also place barriers, signs and tape around roads, tracks and gates. I therefore think concerns about animals can be managed through communication, designated spectator areas and responsible event management rather than being a reason to prevent the event altogether. Public safety Safety should obviously be one of the most important considerations. Tarmac West uses officials for road closures, spectator control, parking, timing and event set-up, and its organisers state that hundreds of officials are required to run the broader Tarmac West event safely. Major events can help activate a town and bring additional customers through the doors of accommodation providers, cafés, restaurants, service stations, shops and other small businesses. Similar Tarmac events also incorporate spectator activities and community involvement rather than being solely about the competition itself. |
| Michelle Irwin | Friday 25 September 2026 | For a regional community, I believe attracting visitors and giving them another reason to return should be encouraged. Community opportunities. There are also opportunities for locals to become involved rather than simply watching the event happen around them. Tarmac Events actively recruits volunteers for roles including road closure officials, spectator marshals, parking marshals, timing officials and event set-up crews. There could also be opportunities for local clubs, community organisations, food vendors and businesses to become involved if these are incorporated into the Jurien Bay event. I would love to see the Shire and organisers explore ways of turning it into a broader community occasion — for example, encouraging visitors to spend time in the town centre and supporting local businesses before and after the competition stages. Overall I understand that any event involving temporary road closures and motorsport will create some disruption, and residents directly affected deserve clear communication and an opportunity to raise individual access, animal welfare or safety concerns with organisers. However, I believe these issues can be appropriately managed. The potential benefits to Jurien Bay through tourism, increased spending, community involvement and exposure for the region are significant, while the disruption would be temporary and subject to organised road closures and safety controls. I would therefore strongly support the Shire approving the proposal and working with Tarmac Events and the community to ensure the event is conducted safely and respectfully. I think it would be fantastic to see Jurien Bay host something different like Tarmac West and showcase our region to competitors, spectators and visitors from across Western Australia and beyond. |

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| RUssell Wood | Friday 25 September 2026 | I am writing to formally submit my enthusiastic support for the proposed Tarmac Jurien Bay motorsport event slated for May 2027. As a local resident and acreage property owner in Alta Mare, I believe this event is a fantastic opportunity for our region. Any "disturbance" we feel is minimal for the positives this event can bring to the Turquoise Coast. Our support is based on the following key points: 1. Showcasing Our Entire Community: This event provides a brilliant platform to showcase not just the Jurien Bay foreshore, but also our wonderful outer acreage areas including Alta Mare and Jurien Heights. 2. Direct Resident Endorsement: The proposed event will take pla ce directly in front of our acreage property in Alta Mare. We completely welcome this and are excited to have the action right on our doorstep to show how versatile and accommodating our local rural-residential areas can be. We even have friends and relatives as well as locals mentioning that they will be coming to our place for the best vantage point, which is a positive  supportive vibe in the community of support for this event. 3. Complementing Our Tourism Profile: The Turquoise Coast is already famous for spectacular natural attractions like our Sea Lion tours, Snorkeling, Swimming, Skydiving, Camping at Sandy Cape,  National Parks and stunning wildflowers. Adding a top-tier tarmac motorsport event safely expands our tourism appeal, entices an entirely new demographic of visitors, and boosts local businesses. 4. Potential for an Annual Fixture: We hope this inaugural event turns out to be a fantastic success so that the Shire and organisers can look at establishing it as a permanent annual fixture on the region's calendar. We strongly encourage the Shire to approve this application. |

# EVENT APPLICATION FORM

**Attachment: 9.1.3**

SHIRE OF DANDARAGAN

Please submit your completed application to confirm your booking of reserve or public space **4 weeks prior** to your event. Applications can be emailed to council@dandaragan.wa.gov.au

*Depending on the size of your event you may be required to conduct a briefing or debriefing meeting with all stakeholders prior/after the event. You will be advised if a briefing is required.*

| 1. CONTACT DETAILS | |
|---|---|
| Contact Person: | Ross Tapper |
| Community Group: | Tarmac Events WA Pty Ltd |
| Address: | 15 Coates Avenue, Baldivis, WA, 6171 |
| Mobile Number: | 0418 950 022 |
| Email Address: | ross@tarmacevents.com.au |

| 2. EVENT DETAILS | | | | |
|---|---|---|---|---|
| Event Name: | Tarmac Jurien Bay | | | |
| Event Dates: | Start: | 1 May 2027 | Finish: | 2 May 2027 |
| Event Times: | Start: | 1.00pm | Finish: | 1.00pm |
| Set up Time: | From: | 12.00pm | | |
| Pack up Time: | From: | 2.00pm | | |
| Event Location/Address: | Estate south of Jurien Rd, Jurien Bay Harbour Car Park, Jurien Bay Foreshore Roads | | | |
| Estimated Attendance: | 1000 | | | |
| Age Group: | Mostly Children ☐ | Mostly Families ☐ | Mostly Youth ☐ | Mostly Seniors ☐ |
| Brief Description of Activities Planned: | Tarmac Car Rally in the Estate on Saturday afternoon, and the Harbour Car Park on Saturday evening, and a Motorkhana in the car park on Saturday afternoon.<br><br>On Sunday morning the tarmac Car Rally to continue or roads along forshere and nearby. | | | |
| Is it a free event? | Yes: ☐ Yes | No: ☐ | Ticket Price: | |

| **3. HEALTH SERVICE REQUIREMENTS** – For more information on Health Services, please contact 9652 0800 | | |
|---|---|---|
| Are you selling food/providing free food at this event?<br>*Note each food vendor will need to fill in a Temporary Food Permit* | Yes: ☐ | No: NO ☐ |
| Please provide a list of vendors: | An opportunity will be available for a local group to manage food vendors and festival activities | |
| Is alcohol provided free/BYO at this event?<br>*Note you will require Shire of Dandaragan Consumption of Alcohol Permit* | Yes: ☐ | No: NO ☐ |
| Are you selling alcohol at this event?<br>*Note you will need to provide a copy of Liquor License and plan of licensed area once confirmed* | Yes: ☐ | NO<br>No: ☐ |
| Will there be any temporary structures or seating erected, such as marquees, fencing, staging, lighting etc.?<br>*Note you may need to provide structural certification and request for reticulation to be marked out* | Yes: ☐ | NO<br>No: ☐ |
| Please provide details e.g., Size of marquee, digging holes, pegs into ground etc. | | |
| Will there be fireworks/pyrotechnics? | Yes: ☐ | No: NO ☐ |
| Noise prediction e.g., Generators, live music etc. | Rally Car Noise | |
| Please outline expected sound impact on neighbouring properties and your notification plan for them:<br>*Note you may need to submit a noise management plan* | When the rally is running there will be loud car noise, no worse than many street cars or motorbikes. | |
| Will there be any electrical equipment installed i.e. generator, power supply, electrical cords?<br>*Note you will need to submit a Form 5 Electrical Compliance* | Yes: ☐ | No<br>No: ☐ |
| Are you using existing or portable toilets? Please specify location and number of existing and/or portable toilets: | Portable toilets on Saturday on the Estate Stages | |
| Toilets: Existing or Portable (please circle) | Number of Female toilets: | Number of Male toilets: / Number of Disabled toilets: |
| Plan for cleaning toilet facilities: | Returned to hiring company | |

| 4. PARKS OPERATIONS | | |
|---|---|---|
| Will you require vehicle, trailer or truck access to the event? | Yes: Yes ☐ | No: ☐ |

| 5. TRAFFIC OPERATIONS | | |
|---|---|---|
| Do you require road closures? | Yes: Yes ☐ | No: ☐ |
| Are you planning to erect any signage relevant to the event? | Yes: Yes ☐ | No: ☐ |

**6. RUBBISH REMOVAL** – It is the responsibility of the Event Organiser to ensure all rubbish is removed from the site immediately after the event. If utilising additional Shire bins, it is the responsibility of the event organiser to pick up, empty, clean and return the bins.

| | | |
|---|---|---|
| Will your event generate rubbish? | Yes: ☐ | No: No ☐ |

I will remove all rubbish using private arrangements Yes: ☐ Yes

*Or*

I would like the Shire to supply additional bins for this event Yes: ☐

If utilising Shire bins, how many additional bins required:

**7. ACCESSIBILITY REQUIREMENTS** – For more information on creating accessible events, please read the Creating Accessible Events Checklist available at the Shire websites Planning a Community Event page.

| | | |
|---|---|---|
| Is designated accessible parking close by for people with disabilities, with clear signage? | Yes: Yes ☐ | No: ☐ |
| Are accessible public toilets available? | Yes: Yes ☐ | No: ☐ |

| 8. FIRST AID (IF APPLICABLE) | | |
|---|---|---|
| Do you have access to first aid facilities/personnel/volunteers for the event? | Yes: Yes ☐ | No: ☐ |

| 9. FIRE CONTROL | | |
|---|---|---|
| Will you be using fire for the use of entertainment or cooking? | Yes: ☐ | No: No ☐ |
| If yes, please provide details: | | |

| 10. ADDITIONAL OPERATIONAL REQUIREMENTS | |
|---|---|
| Detail any additional services required from the Shire for the event (e.g., turning off sprinklers, power access, event signage, marking out of reticulation etc.) | To be advised closer to the event |

| 11. PROMOTIONS – Please email posters, brochures, or photos in JPEG form to cdo@dandaragan.wa.gov.au | | |
|---|---|---|
| Do you want to include your event on the Shire of Dandaragan website's Event Calendar or social media? | Yes: Yes ☐ | No: ☐ |

**Site Map – Location Purposes (Google Maps)**
A google maps satellite picture of your event is required as a separate attachment. Please clearly outline where marquees will be pegged, the area your event will cover, placement of generators etc.

**Site Plan – Layout Purposes**
A detailed layout of the event is to be included with your application. Please ensure the following is indicated on the map (if applicable). You permit will not be issued without a detailed site plan.

- Stages & Marquees
- Food stalls
- Other stalls & infrastructure
- Parking areas
- Site signage
- Electricity cables
- Seating
- First aid post(s)
- Emergency exits
- Exits (including widths)
- Fenced off areas
- Lighting
- Rubbish Bins
- Location of marquees, tents etc.
- Sale or consumption of alcohol areas
- Location and number of toilet facilities
- Number & Type of Fire Extinguishers
- Any other facilities relevant to your event

## DESIGN OPPORTUNITIES AND CONSTRAINTS

OPPORTUNITIES

- SUBSTANTIAL EXISTING BUILDING TO WORK WITH.
- ESTABLISHED PLAYING SURFACES TO COMPLIMENT.
- EXISTING SERVICES INFRASTRUCTURE ESTABLISHED.
- POSITIVELY ENGAGED COMMUNITY.
- LEVELS CAN BE USED TO AN ADVANTAGE.
- PROXIMITY OF EXISTING FACILITIES TO EACH OTHER AN ADVANTAGE.
- POTENTIAL FINANCIAL CONTRIBUTIONS FROM POTENTIAL THIRD PARTIES.
- ESTABLISHED LANDSCAPING CAN BE USED TO COMPLIMENT MASTER PLAN.

CONSTRAINTS

- FIRE REGULATIONS RESTRICT/LIMIT ADDITIONS TO EXISTING BUILDING.
- LOCALITY RESULTS IN EXPENSIVE CONSTRUCTION RATES.
- EXISITING BUILDING'S PERFORMANCE LIMITED BY AGE OF CONSTRUCTION
- FACILITES FOR THE OVAL VERY LIMITED. ESTABLISHING NEW WILL BE EXPENSIVE.

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SHIRE OF DANDARAGAN

OVERALL MASTER SITE PLAN

SCALE 1 : 1000 @A3

# BADGINGARRA RECREATION PRECINCT MASTER PLAN

CNR BRAND H'WAY & N/W ROAD

2532 SK01 10/08/2026

N

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DATUM
DECK SPIKE IN BIT.
RL: 197.129m

DATUM
DECK SPIKE IN BIT.
RL: 198.514m

PLAYGROUND FENCED

TENNIS COURTS

TENNIS COURTS

VIEWING SHELTERS

EXISTING TENNIS COURTS

NEW PLAYGROUND

NEW LAWN

EXISTING RECREATION CENTRE

NEW LAWN

NEW LAWN

NEW STAGE

TENNIS COURTS

LOT 181
DP211523
8.6004 ha

NEW TOILET BLOCK

LAWN

NEW BBQ

LAWN

PLAY GROUN

POSSIBLE NEW TENNIS STORE/SHED.

NEW STORAGE SHED

EXISTING BOWLING GREEN

LAWN BOWLS

EXISTING BOWLS SHED

EXISTING PLAYGROUND TO BE REVIEWED AT END OF ASSET LIFE

EXIST. PLAYGROUND

NEW GYM BUILDING

POTENTIAL PARKING

(APPROX/SIZE OF NEW GYM BUILDING INCLUDING TOILETS, MEET ROOM, & STORE/S FOR OVAL.

CAN PROVIDE FUTURE FUNCTION AREA FOR OVAL BASED ACTIVITIES

LOCATION TO BE FINALISED. APPROX 350M²

CRICKET NETS

EXISTING OVAL

UP

1540

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SHIRE OF DANDARAGAN

# ZOOMED SITE PLAN 500

SCALE 1 : 500 @A3

# BADGINGARRA RECREATION PRECINCT MASTER PLAN

CNR BRAND H'WAY & N/W ROAD

2532 SK02 10/08/2026

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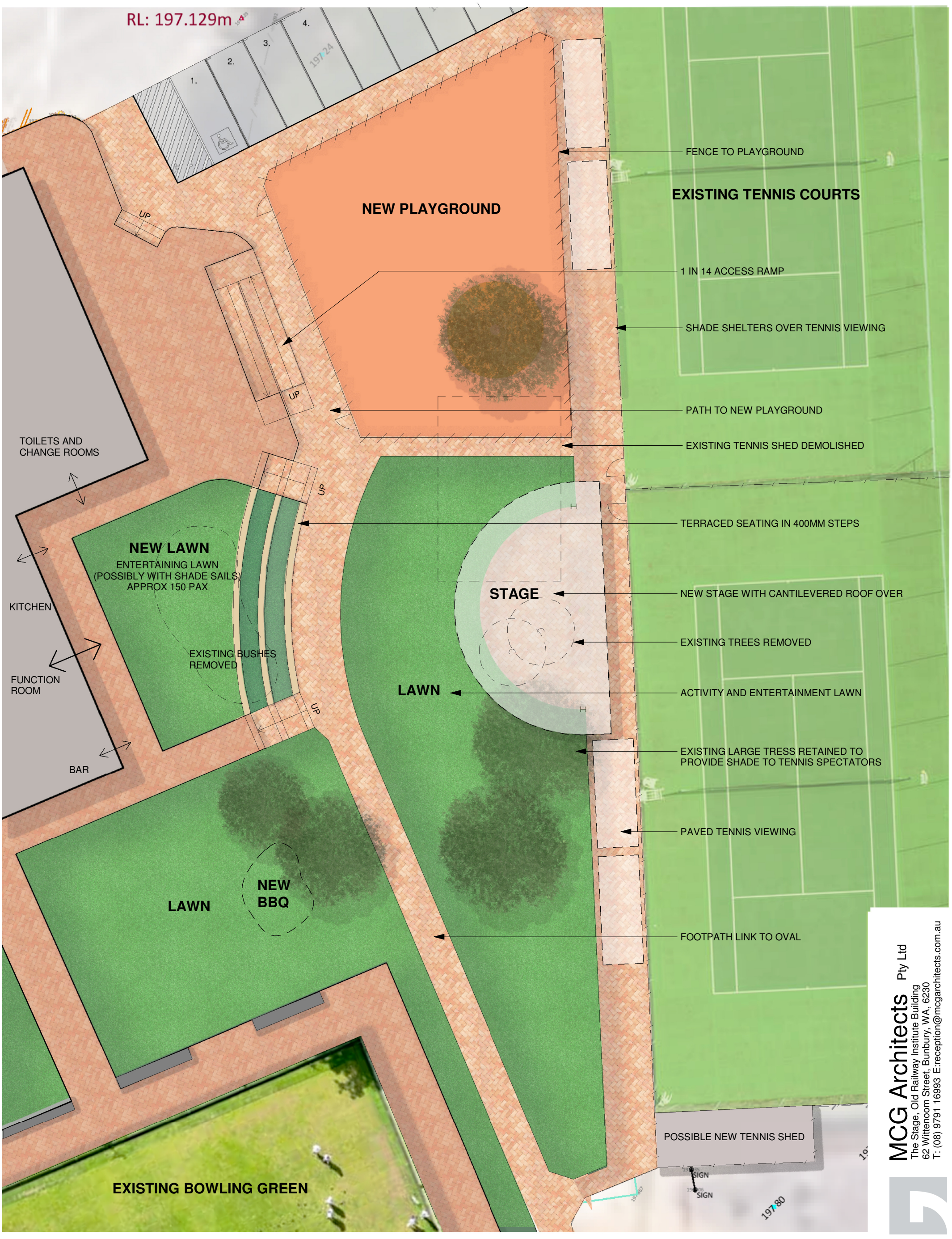


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SHIRE OF DANDARAGAN

ZOOMED SITE PLAN 200

SCALE 1 : 200 @A3

# BADGINGARRA RECREATION PRECINCT MASTER PLAN

CNR BRAND H'WAY & N/W ROAD

2532 SK03 10/08/2026

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## KEY DESIGN CONSIDERATIONS

- ENDEAVOUR NOT TO EXPAND EXISTING BUILDING TO AVOID FIRE HYDRANT REASSESSMENT. ANY EXPANSION TO BE FIRE ISOLATED.
- UTILISE AND ACTIVATE UNDER-USED MEZZANINE AREA.
- OPEN UP AND CONNECT FUNCTION ROOM WITH TENNIS AREA.
- ACTIVATE AREA BETWEEN RECREATION CENTRE AND TENNIS COURTS.
- ARTICULATE LEVEL CHANGE WITH USABLE FEATURES
- REUSE EXISTING FACILITIES WHERE POSSIBLE, EG. KITCHEN.
- UPGRADE ABLUTIONS TO CURRENT COMPLIANCE
- INTEGRATE CHILDREN'S PLAYGROUND WITH GOOD PASSIVE OBSERVATION

SHIRE OF DANDARAGAN

FLOOR PLAN

SCALE 1 : 200 @A3

# BADGINGARRA RECREATION PRECINCT MASTER PLAN

CNR BRAND H'WAY & N/W ROAD

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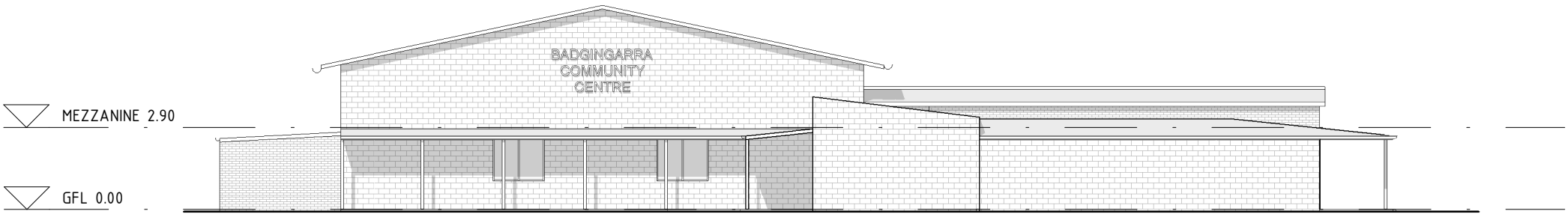
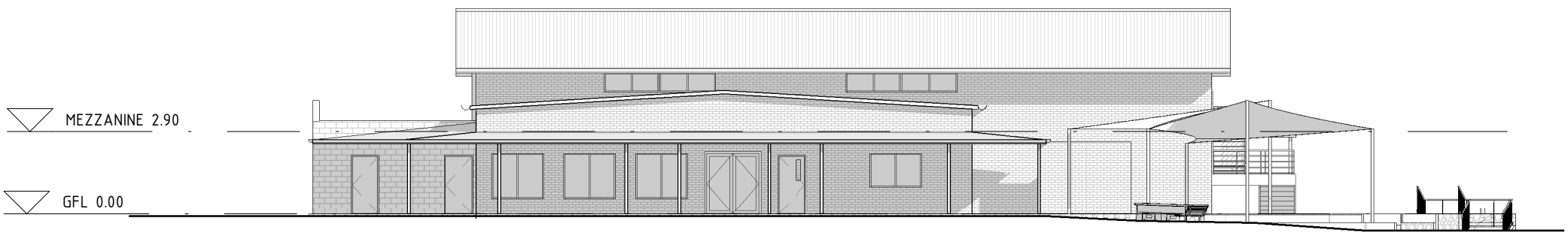


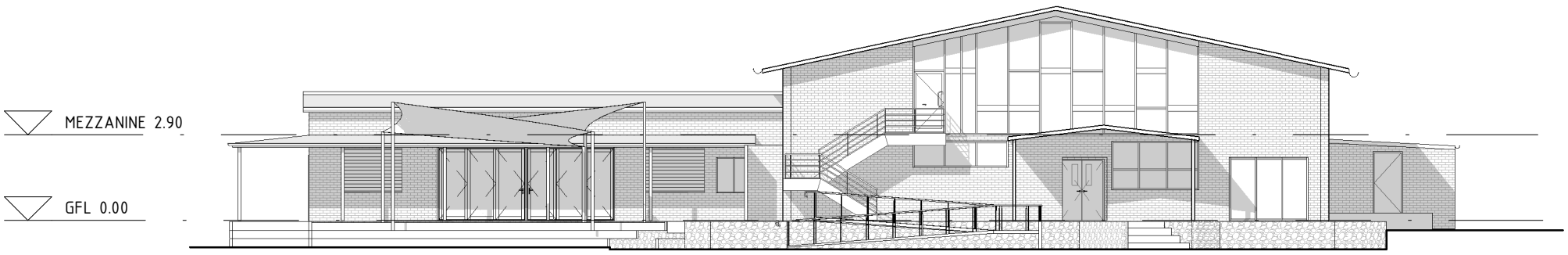

## WESTERN ELEVATION

SCALE 1 : 200



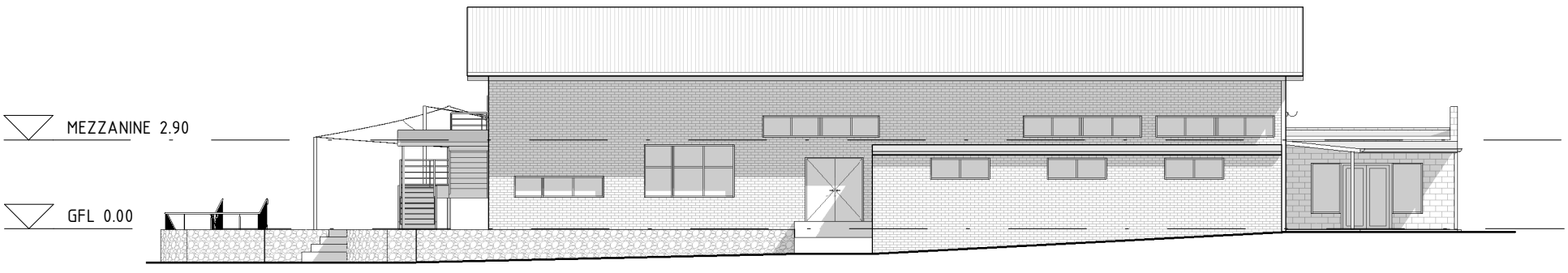

## SOUTHERN ELEVATION

SCALE 1 : 200




## EASTERN ELEVATION

SCALE 1 : 200




## NORTHERN ELEVATION

SCALE 1 : 200

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SHIRE OF DANDARAGAN

ELEVATIONS

SCALE 1 : 200 @A3

# BADGINGARRA RECREATION PRECINCT MASTER PLAN

CNR BRAND H'WAY & N/W ROAD

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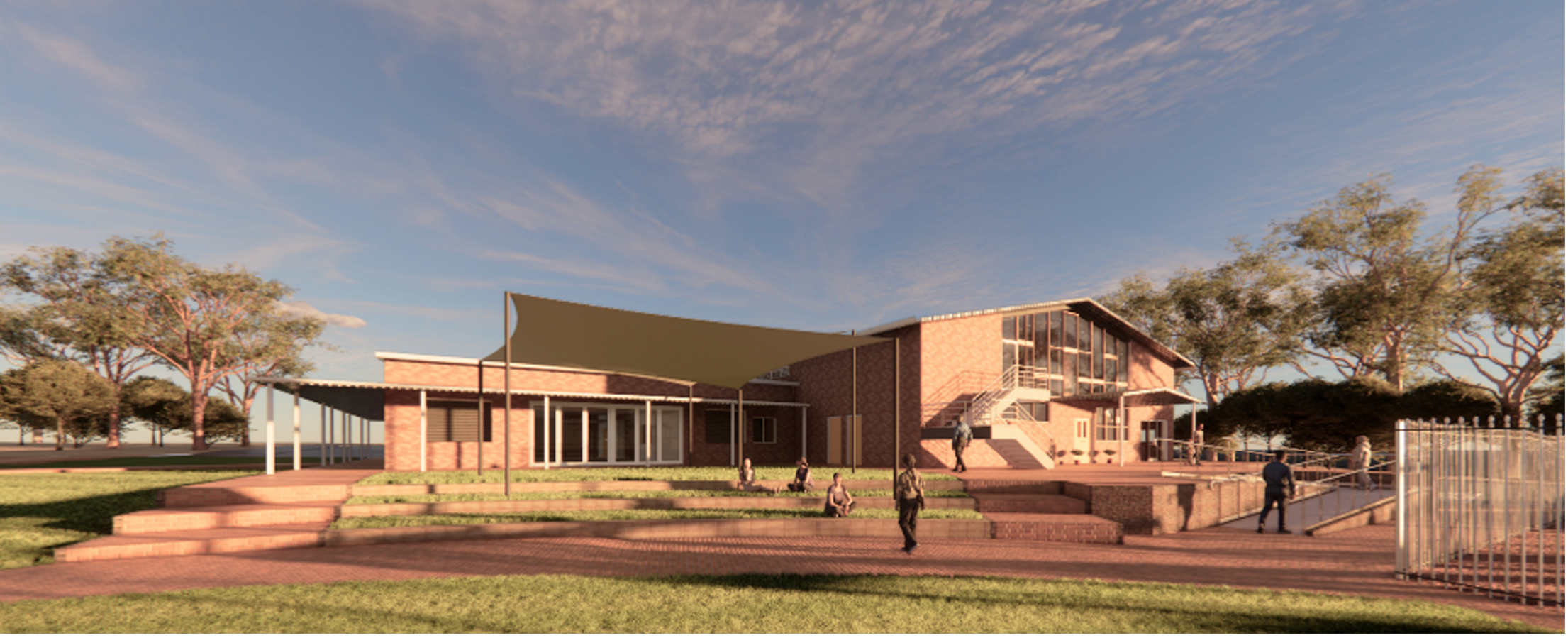

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SHIRE OF DANDARAGAN

INDICATIVE 3D RENDERS - EXTERIOR

SCALE @A3

# BADGINGARRA RECREATION PRECINCT MASTER PLAN

CNR BRAND H'WAY & N/W ROAD

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SHIRE OF DANDARAGAN

INDICATIVE 3D RENDERS - MEZZANINE

SCALE @A3

# BADGINGARRA RECREATION PRECINCT MASTER PLAN

CNR BRAND H'WAY & N/W ROAD

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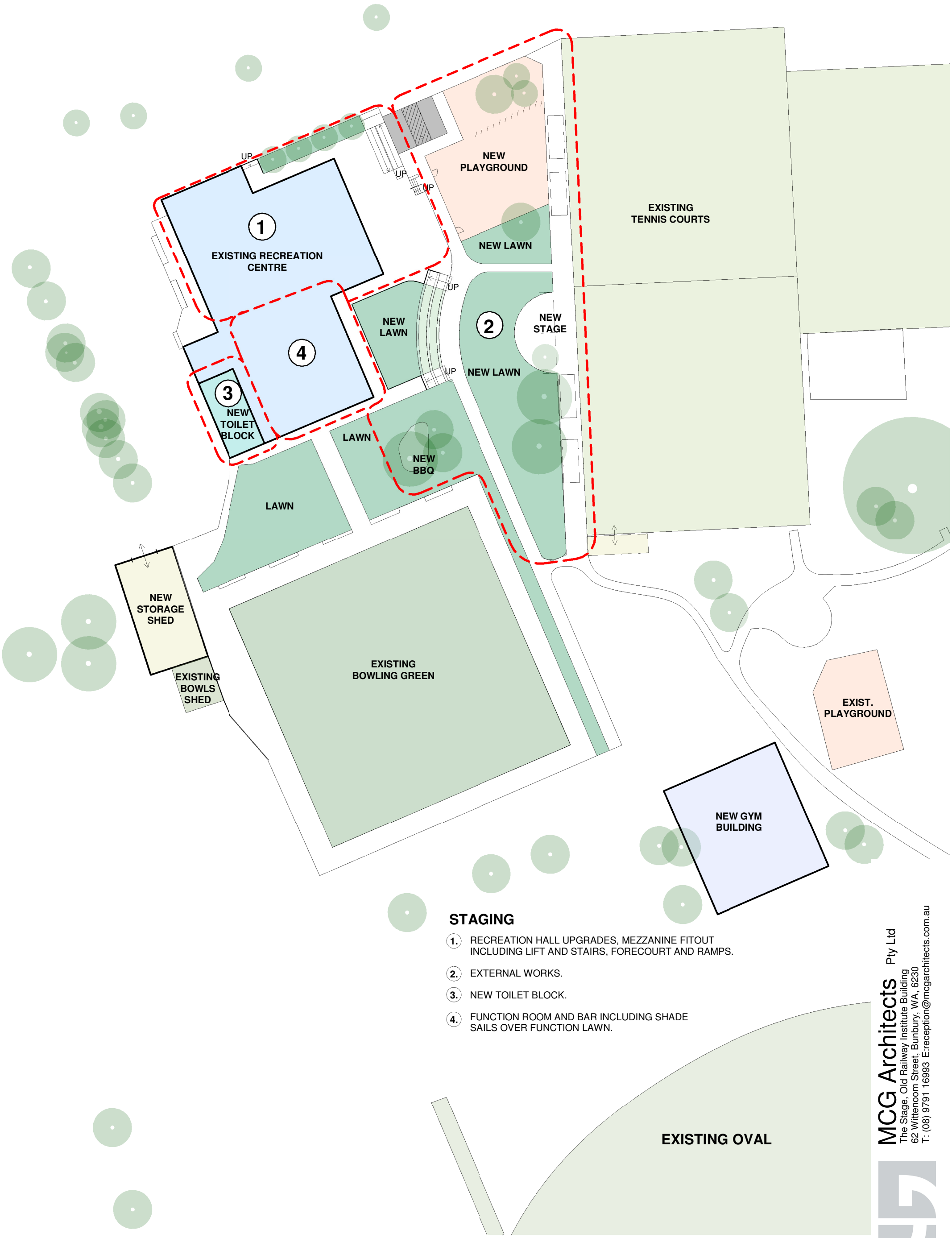


## STAGING

1. RECREATION HALL UPGRADES, MEZZANINE FITOUT INCLUDING LIFT AND STAIRS, FORECOURT AND RAMPS.
2. EXTERNAL WORKS.
3. NEW TOILET BLOCK.
4. FUNCTION ROOM AND BAR INCLUDING SHADE SAILS OVER FUNCTION LAWN.

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SHIRE OF DANDARAGAN

# STAGING DIAGRAM

SCALE 1 : 500 @A3

# BADGINGARRA RECREATION PRECINCT MASTER PLAN

CNR BRAND H'WAY & N/W ROAD

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Attachment: 9.1.4

Shire of Dandaragan

# Badgingarra Recreation Precinct Plan

SHIRE OF DANDARAGAN

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Recommended Council Actions ..... 15


## Yued Country

On behalf of the Shire of Dandaragan community, we acknowledge the traditional owners of this land, the Yued people, and their continuing connection to country.

# About the Plan

## Introduction

The Badgingarra Recreation Precinct, located on North West Road within the Badgingarra townsite, is a long established community hub that supports social, cultural and recreational activity for residents of Badgingarra and the surrounding rural district. The precinct includes the Badgingarra Community Centre, Shire run library service, bowling green, golf course, tennis courts, playgrounds and a main sporting oval.

While the precinct does not currently accommodate a CMCFL winter sporting code, the recreation precinct supports a wide range of community activities throughout the year, including indoor recreation, community events, social gatherings and sporting club activities. The precinct is therefore best described as a community hub rather than a competition focused sporting complex.

This report presents the Badgingarra Recreation Precinct Master Plan. It establishes a long term vision for renewal of the precinct, with a focus on modernising the Community Centre, improving functionality, accessibility and longevity, and ensuring future investment aligns with the town's scale, demographics and funding reality.

The Master Plan has been prepared to guide staged investment over time, particularly leveraging potential Community Benefit Funds arising from nearby renewable energy developments.

## Project Objectives

The objectives of the Badgingarra Recreation Precinct Master Plan are to:

- Provide a clear, shared long term vision for the precinct;
- Guide renewal and refurbishment priorities for the Community Centre and associated facilities;
- Ensure facilities remain fit for purpose, accessible and financially sustainable;
- Align future upgrades with the Shire's Minimum Level of Service standards and asset management responsibilities; and
- Support realistic funding pathways, including grant funding, community fundraising and renewable energy community benefit contributions.

# Methodology

The Master Plan was developed using a collaborative community working group driven process consistent with the approach adopted for other Shire recreation precincts.

The process commenced with preparation of a Discussion Paper, which compiled background research, demographic analysis, a review of policy settings, and an independent assessment of existing facilities. This document established the baseline understanding of community needs, facility performance and long term constraints.

A local Working Group was formed comprising representatives of the Badgingarra Community Centre Management Committee, local sporting clubs, community groups and Shire officers. Engagement focused on confirming priorities, testing assumptions, and ensuring the Master Plan responded directly to how the precinct is used in practice.

MCG Architects were engaged to prepare concept designs informed by the Discussion Paper findings, Working Group input and the Shire's minimum levels of service set out the Shire's Sport and Recreation Plan. Draft concepts were reviewed and refined to resolve functionality, compliance and staging considerations, culminating in the preferred Master Plan presented in this report.

**September 2025**
Discussion Paper Endorsed by Council

**November 2025**
Working Group Formation

**November 2025**
Architect Appointed

**December 2025**
Site Analysis / Stakeholder Engagement

**January 2026 - March 2026**
Concept Plan / Options Development

**April 2026 - June 2026**
Concept Plan Revisions

**June 2026**
Selection of Preferred Options

**August 2026**
Council Endorsement for Public Advertising

**September 2026**
Final Consideration and Endorsement



# Community Profile

Badgingarra is a small inland town with a stable population of approximately 173 residents (2021 Census), drawing additional users from surrounding rural areas including Hill River, Boothendarra and Dandaragan. The population profile skews older than the State average, with a higher proportion of residents aged 50 years and over, and a comparatively smaller youth cohort.

These characteristics shape the role of the Recreation Precinct. Rather than increased demand for formal competition sport, the emphasis is on social connection, low impact recreation, accessibility and flexible multi use spaces that support events, meetings and community life.

Given modest population growth projections, the focus of planning is not expansion, but renewal – ensuring existing assets remain functional, compliant and sustainable for future generations.

173*
POPULATION
*2016 & 2021 ABS

MEDIAN AGE
44

70
DWELLINGS

3.5%
ABORIGINAL AND TORRES STRAIT ISLANDERS

ANCESTRY

Australian: 63.6%
New Zealander: 4.6%
Brazilian: 3.5%
English: 2.3%
Scottish: 2.3%

TYPES OF EMPLOYMENT

AGRICULTURE
EDUCATION
TECHNICAL & TRADE

## Engagement Outcomes

Consultation confirmed strong community attachment to the Badgingarra Community Centre and recognition of its central role in town life. Key themes emerging from engagement included:

- Support for retaining and upgrading the existing Community Centre rather than replacement;
- Prioritisation for refurbishment and reconfiguration over expansion to avoid triggering major headworks expenditure (electrical and fire suppression upgrades);
- Deliver activation of under utilised spaces such as the mezzanine level and outdoor spaces;
- Modernise bar servery areas while opening Eastern interface between the building and outdoor areas.
- Desire to improve accessibility, toilets, storage, thermal comfort and usability;
- Recognition that sporting facilities (bowls, golf, tennis) are generally fit for purpose;
- The importance of staged delivery aligned with achievable funding sources.

There was no widespread demand for new major sporting infrastructure. Instead, the priority is ensuring the precinct continues to function as Badgingarra's civic and social heart.

| | |
|---|---|
| Cr Graham Lethlean (Chairperson) | Dorothy Doust |
| Catherine Barnes | Erin Hayes |
| Ishbel Wilson | Allison Whybrow |
| Melanie White | Christie Felber |
| Teagan White | Jen Wootton |
| Cr Sharon Young | |

## Standards of Provision

The Shire of Dandaragan Sport and Recreation Plan (2022) establishes minimum standards of provision and a community facility hierarchy appropriate to town size and catchment.

For a town the size of Badgingarra, the standards emphasise:

- Multipurpose community facilities rather than single use buildings;
- Shared amenities and co location to maximise utilisation;
- Accessibility and inclusion;
- Financial sustainability and manageable lifecycle costs.

The Master Plan aligns with these principles by focusing on consolidating and upgrading existing assets, rather than introducing new facilities that would increase operational burden.

# LEVEL OF SERVICE

Minimum Level of Service provided by the Shire to the four population centres

### GENDER DIVERSITY

4 sets of gender diverse changing rooms with toilets and showers.

C D J

### INDOOR SPACE

Indoor space with meeting rooms, kitchen, and function capability.

B C D J

### EXTERNAL COVERED VIEWING AREAS*

B C D J

### UMPIRE ROOM

C D J

### BASKETBALL

J

Indoor, full-size basketball court with multiple court markings.

### INTERNAL STORAGE

B C D J

### YOUTH**

Play area / skate facilities for the youth / young children, drinking fountain and seating.

B C D J

### OUTDOOR MULTI-FUNCTIONAL COURT SPACE

x2 for the provision of tennis, netball and basketball (floodlit to evening training use).

B C D J

### SPORTS OVAL + PITCH

One senior oval space which can accommodate the seasonal sports of Australian Rules Football as a minimum, but with the capability to accommodate rectangular sports (2 rectangular senior pitches).

B C D J

# FACILITIES

Examples of facilities to be subject to community or external grant funding with an appropriate business case (i.e. not part of the minimum level of service provided by the Shire):

### EXTERNAL STORAGE

### OVAL TRAINING FLOODLIGHTS

### SYNTHETIC BOWLS GREEN

B BADGINGARRA
C CERVANTES
D DANDARAGAN
J JURIEN BAY

*Badgingarra viewing area is facing bowling green and oval
**The 'District' skate facility is in Jurien Bay. Other towns have 'Local' level skate facilities

## Site Context and Opportunities

The precinct benefits from:

- A consolidated layout with community, sporting and play facilities in close proximity;
- Established services and infrastructure;
- Strong volunteer management and community stewardship;
- Existing trees and landscaping providing amenity and shade.

Constraints influencing the Master Plan include:

- Ageing building fabric and services;
- Fire and building compliance limitations on expansion;
- Higher construction costs associated with regional delivery;
- The need to avoid increasing long term maintenance liabilities.

These factors reinforce a refurbishment led approach that reuses and improves what already exists.

# Master Plan Overview

The Badgingarra Recreation Precinct Master Plan prepared by MCG Architects proposes a cohesive and modest upgrade pathway focused on the Community Centre and its immediate surrounds.

Key elements of the Master Plan include:

## Community Centre Renewal

- Internal reconfiguration and refurbishment of the main hall, function room and adjoining spaces;
- Upgrade of toilets and ablutions to current standards;
- Provision of more functional changeroom area suitable for tennis, golf and bowls as required.
- Improved connections between internal spaces and outdoor areas;
- Cosmetic upgrades to improve comfort, aesthetics and durability;
- Retention and better utilisation of the existing kitchen and bar facilities.

## Mezzanine Activation

- Enclosure and upgrade of the existing mezzanine level;
- Flexible use as meeting rooms, child health services, library overflow or community spaces;
- Improved access, ventilation and thermal performance.

## Outdoor Activation and Play

- Integration of a relocated playground area with strong passive surveillance from the building;
- Improved outdoor gathering and lawn areas for events and informal use;
- Retention and enhancement of landscaped areas and shade.

## Sporting Interface

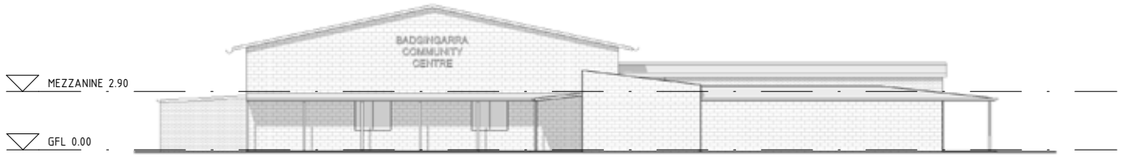
- Continued use of existing bowling green, tennis courts and oval;
- Minor upgrades to viewing, storage and connection paths as required;
- No expansion of sporting facilities beyond current demand.

# Staging and Delivery

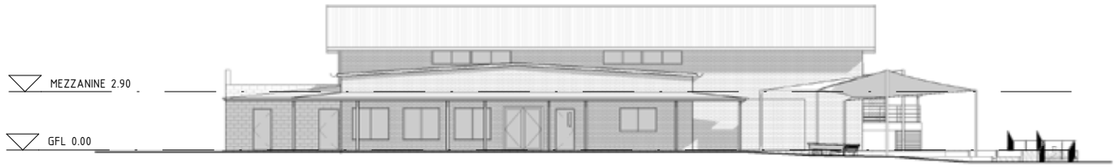
The Master Plan is deliberately structured to support staged implementation. Priority is given to works that:

- Address compliance, accessibility and building condition;
- Improve usability and comfort for existing users;
- Deliver high community benefit with manageable cost;
- Can be realistically funded through grants, community fundraising and renewable energy Community Benefit Funds.

Early stages are focused on essential building renewal and internal upgrades, with secondary stages addressing mezzanine activation and landscape improvements.

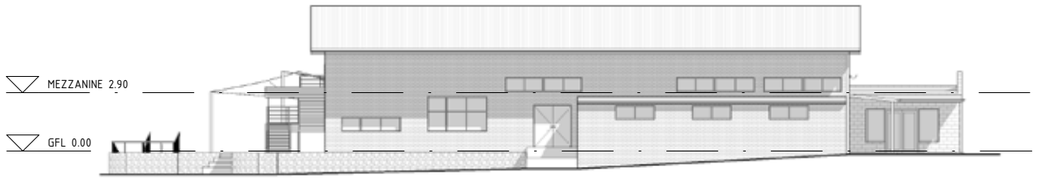



WESTERN ELEVATION
SCALE 1 : 200




SOUTHERN ELEVATION
SCALE 1 : 200

EASTERN ELEVATION
SCALE 1 : 200




NORTHERN ELEVATION
SCALE 1 : 200

# Indicative Costings

The estimated total project commitment for the four-stage redevelopment is approximately **$5.19 million**. While direct construction works account for approximately **$3.58 million**, the overall project budget also includes a regional locality loading reflecting the higher cost of construction in Badgingarra, professional design and project management fees, contingency allowances to manage project risk, statutory compliance costs and forecast construction escalation to the anticipated tender period.

The staged approach shown in the masterplan allows the Shire to progressively deliver improvements as funding opportunities arise, with priority given to upgrading the existing recreation centre and creating accessible, multi-purpose community spaces.

| Stage | Key Components | Construction Cost* |
|---|---|---|
| Stage 1 | **Recreation Hall Upgrades, Mezzanine Fitout, Lift & Stairs, Forecourt and Accessible Ramps.** Includes internal refurbishment works, mezzanine fitout, new lift installation, staircase construction, upgraded floor, wall and ceiling finishes, acoustics and thermal improvements, building services (electrical, mechanical, hydraulic and fire systems), accessibility upgrades, and construction preliminaries. | $1.66M |
| Stage 2 | **External Works and Landscaping.** Includes new stage and roof structure, playground and softfall areas, tennis viewing shelters, shade structures, pathways and paving, ramps and stairs, retaining walls, playground fencing, landscaping, irrigation, BBQ facilities, seating, signage and associated site preparation works. | $0.68M |
| Stage 3 | **New Function Room Ablutions.** Construction of a new compliant ablutions facility including foundations, structure, roofing, wall systems, finishes, fixtures, plumbing, electrical, mechanical services and associated building works. | $0.35M |
| Stage 4 | **Function Room Refurbishment, Bar Relocation and Shade Sail Installation.** Includes refurbishment of the function room, relocated bar facilities, upgraded glazing and doors, kitchen and bar fitout, improved finishes, building services upgrades and shade sails over the function lawn event space. | $0.90M |
| | **Subtotal Construction Cost** | $3.58M |
| | *Regional Construction Loading (Badgingarra)* | $0.57M |
| | *Design & Construction Contingencies* | $0.43M |
| | *Professional Fees & Compliance* | $0.48M |
| | *Escalation Allowance – December 2026* | $0.12M |
| **Estimated Total Project Commitment** | | **$5.19M** |



# Where to From Here?

## Recommended Council Actions

It is recommended that Council:

1. Endorse the Master Plan as the strategic framework for future development of the Badgingarra Recreation Precinct;
2. Accept the project staging and priority sequence identified by the Working Group. In particular, proceed first with the most urgent works including:
    1. Mezzanine Floor, Hall Ablutions / Changerooms redevelopment.
    2. Outdoor northeastern entry ramps and hardscapes.
    3. New lawns, stage, viewing shelters and landscaping.
    4. New Ablution Block – Southwestern side.
    5. Function Room Redevelopment.
3. Authorise staff to develop supporting documentation (e.g. Needs Analysis and Project Business Cases), commission detailed designs and cost estimates for the Stage 1 projects so that grant applications can be prepared.
4. Support funding applications to State, Federal Government agencies and seek contributions from major development projects for precinct upgrades; and
5. Instruct officers to continue working with local clubs (Tennis, Bowls, Golf, Badgingarra Community Association etc.) to finalise their requirements and co-funding arrangements for shared facility development.

These adopted recommendations will guide the next steps in delivering the Badgingarra Recreation Precinct enhancements, consistent with the Shire's strategic recreation objectives.

SHIRE OF
DANDARAGAN

Jurien Bay Administration Centre
69 Bashford Street, Jurien Bay

9652 0800

council@dandaragan.wa.gov.au
www.dandaragan.wa.gov.au

**Attachment: 9.1.4**

| REV | DATE | DESCRIPTION | DWN | CKD | PM | ENG | APP | REFERENCES |
|---|---|---|---|---|---|---|---|---|
| A | 18/08/26 | ISSUED FOR REVIEW | AR | JT | TB | | | |
| B | 24/08/26 | ISSUED FOR REVIEW | AR | JT | TB | | | |
| C | 02/09/26 | ISSUED FOR REVIEW | AR | JT | TB | | | |
| D | 14/09/26 | ISSUED FOR REVIEW | AR | JT | TB | | | |

PLOT DATE:

Designer

arc+d
consultinganddesign.com.au

Builder

AZURE BUILT FORM

NORTH

| | |
|---|---|
| DESIGNED BY | A RYCROFT |
| DRAWN BY | A RYCROFT |
| DRAWING DATE | 18 AUGUST 2026 |
| CHECKED BY | J TANNER |
| PROJECT MANAGER | T BERNIE |
| ENGINEER | |
| APPROVED BY | |
| APPROVED DATE | |

SCALE: NOT TO SCALE
SHEET SIZE: A1

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ATMOS RENEWABLES
BADGINGARRA
GYMNASIUM
SITE PLAN - OVERALL

DRAWING NUMBER: 00490-00-A001

REVISION: D

UNCONTROLLED WHEN PRINTED

| REV | DATE | DESCRIPTION | DWN | CKD | PM | ENG | APP | REFERENCES |
|---|---|---|---|---|---|---|---|---|
| A | 03/08/26 | ISSUED FOR REVIEW | AR | JT | TB | | | |
| B | 24/08/26 | ISSUED FOR REVIEW | AR | JT | TB | | | |
| C | 09/09/26 | ISSUED FOR REVIEW | AR | JT | TB | | | |
| D | 14/09/26 | ISSUED FOR REVIEW | AR | JT | TB | | | |

PLOT DATE:

Designer

arc+d
consultinganddesign.com.au

Builder

AZURE BUILT FORM

NORTH

| | |
|---|---|
| DESIGNED BY | A RYCROFT |
| DRAWN BY | A RYCROFT |
| DRAWING DATE | 3 AUGUST 2026 |
| CHECKED BY | J TANNER |
| PROJECT MANAGER | TERRY BERNIE |
| ENGINEER | |
| APPROVED BY | |
| APPROVED DATE | |

SCALE: 1:50

SHEET SIZE: A1

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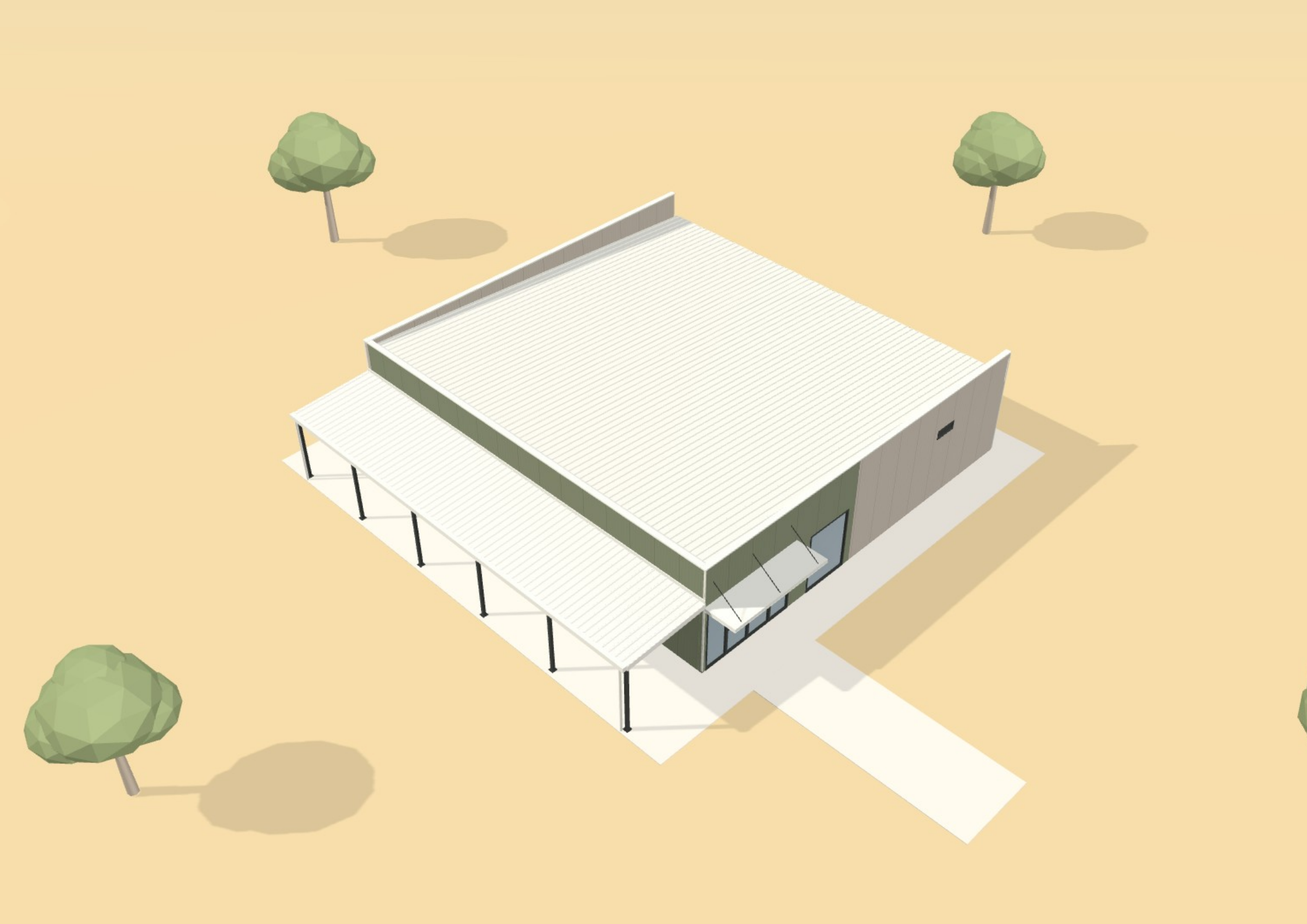
ATMOS RENEWABLES
BADGINGARRA
GYMNASIUM
FLOOR PLAN

DRAWING NUMBER
00490-01-A001

REVISION
D

UNCONTROLLED WHEN PRINTED



# DRAFT LPP 9.16 Exempt Development

## 1.0 Citation

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. This Policy may be cited as Local Planning Policy (LPP) 9.16 - Local Planning Policy – Exempt Development.

## 2.0 Introduction

Under Clause 61 of Schedule 2 - Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, certain works and uses are exempt from the requiring development approval. Sub-clauses 61(1) and 61(2) give the ability for the Shire to adopt a Local Planning Policy to specify any works or use that do not require development approval.

The purpose of this Local Planning Policy is to define what forms of development, in addition to the types listed in Clause 61 and Schedule A of Local Planning Scheme No. 7 (LPS7), are exempt from the need to obtain development approval.

## 3.0 Objectives

3.1 To provide certainty about what is exempt development and therefore does not require development approval.

3.2 To streamline the land use planning regulatory process.

3.3 To ensure acceptable development outcomes are maintained.

## 4.0 Definitions

**"Arbor"** means a feature that defines the pedestrian entry, walkway or passageway consisting of vertical posts or pillars that may also support a roof.

**"Bushfire Attack Level (BAL) Assessment"** means an assessment prepared in accordance with *Australian Standard 3959: Construction of buildings in bushfire-prone areas* or the *Planning for Bushfire Guidelines,* to determine a Bushfire Attack Level (BAL).

**"Bushfire Prone Area"** means an area that has been designated by the Fire and Emergency Services Commissioner under s. 18P of the *Fire and Emergency Services Act 1998* as an area that is subject, or likely to be subject, to bushfires.

**"Commercial Vehicle"** means a vehicle, whether licensed or not, that has a gross vehicle mass of greater than 4.5 tonnes, including:

a. A utility, van, truck, tractor, bus or earthmoving equipment; and
b. A vehicle that is, or is designed to be an attachment to, a vehicle referred to in (a) above.

**"Family Day Care"** means premises used to provide family day care within the meaning of the *Community Services (Child Care) Regulations 1988.*

**"Habitable Building"** means a permanent or temporary structure on land that –

a. Is fully or partially enclosed; and
b. Has at least one wall of solid material and a roof of solid material; and
c. Is used for a purpose that involves the use of the interior of the structure by people for living, working, studying or being entertained, as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015.*

**"Heritage-protected place"** has the same meaning as in Clause 1A of the Deemed Provisions for Local Planning Schemes under the *Planning and Development (Local Planning Schemes) Regulations 2015.*

**"Horse Shelter"** means a small building unenclosed on at least one side, for the purpose of providing a place for horses to be protected.

**"Outbuilding"** means an enclosed non-habitable structure that is detached from any dwelling and may include a detached garage.

**"Street setback area"** means the area between the street boundary and a building, measured at right angles (90 degrees) to the street boundary.

**"Temporary Use"** in accordance with Clause 8.2.1 (g) is where any use is in existence for less than 48 hours or such longer time as the local government agrees. For the purpose of this Policy, temporary use is less than 120 contiguous hours (i.e. the use of land for a maximum of 5 consecutive days).

**"Trellis"** means an architectural structure, usually made from an open framework or lattice of interwoven or intersecting pieces of wood, bamboo or metal.

## 5.0 Policy Provisions

5.1 Development Approval is not required for any development listed in Table 1 providing:

a) The proposal complies with the listed zones and conditions set out in Table 1;
b) The land use associated with the development is not an 'X' (prohibited) use in the zoning table of LPS7;

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c) No variations are proposed to any development standards in LPS7, the Deemed-to-Comply provisions of the Residential Design Codes ('R-Codes'), where applicable, or to any adopted Local Planning Policy; and
d) The development is not located in a heritage-protected place, unless otherwise specified in Table 1.

5.2. Before carrying out any development listed in Table 1, any other licenses, permits, or approvals required under separate legislation must be obtained.

**TABLE 1 – Development Exempt from Development Approval**

| Type of Development | Applicable Zone (unless 'X' in land use table) | Exemption Conditions |
|---|---|---|
| Arbor | All zones | • Maximum height: 3 metres<br>• Maximum width: 2.5 metres |
| Al fresco (outdoor) dining | Road Reserves or other Crown Reserves with a Management Order in favour of the Shire | • The al fresco (outdoor) dining is associated with an approved land use on an adjoining property.<br>• Prior to the use commencing, the Shire has issued a permit under the *Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law 2001.* |
| Ancillary Dwelling | Rural Residential<br>Rural Smallholdings<br>Rural | • The ancillary dwelling meets the Deemed-to-Comply requirements in Clause 5.5.1 - Ancillary Dwellings of the *Residential Design Codes Volume 1*;<br>• The development is not located within a Special Control Area under Local Planning Scheme No. 7;<br>• The development is not on a landlocked lot with no gazetted road access or on a lot where the only access is via an unconstructed road; and |

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| Type of Development | Applicable Zone (unless 'X' in land use table) | Exemption Conditions |
|---|---|---|
| | | • The development is not located within a Bushfire Prone Area; or<br>• The development is located within a Bushfire Prone Area, and has a BAL of BAL-LOW in a Bushfire Attack Level (BAL) Assessment undertaken by a suitably qualified professional; or<br>• The development is located within a Bushfire Prone Area, has a BAL between BAL12.5 and BAL-29 in a BAL Assessment undertaken by a suitably qualified professional, and is provided with a reticulated water supply. |
| Commercial Vehicle Parking | Rural Residential<br>Rural Smallholdings | • A maximum of one commercial vehicle and one associated trailer is parked per property;<br>• The commercial vehicle is not parked within the street setback area and is effectively screened from the street;<br>• the commercial vehicle is not designed for the transportation of livestock, or the transportation or disposal of liquid or solid wastes; and<br>• The commercial vehicle is operated in accordance with the *Environmental Protection (Noise) Regulations 1997* and other relevant legislation. |
| Commercial Vehicle Parking | All other zones besides 'Residential' 'Special Development,' 'Rural Residential,' and 'Rural Smallholdings' | • A maximum of two commercial vehicles is parked per property.<br>• The parking of the commercial vehicle(s) is ancillary to the predominant use of the property;<br>• The parking of the commercial vehicle(s) does not lead to the amount of parking bays on site being less than what is |

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| Type of Development | Applicable Zone (unless 'X' in land use table) | Exemption Conditions |
|---|---|---|
| | | required under LPS7 or Council's Local Planning Policy 9.6 - Car Parking for the approved land use, or less than the number of parking bays approved for the use in a valid Development Approval; and<br>• The commercial vehicle is operated in accordance with the *Environmental Protection (Noise) Regulations 1997* and other relevant legislation. |
| Decking<br> | All zones | • The maximum floor height of the decking is not more than 0.5 metres above natural ground level;<br>• The decking is set back a minimum of 1.5 metres from all side and rear boundaries;<br>• Th decking complies with all other requirements of the R-Codes, if the R-Codes apply to the development; and<br>• The decking does not change the land use. |
| Development incidental to an existing single house, including an outbuilding, an external fixture, a boundary wall or fence, a patio, a pergola, a verandah, a garage or a carport. | Rural Residential | • The development is not located within a Special Control Area under Local Planning Scheme No. 7;<br>• Any proposed outbuildings comply with the Shire's Local Planning Policy 9.4 - Outbuildings.<br>• The development is not located within a Bushfire Prone Area; or<br>• The development is not a habitable building and is located a minimum of 6 metres from any habitable building; or<br>• The development is an extension to an existing single house, and will not result in an increase in visitors, residents, or employees on the site. |

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| Type of Development | Applicable Zone (unless 'X' in land use table) | Exemption Conditions |
|---|---|---|
| Development, inclusive of any buildings, structures, windmills, fences, dams or land use associated with 'Agriculture-Extensive' land use | Rural | • The development is not located within a Special Control Area under Local Planning Scheme No. 7;<br>• The development is set back a minimum of 30 metres from the primary street boundary and a minimum of 20 metres from all side and rear boundaries; and<br>• The structures are non-habitable. |
| EV charging station | Road Reserves | • The development is incorporated into verge car parking associated with an adjacent business premises.<br>• The development will not obstruct vehicular sight lines.<br>• The development will not emit a level of noise or illumination that is considered to adversely impact the amenity of the area.<br>• Prior to the use commencing, the Shire has issued a permit under the *Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law 2001.* |
| Events or Trading | Road Reserves or other Crown Reserves with a Management Order in favour of the Shire | • The activity does not involve alterations to the land or construction of permanent structure(s);<br>• The use is a temporary use; or<br>• Prior to the use commencing, the Shire has issued a permit under the *Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law 2001.* |
| Family Day Care | All zones | • Where development complies with the definition of 'Family Day Care.' |
| Horse Shelters | Rural<br>Rural Smallholdings<br>Rural Residential | • Within the 'Rural Residential' and 'Rural Smallholdings' zones, all external surfaces |

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| Type of Development | Applicable Zone (unless 'X' in land use table) | Exemption Conditions |
|---|---|---|
| | | are clad in non-reflective materials.<br>• Each shelter is no greater than 16m$^2$ in area, with a maximum height of 3 metres above Natural Ground Level.<br>• Each shelter is setback from boundaries in accordance with LPS7 requirements. Within the 'Rural' zone, shelters are to be a minimum of 30 metres from the primary street boundary and a minimum of 20 metres from all side and rear boundaries.<br>• No clearing of vegetation is required.<br>• Within the 'Rural Residential' and 'Rural Smallholdings' zones, the number of horses permitted per property is in accordance with the Department of Primary Industry and Regional Development's *Stocking Rate Guidelines for Rural Small Holdings, Swan Coastal Plain and Darling Scarp and Surrounds, Western Australia.*<br><br>**Note: Horse Shelters complying with these Conditions are not included in the floor area calculations for Outbuildings/Sheds.** |
| Outdoor Cooking Facilities (Pizza Oven, Barbeque)<br> | All zones | • Maximum height of 1.8 metres above Natural Ground Level, excluding chimney or flue;<br>• The facilities are not visible from the primary street; and<br>• The facilities are set back from side and rear boundaries in accordance with the R-Codes (treated as a wall with no major openings) and LPS7 requirements, as relevant. |
| Painting or External Maintenance (including of a | All zones | • The works will be 'like for like' and will not alter the external |

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| Type of Development | Applicable Zone (unless 'X' in land use table) | Exemption Conditions |
|---|---|---|
| heritage protected place) | | appearance of the structure; and<br>• No additions are applied or implemented to the structure as part of the works. |
| Rural Produce Stall | Rural | • The stall is located within the property boundary;<br>• The stall sells products produced on the property only;<br>• Access and parking to the stall is via a crossover approved by the Shire and vehicles can return to the public road in a forward gear; and<br>• The produce stall is contained within a structure no greater than 10m$^2$ in area and 2.4 metres in height.<br>• A maximum of one sign no greater than 0.5m$^2$ in size and related to the produce stall only is permitted to be attached to the structure. |
| Satellite Dishes, Radio Masts and Antennae<br> | All zones | • There are no other existing satellite dishes, antennae or radio masts on the lot;<br>• The structures are not visible from the primary street and are clustered with existing development on site.<br>• Within the 'Residential' and 'Special Development' zones, the maximum diameter for a satellite dish is 1 metre. In other zones the maximum diameter is 3 metres.<br>• The maximum diameter for microwave antennae is 1 metre. The antenna must not project higher than 3 metres above the ridge line of the building, and the antenna must not be utilised to transmit electromagnetic waves. |

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| Type of Development | Applicable Zone (unless 'X' in land use table) | Exemption Conditions |
|---|---|---|
| | | • The maximum height for radio masts is 8 metres, and the radio mast must be setback in accordance with LPS7 from all lot boundaries or a minimum of 6 metres, whichever is greater. The dimension of the antennae associated with the radio mast must not exceed 6 metres, and the antenna must be fully contained within the lot boundaries.<br>• If the structure involves Amateur (Ham) Radio equipment, it must be a maximum height of less than 10 metres above natural ground level and be setback a minimum of 4 metres from any lot boundaries. |
| Single House | Rural Residential | • The development is not located within a Special Control Area under Local Planning Scheme No. 7;<br>• The development is not on a landlocked lot with no gazetted road access or on a lot where the only access is via an unconstructed road; and<br>• The development is not located within a Bushfire Prone Area; or<br>• The development is located within a Bushfire Prone Area, and has a BAL of BAL-LOW in a Bushfire Attack Level (BAL) Assessment undertaken by a suitably qualified professional; or<br>• The development is located within a Bushfire Prone Area, has a BAL between BAL12.5 and BAL-29 in a BAL Assessment undertaken by a suitably qualified professional, and is provided with a reticulated water supply. |

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| Type of Development | Applicable Zone (unless 'X' in land use table) | Exemption Conditions |
|---|---|---|
| | | |
| Site Works and Retaining Walls, where the R-Codes are not applicable | All zones | • The fill or retaining wall does not exceed 0.5 metres above natural ground level, if located less than 1 metre from a common boundary or within a street setback area; and<br>• For fill or retaining walls within a lot exceeding 0.5 metres above natural ground level, the setback distance of the fill or retaining wall from side and rear lot boundaries is equal to or greater than the height of the fill or retaining wall. |
| Trellis, including lattice or similar perforated material attached to Common or Dividing Fence.<br> | Residential Special Development | • The fence is constructed on a side or rear boundary and not along a primary or secondary street frontage;<br>• The combined height of the fence and trellis does not exceed 2.4 metres above natural ground level;<br>• If constructed on a side boundary, the portion of the fence exceeding 1.8 metres in height is not located within a street setback area. |
| Water Tank | Rural Residential<br>Rural Smallholdings<br>Rural | • The water tank is not installed in a street setback area of a building.<br>• The water tank has a maximum diameter of 8.5 metres and a maximum height of 3.5 metres above natural ground level.<br>• Within the 'Rural Residential' and 'Rural Smallholdings' zones, the water tank is associated with an existing single house; and is constructed of non-reflective materials in a colour that will complement the existing natural character of the area. |

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| Type of Development | Applicable Zone (unless 'X' in land use table) | Exemption Conditions |
|---|---|---|
| Wind turbines for on-site power generation, associated with a residential or agricultural use | All zones | • Within the 'Residential' and 'Special Development' zones, the maximum height for a pole or tower mounted system is 6 metres above natural ground level.<br>• With the 'Rural' zone, the maximum height for a pole or tower mounted system is 15 metres above natural ground level.<br>• Within all other zones, the maximum height for a pole or tower mounted system is 12 metres above natural ground level.<br>• Within all zones, the maximum height of a roof-mounted turbine is 3 metres above the height of the roof.<br>• Pole or tower mounted turbines are to be setback from side and rear boundaries an equal or greater length than the height of the turbine.<br>• Roof mounted turbines are to be setback a minimum of 7.5 metres from any major opening of any building on adjoining properties.<br>• Noise emissions are compliant with the *Environmental Protection (Noise) Regulations 1997.* |

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| | |
|---|---|
| Responsible Business Unit | Development Services |
| Public Consultation (amended Policy) | |
| Adoption Date (amended Policy) | |
| Reference Number (internal purposes) | 9.16 |

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Attachment: 9.3.2

Attachment 1

ELECTRONIC ONLY

# Harvest BESS

Development Application

**Final**

**June 2026**

umwelt

# Harvest BESS

Development Application

# Final

Prepared by
Umwelt (Australia) Pty Limited

On behalf of
OX2 Holdings Pty Ltd

| | |
|---|---|
| Project Director: | Jessica Henderson-Wilson |
| Project Manager: | Megan Stalker |
| Report No.: | R06 |
| Date: | June 2026 |

This report was prepared using
Umwelt's ISO 9001 certified
Quality Management System.

# Acknowledgement of Country

Umwelt acknowledges the Traditional Owners of Country throughout Australia and their continuing values, culture and connection to the land, waters and sky.

We pay our respects to Elders past and present.

The below image is from the artwork *Yapung Maryiyang* (Pathway Forward) by Saretta Fielding.

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## Document Status

| Rev No. | Reviewer Name | Date | Approved for Issue Name | Date |
|---|---|---|---|---|
| V1 | M Stalker | 01/05/2026 | J Henderson-Wilson | 06/05/2026 |
| V2 | M Stalker | 21/05/2026 | J Henderson-Wilson | 21/05/2026 |
| V3 | M Stalker | 30/06/2026 | J Henderson-Wilson | 30/06/2026 |

# Executive Summary

This Development Application seeks approval for the Harvest Battery Energy Storage System (BESS) (the Project), proposed by Harvest Development Project Co Pty Ltd (the Proponent) on rural land at 2964 Yerramullah Road, Hill River within the Shire of Dandaragan (the Shire). The Project comprises a grid-scale BESS with a capacity of up to 100 megawatts (MW) with a 4 – 8 hour duration (400 – 800 megawatt-hours (MWh)), designed to store and dispatch electricity to the South West Interconnected System (SWIS). The Project will support energy reliability, enable increased renewable energy integration, and contribute to Western Australia's transition to a lower-emissions energy system.

The Project has been designed to minimise land use impacts and maintain the existing rural function of the site. While the Project Area extends to approximately 1,645 ha, the Development Footprint is limited to 12.3 ha (approximately 0.75% of the Project Area). The Development Footprint represents the maximum extent of disturbance associated with the BESS and ancillary infrastructure. The Project is located within predominantly cleared agricultural land, allowing cropping and grazing activities to continue across the majority of the site and ensuring compatibility with the rural setting.

The Project demonstrates strong alignment with the Shire of Dandaragan Local Planning Scheme No. 7 (LPS No. 7) and the wider Western Australian planning framework. As the proposed BESS is not specifically defined within the Scheme, it is anticipated to be assessed as a "use not listed" and has therefore been considered against the objectives of the Rural Zone and the requirements of orderly and proper planning under the Planning and Development (Local Planning Schemes) Regulations 2015 (WA). The Project supports diversification of rural land use, maintains agricultural productivity and rural character, and avoids land use conflict. It also aligns with relevant State Planning Policies (SPPs), including those relating to environmental protection, rural planning, water resources, and bushfire risk, as well as broader State objectives relating to renewable energy and climate response.

The Project will deliver clear economic and community benefits, including improved energy reliability within the SWIS, support for renewable energy generation, and local employment during construction and operation. A community benefit fund and neighbour benefit program will provide ongoing benefits to the local community, alongside benefit-sharing arrangements with Traditional Owners.

Based on the planning assessment and supporting technical studies, the Project is considered consistent with the objectives of the applicable State and local planning framework, including LPS No. 7 and can be appropriately managed through standard conditions of approval and management plans.

# Abbreviations

| Abbreviation | Definition |
|---|---|
| **ACH** | Aboriginal Cultural Heritage |
| **ACHIS** | Aboriginal Cultural Heritage Information System |
| **AHD** | Australian Height Datum |
| **AIA** | Aviation Impact Assessment |
| **ALARP** | As Low As Reasonably Practicable |
| **APZ** | Asset Protection Zone |
| **ASS** | Acid Sulfate Soils |
| **BAL** | Bushfire Attack Level |
| **BESS** | Battery Energy Storage System |
| **BMP** | Bushfire Management Plan |
| **BoM** | Bureau of Meteorology |
| **BRR** | Bushfire Risk Report |
| **CEMP** | Construction Environmental Management Plan |
| **CSEP** | Community and Stakeholder Engagement Plan |
| **CT** | Certificate of Title |
| **DBCA** | Department of Biodiversity, Conservation and Attractions |
| **DCCEEW** | Department of Climate Change, Energy, the Environment and Water (Commonwealth) |
| **DHWF** | Dandaragan Hill Wind Farm |
| **DPLH** | Department of Planning, Lands and Heritage |
| **DP** | Deposited Plan |
| **DWER** | Department of Water and Environmental Regulation |
| **EIA** | Environmental Impact Assessment |
| **EP Act** | *Environmental Protection Act 1986 (WA)* |
| **EP (Noise) Regulations** | Environmental Protection (Noise) Regulations 1997 |
| **EPBC Act** | *Environment Protection and Biodiversity Conservation Act 1999 (Cth)* |
| **EPA** | Environmental Protection Authority |
| **GDE** | Groundwater Dependent Ecosystem |
| **ha** | Hectares |
| **HPA** | Heritage Protection Agreement |
| **HV** | Heavy Vehicle |
| **IBRA** | Interim Biogeographic Regionalisation for Australia |
| **ILUA** | Indigenous Land Use Agreement |
| **kV** | Kilovolt |

| Abbreviation | Definition |
|---|---|
| **LGA** | Local Government Area |
| **LPS** | Local Planning Scheme |
| **LV** | Light Vehicle |
| **LVIA** | Landscape and Visual Impact Assessment |
| **MNES** | Matters of National Environmental Significance |
| **MW** | Megawatt |
| **MWh** | Megawatt-hour |
| **NBS** | Neighbour Benefit Scheme / Neighbour Benefit Strategy |
| **NEM** | National Electricity Market |
| **OSOM** | Oversize and Overmass |
| **OX2** | OX2 Holdings Pty Limited |
| **P&D Act** | *Planning and Development Act 2005 (WA)* |
| **PMST** | Protected Matters Search Tool |
| **RIWI Act** | *Rights in Water and Irrigation Act 1914 (WA)* |
| **SPP** | State Planning Policy |
| **SWIS** | South West Interconnected System |
| **TEC** | Threatened Ecological Community |
| **TIA** | Traffic Impact Assessment |
| **TMP** | Traffic Management Plan |
| **YHPA** | Yued Heritage Protection Agreement |

# Glossary

| Term | Definition |
|---|---|
| **Development Footprint** | The total area of land disturbance associated with the BESS and ancillary infrastructure (12.3 ha). This includes a 10 m design buffer and Asset Protection Zones. |
| **Indicative Project Layout** | Within the Development Footprint an Indicative Project Layout is provided for key infrastructure and it is expected that this layout will be confirmed during the detailed design stage and micro siting of infrastructure may occur. |
| **Involved Lot** | A property hosting Project infrastructure and with a landholder agreement with the Proponent. |
| **Non-involved Lot** | A property not hosting Project infrastructure. |
| **Project** | The Harvest Battery Energy Storage System (BESS) project. |
| **Project Area** | The Project is located on 2964 Yerramullah Road, Hill River which is formally known as Lot 2 on Deposited Plan 26675 and is referred to herein as the Project Area (the Project Area). The Project Area is approximately 1645 ha. The Development Footprint comprises only 12.3 ha (.75% of the total Project Area Lot. |
| **Proponent** | Harvest Development Project Co Pty Ltd (ABN 16 691 323 903) as trustee for the Harvest Development Project Trust (ABN 63 276 895 735) is proposing to develop the Harvest BESS. |

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**Appendix D** Ecological Assessment

**Appendix E** Bushfire Risk Report and Management Plan

**Appendix F** Preliminary Hydrogeological Review

**Appendix G** Water Supply Assessment

**Appendix H** Noise Impact Assessment

**Appendix I** Visual Assessment Report

**Appendix J** Transport Impact Assessment

**Appendix K** Desktop Heritage Risk Assessment

# 1.0 Introduction

Umwelt has been commissioned by OX2 Holdings Pty Limited (OX2) to support an application for Development Approval under the *Planning and Development Act 2005* (WA) (P&D Act) for the proposed Harvest Battery Energy Storage System (BESS) project (the Project). The Development Application is made to facilitate the use of land for a BESS and associated utility infrastructure and works, in accordance with the Shire of Dandaragan (the Shire) Local Planning Scheme No. 7 (LPS No. 7).

This report describes the Project and assesses it against LPS No.7 and other relevant components of the Western Australian State Planning Framework, including the P&D Act, applicable State Planning Policies (SPPs), regional and local planning strategies and relevant statutory and non-statutory guidance.

## 1.1 The Proponent

Harvest Development Project Co Pty Ltd (ABN 16 691 323 903) as trustee for the Harvest Development Project Trust (ABN 63 276 895 735) a subsidiary of OX2 AB and an affiliate of OX2, is proposing to develop the Project (the Proponent).

Founded in 2004 in Sweden, OX2 is one of Europe's leading developers and operators of large-scale renewable energy projects. The company specialises in onshore and offshore wind, solar power, and energy storage, playing a central role in the global transition toward a sustainable energy future. With operations spanning Europe and Australia, OX2 develops, constructs, and manages renewable energy assets that deliver competitive, clean, and locally produced electricity.

OX2 entered the Australian market in May 2023 through the acquisition of ESCO Pacific, an Australian focused utility scale renewable energy developer and asset manager.

OX2 is a signatory to the Clean Energy Council's (CEC) Best Practice Charter for Renewable Energy Projects, which is a voluntary framework that sets out a series of commitments that signatories agree to in the development and operation of renewable energy developments. The charter seeks to enhance community trust and ensure responsible and sustainable developments (Clean Energy Council, 2026).

Globally, OX2 manages a development portfolio of over 25 GW across nine markets, supported by a team of nearly 500 employees. Its mission is to accelerate access to renewable energy by combining technological innovation with sustainability and community engagement. This long-term approach allows OX2 to maintain high standards of quality and environmental responsibility while contributing to energy security and emissions reduction in every region where it operates.

## 1.2 Project Summary

The Project is located approximately 200 km north of Perth in Western Australia (WA), within the Dandaragan Local Government Area (LGA) and within the Northern Wheatbelt zone. The Project is located on 2964 Yerramullah Road, Hill River which is formally known as Lot 2 on Deposited Plan 26675 and is referred to herein as the Project Area (**Figure 1.1**). The Project Area is approximately 1,645 ha and is almost entirely comprised of productive farmland that is largely cleared and utilised for mixed cropping and grazing. The Development Footprint comprises 12.3 ha which equates to 0.75% of the total Project Area.

The Proponent has designed the Project to meet their development strategy to retain the majority of existing remnant vegetation located within the Project Area.

The Project includes a stand-alone BESS that will have the capacity to store up to approximately 100 megawatts (MW) of electricity with a 4 – 8 hour duration (400 – 800 megawatt-hours (MWh)), for transmission into the South West Interconnected System (SWIS), which provides energy throughout southern WA. A standalone BESS is a grid-connected facility that stores electrical energy for later use, supporting the reliability, security and stability of the electricity network. The BESS charges by drawing electricity from the grid during periods when energy supply exceeds demand and stores that energy within battery cells. When electricity demand increases or additional network support is required, the stored energy is discharged back into the grid. By balancing fluctuations in electricity supply and demand, the BESS helps improve the efficient utilisation of existing generation resources, supports the integration of renewable energy sources, and contributes to a more reliable and resilient electricity system.

The Project will also include associated ancillary infrastructure necessary for the operation of the Project (see **Section 3.3**).

The Project has been designed to ensure farming activities can co-exist within the Project Area and will provide supplementary income support for local farmers hosting the BESS, along with a community benefit framework and neighbour benefit framework which will ensure benefits are shared in the wider community and near neighbours respectively, over the life of the Project. See **Section 4.2** for further discussion on Project community benefits.

The Development Footprint refers to the maximum area of land that will be used for the development of Project infrastructure within the Project Area (see **Figure 3.1**). The Development Footprint totals 12.3 ha within the Project Area and key Project infrastructure within this area is further described in **Section 3.3**. The Development Footprint is based on a “worst case” greatest possible layout extent and has been used to calculate the maximum area of impacts for technical assessments.

Within this Development Footprint is an Indicative Project Layout provided for key infrastructure (see **Figure 3.1**) as well as a 10 m design buffer. It is expected that this layout will be confirmed during the detailed design stage and micro siting of infrastructure may occur provided that amenity impacts remain compliant and environmental impacts remain within the approved envelope.

Please see **Table 1.1** for a summary of key Project details relevant to the Development Application.

**Table 1.1 Application Summary**

| Project Aspect | Description |
|---|---|
| **Project Location** | 2964 Yerramullah Road, Hill River which is formally known as Lot 2 on Deposited Plan 26675. |
| **Proponent** | Harvest Development Project Co Pty Ltd (ABN 16 691 323 903) as trustee for the Harvest Development Project Trust (ABN 63 276 895 735) a subsidiary of OX2 AB and an affiliate of OX2. |
| **Disturbance Footprint** | The total area of land disturbance associated with the BESS and ancillary infrastructure is 12.3 ha. This includes the indicative project layout, a 10 m design buffer and Asset Protection Zones (APZ). |
| **Proposal** | The Development Application is made to facilitate the use of land for a BESS and associated utility infrastructure and works, in accordance with LPS No. 7 |
| **Local Government Area** | Shire of Dandaragan. |
| **Local Planning Scheme** | Shire of Dandaragan LPS No. 7. |
| **Zone** | All lots within the Project Area are zoned as Rural under LPS No. 7. |
| **Land Use Permissibility** | In consideration of Table 1 and Schedule 2 of the LPS No. 7, the proposed land use (BESS) is not readily classified. The Project is expected to be considered a 'use not listed' by the Shire of Dandaragan. Land uses that are not readily classifiable are generally assessed against the objectives or policy statement for the zone in which the land use is proposed. |
| **Approval Sought** | Development Application to be determined by the Shire of Dandaragan. |

## 1.3 Project Benefits

The Project will store energy for use when it's needed most. It will provide reliable and affordable power, helping utilities quickly deliver electricity during peak times, outages, or shortages, improving energy security for WA.

The Project will also provide economic benefits to the region through procurement and employment opportunities created during construction and operations. A community benefit program will also be developed in consultation with the local community, Shire of Dandaragan and Traditional Custodians. The community benefit program will include a community benefit fund, a neighbour benefit fund, and shared benefits with Traditional Custodians. See **Section 4.2** for further discussion on Project community benefits.

## 1.4 Summary of Technical Studies

Several technical studies have been undertaken to inform Project design and support the Development Application as summarised in **Table 1.2**. These are further described in **Section 6.0**.

## Table 1.2 Technical Studies

| Value | Technical Study Scope | Report | Section |
|---|---|---|---|
| **Social** | Social baselining, community and stakeholder engagement planning.<br>Identification of planning, environment, social and heritage constraints. | Community and Stakeholder Engagement Plan (Umwelt, 2026a)<br>Social Impact Assessment (Umwelt, 2026d) | **Section 6.6**<br>**Appendix C** |
| **Ecology** | Detailed flora and vegetation survey, targeted flora survey and basic fauna survey. | Harvest BESS Ecological Assessment (RPS Consulting, 2026) | **Section 6.1**<br>**Appendix D** |
| **Bushfire** | Develop and provide a Bushfire Risk Assessment and Management Plan that develops risk treatment strategies to protect identified assets from identified bushfire threats and other resultant risks that may develop from a bushfire event. | Harvest BESS Bushfire Management Plan (Bushfire Prone Planning, 2026b)<br>Harvest BESS Bushire Risk Report (Bushfire Prone Planning, 2026c)<br>Harvest BESS Bushfire Compliance Assessment (Bushfire Prone Planning, 2026a) | **Section 6.2**<br>**Appendix E** |
| **Hydrology** | Identify the hydrological and hydrogeological characteristics to inform assessments for planning approvals and to support the design of the Project to avoid and minimise impacts. | Harvest BESS Preliminary Hydrogeological Review (Umwelt, 2026c) | **Section 6.3**<br>**Appendix F** |
| | Quantify Project water requirements, identify feasible water sources and assess potential impacts of groundwater abstraction. | Harvest BESS Water Supply Assessment (Pentium Water, 2026) | **Section 6.3**<br>**Appendix G** |
| **Noise** | Desktop review, modelling of BESS operational noise using manufacturer data, background monitoring. | Harvest BESS Noise Assessment (Marshall Day Acoustics, 2026) | **Section 6.4**<br>**Appendix H** |
| **Visual amenity** | Desktop review and visual impact assessment using zone of theoretical visibility modelling. | Harvest BESS Visual Assessment (Umwelt, 2026e) | **Section 6.5**<br>**Appendix I** |
| **Traffic and transport** | Assessment of road network conditions, site access, traffic generation and heavy vehicle movements, including swept path and sight distance analysis. | Harvest BESS Transport Impact Assessment (Flyt, 2026) | **Section 6.7**<br>**Appendix J** |
| **Heritage** | Desktop Aboriginal cultural and historic heritage review, assessment of heritage potential, constraints and survey requirements. | Harvest BESS Heritage Risk Assessment (Umwelt, 2026b) | **Section 6.8**<br>**Appendix K** |

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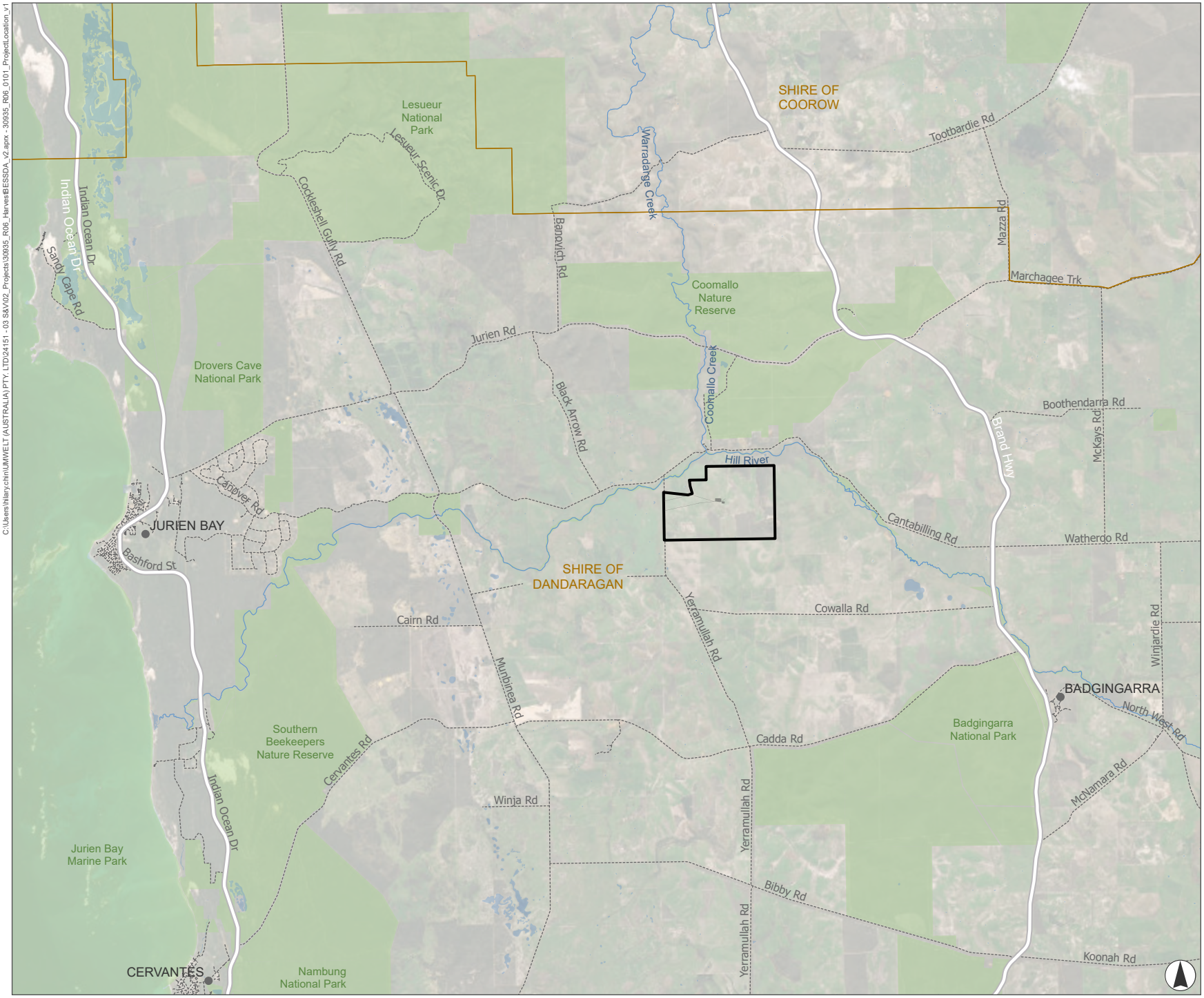
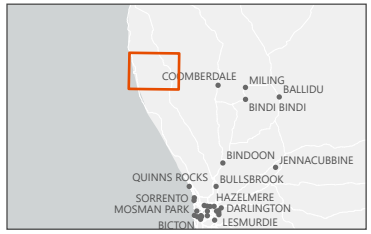
# FIGURE 1.1

## Project Location




**Legend**

- Project Area
- Development Footprint
- Local Government Area
- National Park, Reserves and State Forests
- Waterbody
- Watercourse
- Major Road
- Minor Road
- Populated Place

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Kilometres

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GDA2020 MGA Zone 50

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# 2.0 Site Context

## 2.1 Regional and Local Context

The Project is located within the Shire of Dandaragan in the Northern region of the Wheatbelt. The Shire covers an area of approximately 6,716 $km^2$. The Shire had an Estimated Resident Population of 3,573 in 2022, about 4.5% of the Wheatbelt's total (Australian Bureau of Statistics (ABS), 2021). Major population centres include Jurien Bay, Cervantes, Dandaragan and Badgingarra.

Land use in the Shire includes a combination of agricultural land, Crown land and town sites acting as a regional hub, offering services and infrastructure to local residents and those from surrounding areas.

The area surrounding the Project is sparsely populated, with neighbouring properties typically consisting of large landholdings made up of multiple lots.

The Project Area predominantly consists of land used for agriculture including mixed cropping and grazing and associated rural dwellings and infrastructure. The Project Area is zoned 'Rural" under the LPS No. 7 (**Figure 2.1**).

Key environmental features within 5 km of the Project Area include (see **Figure 2.2**):

- Waterways:
  - Hill River runs parallel to the Project Area, approximately 500 m to the north.
  - Coomalo Creek is located approximately 1 km north of the Project Area.
- Parks and conservation areas:
  - Coomallo Nature Reserve located approximately 1 km north of the Project Area.

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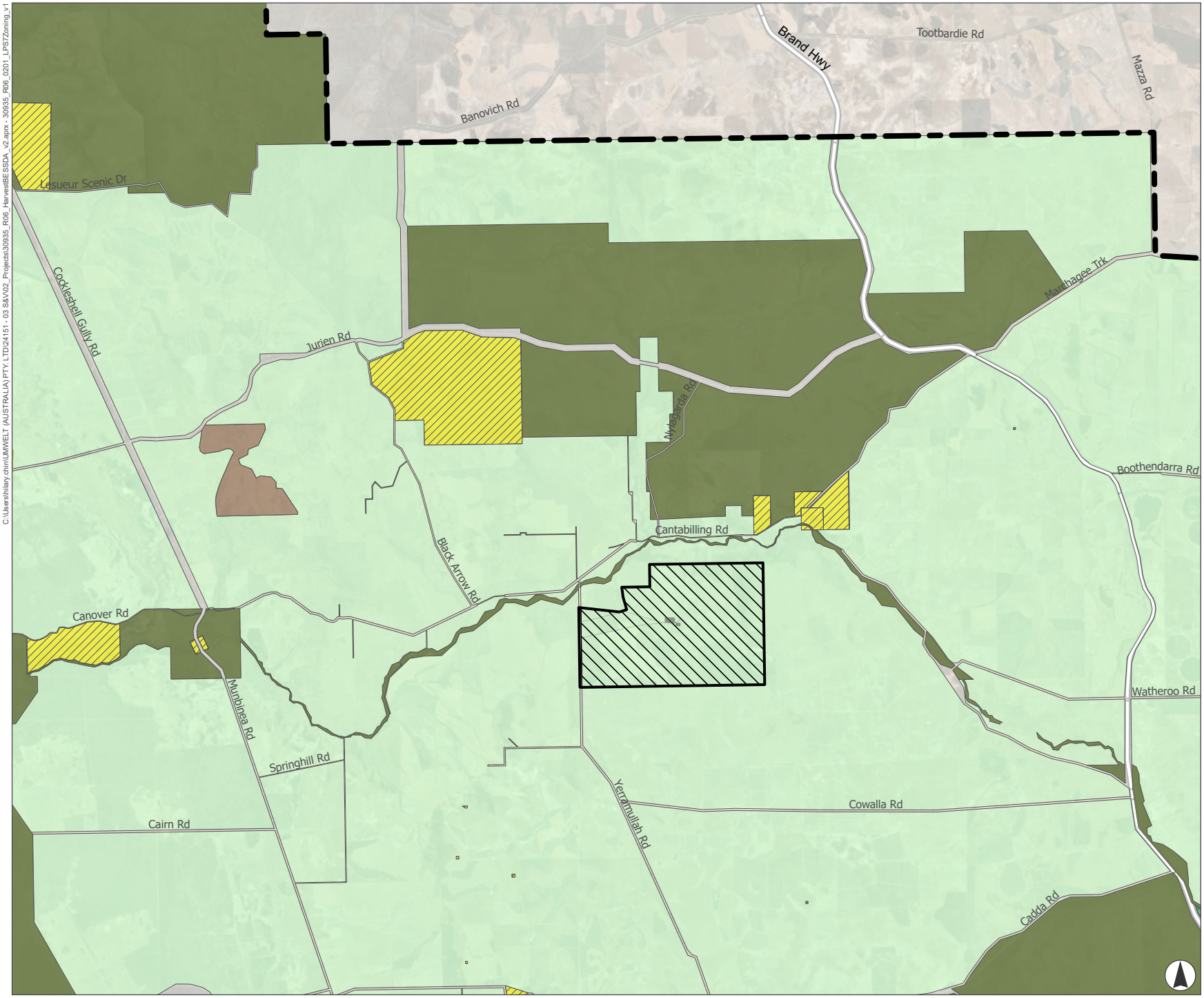
# FIGURE 2.1

## LPS 7 Zoning




**Legend**

- Development Footprint
- Project Area
- Major Road
- Lot 2 on Deposited Plan 26675
- LPS 7 Boundary

**Local Planning Scheme - Zones and Reserves**

- Conservation
- Parks and recreation
- Public purposes
- Rural
- Rural residential
- Rural smallholdings

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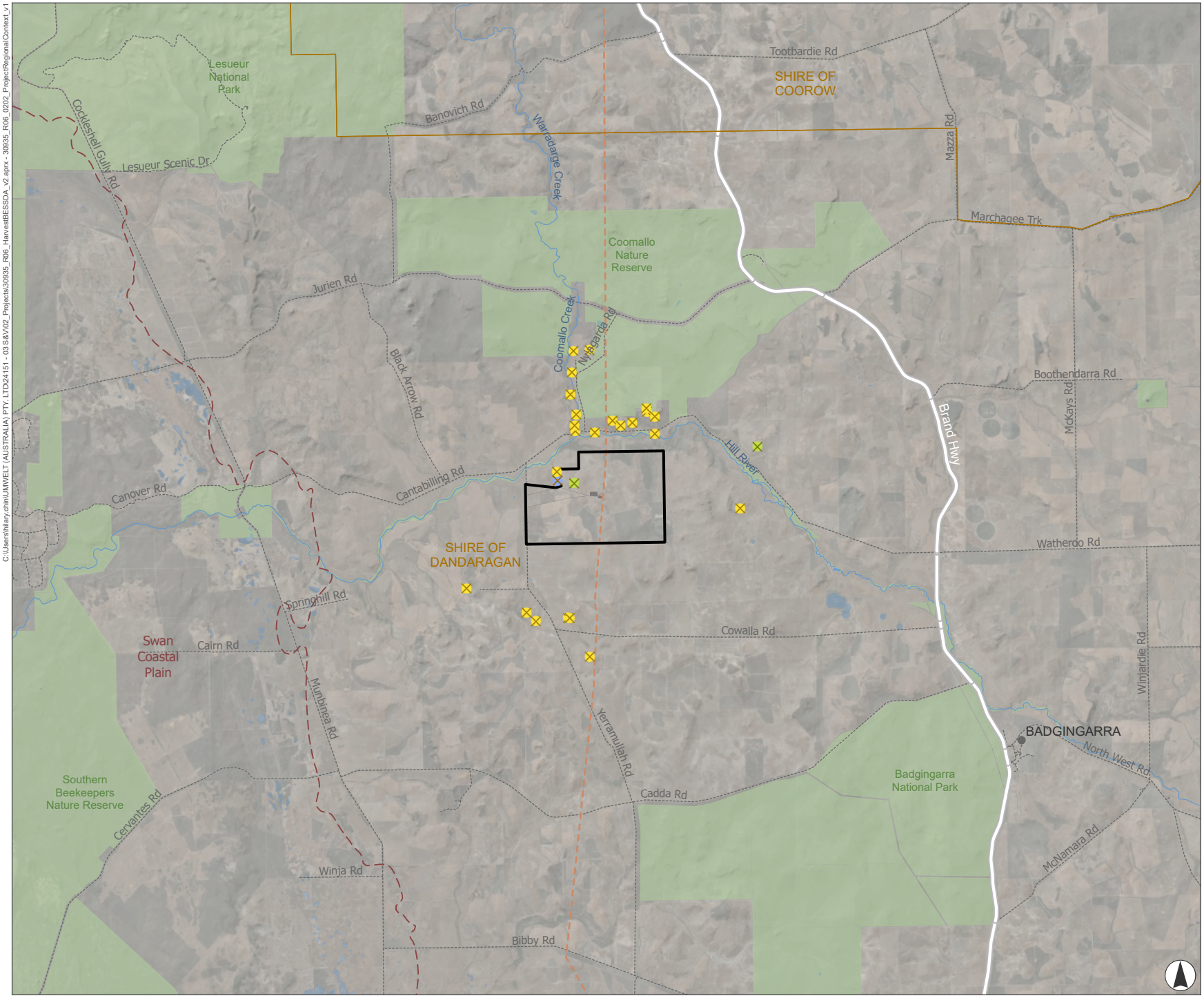
# FIGURE 2.2

## Project Regional Context




**Legend**

- Development Footprint
- Project Area
- Populated Place

**Dwellings (Within 5km of Project Area)**

- Host
- Shed
- Surrounding Dwellings
- Transmission Lines - 132kv
- Local Government Area
- Swan Coastal Plain
- Major Road
- Minor Road
- Watercourse
- Waterbody
- National Park, Reserves and State Forests

0 2 4 6

Kilometres

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## 2.2 Project Area

### 2.2.1 Site Legal Description and Ownership

The freehold land intersecting with the Project Area is Lot 2 on DP 26675 (Volume 2219, Folio 587). A Certificate of Title is provided in **Appendix A**. The western boundary of the Project Area extends into the Yerramullah Road reserve, which is managed by the Shire of Dandaragan.

### 2.2.2 Site History and Land Use

Historic aerial photography indicates that the Project Area has historically been used for agricultural land uses (e.g. dryland cropping, grazing). Whilst aerial photography is not available pre-2000, it is noted that these agricultural land uses are long established in the Wheatbelt region and will continue alongside the Project during operations.

The land immediately surrounding the Project Area comprises agricultural land with native vegetation extending to the south. The Project Area is located within an established rural property and contains existing farm infrastructure including a dwelling, sheds/outbuildings, access tracks and cleared hardstand areas, consistent with ongoing agricultural land management.

One involved dwelling is located within the Project Area, approximately 350 m from the nearest Project infrastructure (see **Figure 3.1**).

### 2.2.3 Climate

Climate conditions for the Project Area have been characterised using data from the Bureau of Meteorology (BoM) Badgingarra Research Station (BoM, 2026), the closest and most representative meteorological station to the Project Area (approx. 20 km north-east).

The area experiences hot, dry summers and cooler, wetter winters. Mean maximum temperatures are typically around 30–33°C in summer and 18–21°C in winter, with minimum temperatures ranging from approximately 14–16°C in summer to 7–9°C in winter. Prevailing winds are generally south-westerly during summer and westerly to north-westerly during winter frontal systems, consistent with typical northern Wheatbelt conditions.

Rainfall conditions in the Project Area have been characterised using long term BoM records from the nearest rainfall gauges at Badgingarra (20 km southeast) and Warradarge (20 km north). These gauges have periods of record extending from the 1950s–1960s to present and indicate mean annual rainfall of approximately 519 mm (Badgingarra) and 535 mm (Warradarge). The highest recorded daily rainfall events range from 80 mm to 98 mm.

# 3.0 Project Overview

The Project is currently at the 'Concept Design' stage. At this stage, the general requirements, indicative locations, and conceptual design of the Project and the associated infrastructure are sufficiently developed to enable an assessment of potential impacts and to define a preliminary development footprint.

The Project will progress to the 'Detailed Design' phase following development approval, during which infrastructure layouts, technical specifications, and construction requirements will be refined to finalise the design.

The BESS and ancillary infrastructure cover an area of approximately 12.3 ha (Development Footprint).

An indicative layout of the Project is shown in **Figure 3.1**. A conceptual site plan is provided in **Appendix B**.

## 3.1 Site Selection

The Project Area was selected for investigation and potential development for the following reasons:

- Proximity to the existing 132 kV transmission line which allows the Project to connect to the network with minimal additional transmission infrastructure and associated environmental impacts (see **Section 6.1**).
- Ecological investigations undertaken for the Project (see **Section 6.1**) confirmed that the Development Footprint is located within largely cleared agricultural land, avoiding remnant vegetation, fauna habitat and areas of higher ecological value.
- Good access via established arterial roads (see **Section 6.7**), supporting safe and efficient construction vehicle movements and reducing the need to upgrade existing road infrastructure.
- The topography of the area supports constructability and provides easy site access.
- The broader region has an established history of renewable energy projects, and the Shire maintains supportive planning policies for renewable energy development, providing a favourable regulatory and community context for the Project.

## 3.2 Design Evolution

The Indicative Project Layout and associated Development Footprint have been developed through an iterative design process informed by a range of technical studies which have guided the avoidance and mitigation of potential impacts. Technical studies prepared to support the Development Application are summarised in **Section 6.0**.

The phased study approach and iterative design review process included:

- Stage 1: Initial desktop constraints assessments (Umwelt, 2025) identified potential planning, environmental, ecological, social and heritage constraints, to inform a preliminary Project layout and determine required technical studies. The assessments identified:

- Low risk associated with most environmental and physical conditions across the site that could be readily avoided or managed through siting, standard design and management practices.
- A small number of moderate to high risk constraints that required further technical investigation or targeted avoidance and mitigation, including:
  - Proximity to surrounding dwellings, requiring noise and visual assessments.
  - Presence of wetlands and associated vegetation, requiring avoidance or mitigation.
  - Presence of vegetation and potential fauna habitat, requiring flora and fauna surveys and avoidance.
  - Potential for Aboriginal and historic heritage, requiring heritage surveys and consultation with the Yued Aboriginal Corporation.
  - Potential for increased traffic, requiring transport route and traffic impact assessment.
  - Key social risks relating to amenity impacts and community perception, requiring the need for early community and stakeholder engagement, and effective management of potential impacts.
- Overall, the site was identified as suitable for BESS infrastructure from a physical and environmental perspective, with no fatal flaws identified subject to further studies.

- Stage 2: Technical studies were completed to further refine the Project layout and identify mitigation and management strategies. The Project updates as result of technical studies included:
  - Addition of an APZ and secondary access route to mitigate bushfire risk, and preparation of a Bushfire Management Plan (BMP).
  - Reduction of access track footprint to avoid clearing adjacent planted Eucalypts.

## 3.3 Project Infrastructure

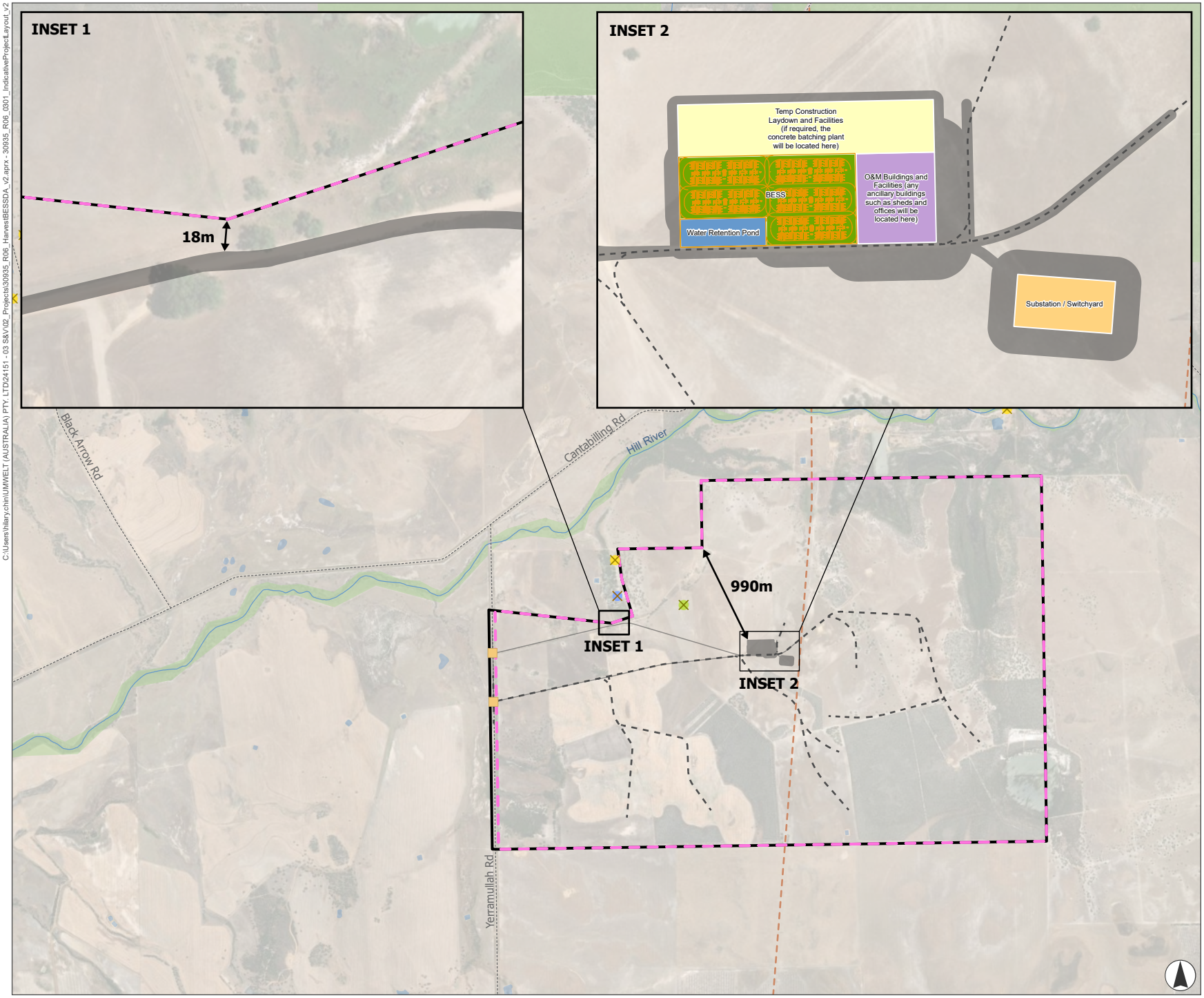
The primary component of the Project is a stand-alone BESS with the capacity to store up to approximately 100 MW (4 – 8 hours or 400 - 800 MWh) of electricity. The BESS would store energy for dispatch to the SWIS during periods of peak demand, increasing grid stability and energy security.

Infrastructure associated with the BESS includes:

- Hardstand areas.
- Substation and switch yard.
- Operational and maintenance facility.
- Control rooms.
- Construction compound and laydown areas (temporary).
- Site offices and car parking.
- Concrete batching plants (temporary).
- Overhead and underground cabling.

- One upgraded internal access track and one new internal access track.

The final configuration of the BESS will be confirmed during the detailed design phase following the selection of a supplier through a competitive tender process. While the Indicative Project Layout may be refined as part of detailed design, the overall capacity and key components will remain unchanged, and the Development Footprint will be generally as shown in this report noting it incorporates a 10 m design buffer.




# FIGURE 3.2

## Indicative Project Layout

**Legend**

- Host
- Shed
- Surrounding Dwellings
- Transmission Lines - 132kv
- Access Point
- Access Road
- Local Government Area
- Minor Road
- Watercourse
- Waterbody
- National Park, Reserves and State Forests
- Lot 2 on Deposited Plan 26675
- Project Area
- Development Footprint

**Facility Layout**

- BESS
- O&M Buildings and Facilities
- Substation / Switchyard
- Temp Construction Laydown and Facilities
- Water Retention Pond

0 0.5 1 1.5

Kilometres

Scale 1:50,000 at A4
GDA2020 MGA Zone 50

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**Image Source:** ESRI Basemap (2025) | **Data Source:** Landgate (2025), Umwelt (2026), OX2 (2026)

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## 3.4 Site Access

Access to the Project Area will be provided via the existing road network, with primary access from Yerramullah Road (unsealed local road) through a proposed upgraded internal access track and a proposed new internal access track (see **Figure 3.1**). While the Project Area does not directly abut a sealed arterial road, the Transport Impact Assessment (see **Appendix G**) confirms that the existing rural road network is suitable for construction and operational access. Access points and internal tracks will be designed to accommodate anticipated construction vehicles and ongoing operational access requirements.

Major components are expected to be delivered from either the Australian Marine Complex/Common User Facility at Henderson (or Fremantle Port) or Geraldton Port, before transitioning from the strategic road network onto local access roads.

Construction traffic is expected to primarily utilise Brand Highway with access to the Project Area available via multiple local road corridors including Cowalla Road, Cantabilling Road and Bibby Road, which connect Brand Highway to Yerramullah Road (see **Appendix G**). The availability of multiple routes provides flexibility for construction logistics and reduces reliance on any single road, with final routing to be confirmed in the Traffic Management Plan.

## 3.5 Project Phasing

### 3.5.1 Pre-construction

The pre-construction phase involves finalisation of design, procurement, and planning activities required to enable safe and efficient delivery of the Project. This phase bridges development approvals and physical construction and ensures all regulatory, engineering, and logistical requirements are satisfied.

Pre-construction activities are expected to include:

- site investigation and surveys
- detailed civil and electrical engineering design
- grid connection arrangements in consultation with Western Power
- procurement of major equipment
- obtaining secondary permits, licences, and statutory approvals
- preparation of construction management documentation
- workforce and logistics planning.

Pre-construction will work towards construction commencement in 2028, with commissioning anticipated in 2029.

### 3.5.2 Construction

Construction will occur over approximately 18 months, with works typically undertaken six days per week (Monday to Saturday).

The construction phase includes:

- site establishment and temporary facilities
- civil earthworks and pavement construction
- installation of BESS equipment and foundations
- electrical infrastructure installation
- substation works
- testing and commissioning.

#### 3.5.2.1 Workforce and Accommodation

The average workforce is expected to be 43 personnel, peaking at 70 full time employees for around six months of the construction period. Peak construction workforce vehicle movements are expected to be around 70 per day.

The Proponent is investigating options for accommodation of the Project workforce during construction with consideration of minimising impacts on and maximising benefits for the local community, and in consultation with the Shire of Dandaragan, Yued Aboriginal Corporation (YAC) and other stakeholders who have indicated a number of potential options for accommodating the Project workforce including:

- use of existing and proposed accommodation camps
- use of existing short-term accommodation and local housing
- purpose-built workers accommodation.

Further information on the next steps OX2 will take to ensure there is sufficient accommodation for the Project while minimising impact and maximising benefits to the local community is provided in the Social Impact Assessment (**Appendix C**).

If suitable workforce accommodation cannot be identified in the surrounding localities, OX2 may consider establishing temporary workers accommodation outside the Project Area. Any such accommodation would be subject to a separate approvals process and additional consultation.

### 3.5.3 Operations

The operational phase involves routine monitoring, maintenance, and servicing of the BESS and associated infrastructure.

Key operational activities include:

- scheduled maintenance of BESS equipment
- electrical system inspections
- safety management
- site access track maintenance
- weed management
- other infrastructure repair and maintenance (e.g. APZ maintenance).

### 3.5.4 Decommissioning

Decommissioning arrangements will be determined closer to the end of the operational life of the Project. The Proponent will be responsible for the decommissioning of the Project. A detailed Decommissioning Plan will be prepared post-approval, in accordance with regulatory requirements and landowner agreements.

# 4.0 Stakeholder and Community Engagement

## 4.1 Engagement and Consultation Process

Engagement and consultation for the Project has been undertaken in accordance with a structured Community and Stakeholder Engagement Plan (CSEP) (Umwelt, 2026a) (See Appendix B of **Appendix C**), consistent with the WA (2025) Guide to Best Practice Planning Engagement in Western Australia, the WALGA Renewable Energy Community Benefits and Engagement Guide (WALGA, 2025) and the WA Draft Guideline on Community Benefits for Renewable Energy Projects (Government of Western Australia, 2025),

The engagement process has been designed to support early, transparent and accessible communication and to inform the identification and management of social impacts within and surrounding the Project Area. Engagement activities have been used to inform Project planning and the Social Impact Assessment (SIA).

Commencement of SIA early in a project that is informed by community and stakeholder engagement affords the opportunity to effectively address social impacts within the detailed project planning and assessment phase. This provides the opportunity to consider strategies to reduce negative impacts and enhance social benefits, improving project design and social/community outcomes throughout the life of a project.

Engagement to inform the SIA was undertaken between November and March 2026, with consultation involving approximately 40 stakeholders and community members. A range of consultation mechanisms were used to obtain input from diverse stakeholder groups, including key stakeholder interviews, an online survey and a Project information sheet.

Further, the Proponent has undertaken ongoing engagement with key stakeholders and community members throughout the assessment process, with the objective of building and maintaining constructive relationships within the local area. The Proponent is committed to continued engagement with key stakeholders and community members throughout the lifecycle of the Project.

Engagement outcomes have been incorporated into the SIA (Umwelt, 2026d) (**Appendix C**) and have informed the development of mitigation and management measures for the Project as discussed in **Section 6.6.3**.

## 4.2 Community Benefits

The Project is expected to result in a range of positive impacts on the community, particularly in relation to economic activity, employment and community investment. Key community benefits will be enhanced by the following mechanisms implemented by the Proponent:

- Host landholder and neighbour agreements.
- CSEP:
    - Improved understanding of the Project, its activities and likely impacts.

  - Stakeholder satisfaction with engagement approach and outcomes.
- Community benefit fund:
  - Improved livelihoods for community members.
  - Increased social capital through community interaction.
  - Community needs are considered and addressed at a local community level.
- A relationship agreement with Yued Aboriginal Corporation will include the Project's agreed benefit sharing opportunities.

## 4.3 Future Consultation

The Proponent will continue to implement a structured and proactive community and stakeholder engagement program for the Project, aligned with the Clean Energy Council's Best Practice Charter for Renewable Energy Projects, the IAP2 Framework and Western Australian government guidelines.

Ongoing engagement will focus on maintaining transparent, timely communication and ensuring stakeholder and community inputs is meaningfully considered throughout the next stages of the Project.

Key future engagement activities will include:

- Ongoing stakeholder and community engagement: Continued engagement with local landholders, community members, Traditional Owners and key stakeholders to continue to address and understand perceived impacts, opportunities and local context, including social, environmental and service capacity considerations.
- Public notification and consultation: During the development application phase, the Proponent will support formal public notification processes in accordance with WA planning requirements. Including providing accessible project information and opportunities for submissions.
- Communication of project updates and findings: Sharing outcomes of technical studies, environmental assessments and project refinements, including how community feedback has influenced project design, consistent with government expectations for transparent consultation.
- Targeted engagement methods: Use of tailored engagement tools such as community newsletters, website updates, mailouts, surveys, meetings (online and in-person) and direct engagement with landholders and neighbours informed by stakeholder preferences and the Project's Community Engagement Plan.
- Impact assessment and mitigation discussions: Engagement will continue to seek feedback on identified or potential impacts and proposed mitigation strategies, supporting iterative project refinement and alignment with stakeholder expectations.
- Benefit sharing and local participation: Continued collaboration with stakeholders to co-design community benefit sharing initiatives, alongside promoting local employment, procurement opportunities and supplier engagement, consistent with WA renewable energy guidance encouraging regional benefits.
- Engagement with Traditional Owners: Ongoing consultation to ensure the Project is developed in a culturally appropriate manner, with consideration of cultural heritage values and alignment with WA Aboriginal heritage processes.

- Post-notification engagement: Following the public notification period, the Proponent will communicate key themes raised in submissions, outline next steps, and continue engagement to refine benefit-sharing initiatives and strengthen local partnerships.

The Proponent's ongoing engagement approach will continue to reflect a commitment to best practice, continuous improvement and building social licence, to meet or exceed applicable WA consultation expectations while supporting positive community and project outcomes.

# 5.0 Planning Assessment

## 5.1 Local Planning Framework

### 5.1.1 Shire of Dandaragan Local Planning Scheme No. 7

LPS No. 7 is the Shire's statutory planning instrument which guides land use and development control and sets out the Shire's planning aims. The alignment of the Project with key relevant aspects of LPS No. 7 and objectives of the Rural Zone is provided in **Table 5.1**.

**Table 5.1 Project Alignment with LPS No. 7**

| Description | Alignment of the Project |
|---|---|
| **Land Use and Zoning**<br>LPS No. 7 classifies land zoning across the Shire and the permissibility of land uses within each zone. It also provides objectives for the overall Scheme and different zones and describes requirements for development and planning approval. | **Land Use Classification**<br>In consideration of Table 1 and Schedule 2 of the LPS No. 7, the proposed land use (BESS) is not readily classified.<br><br>**Scheme Zone**<br>All lots within the Project Area are zoned as Rural under LPS No. 7.<br><br>**Land Use Permissibility**<br>The Project is expected to be considered a 'use not listed' by the Shire. Land uses that are not readily classifiable are generally assessed against the objectives or policy statement for the zone in which the land use is proposed. |
| **Rural Zone Objectives**<br>The objective of the Rural Zone is:<br>'To provide for a range of rural activities such as broadacre and diversified farming so as to retain the rural character and amenity of the locality, in such a way as to prevent land degradation and further loss of biodiversity'. | The Project will diversify rural land use and generate alternative income through energy storage, without significantly affecting livestock grazing and cropping. Agricultural activities on adjoining Rural Zoned land will not be adversely affected.<br>The Project's small disturbance area, implementation of a Construction Environmental Management Plan (CEMP) and a decommissioning and rehabilitation plan will help preserve environmental and agricultural value and prevent land degradation.<br><br>Further assessment of the Project against provisions of SPP2.5 (Rural Planning) is provided in **Section 5.2.6**. |

### 5.1.2 Planning and Development (Local Planning Schemes) Regulations 2015

Clause 67(2) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 sets out the matters to which the local government is to give due regard in considering a development application, to the extent they are relevant to the Project. An assessment of the Project against the provisions of Clause 67(2) of the Deemed Provisions is provided in **Table 5.2**.

**Table 5.2 Consideration of the Deemed Provisions**

| Provision | Applicants Response |
|---|---|
| (a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area; | The aims and provisions of the Shire's LPS No. 7, and the relevant objectives of the Rural Zone, have been considered in **Section 5.1.1**. |
| (b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving; | The Project is consistent with orderly and proper planning. It is consistent with LPS No. 7, relevant objectives of the Rural Zone, and with relevant SPPs and Position Statements. Consideration of the Shire of Dandaragan Renewable Energy Local Planning Policy (LPP) 9.14 and 9.15 is described in **Section 5.1.3**. |
| (c) any approved State planning policy; | The Project has considered and is consistent with:<br>• State Planning Policy 2.0 – Environment and Natural Resources Policy (see **Section 5.2.5**)<br>• State Planning Policy 2.5 – Rural Planning (see **Section 5.2.6**)<br>• State Planning Policy 2.9 – Water Resources (see **Section 5.2.7**)<br>• State Planning Policy 3.7 – Planning in Bushfire Prone Areas (see **Section 5.2.8**). |
| (d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d); | There are no relevant environmental protection policies applicable to this area. |
| (e) any policy of the Commission; | All applicable policies and position statements of the Commission are addressed under **Section 5.2** of this report. |
| (f) any policy of the State; | An assessment against the following documents is provided below:<br>• State Planning Strategy 2050 (see **Section 5.2.1**)<br>• Energy Transformation Strategy (see **Section 5.2.2**)<br>• WA Climate Policy (see **Section 5.2.3**). |
| (g) any local planning strategy for this Scheme endorsed by the Commission; | An assessment against the Shire of Dandaragan Local Planning Strategy is provided in **Section 5.1.4**. |

| Provision | Applicants Response |
|---|---|
| (h) any structure plan or local development plan that relates to the development; | N/A |
| (i) any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015; | The Shire undertook a statutory review of its Local Planning Framework in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015. The review assessed the currency and effectiveness of the existing planning framework and recommended the preparation of a new LPS 8 to replace the current scheme.<br>Preparation of the new scheme is underway and is expected to progress through the statutory planning process in the coming years. The outcomes of the review do not identify any matters that would materially affect the Project. |
| (j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve; | N/A |
| (k) the built heritage conservation of any place that is of cultural significance; | The Project Area and Development Footprint have a low potential for unrecorded historical heritage. Any historical material present is likely to consist of isolated and degraded remnants of early pastoral activity located in less disturbed areas. Given the extent of previous land modification, the likelihood of significant historical heritage impacts is considered low. Heritage surveys were completed with the Yued Aboriginal Corporation (YAC) in accordance with a Yued Heritage Protection Agreement (YHPA). Associated reporting is underway by YAC.<br>See further discussion in **Section 6.8** which summarises the **Desktop Heritage Risk Assessment** (**Appendix K**). |
| (l) the effect of the proposal on the cultural heritage significance of the area in which the development is located; | A desktop search of available data has not identified any registered or lodged sites either on or in the vicinity of the Project Area Development Footprint. A YHPA is in place with YAC and heritage surveys have been completed.<br>To mitigate the potential for inadvertent impact on unknown Aboriginal Cultural Heritage (ACH), an avoidance-first design has been adopted, supported by buffers, targeted heritage surveys with the Yued, ongoing engagement, training, early works controls and an Unexpected Finds Procedure. Reporting confirming the outcome of the survey is underway by YAC. |

| Provision | Applicants Response |
|---|---|
| | See further discussion in **Section 6.8** which summarises the **Desktop Heritage Risk Assessment** (**Appendix K**). |
| (m) the compatibility of the development with its setting, including-<br><br>(i) the compatibility of the development with the desired future character of its setting; and<br>(ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development; | The Project is compatible with the rural setting as it is located within a predominantly cleared agricultural landscape with sparse surrounding dwellings.<br>The Development Footprint is small relative to the wider property (see **Figure 3.1**), which allows ongoing farming activities to continue, and has been sited where possible to avoid key environmental and visual constraints.<br>Additionally, an existing 132 kV transmission line is immediately adjacent to the Project (see **Figure 3.1**) which allows the Project to connect to the network with minimal additional transmission infrastructure and associated environmental impacts. |
| (n) the amenity of the locality including the following –<br><br>(i) environmental impacts of the development;<br>(ii) the character of the locality;<br>(iii) social impacts of the development; | The Project will not result in significant impacts on the amenity of the locality.<br>See further discussion in:<br>• **Section 6.4** which summarises the Noise Impact Assessment (**Appendix H**)<br>• **Section 6.7** which summarises the Traffic Impact Assessment (**Appendix J**).<br>• **Section 6.6** which summarises the Social Impact Assessment (**Appendix C**)<br>• **Section 5.1** which summarises the Ecological Assessment (**Appendix D**)<br>• **Section 6.5** which summarises the Visual Assessment Report see (**Appendix I**)<br>• **Section 6.3** which summarises the Preliminary Hydrogeological Assessment (Appendix F). |
| (o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource; | The Project will not result in significant impacts on the natural environment or water resources.<br>See further discussion in **Section 6.1** which summarises the Ecological Assessmen**t** (**Appendix D**) and **Section 6.3** which summarises the Preliminary Hydrogeological Assessment (**Appendix F**). |
| (p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved; | Clearing of native vegetation will be limited to the minimum extent required and unavoidable. Up to 0.11 ha of native vegetation and 0.06 ha of planted Eucalypts within the Development Footprint will be cleared. |

| Provision | Applicants Response |
|---|---|
| | See **Section 5.1** which summarises the Ecological Assessment (**Appendix D**).<br>A Visual Assessment Report (**Appendix I** and **Section 6.5**) was also prepared which evaluated potential visibility of the BESS and associated infrastructure to aid in Project infrastructure siting. |
| (q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk; | The Desktop Hydrogeological Assessment (**Appendix F**) identified that the Project Area is located within a gently undulating agricultural landscape with some identified risks. See **Section 6.3** for detailed discussion of risks and proposed mitigation.<br>The Bushfire Risk Assessment (**Appendix E**) identified that with the adoption of several mitigation measures, including APZs and a Bushfire Management Plan, residual risks to life, property, and infrastructure are reduced to acceptable or as low as reasonably practicable (ALARP) levels and are consistent with planning policy expectations. |
| (r) the suitability of the land for the development taking into account the possible risk to human health or safety; | The Project is located within a sparsely populated rural area. One involved dwelling is located within the Project Area approximately 350 m from the nearest Project infrastructure (see **Figure 3.1**).<br>The Project has been sited within cleared agricultural land to maximise separation from nearby receptors and to minimise amenity and environmental impacts. The following assessments have been undertaken in consideration of assessing and mitigating impacts on human health and safety:<br>• Noise Impact Assessment (see **Appendix H**).<br>• Visual Assessment Report (see **Appendix I**).<br>• Bushfire Risk Assessment (see **Appendix E**). |
| (s) the adequacy of –<br><br>(i) the proposed means of access to and egress from the site; and<br>(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles; | Access to the Project Area will utilise the existing road network, with the primary entry point via Yerramullah Road and connection to the Project through proposed two internal access tracks (to be used for access and egress) (**Appendix J**).<br>All access points, internal tracks and parking will be designed to safely accommodate expected construction vehicles and ongoing operational requirements. |

| Provision | Applicants Response |
|---|---|
| (t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety; | Transport impacts from the Project will be short-term and largely limited to construction, with minimal traffic during operations. Peak construction traffic of 70 vehicles per day (bi-directional) represents a minor increase and is well within the capacity of the existing road network.<br>The Traffic Impact Assessment (**Appendix J**) confirms that local roads and intersections can accommodate construction vehicles with standard traffic management, and that cumulative impacts and road safety risks are unlikely to be significant. The Traffic Impact Assessment confirms that local roads and intersections can accommodate construction vehicles with standard traffic management, and that cumulative impacts and road safety risks are unlikely to be significant. Construction traffic will be managed through the preparation and implementation of a detailed Traffic Management Plan (TMP) post development approval. |
| (u) the availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability; | Public transport services, and access by pedestrians and cyclists, older people, and people with a disability is not relevant to the Project.<br><br>Any waste generated from construction and/or operation of the project will be disposed of at a licensed facility off-site. |
| (v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses; | The property where the Project is proposed is an agricultural property used for cropping and grazing. Construction and operation of the Project will not result in any impact on community services or benefits. Rather, the Project will provide benefits through the community benefit fund and employment opportunities. |
| (w) the history of the site where the development is to be located; | See above responses for (k) and (l). |
| (x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals; | The Project will provide regional economic benefits including greater economic diversity and local spending, employment and training opportunities, community investment, upgrades to infrastructure and roads, and increased community vibrancy. |

| Provision | Applicants Response |
|---|---|
| | Implementation of mitigation and enhancement measures are proposed to address salient social impacts. |
| (y) any submissions received on the application; | The Shire and applicant will consider all submissions received. |
| (za) the comments or submissions received from any authority consulted under clause 66; | The Shire and applicant will consider all submissions received. |
| (zb) any other planning consideration the local government considers appropriate. | All planning considerations have been addressed in this document. |

### 5.1.3 Shire of Dandaragan Local Planning Policy LPP 9.14 Renewable Energy Facilities

The Local Planning Policy LPP 9.14 Renewables Energy Facilities (LPP 9.14) and how it has been considered by the Project is outlined in **Table 5.3**.

**Table 5.3 Project Alignment with LPP 9.14**

| What is it? | Alignment of Project |
|---|---|
| LPP 9.14 Renewable Energy Facilities is prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.<br><br>The policy provides direction and guidance on the development of renewable energy facilities in the Shire of Dandaragan Local Planning Scheme No.7.<br><br>LPP 9.14 defines a Renewable Energy Facility as "...premises used to generate energy from a renewable energy source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource (i.e. a solar farm or wind farm)..." and has therefore been considered in this report.<br><br>The objectives of LPP 9.14 are:<br>• To promote the responsible development of renewable energy facilities and support renewable energy generation within the Shire.<br>• To provide a clear position on the Shire's expectations regarding the development of renewable energy facilities for proponents, | The Project aligns with LPP 9.14 by:<br>• Supporting responsible renewable energy development by delivering grid-scale energy storage that facilitates increased renewable energy uptake within the Shire.<br>• Responding to the Shire's expectations through undertaking comprehensive planning, assessment and supporting technical studies. See summaries for all supporting technical studies in **Section 6.0.**<br>• Ensuring appropriate siting and design that maintains community safety and amenity, while enabling ongoing agricultural land use (see **Section 3.2**).<br>• Minimising impacts on environmental, visual and heritage by utilising cleared land and applying an avoidance-first iterative design approach. See discussion of potential impacts in **Section 6.0**).<br>• Undertaking meaningful stakeholder and community engagement, including consulting with landholders and Traditional Owners and implementing community benefit initiatives (see **Section 4.0**). |

| What is it? | Alignment of Project |
|---|---|
| other stakeholders and the broader community.<br>• To achieve renewable energy facility layouts which do not compromise the safety or amenity of the local community, aviation activities, or the continuation of land use activities occurring on nearby land.<br>• To protect areas of visual, natural and heritage significance and ensure renewable energy facilities are appropriately and sensitively sited to mitigate any potential adverse impacts.<br>• To ensure meaningful community and stakeholder engagement occurs throughout the planning and development approval processes. | |

### 5.1.4 Shire of Dandaragan Local Planning Policy LPP 9.15 Workforce Accommodation

The Local Planning Policy LPP 9.15 Workforce Accommodation (LPP 9.15) and how it has been considered by the Project is outlined in **Table 5.4**.

**Table 5.4 Project Alignment with LPP 9.15**

| What is it? | Alignment of Project |
|---|---|
| LPP 9.15 Workforce Accommodation is prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.<br><br>The policy provides direction and guidance on the development of Workforce Accommodation which is a 'use not listed' under the Shire of Dandaragan LPS No.7.<br><br>In summary, the objectives of LPP 9.15 are to:<br>• Support accommodation that maximises social benefits and minimises impacts.<br>• Prioritise locations within or near townsites to support communities and services.<br>• Encourage temporary worker housing near townsites, using existing or approved short-term options where possible.<br>• Support permanent housing for long-term workers in Residential zones. | The Proponent is investigating workforce accommodation solutions, which will form a separate Development Application (if required). A preliminary assessment of workforce accommodation options within the social locality was undertaken as part of the SIA (**Section 6.6** and **Appendix C)** to inform future planning decisions and form the basis of further consultation with the community, stakeholders and service providers.<br><br>The Proponent has committed to aligning with the LPP 9.15 by:<br>• Prioritising employment of local people who already reside in the community.<br>• Prioritising accommodation locations within or adjacent to townsites to support local businesses.<br>• Minimising amenity impacts, such as noise or traffic, through mitigation measures. |

| What is it? | Alignment of Project |
|---|---|
| • Ensure developments are well-designed, serviced, and integrated to protect amenity and social cohesion.<br>• Allow Rural-based accommodation for construction or seasonal work where it does not conflict with existing uses or sensitive environmental, visual, or heritage areas. | • If purpose-built accommodation is developed, ensuring a benefit for the local community through appropriate site planning and design quality or that any impacts are appropriately remediated through the timely decommissioning of the accommodation. |

### 5.1.5 Shire of Dandaragan Local Planning Strategy

The Shire's Local Planning Strategy (the Strategy) was endorsed in 2020 and establishes the strategic land use and development framework for the Shire over 10-15 years. LPS No. 7 is the primary statutory mechanism for implementing the Strategy, providing the rationale for land use and development controls across the Shire. The Strategy identifies key issues, strategic directions and actions relevant to infrastructure, energy provision, the rural economy and compatible non-rural land uses, which are directly relevant to the Project.

Key directions from the Strategy relevant to the Project include:

- Support for renewable energy initiatives and associated infrastructure to facilitate sustainable economic growth and diversification of the Shire's economy.
- Recognition of agriculture as the principal land use, with support for non-rural uses where they are compatible with, and complementary to, ongoing rural activities.
- Encouragement of utility infrastructure development where it can be appropriately located, serviced, and managed to minimise land use conflict.
- Protection of existing settlements and future rural living areas by directing non-residential infrastructure to locations removed from sensitive receptors and incompatible land uses.

Having regard to these strategic directions, the Project is consistent with the long-term land use vision for the Shire by supporting renewable energy generation and grid stability while remaining compatible with the primary rural use of the land. The Project is located away from existing townsites and areas identified for future rural living, thereby minimising potential land use conflicts and aligning with the Shire's strategic intent to manage infrastructure development in a manner that protects settlement amenity and rural character.

### 5.1.6 Shire of Dandaragan Strategic Community Plan 2019-2029

The Shire of Dandaragan Strategic Community Plan 2019-2029 and how it has been considered by the Project is outlined in Table 5.5.

**Table 5.5 Project Alignment with Shire of Dandaragan Strategic Community Plan 2019-2029**

| Description of Themes | Alignment of the Project |
|---|---|
| • Infrastructure – The Shire will sustain a dynamic infrastructure network responsive to usage demand that attracts and retains residents and businesses. | • Infrastructure – The Project delivers new energy infrastructure that supports grid reliability and aligns with the Shire's aim to |

| Description of Themes | Alignment of the Project |
|---|---|
| • Prosperity – The Shire will experience broad economic and population growth with decreasing economic barriers, diversified agriculture and fisheries output and a vibrant visitor economy.<br>• Community – The Shire's resident population will grow more than the WA regional average supported by increased community recreation and cultural opportunities and access to key liveability factors such as health and wellbeing services and educational opportunities. | maintain a strong, future-focused infrastructure network.<br>• Prosperity – The Project diversifies the rural economy by providing supplementary income to the landholder, creating construction-phase employment, and supporting renewable energy development in the region.<br>• Community – The Project contributes to community wellbeing through a community benefit fund which will include a neighbour benefit program to recognise the potential impacts that neighbours may experience during construction and operation of the BESS. |

## 5.2 State Planning Framework

### 5.2.1 State Planning Strategy 2050

The *Western Australian State Planning Strategy for 2050* (WAPC, 2021b) and how it has been considered by the Project is outlined in Table 5.6.

**Table 5.6 Project Alignment with the WA State Planning Strategy 2050**

| What is it? | Alignment of the Project |
|---|---|
| This strategy provides the overarching context, principles, goals, and strategic direction for land use planning in WA. The uptake of renewable energy generation and technology is a critical component of the strategy and is specifically discussed under strategic goals for global competitiveness, and strategic directions for physical infrastructure and environment | The State Planning Strategy 2050 makes specific reference for a need to improve the State's electricity network infrastructure to manage the increased generation and use of renewable energy. The Project is consistent with and supports the implementation of the goals and strategic directions of the State Planning Strategy 2050. |

### 5.2.2 Energy Transformation Strategy

The Western Australian Energy Transformation Strategy (Energy Policy WA, 2021) and how it has been considered by the Project is outlined in Table 5.7.

**Table 5.7 Project Alignment with the WA Energy Transformation Strategy**

| What is it? | Alignment of the Project |
|---|---|
| The State's Energy Transformation Strategy sets out the State government's work program for delivering secure, reliable, sustainable, and | The Project is strongly aligned with, and directly advances, at least three of the five strategy objectives: |

| What is it? | Alignment of the Project |
|---|---|
| affordable electricity for WA. The Strategy includes five objectives:<br>• Maintain a secure and reliable electricity supply.<br>• Ensure affordable electricity for households and businesses.<br>• Reduce energy sector emissions.<br>• Transition affected workers in the Collie region.<br>• Promote local jobs and growth. | • Maintain a secure and reliable electricity supply.<br>• Ensure affordable electricity for households and businesses.<br>• Reduce energy sector emissions.<br>The Project will also provide opportunities for workers in the Dandaragan region during construction of the Project. |

### 5.2.3 Western Australia Climate Policy

The Western Australian Climate Policy (DWER, 2020) and how it has been considered by the Project is outlined in **Table 5.8**.

**Table 5.8 Project Alignment with the WA Climate Policy**

| What is it? | Alignment of the Project |
|---|---|
| The Western Australian Climate Policy was released in 2020 and sets out the vision for a climate resilient state with net-zero greenhouse gas emissions by 2050. The policy lays out the following areas of focus for climate action in the State:<br>• Clean manufacturing and future industries.<br>• Transforming energy generation and use.<br>• Storing carbon and caring for our landscapes.<br>• Lower-carbon transport.<br>• Resilient cities and regions.<br>• Government leadership. | The Project aligns with the Western Australia Climate Policy by:<br>• Supporting decarbonisation of the electricity sector through large-scale storage.<br>• Increasing energy system reliability and resilience.<br>• Contributing to regional economic resilience and diversification.<br>• Demonstrating responsible planning and governance. |

### 5.2.4 State Planning Policy No. 1 – State Planning Framework

The Project has considered *State Planning Policy No. 1 (*SPP1*)* (DPLH, 2017). Alignment of the Project with relevant provisions in SPP1 is described in **Table 5.9**.

**Table 5.9 Consideration of State Planning Policy No. 1**

| What is it? | Alignment of the Project |
|---|---|
| State Planning Policy No. 1 (SPP1) restates and expands upon the key principles of the State Planning Strategy in planning for sustainable land use and development. It brings together existing State and regional policies, strategies, and guidelines within a central State Planning Framework (Framework) which provides a context for decision-making on land use and development in Western Australia.<br>The Framework informs the Commission, local government and others involved in the planning process on State level planning policy which is to be taken into consideration, and given effect to, to ensure integrated decision-making across all spheres of planning.<br>General principles in SPP1 for land use planning and development are described relating to: Community, Economy, Environment, Infrastructure, Regional Development, and Governance. | The Project is well aligned with several of the general principles of SPP1, including:<br>• Community – providing effective systems of community consultation at appropriate stages in the planning and development process. The Proponent has and will continue to consult with the community throughout Project development and construction.<br>• Economy – protecting agricultural land resources from inappropriate uses; and avoiding land use conflicts by separating sensitive and incompatible uses from industry and other economic activities with off-site impacts. Implementation of the Project allows ongoing agricultural practices to continue in the Project Area and adjoining properties whilst also providing supplementary income to the landowner.<br>• Regional development – facilitate strong and resilient regional communities and regions by promoting a diverse range of land uses and developing regional resources through economic diversification. The Project diversifies the economy of the region, with a significant investment that is compatible with existing agricultural activities.<br>The Project is also consistent with a range of other general principles of SPP1 related to the environment and infrastructure. |

### 5.2.5 State Planning Policy No. 2 – Environmental and Natural Resources Policy

State Planning Policy No. 2 (SPP2) (WAPC, 2003) and how it has been considered by the Project is described in Table 5.10.

**Table 5.10 Consideration of State Planning Policy No. 2**

| What is it? | Alignment of the Project |
|---|---|
| State Planning Policy No. 2 (SPP2) defines the principles and considerations that represent good and responsible planning in terms of | • The Project aligns with SPP2 by being located almost entirely within previously cleared agricultural land, thereby minimising |

| What is it? | Alignment of the Project |
|---|---|
| environment and natural resource issues within the framework of the State Planning Strategy. The objectives of the policy are to:<br>• Integrate environment and natural resource management with broader land use planning and decision-making.<br>• Protect, conserve and enhance the natural environment.<br>• Promote and assist in the wise and sustainable use and management of natural resources.<br>SPP2 refers to reducing greenhouse gas emissions by decreasing reliance on non-renewable fuels, stating that 'planning strategies, schemes and decision making should support the use of alternative energy generation, including renewable energy, where appropriate.'<br>SPP2 also includes measures related to the protection of the environment (biophysical and social), mitigation of impacts, and management of water resources, soil and land quality, biodiversity, and landscape values. | impacts on remnant vegetation and significant fauna habitat.<br>• The Indicative Project Layout has been informed by several investigations to minimise environmental impacts and integrate natural resource considerations into planning.<br>• Environmental impacts during construction and operation will be managed through the CEMP, erosion/sediment controls, stormwater and spill-management measures, and bushfire protection strategies.<br>• The Project supports sustainable land use by enabling agricultural activities to continue, while providing renewable energy storage that contributes to reduced reliance on non-renewable fuels, consistent with SPP2's direction to support alternative energy generation.<br>• Water, soil, and landscape values are protected through appropriate siting, design, stormwater management, vegetation avoidance as much as practicable and visual minimisation measures.<br>The Project meets the key objectives of SPP2 by protecting environmental values, minimising impacts, supporting sustainable resource use, and facilitating renewable energy development. |

### 5.2.6 State Planning Policy No. 2.5 – Rural Planning

A summary of relevant aspects of *State Planning Policy No. 2.5* (SPP2.5) (WAPC, 2016) and how it has been considered by the Project is described in **Table 5.11**.

**Table 5.11 Consideration of State Planning Policy 2.5**

| What is it? | Alignment of the Project |
|---|---|
| State Planning Policy 2.5 (SPP 2.5) provides the overarching planning objectives relating to Rural Zones defined in local planning schemes. SPP 2.5 aims to protect rural land, rural land uses, avoid land use conflicts, and support sustainable economic growth. The policy seeks to promote economic development opportunities, with the Western Australian Planning Commission (WAPC) to balance the need for economic opportunity | • The Project is consistent with the objectives and policy measures of SPP 2.5 as the Project Area is located within an established rural property and contains existing farm infrastructure including a dwelling, sheds/outbuildings, access tracks and cleared hardstand areas, consistent with ongoing agricultural land management. This approach avoids fragmentation of rural land |

| What is it? | Alignment of the Project |
|---|---|
| with the protection of the State's primary production and natural resource assets. SPP2.5 includes relevant objectives and policy measures to protect agricultural land resources wherever possible, minimise the potential for land use conflict, and carefully manage environmental, landscape and water resource assets. | and maintains the predominant rural character of the locality.<br>• The siting of the infrastructure away from nearby dwellings with suitable separation distances, reduces the potential for land use conflict and ensures compatibility with surrounding agricultural land uses.<br>• The Indicative Project Layout impacts remnant vegetation where unavoidable. and avoids areas of higher environmental value, instead utilising degraded land consistent with the intent of SPP 2.5 to protect natural resource assets and agricultural productivity.<br>• Environmental and natural resource considerations have informed the Project design, supported by ecological studies, hydrology assessment, and bushfire planning (**Section 6.0**).<br>• The bushfire-appropriate siting of infrastructure, together with the implementation of the APZ, BMP, Bushfire Risk Report (BRR) and vegetation management measures, ensures the Project will not increase fire risk within the surrounding rural landscape. Potential construction and operational impact, including dust, noise, traffic and fire risk, are appropriately managed through the CEMP, TMP and BMP, ensuring that nearby rural land uses are not materially affected. |

### 5.2.7 State Planning Policy No. 2.9 – Water Resources

*State Planning Policy No. 2.9* (SPP2.9) (WAPC, 2025) and how it has been considered by the Project is described in Table 5.12.

**Table 5.12 Consideration of State Planning Policy 2.9**

| What is it? | Alignment of the Project |
|---|---|
| The objectives of SPP2.9 are to:<br>• Protect and improve the environmental and the social, cultural and economic values of the state's water resources.<br>• Protect public health and the long-term supply of good quality and affordable drinking water.<br>• Manage the risk of flooding to people, property and infrastructure. | • There is a wetland that intersects the south-east of the Project Area. The wetland will be wholly avoided and setback approximately 3 km from the Development Footprint, and indirect impacts managed through basic erosion and stormwater controls.<br>• Hydrology findings informed the Development Footprint to avoid sensitive surface and groundwater features. |

| What is it? | Alignment of the Project |
|---|---|
| • Ensure the secure and sustainable supply, use, disposal and re-use of water resources.<br>• Ensure future development is resilient to the water related impacts of climate change.<br>• Minimise future costs and protect public health by ensuring that appropriate wastewater infrastructure is provided.<br>A revision of SPP2.9 was released in December 2025 and contains an updated set of policy provisions. The intent of the updated policy provisions is to ensure that planning/development considers water resource management at the appropriate time. | • Bunding, spill control and stormwater design will protect water quality.<br>• A Water Supply Assessment (Pentium Water, 2026) (**Appendix G**) was undertaken to quantify Project water requirements, identify feasible water sources and assess potential impacts of groundwater abstraction. The assessment indicates that adequate groundwater is available for the Project, and that the estimated drawdown of 0.006 – 0.03 m is unlikely to cause impacts to other users or environmental values.<br>• Any groundwater use will be licensed under the *Rights in Water and Irrigation Act 1914* (WA) (RIWI Act).<br>• Potential acid sulphate soils will be investigated and managed through controls in the CEMP if triggered by excavation.<br>Measures collectively ensure water resources are protected in line with SPP 2.9. |

### 5.2.8 State Planning Policy No. 3.7 – Planning in Bushfire Prone Areas

*State Planning Policy No. 3.7* (SPP3.7) (WAPC, 2024) and how it has been considered by the Project is outlined in Table 5.13.

**Table 5.13 Consideration of State Planning Policy 3.7**

| What is it? | Alignment of the Project |
|---|---|
| • SPP3.7 applies to certain types of development on land which has been designated as bushfire prone.<br>• Proposed developments in Bushfire Prone Areas that trigger SPP3.7 must have a Bushfire Management Plan undertaken by an accredited professional which includes a Bushfire Attack Level (BAL) assessment, identification of any bushfire hazard issues, and compliance with criteria outlined in policy guidelines.<br>In the absence of SPP3.7 being triggered, Clause 67(2)(q) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 require that due regard is given to the possible risk of bushfire. | • Only a small portion of the Project Area is mapped as bushfire prone, and the Development Footprint will not intersect with bushfire prone areas. Notwithstanding this, the BESS will intensify the use of the land and as such the requirements of SPP3.7 and guidelines have been considered.<br>• The Project aligns with SPP 3.7 as it is located within a predominantly cleared agricultural landscape, ensuring reduced exposure to continuous vegetation fuels (see **Section 6.0**).<br>• A BMP, BRR and non-mandatory guidance assessment have been prepared in accordance with SPP 3.7.<br>• Bushfire hazards, exposure and vulnerability have been assessed, and the facility layout incorporates appropriate separation distances, internal access for emergency |

| What is it? | Alignment of the Project |
|---|---|
| | services, and siting of critical infrastructure in low-fuel areas.<br>• Measures ensure bushfire risk is reduced to acceptable levels. |

### 5.2.9 Position Statement: Renewable Energy Facilities

The Position Statement on Renewable Energy Facilities (WAPC, 2020) and how it has been considered by the Project is outlined in Table 5.14.

**Table 5.14 Consideration of Position Statement: Renewable Energy Facilities**

| What is it | Relevance to the Project |
|---|---|
| The Position Statement: Renewable Energy Facilities sets out the Western Australian Planning Commission's expectations for the consistent planning and delivery of renewable energy infrastructure. It supports the appropriate siting and development of projects to minimise environmental and landscape impacts while promoting efficient energy generation and may inform updates to statutory planning controls.<br><br>The objectives of the position statement are to:<br>• Guide the establishment of renewable energy facilities to support the State Energy Transformation Strategy (March 2019).<br>• Outline key planning and environmental considerations for the location, siting and design of renewable energy facilities.<br>• Promote the consistent consideration and assessment of renewable energy facilities.<br>• Facilitate appropriate development of renewable energy facilities while minimising any potential impact upon the environment, natural landscape, and urban areas.<br>• Encourage informed public engagement early in the renewable energy facility planning process. | • Community engagement and consultation have been undertaken in accordance with a structured Community and Stakeholder Engagement Plan (See Appendix B of Appendix C), consistent with the WA (2025) Guide to Best Practice Planning Engagement in Western Australia.<br>• Key planning and environmental considerations as outlined in the statement have been adopted in determining the location, siting and design of the Project and Indicative Project Layout.<br>• Environmental, visual, noise and heritage impact considerations have been assessed through various technical reports to support to the development application (**Section 6.0**.<br>• The Project has been designed to accommodate the full scope of works associated with a renewable energy facility, including consideration of potential staging.<br>• Construction impacts have been addressed through the incorporation of several mitigation and management measures (see proposed measures in **Section 6.0**), including preparation of a CEMP. |

### 5.2.10 Visual Landscape Planning in Western Australia

*The Visual Landscape Planning in Western Australia Manual* (WAPC, 2007) and how it has been considered by the Project is outlined in **Table 5.15**.

**Table 5.15 Consideration of the Visual Landscape Planning in Western Australia**

| What is it | Relevance to the Project |
|---|---|
| Provides a manual for visual landscape planning in WA, in particular this document provides guidance on the evaluation, assessment, and management of visual character and quality across the natural, rural, and built landscapes of WA. This document comprises three parts which consist of:<br>• An introduction to the concept of landscape planning in WA, planning contexts and scope of the document.<br>• Visual landscape planning methods including the methods of visual landscape evaluation and impact assessment.<br>Guidelines for the location, siting and design of various land uses and developments which may impact the visual landscape. | • The Project aligns with the Visual Landscape Planning in Western Australia guidelines by locating infrastructure within a largely cleared rural landscape and using topography and existing vegetation to reduce visual exposure (see **Section 6.5**).<br>• The Visual Assessment Report (see **Appendix I**) found that that visibility of the BESS is limited and localised, with views mainly confined to elevated sections of Nylagarda Road and largely screened elsewhere by landform and existing vegetation.<br>• Sensitive receptors are distant and well screened, and the Project is not expected to result in significant visual impacts, with vegetation retention and targeted screening further minimising potential effects. |

## 5.3 Other State Legislation

### 5.3.1 *Environmental Protection Act 1986* (WA) (EP Act)

*The Environmental Protection Act 1986* (WA) (EP Act) and how it has been considered by the Project is described in **Table 5.16**.

**Table 5.16 Consideration of *Environmental Protection Act 1986* (WA)**

| What is it | Relevance to the Project |
|---|---|
| The EP Act allows the State Government to assess and apply controls for projects that might have an impact on the environment. Part IV of the EP Act requires that projects likely to have a significant effect on the environment are referred to the EPA to assess whether an environmental impact assessment is required.<br>Part V of the EP Act regulates emissions and discharges to the environment through a works approval and licensing process and regulates the clearing of native vegetation through clearing permit applications. Premises with the potential to cause emissions and discharges to air, land, or water are known as 'prescribed premises' and require works approvals for construction, and a | • The Project has been designed to avoid significant environmental impacts, with ecological, hydrology, noise and bushfire assessments undertaken to demonstrate that residual impacts can be appropriately managed (see **Section 6.0**).<br>• Based on current investigations, the Project is not expected to trigger a Part IV referral. The Department of Water and Environment Regulation (DWER) Green Energy has been consulted on this approach.<br>• Under Part V, the Project will comply with requirements relating to clearing, emissions and prescribed premises. Clearing of native vegetation is minimised, and where clearing |

| What is it | Relevance to the Project |
|---|---|
| licence or registration for ongoing emissions and discharges. | is unavoidable, the Project will apply for a clearing permit as required.<br>• The Project does not meet the definition of a 'prescribed premise' and will not require works approvals and operational licences under Part V. |

### 5.3.2 Environmental Protection (Noise) Regulations 1997 (EP (Noise) Regulations)

The *Environmental Protection (Noise) Regulations 1997* (WA) and how it has been considered by the Project is described in **Table 5.17**.

**Table 5.17 Consideration of the Environmental Protection (Noise) Regulations 1997**

| What is it? | Relevance to the Project |
|---|---|
| The EP (Noise) Regulations provide a prescribed standard under the EP Act that sets limits for noise emissions. The EP (Noise) Regulations are used to assess and set conditions for new developments regarding domestic, commercial, and general industry noise emissions and outline provisions for noise sensitive premises to mitigate potential impacts. | • The Project will generate noise from the battery modules, inverters, and transformers. Detailed noise modelling has been completed to understand potential impacts on nearby receptors, in particular local residences.<br>• Modelling determined the Project can comply with the Environmental Protection (Noise) Regulations 1997, with predicted noise levels below assigned levels at all sensitive receivers and no significant cumulative impacts.<br>• Further information on the outcomes of noise modelling completed for the Project is provided in **Section 6.4** and **Appendix H**. |

### 5.3.3 *Aboriginal Heritage Act 1972* (WA)

*The Aboriginal Heritage Act 1972* (WA) and how it has been considered by the Project is described in Table 5.18.

**Table 5.18 Consideration of the *Aboriginal Heritage Act 1972***

| What is it | Relevance to the Project |
|---|---|
| In WA, the Aboriginal Heritage Regulations 1974 (the Regulations) under the *Aboriginal Heritage Act 1972* apply to any registered Aboriginal site or protected area. | • The Project Area contains no registered ACH sites or lodged places based on desktop searches of the Aboriginal Cultural Heritage Information System (ACHIS).<br>• The Proponent has executed a YHPA with the YAC, which establishes agreed procedures for heritage due diligence, consultation, |

| What is it | Relevance to the Project |
|---|---|
| | survey requirements and management of any unexpected discoveries. The Proponent undertook heritage surveys with Yued people in April 2026. The associated reporting is pending and will be relied on as the project progresses to avoid and manage potential harm to heritage. |

### 5.3.4 *Rights in Water and Irrigation Act 1914* (WA) (RIWI Act)

*The Rights in Water and Irrigation Act 1914* (RIWI Act*)* and how it has been considered by the Project is described in **Table 5.19**.

**Table 5.19 Consideration of the *Rights in Water and Irrigation Act 1914***

| What is it | Relevance to the Project |
|---|---|
| The RIWI Act establishes a licensing system for taking water from a watercourse or underground source, constructing or altering wells, and interfering with the bed or banks of a watercourse. The DWER is responsible for administering the RIWI Act. | • The Project Area is located within the Jurien Proclaimed Groundwater Area and the Hill River and Tributaries Catchment Proclaimed Surface Water Area under the RIWI Act.<br>• As such, a license is required for groundwater abstraction, bore construction, and any interference with surface watercourses. |

# 6.0 Summary of Technical Studies

## 6.1 Ecology

This section provides a high-level summary of the findings of the Ecological Assessment (RPS Consulting, 2026). Refer to **Appendix D** for more detailed information regarding findings and proposed mitigation.

### 6.1.1 Summary of Studies

The Ecological Assessment comprised desktop searches of The Department of Biodiversity, Conservation and Attractions threatened and priority flora, fauna and ecological community databases (12 km radius) and the Commonwealth Protected Matters Search Tool (10 km buffer), supported by targeted field surveys. Field investigations included vegetation surveys, targeted flora surveys and a basic terrestrial fauna survey undertaken between October 2024 and October 2025 in accordance with relevant EPA technical guidance as described in **Appendix D**.

The majority of the Development Footprint has been historically cleared and used for agricultural land uses (e.g. dryland cropping, grazing), with vegetation condition largely recorded as completely degraded. The following existing conditions were identified by the Ecological Assessment:

- Approximately 0.11 ha of native vegetation and 0.06 ha of planted Eucalypts occur within the Development Footprint.
- No vegetation types within or adjacent to the Development Footprint were analogous with threatened ecological communities (TECs) known to occur within the region.
- No threatened or priority flora species were recorded within the Development Footprint; a small number of conservation significant flora species were identified within the broader Project Area, which will not be impacted by the Project.
- One fauna species of conservation significance, Carnaby's Black-cockatoo (*Zanda latirostris* [EP Act and EPBC Act Endangered]), was recorded within the broader Project Area, with potential habitat present within the Development Footprint limited to isolated extents of planted and native vegetation. No other state or Commonwealth listed species are likely to occur within the Development Footprint.
- Fauna habitat within the Development Footprint is limited and assessed to be of low quality. It is noted that:
    - Carnaby's Black-cockatoo may utilise habitat within the broader Project Area opportunistically for foraging.
    - No confirmed Carnaby's Black-cockatoo breeding habitat occurs within the Development Footprint; four potential breeding trees without hollows (Rank 5) have been recorded within the access track footprint.
- No Project infrastructure is located within the mapped wetlands or associated buffers. Roads and access tracks within the Development Footprint intersect with the following wetlands and associated buffers as follows:

- A portion of Yerramullah Road is located with the mapped extent of a floodplain and associated 50 m buffer. As this is an existing road, and there are no land use changes or road widening proposed, there will be no direct impacts to the wetland.
- The intersection of the southern access track with Yerramullah Road is located within the 50 m buffer of a floodplain. Approximately 0.04 ha of Planted Eucalypts will be cleared within this area. However, as the vegetation comprises Planted Eucalypts, no riparian vegetation associated with the wetland will be impacted.
- The northern access track is located within a 50 m buffer of a mapped floodplain. As the northern access track has been located along an existing track, and any vegetation cleared in this area is limited to Planted Eucalypts, impacts are not considered significant.

### 6.1.2 Potential Impacts

Given the disturbed nature of the Project Area and the small Development Footprint, ecological impacts associated with the Project are limited. Potential impacts include:

- Direct clearing of approximately 0.11 ha of native vegetation within the Development Footprint.
- Potential habitat for Carnaby's Black-cockatoo within the Development Footprint is limited to 0.06 ha of Planted Eucalypts comprising potential foraging habitat, including four potential breeding trees without hollows (Rank 5), and 0.11 ha of native vegetation comprising potential foraging habitat Impacts to potential Carnaby's Black-cockatoo habitat are not considered significant as:
  - The Referral guideline for three (3) WA threatened black cockatoo species (DAWE, 2022) states that an action that is unlikely to result in a significant impact is unlikely to require referral. The Referral threshold for impacts to foraging habitat is the clearing of any quality of foraging habitat over 1 ha. As less than 1 ha of potential foraging habitat will be impacted, impacts to up to 0.17 ha is not considered significant.
  - No confirmed Carnaby's Black cockatoo breeding or roosting habitat occurs within the Development Footprint.
- Potential impacts to wetlands during construction is limited to the use of existing roads and access tracks within mapped wetland extents and buffers; and clearing of Planted Eucalypts and ground disturbing activities within 50 m of mapped wetlands. Indirect impacts to wetlands are unlikely to be significant with implementation of the CEMP.
- Minor, short-term construction-related impacts such as dust, noise and localised ground disturbance resulting in minor indirect impacts on flora and fauna.
- No impacts on TECs, threatened flora, or confirmed Carnaby's Black-cockatoo breeding habitat are anticipated.

### 6.1.3 Proposed Mitigation Measures

Ecological impacts have been minimised through an avoidance-first design approach, with infrastructure sited within previously cleared land. To continue to minimise potential impacts the following mitigation measures will be implemented:

- Limiting native vegetation clearing to the minimum extent required.

- Minimising impacts on potential Carnaby's Black-cockatoo foraging habitat, with design and construction controls applied where Planted Eucalypts occur .The Proponent has adjusted the Development Footprint to limit impacts to Planted Eucalypts to 0.6 ha
- Implementation of a CEMP to minimise impacts to fauna habitat, including demarcation of authorised disturbance, hygiene protocols, vehicle speed limits and inspection of open excavations.
- Implementation of a CEMP to manage potential indirect impacts on nearby wetlands within the Project Area, including erosion and sediment controls.
- Application of standard environmental management measures to manage temporary construction impacts.

With these measures in place, residual ecological impact is minimal.

## 6.2 Bushfire

This section provides a high-level summary of the findings of the Bushfire Risk Assessment (Bushfire Prone Planning, 2026c). Refer to **Appendix E** for more detailed information regarding findings and proposed mitigation.

### 6.2.1 Summary of Studies

The Bushfire Risk Assessment applies a structured methodology to assess bushfire risk and to evaluate whether the Project meets the Policy Intent of *State Planning Policy 3.7 – Bushfire*.

Bushfire risk is assessed through an integrated consideration of hazard, exposure and vulnerability. The methodology examines all relevant elements potentially subject to bushfire impact, including people, buildings and structures, BESS infrastructure, substations, and access and egress arrangements. The Project is also evaluated against the intent of the *Guidelines for Planning in Bushfire Prone Areas* (WAPC, 2021a) and relevant bushfire protection principles.

### 6.2.2 Proposed Risk Mitigation Measures

The following bushfire risk mitigation measures have been incorporated into the Indicative Project Layout or will be adopted by the Proponent during construction and operation:

- Establishment and ongoing maintenance of appropriate APZs.
- Provision of a minimum 432,000 L firefighting water supply with appropriate access.
- Multiple fit-for-purpose access arrangements.
- Use of bushfire-resilient construction standards for buildings and critical infrastructure.
- Implementation of operational procedures to minimise ignition risk.
- Development and maintenance of a detailed Emergency Management Plan, including staff training, monitoring and communication protocols.
- Ongoing engagement with local emergency services.

A detailed BMP has been prepared and is provided in **Appendix E**.

### 6.2.3 Potential Residual Risk

Following implementation of the risk mitigation measures outlined above, the potential residual risk is minimal as:

- All elements achieve acceptable residual risk levels.
- Risks to life are reduced to acceptable or ALARP levels.
- Risks to property and infrastructure are appropriately mitigated consistent with LPS No.7.

## 6.3 Hydrogeology

This section provides a high-level summary of the findings of the **Preliminary Hydrogeological Review** (Umwelt, 2026c). Refer to **Appendix F** for more detailed information regarding findings and proposed mitigation.

### 6.3.1 Summary of Studies

A desktop hydrogeological review was undertaken using publicly available information to characterise the hydrogeological setting of the Project and inform early design. A preliminary risk review and preliminary assessment of potential water supply options was also undertaken.

The Project is located within a hot, dry climate where evaporation exceeds rainfall for most of the year and lies within the Hill River catchment, including the Hill River and ephemeral tributaries such as Coomallo Creek. Key hydrogeological units comprise shallow alluvial aquifers associated with watercourses and the regionally significant Yarragadee Formation, a semi-confined to confined aquifer supporting regional water supply and groundwater-dependent ecosystems. Groundwater use is managed under the Jurien Groundwater Allocation Plan.

A Water Supply Assessment (Pentium Water, 2026) (**Appendix G**) was also undertaken to quantify Project water requirements, identify feasible water sources and assess potential impacts of groundwater abstraction.

### 6.3.2 Potential Risks

The Preliminary Hydrogeological Review (Umwelt, 2026c) **(Appendix F)** identified medium to high risks associated with the following potential impacts:

- Impacts on groundwater quality (and potentially Groundwater Dependent Ecosystems (GDEs), cultural values and water resources) associated with:
    - Site construction activities, including ground clearance and exposure of dispersive soils and potential introduction of contaminant sources.
    - Poor groundwater bore construction or deterioration.
    - Chemical leaks from lithium-ion batteries (dependent on use of solid state of liquid design) or spills from coolant top up (dependent on sufficient storage controls such as bunding, and stormwater management).
- Impacts on groundwater levels associated with a water supply bore field with potential impacts on GDEs, cultural values and water resources.

The subsequent Water Supply Assessment (Pentium Water, 2026) (**Appendix G**) identified that there is sufficient groundwater available to meet requirements during Project construction and operation, including fire water storage. The assessment also found that potential impacts to other groundwater users are unlikely due to the maximum drawdown of between 0.006 – 0.03 m. Impacts to GDEs are also unlikely as they utilise alluvial unconfined aquifers, with the abstraction proposed from the deeper, semi-confined Yarragadee aquifer. The risk assessment in the Water Supply Assessment supersedes the equivalent risks in the Preliminary Hydrogeological Review.

### 6.3.3 Proposed Mitigation Measures

To manage identified potential risks and address data gaps, the Proponent will implement the following key mitigation measures:

- Design the BESS with appropriate storage controls (such as bunding) and stormwater management around battery storage areas to prevent potential mobilisation of contaminants to underlying permeable lithology and nearby waterways.
- Consideration of hydrogeological constraints into the detailed design as further Project information becomes available.
- Establishment of site-specific baseline datasets and verify assumptions, focused on areas of potential impact/interaction.

## 6.4 Noise

This section provides a high-level summary of the findings of the Noise Impact Assessment (Marshall Day Acoustics, 2026). Refer to **Appendix H** for more detailed information regarding findings and proposed mitigation.

### 6.4.1 Summary of Studies

The noise assessment was undertaken to evaluate potential operational noise impacts associated with the Project. The assessment focused on noise generated by inverters, transformers, and battery units, which are expected to be the primary operational noise sources.

Baseline noise conditions were characterised through a background noise monitoring survey, which identified a prevailing noise environment consistent with a rural setting. Cumulative noise impacts were also assessed.

### 6.4.2 Potential Impacts

The assessment concluded that the Project has been designed and will be operated such that associated noise emission can comply with the Environmental Protection (Noise) Regulations 1997 (the Noise Regulations). Noise modelling indicated that predicted operational noise levels from the Project are below the most stringent assigned noise levels at all sensitive receivers, with compliance margins of up to 9 dB.

The assessment also considered whether the Project could produce distinctive or noticeable sounds (tonal noise) (such as a constant hum or whine). Based on the distance to nearby receivers and the

predicted noise levels, these sounds are not expected to be noticeable; however, even if they were, the Project would still comply with the noise limits.

The assessment also concluded that the Project would not make a significant contribution to cumulative noise levels in the area and cumulative operational noise is not considered a risk.

### 6.4.3 Proposed Mitigation Measures

The Project will be designed and operated to ensure operational noise emissions comply with the Noise Regulations.

Predicted operational noise levels will be reviewed and updated following detailed design, once final equipment selections and layouts are confirmed, to verify compliance with assigned noise limits prior to construction.

## 6.5 Visual Amenity

This section provides a high-level summary of the findings of the Visual Assessment Report (Umwelt, 2026e). Refer to **Appendix I** for more detailed information regarding findings and proposed mitigation.

### 6.5.1 Summary of Studies

The visual assessment evaluated potential visibility of the BESS and associated infrastructure using a Visual Assessment Model (VAM) with digital elevation data. The analysis was used to determine locations where Project infrastructure at 3 m height above ground level could theoretically be visible from 1.5 m above ground level (an approximation of a viewer's eye level). Four representative viewpoints along nearby local roads were also assessed. Modelling represents a conservative scenario as it does not account for screening from vegetation or buildings.

Viewpoints 3 and 4, located on elevated sections of Nylagarda Road, are predicted to have views of the BESS Development Footprint, while Viewpoints 1 and 2 along Yerramullah Road have very limited visibility due to the intervening landform and vegetation. Even from elevated locations, visibility of key infrastructure is reduced by topography and existing vegetation on and surrounding the Project Area.

A total of 15 sensitive receptors was identified within the zone of theoretical visibility, all located between 2.3 and 5.5 km to the north. Continuous riparian vegetation and landform features are expected to provide effective screening of the BESS from these locations. The BESS is positioned on the lower slope of a north–south running hill, resulting in minimal visibility to the west and largely restricting views to brief, passing glimpses from local roads.

### 6.5.2 Potential Impacts

The Project is unlikely to result in significant adverse visual impacts on the local landscape or community amenity. Predicted visual impact for motorists will likely be limited to a brief passing experience when travelling through the area.

### 6.5.3 Proposed Mitigation Measures

Existing vegetation within and surrounding the Project Area will be retained where practicable, and opportunities for additional targeted vegetation screening will be considered during detailed design to further reduce visibility from surrounding roads and sensitive receptors.

## 6.6 Social

This section provides a high-level summary of the findings of the Social Impact Assessment (Umwelt, 2026d). Refer to **Appendix C** for more detailed information regarding findings and proposed mitigation.

### 6.6.1 Summary of Studies

The SIA has been prepared in line with best-practice principles using a participatory, evidence-based approach. Key steps included defining the Project's social locality, developing a baseline using primary and secondary data, identifying and engaging stakeholders and rights holders, and assessing potential positive and negative impacts across the Project lifecycle based on likelihood and magnitude. Mitigation and management measures were then developed for impacts of moderate to very high significance. Engagement was undertaken between February and March 2026, involving 40 stakeholders and community members.

The social baseline describes existing conditions within the Project's social locality, which comprises small, dispersed rural communities characterised by strong connections to agricultural land and local landscapes. The area demonstrates high levels of social cohesion, supported by long-term residency, volunteering and home ownership. However, it also has a small, ageing population, a limited labour pool and low unemployment, alongside constraints in housing availability, short-term accommodation, and access to health and emergency services.

The SIA also included a preliminary assessment of workforce accommodation options within the social locality to inform future planning decisions and form the basis of further consultation with the community, stakeholders and service providers.

The SIA has applied a structured and participatory approach to assess the potential social impacts of the Project and to identify opportunities to enhance positive outcomes and minimise adverse effects.

### 6.6.2 Potential Impacts

The SIA identified a range of both positive and negative social impacts relevant to the Project, with significance varying by stakeholder group, location and Project phase. Social impacts are rarely evenly distributed, with some stakeholders receiving greater benefits and others experiencing the negative impacts of development.

The Project's positive social impacts include improved income security for landholders, greater economic diversity and local spending, employment and training opportunities, community investment, upgrades to infrastructure and roads, and broader liveability benefits associated with renewable energy generation and increased community vibrancy.

The potential negative social impacts include reduced public safety from increased traffic, road deterioration and fire risk; and impacts to visual and social amenity associated with landscape

change, noise and vibration during construction. Other potential effects include longer drive times due to increased traffic, pressure on local housing and accommodation from workforce influx, and community concern where expectations for long-term economic benefits, local employment and procurement are not met.

The assessment demonstrates that, while the Project will introduce a range of temporary and localised impacts, these can be effectively managed through the proposed mitigation and management framework.

### 6.6.3 Proposed Mitigation Measures

A preliminary Social Impact Management Framework has been developed to guide the implementation of mitigation and enhancement measures throughout the Project lifecycle to address salient social impacts.

Key measures include:

- Ongoing, transparent and accessible stakeholder engagement.
- Development of a community benefit fund to deliver long-term social and economic outcomes aligned with community priorities.
- Identifying the most appropriate workforce accommodation solution based on the relevant socio-economic context and stakeholder consultation, aiming to minimise impacts and maximise benefits to the community.

Additional management plans, including traffic, bushfire, environmental and cultural heritage management plans, will support the management of specific impact areas and are discussed in respective sections throughout **Section 6.0**.

The Project presents an opportunity to contribute to regional economic activity, support local communities through targeted benefit sharing, and contribute to the energy transition in Western Australia. Ongoing engagement with stakeholders and adaptive management will be critical to ensuring that social outcomes are effectively managed throughout the Project lifecycle.

## 6.7 Traffic and Transport

This section provides a high-level summary of the findings of the Transport Impact Assessment (Flyt, 2026). Refer to **Appendix J** for more detailed information regarding findings and proposed mitigation.

### 6.7.1 Summary of Studies

The assessment focused on site access, vehicle types, traffic generation, road network capacity, safety considerations, and potential cumulative impacts.

The Project is located within a rural road network and is accessed via Yerramullah Road, which connects to Brand Highway. Existing traffic volumes on Brand Highway are relatively low (approx. 2,040–2,070 vehicles per day (vpd)). Peak hourly traffic volumes are approximately 120 vehicles per hour (vph), which is well below the nominal rural highway capacity of around 1,700 vph per lane.

Local roads including Yerramullah Road, Cowalla Road and Cantabilling Road experience very low traffic volumes consistent with surrounding agricultural land use and regularly accommodate HV associated with farming and freight activities.

Construction traffic will comprise a combination of light vehicles, heavy vehicles and a limited number of oversize overmass (OSOM) vehicle movements associated with delivery of large and indivisible components.

### 6.7.2 Potential Impacts

Transport impacts associated with the Project are expected to be temporary and largely confined to the construction and commissioning phases, with minimal traffic generated during operations.

Peak construction traffic is forecast to be approximately 22–32 vph during the busiest construction periods, representing a minor increase relative to existing traffic volumes and remaining well below thresholds associated with congestion or capacity impacts.

Swept path analysis confirms that the existing road network and key intersections (Brand Highway, Cowalla Road, Cantabilling Road, Bibby Road and Yerramullah Road) can accommodate anticipated Project construction vehicles, including large low-loader heavy vehicles, subject to traffic management where required.

The assessment also concluded that cumulative transport impacts are unlikely to be significant.

Review of crash history indicates that incidents in the area are generally attributable to driver behaviour and high-speed rural travel rather than access arrangements or traffic movements associated with a project.

### 6.7.3 Proposed Mitigation Measures

Construction traffic will be managed through the preparation and implementation of a detailed Traffic Management Plan (TMP), including permit approvals from Main Roads WA for any OSOM vehicle movements.

Site access points and internal access tracks will be designed to appropriate standards, including sight distance requirements and accommodation of relevant design vehicles. Work health and safety measures, workforce inductions, and vehicle management procedures will be implemented to manage transport risks during construction, ensuring safe operation of the local and regional road network.

## 6.8 Heritage

This section provides a high-level summary of the findings of the Desktop Heritage Risk Assessment (Umwelt, 2026b). Refer to **Appendix K** for more detailed information regarding findings and proposed mitigation.

## 6.8.1 Aboriginal Cultural Heritage

### 6.8.1.1 Summary of Studies

A desktop ACH risk assessment was undertaken to identify known and potential heritage values within the Project Area. The Project is located within the Yued Indigenous Land Use Agreement area, with the YAC recognised as the Aboriginal party. Searches of the ACHIS confirmed that no registered, lodged or historic Aboriginal heritage sites are recorded within the Project Area.

The assessment considered regional archaeological and ethnographic information, landform characteristics, and land-use history. This analysis identified wetlands, floodplains, drainage lines, waterways and remnant vegetation corridors as landforms with elevated potential for unrecorded tangible and Intangible ACH. These areas are spatially constrained, while the Development Footprint is largely located within previously cleared and intensively disturbed agricultural land.

### 6.8.1.2 Potential Impacts

There is a high potential for unrecorded ACH within the Project Area, particularly where ground-disturbing works intersect or adjoin sensitive landforms. The highest risk is associated with linear infrastructure, including access roads and services, particularly along sections of the northern access road that traverses wetland and floodplain environments which are recognised as having a high potential for unrecorded tangible and Intangible ACH.

While the Development Footprint is assessed as having moderate ACH potential due to historic disturbance, the presence of intangible cultural heritage values, such as cultural pathways, narratives and broader landscape connections, cannot be excluded through desktop assessment alone. Without appropriate investigation and management, there is a risk of inadvertent impact on ACH.

### 6.8.1.3 Proposed Mitigation Measures

An avoidance-first siting strategy has been adopted to early Project design, with permanent infrastructure located in previously disturbed agricultural land and a precautionary 100 m buffer applied to areas of mapped ACH potential.

A Yued Heritage Protection Agreement (YHPA) was established on 22 January 2026 and an activity notice was issued on 28 January 2026. Targeted ACH surveys have been undertaken in partnership with the Yued People to inform ground-disturbing works. Additional mitigation measures will include cultural heritage awareness training, an Unexpected Finds Procedure and undertaking all works in accordance with the YHPA.

## 6.8.2 Historic Heritage

### 6.8.2.1 Summary of Studies

A desktop historical heritage assessment was undertaken through searches of the inHerit database and review of historical cadastral maps and aerial imagery. No listed historical heritage places were identified within the Project Area. Historical records indicate that the area remained largely undeveloped until the mid-20th century, after which pastoral and agricultural land use commenced. Subsequent land use has resulted in extensive disturbance across the Project Area, including vegetation clearing, agricultural infrastructure, access tracks and dams.

#### 6.8.2.2 Potential Impacts

The Project Area and Development Footprint have a low potential for unrecorded historical heritage. Any historical material present is likely to consist of isolated and degraded remnants of early pastoral activity located in less disturbed areas. Given the extent of previous land modification, the likelihood of significant historical heritage impacts is considered low.

#### 6.8.2.3 Proposed Mitigation Measures

No dedicated historical heritage survey is recommended at this stage.

Any historical material encountered during ACH surveys or Project works will be managed in accordance with the Unexpected Finds Procedure.

Cultural heritage awareness training will include historical heritage considerations to ensure appropriate identification and response if material is discovered.

# 7.0 Conclusion

The Project represents an appropriately sited and well-considered development within a predominantly cleared rural landscape in the Shire. The Development Footprint of approximately 12.3 ha occupies only a small proportion (0.75%) of the 1,645 ha Project Area, enabling the continuation of established agricultural activities and maintaining the prevailing rural character of the locality.

The assessment demonstrates that the Project is consistent with the intent and objectives of LPS No. 7 including the Rural zone objectives and satisfies the requirements for orderly and proper planning under the Planning and Development (Local Planning Schemes) Regulations 2015 (WA). The Project supports rural land use diversification, avoids land use conflict, and is compatible with the existing and desired future character of the locality. It also aligns with relevant State Planning Policies and broader strategic objectives relating to renewable energy generation, infrastructure provision and climate response.

The Project has been informed by a comprehensive suite of technical investigations and an avoidance-first design approach. As a result, impacts have been minimised to the greatest extent practicable and are not considered significant or unacceptable.

A summary of key impact considerations and proposed mitigation and management measures is provided throughout **Section 6.0**. Having regard to the potential impacts and proposed mitigation and management measures, the Project achieves an appropriate balance between development and environmental, social and planning considerations. It represents a compatible and sustainable land use outcome that maintains the ongoing viability of agricultural activities while delivering significant public benefits, including improved reliability and resilience of the SWIS.

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## Appendix A

# Certificate of Title

| REGISTER NUMBER | |
|---|---|
| **2/DP26675** | |
| DUPLICATE EDITION **5** | DATE DUPLICATE ISSUED **3/10/2014** |

WESTERN AUSTRALIA

VOLUME **2219** FOLIO **587**

# RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

**LAND DESCRIPTION:**

LOT 2 ON DEPOSITED PLAN 26675

**REGISTERED PROPRIETOR:**
(FIRST SCHEDULE)

TREVOR GRAHAM SUTHERLAND
ROBYN CYNTHIA SUTHERLAND
BOTH OF 5 VIEW ROAD, MOUNT PLEASANT
AS JOINT TENANTS

(T I711516 ) REGISTERED 28/11/2003

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**
(SECOND SCHEDULE)

1. *G969450 MEMORIAL. SOIL AND LAND CONSERVATION ACT 1945 EXPIRING 21.6.2019. AS TO PORTION ONLY. REGISTERED 4/12/1998.
2. *H701527 MEMORIAL. SOIL AND LAND CONSERVATION ACT 1945. AS TO PORTION ONLY. REGISTERED 23/3/2001.
3. EASEMENT BURDEN CREATED UNDER SECTION 27A OF T. P. & D. ACT - SEE DEPOSITED PLAN 26675.
4. I711517 MORTGAGE TO ELDERS RURAL BANK LTD REGISTERED 28/11/2003.
5. M695939 EASEMENT TO ELECTRICITY NETWORKS CORPORATION - SEE DEPOSITED PLAN 75813 AND INSTRUMENT M695939 REGISTERED 4/7/2014.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF TITLE----------

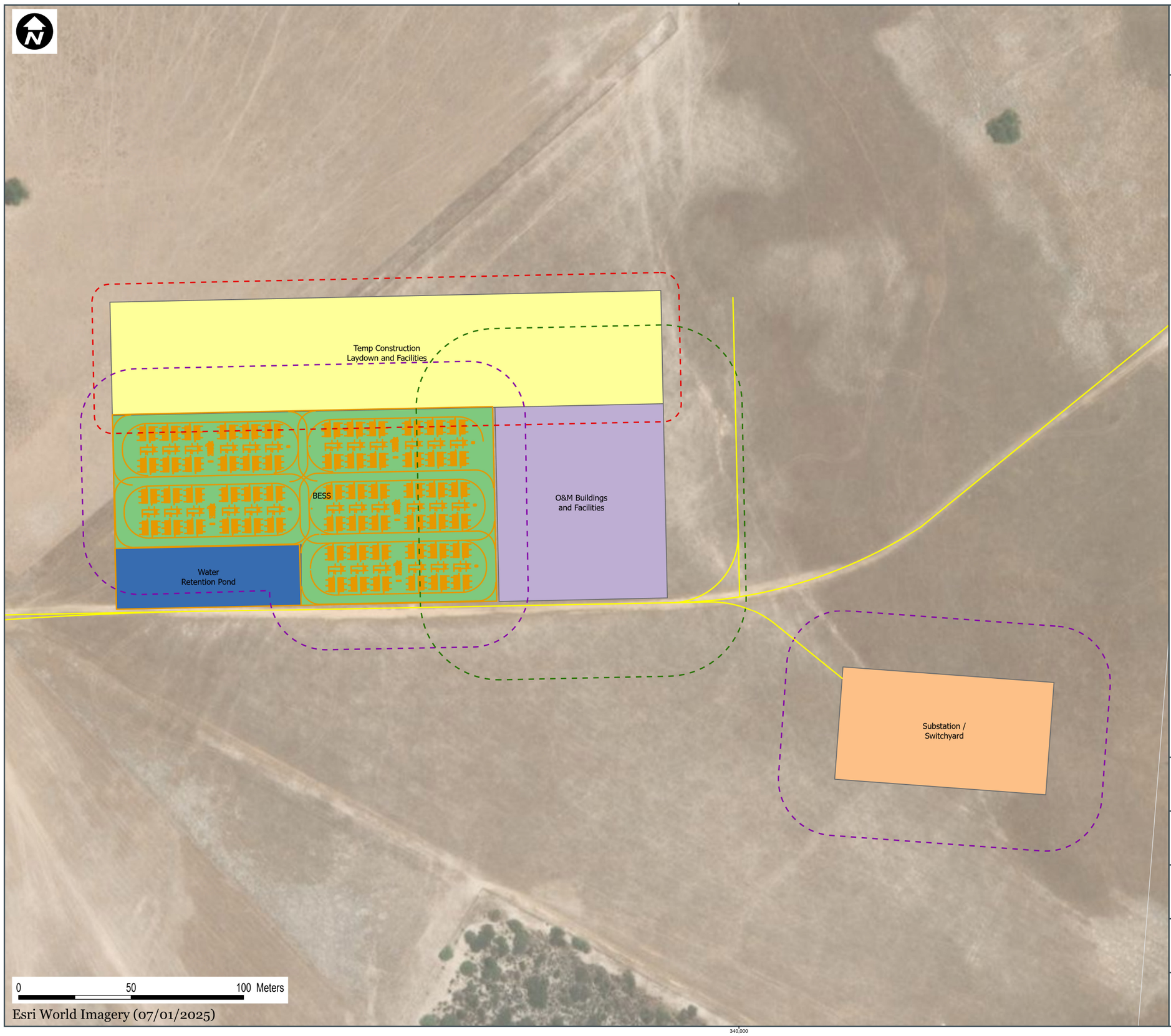
**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

| | |
|---|---|
| SKETCH OF LAND: | DP26675 |
| PREVIOUS TITLE: | 1350-175 |
| PROPERTY STREET ADDRESS: | 2964 YERRAMULLAH RD, HILL RIVER. |
| LOCAL GOVERNMENT AUTHORITY: | SHIRE OF DANDARAGAN |

Appendix B

# Indicative Layout and Visualisations




Map title

# BESS INDICATIVE LAYOUT

LEGEND

- Access Road (Indicative)
- BESS Details
- APZ 10kW m2 1200K
- APZ 10kW m2 1090K
- APZ

Facility Layout

- BESS
- O&M Buildings and Facilities
- Substation / Switchyard
- Temp Construction Laydown and Facilities
- Water Retention Pond

Project

## Harvest BESS

File name

Map No.: 031_HB_LAY_06A

GIS No.: 031_HB_LAY_GIS006_v0

| Scale (A3) | Coordinate system |
|---|---|
| 1:1,700 | GDA2020 MGA Zone 50 |

Created by

OX2 Australia

Date

2026-05-15

**Harvest BESS and Substation**
**View looking North-east**

**Indicative visualisation only. Subject to change.**
**Final design, layout, materials and colours may vary.**

**Harvest BESS and Substation**
**View looking North**

**Indicative visualisation only. Subject to change.**
**Final design, layout, materials and colours may vary.**

Attachment: 9.3.2

Attachment 2

**SCHEDULE OF SUBMISSIONS**
**PROPOSED ENERGY FACILITY (HARVEST BESS) ON 2964 YERRAMULLAH ROAD, DINNER HILL**

| No. | Submitters details | Summary of Comments | Officer Response |
|---|---|---|---|
| 1. | Department of Biodiversity Conservation and Attractions | 1. The Department of Biodiversity, Conservation and Attractions (DBCA) notes the potential impacts of the development on foraging and potential breeding habitat of Carnaby's cockatoo (Zanda latirostris), listed as Endangered under the *Environment Protection and Biodiversity Conservation Act 1999* and the *Biodiversity Conservation Act 2016*. The Development Application Report recognises that approvals under the *Environmental Protection Act 1986* may be required for the clearing of native vegetation, and the proponent has committed to referring the proposal for necessary approvals. It is anticipated that DBCA will have input into these approvals processes as required. | 1. Noted. |
| 2. | Western Power | 1. Western Power supports the development application and confirms that the subject project is currently in the process and requires completeness and connection processing.<br><br>2. However, Western Power recommends that the proponent shall ensure that the connection points, location, design, access and ongoing maintenance and operations of assets is supported and agreed with Western Power.<br><br>*3.* Western Power further recommends the following Condition and Advice Notes prior to development, pursuant to Section 167 of the *Planning and Development Act 2005:*<br><br>Condition:<br>1. Prior to development, arrangements shall be made for the provision of an easement pursuant to Section 167 of the *Planning and Development Act 2005* for existing or planned | 1. Noted. The Proponent has been regularly engaging with Western Power on all connection related issues.<br><br>2. Noted. The Proponent is expected to continue to work with Western Power on the connection corridor, network connection arrangements and to follow the Advice provided.<br>3. Noted. Condition and advice notes recommended to be included. |

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| | | Western Power distribution and transmission infrastructure being granted free of cost to Western Power.<br><br>Advice Notes:<br>(i) The development shall be designed and constructed to protect Western Power infrastructure and interests from potential land use conflict.<br>(ii) No development (including drainage, fill, fencing, storage or parking) will be permitted within Western Power line and cable easements or restriction zones without the prior written approval of Western Power.<br>(iii) The applicant should continue to formally progress the Western Power network connection and substation arrangements with Western Power.<br>(iv) Arrangements being made to the specifications of Western Power for the provision of necessary electricity easements as required. | |
| 3. | Department of Water and Environmental Regulation (DWER) | 1. DWER has identified that the proposed activity has the potential for impact on environment and water resource values. Key issues and recommendations are provided below, and these matters should be addressed.<br>2. **Noise impact assessment**<br>The Harvest BESS Noise Assessment (the noise assessment), prepared by Marshall Day Acoustics, has been reviewed. Overall, the assessment adopts a generally sound and appropriate methodology for predicting operational noise emissions from the proposed facility. Based on the information provided, it is considered likely that noise emissions from the Project can comply with the requirements of the *Environmental Protection (Noise) Regulations 1997 (Noise Regulations)* at the identified receivers. However, this assessment is preliminary in nature and is based on the current concept design. <u>Consequently, in order to ensure the development achieves the outcomes indicated by the noise assessment it is recommended that if approved, the development be subject to conditions as identified in this advice. As the Project progresses</u> | 1. Noted.<br><br>2. Noted. Compliance with the *Environmental Protection (Noise) Regulations 1997* is recommended as an advice note to the approval. |

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| | | through detailed design, noise emissions should be reviewed and where necessary updated to ensure that the assumptions adopted in the assessment remain valid and that compliance with the Noise Regulations can be achieved. Detailed comments are provided in the following sections.<br><br>**Assigned noise levels**<br><br>3. The noise assessment considered a study area extending 3 kilometres from the proposed BESS site. A total of nine noise-sensitive premises were identified within the area, comprising one host receiver (R12) inside the project envelope and eight non host receivers outside the envelope. The host receiver is located approximately 0.7 OFFICIAL kilometres from the proposed facility, while the nearest non-host receiver (R325) is located approximately 1.5 kilometres northwest of the site. All other identified receivers are located more than 2 kilometres from the proposed BESS. Receiver R12 is located on the same lot as the proposed BESS and there may be agreements in place between the dwelling's occupier and the proponent. However, the proponent remains responsible for noise emissions from the BESS premises and may wish to consider their obligations under the *Environmental Protection Act 1986*, should arrangements with the host occupier change resulting in noise complaints.<br><br>Figure 4 of the noise assessment presents noise contours between 30 dB and 45 dB, but does not indicate the noise levels at the BESS or substation boundary. To fully understand amenity impacts on land surrounding the facilities the Shire may wish to request noise contours be presented in 5 dB increments up to the facilities boundaries.<br><br>**Noise modelling** | 3. Noted. As 2 above. |

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| | | 4. A three-dimensional digital model of the Project and surrounding environment was developed using SoundPLAN v9.1, implementing the environmental sound propagation methodology specified in ISO 9613-2:2024. The noise model and propagation methodology are generally considered reasonable and appropriate. However, the following should be considered by the Proponent:<br>• Ground absorption factor Section 5 of the noise assessment states that a ground absorption factor of 1 was applied to areas outside the BESS and substation footprints, this may overestimate ground attenuation. Consideration should be given to adopting a ground factor of 0.5.<br>• Battery unit modelling Section 5 states that “Battery units are modelled with the physical form of the container included in the noise model. This approach allows for the reflections and shielding provided by the battery containers to be appropriately represented. The sole noise source associated with the battery is a cooling system compressor at one end of the battery. The resulting directivity of the battery is represented in the noise model by applying the total battery sound energy to the appropriate subject façade of the battery object in the noise model.”. | 4. The proposal will be updated with detailed design drawings prior to construction. It is therefore recommended that a condition of approval is to update the ENA to address an updated Environment Noise Assessment from a qualified acoustic consultant is to be provided confirming the development can comply with the relevant provisions of the *Environmental Protection (Noise) Regulations 1997 (as amended),* to the satisfaction of the Shire of Dandaragan, on advice from the Department of Water and Environmental Regulation. |
| | | 5. This modelling approach is considered appropriate and reflects important acoustic characteristics of such noise sources. However, such assumptions need to be supported by the supplier data. In particular, the OEM datasheet mentioned in Table 8 of the assessment should be included in the report. Given the directivity of the cooling units and the shielding provided by the battery containers, changes to equipment orientation or layout may significantly influence predicted noise levels. <u>Accordingly, it may be appropriate to include a condition of development approval that requires the equipment type, orientation, location, and layout to be consistent with those adopted in the noise model. Any changes to these parameters</u> | 5.Noted. see 4 above. |

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| | | prior to development approval subject to such conditions should be assessed through an updated noise model and revised noise assessment to demonstrate ongoing compliance with the Noise Regulations.<br>• Equipment sound power levels (SWLs) Section 5.1 provides the equipment noise levels used in the noise model. The SWLs of battery unit and invertor appear reasonable and are comparable to similar projects. The SWLs adopted for the MV and HV transformers appear relatively low. The assessment states “In lieu of measured sound power level data for specific transformer selections, reference has been made to Australian Standard AS 60076-10:2009 Power transformers – Part 10: Determination of sound levels”. AS 60076 provides for the OFFICIAL calculation of standard or noise reduced SWLs. The assessment has relied on the noise reduced SWLs. Theses reduced levels will be important to achieving the modelled outcome and will be harder to achieve in practice. Consequently, it would be appropriate to condition the development, if approved, to install transformers not exceeding the sound power levels specified in the assessment.<br>• HV transformer numbers. The noise assessment appears to model a single HV transformer within the switchyard. However, Appendix B (Indicative Layout and Visualisations) of the Development Application Report appears to show two HV transformers. The Proponent should confirm the number of HV transformers included in the noise model and, if necessary, update the assessment accordingly.<br>Assessment of predicted noise levels. The assessment predicts that, under the worst-case operating configuration:<br>• Operational noise levels from the proposed BESS would not exceed 26 dB(A) at any receiver outside the project envelope; and<br>• Operational noise levels would not exceed 29 dB(A) at the receiver inside the project envelope. | |

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| | | However, it is noted the assessment of the predicted noise levels does not include any adjustments for intrusive characteristics prescribed under the Noise Regulations. Section 6.2 acknowledges that battery units and transformers may exhibit tonal characteristics; however, the assessment considers the likelihood of tonality being present at non-host receivers to be low due to the separation distances and the low predicted noise levels. The assessment further concludes that compliance would still be achieved at all receivers (without consideration of cumulative noise) if a +5 dB tonal adjustment were applied.<br><br>This conclusion is considered reasonable at receivers based on the separation distance.<br><br>**Cumulative noise levels**<br>6. The noise assessment identifies several existing and proposed developments within the surrounding area, including the proposed Dinner Hill Wind Farm and the approved Parron Wind Farm.<br><br>The assessment notes that the proposed Harvest BESS will be located within the proposed Dinner Hill Wind Farm project area but is being developed as a separate project.<br><br>Since the predicted noise levels from the proposed BESS are less than 5 dB below the night-time LA 10 assigned noise level at all identified receivers, the Project is unlikely to cause or significantly contribute to an exceedance of the applicable assigned levels.<br><br>Regarding noise from the Parron and Dinner Hill wind farms, given the comments above in relation to the predicted noise levels from the Project at surrounding receivers, cumulative emissions from the Parron and Dinner Hill wind farms do not | 6. Noted. |

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| | | require consideration during the assessment of the Project's development application, but will require consideration during the assessment of the Dinner Hill wind farm development application. | |
| | | 7. **Water Licensing**<br>The subject lot is located within the proclaimed Jurien Groundwater area and Hill River and Tributaries Surface Water Area and is subject to licensing requirements under the *Rights in Water and Irrigation (RIWI) Act 1914*. As such, a licence will be required to construct and/or alter a well and to abstract water. DWER has not received any applications to drill a bore or abstract groundwater. It is recommended that the proponent contact the Mid-West Gascoyne Water Licensing team. | 7. Noted. The proponent will be required to seek relevant groundwater licensing under the *Rights in Water and Irrigation (RIWI) Act 1914*. RIWI Act and Part V of the *Environmental Protection Act 1986 (EP Act)* as required, and this advice is recommended to be included in an advice note of the development approval. |
| | | 8. **Stormwater management**<br>Due to the risks associated with any chemical leaks from the BESS, <u>DWER recommends that a stormwater management plan be developed as a condition of development application approval. The plan should identify stormwater management, water storage, bunding, impermeable surfaces and other control measures to contain and control chemical leaks.</u> | 8. Noted. A condition of development will include the requirement to prepare a stormwater management plan. This requirement will be included in the conditions requesting the preparation of a CEMP and OMP. An advice note referencing the conditions will detailed that the plan should identify stormwater management, water storage, bunding, impermeable surfaces and other control measures to contain and control chemical leaks. |
| | | 9. **Native vegetation regulation**<br>The proposal location is on land that has been largely cleared for agricultural activities, however there may be a need to clear native vegetation. The proponent is advised that Under section 51C of the *Environmental Protection Act 1986 (EP Act),* clearing of native vegetation is an offence unless: | 9. Noted. Any clearing of native vegetation will need to be managed under Part V of the *Environmental Protection Act 1986.*The requirement to obtain a clearing permit under the *Environment Protection (Clearing of Native Vegetation) Regulations 2004* is recommended to be included as an Advice Note. |

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| | | • it is undertaken under the authority of a clearing permit,<br>• it is done after the person has received notice under Section 51DA(5) that a clearing permit is not required,<br>• the clearing is subject to an exemption.<br>Exemptions for clearing that are a requirement of written law, or authorised under certain statutory processes, are contained in Schedule 6 of the EP Act. Exemptions for low impact routine land management practices outside of environmentally sensitive areas (ESAs) are contained in the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004 (the Clearing Regulations).*<br><br>10. **DWER monitoring bores**<br>DWER advises that two DWER owned monitoring bores - Watheroo Line WL 10 and WL 10a – are located in lower south-east corner of Lot 2. The bores are located nearly 3km from the development site, so it is not anticipated that there would be any impact on the bores. | 10. Noted. |
| 4. | Main Roads WA | 1. Main Roads supports the proposal and recommends that if development approval is granted, the following conditions are imposed:<br><br>Conditions<br><br>1. Prior to the commencement of transport of any of the BESS and associated project components to the development site for construction and operation, the developer must ensure the transport route is suitable, and any road or intersection upgrades are completed to the Shire of Dandaragan and Main Roads satisfaction.<br><br>2. The applicant is required to submit an Application form to Undertake Works within the Road Reserve prior to undertaking any works within the road reserve. Application forms and supporting information about the procedure can be found on the | 1. Noted. The conditions are supported, however as the Shire cannot defer assessment of a condition to a third party, it is recommended that Condition 1 be re-worded to state:<br><br>*Prior to the commencement of any of the BESS and associated project components, the developer must ensure the transport route is suitable, and any road or intersection upgrades are completed to the satisfaction of the Shire, in consultation with Main Roads WA.*<br><br>2. Noted. This is proposed to be included as an advice note to condition 1 above. |

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| | | Main Roads website > Technical & Commercial > Working on Roads.<br><br>3. A transport management plan in conjunction with an application for a permit that requires vehicle and machinery access and movement for Over Sized Over Mass (OSOM) Vehicles shall be submitted for approval to the satisfaction of Main Roads Western Australia.<br><br>Advice:<br>a) Condition 3: The route on Brand Hwy from the Port to the development site must be suitable for the transport of battery storage components. Any upgrades identified as part of the transport Management plan must be completed to Main Roads WA and LGA's satisfaction, including Cantabilling Road and any other intersections.<br>b) Condition 1 & 2: Any Intersection upgrades between the Brand Highway and Local Road(s) design is to be informed by an updated Traffic Impact Assessment, and concept designs (Design and Report required for 15%, 85%, 100% and Issued for Construction) to the satisfaction of Main Roads and the Local Government.<br>c) Condition 3: Heavy vehicle access must be approved from Main Roads where the routes relating to the development application are not approved for the proposed heavy vehicle combinations including RAV's (Restricted Access Vehicles) and OSOM (Over Sized, Over Mass) vehicles. Main Roads is the relevant authority to issue such approvals. Such an approval may be subject to any necessary intersection upgrades being undertaken at the applicant's expense to the satisfaction of Main Roads. The applicant is advised to contact Main Roads' Heavy Vehicle Services branch to ascertain any approval requirements. Information can also be found on the Heavy Vehicles Access Requirements in WA section of the Main Roads website. Any | 3. The condition is supported however is recommended to be reworded to state:<br>*A transport management plan in conjunction with an application for a permit that requires vehicle and machinery access and movement for Over Sized Over Mass (OSOM) Vehicles shall be submitted for approval to the satisfaction of the Shire of Dandaragan, in consultation with Main Roads Western Australia.*<br><br>a) Noted. Advice notes to be included with modifications as per 1 and 2 above 3 (i.e. to the satisfaction of the Shire of Dandaragan, in consultation with MRWA.)<br><br>b) Noted.<br><br>c) Noted. Update advice to Refer to the Shire of Dandaragan. |

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| | | change in the type of Restricted Access Vehicle (RAV) to service the development may be subject to future support and approval from the Shire of Gingin and Main Roads. Such an approval may be subject to necessary intersection upgrades being undertaken at the applicant's expense to the satisfaction of Main Roads.<br>d) The upgrading/widening of Brand Highway is not in Main Roads current 4-year forward estimated construction program and all projects not listed are subject to change without notice, and Main Roads assumes no liability for the information provided.<br>e) Any signage visible from the Brand Highway must comply to Main Roads WA's advertising signage policy, that requires a separate application to Main Roads. | d) Noted. Include as advice.<br>e) Noted. Include as advice. |
| 5. | Department of Primary Industries and Regional Development | 1. DPIRD recognises the expected State benefits of the Wind Farm and Renewable Energy Facility proposal, including power for the South-West Interconnected System (SWIS) and arrangements for local community benefits via the community benefit fund, the neighbour benefit program and benefit-sharing arrangements with Traditional Owners.<br>2. As the site's agricultural productivity is not of high significance, use of the site for energy production does not raise land use concerns for DPIRD. The site consists of the Yerramullah 2 and Yerramullah 3 subsystems. These soils tend to be acidic or at high risk of becoming acidic, with a high to very high risk to wind erosion.<br>3. DPIRD recommends that the Shire supports and requires the proponent and its subcontractors to:<br>• Observe biosecurity hygiene protocols to ensure they do not introduce or spread pests, weeds or diseases.<br>• Minimise land clearing and disturbance to avoid land degradation, such as erosion, and rehabilitate land disturbed during their construction and operational activities.<br>• Follow best practices in construction of infrastructure, including roads and access tracks, to minimise erosion. | 1. Noted.<br>2. Noted.<br>3. Noted. The requirement for an Operational Biosecurity Management plan which includes machinery inspection, cleaning of equipment, monitoring of weeds across the site, contingencies and reporting will be included in the Operational and Management Plan condition.<br>4.<br>5. Noted. |

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| | | 4. WDC supports renewable energy development in the region, including battery storage systems that strengthen the wind and solar generation that is growing in the Shire of Dandaragan. WDC is not aware of any issues in relation to this Harvest Development Project. | |
| 6. | Department of Fire and Emergency Services | 1. This advice relates to the State Planning Policy 3.7 Bushfire (SPP 3.7) and supporting Planning for Bushfire Guidelines (Guidelines), as well as DFES' role and responsibilities as Hazard Management Agency (HMA) for Fire in Western Australia.<br>2. DFES acknowledges that the proposed development includes a battery energy storage system (BESS), and that the proposal technically does not trigger the application of SPP 3.7 and the associated Guidelines as the development is not located within a bushfire prone area. On this basis, DFES has not reviewed the BMP.<br>3. Given the temperature sensitive nature of the infrastructure, it is critical to ensure that the proposed design adequately responds to facility fire risks and bushfire risks in order to protect life, property and infrastructure.<br>4. As such, DFES has assessed the proposal against the REF Guidelines which is currently considered best practice for the development of renewable energy facilities. It is noted that the practitioner's assessment of the REF Guidelines does not align with DFES' assessment of the Guidelines in several areas, with specific requirements to be further addressed as outlined in the below assessment.(see table 1 details below). | 1. Noted.<br>2. Noted.<br>3. Noted. Preparation of a Bushfire Management Plan (BMP), Emergency Management Plan (EMP) and Risk Management Plan (RMP) will be required as a condition of approval to to address the detailed design drawings prior to construction. These reports and plans will be prepared to the satisfaction of the Shire of Dandaragan, in consultation with the DFES.<br>4. Noted. The proponent will be required to review and update the CFA (REF) guidelines assessment to consider the detailed design drawings to the satisfaction of the Shire, in consultation with DFES. A condition is included to require the resubmission and revision of the CFA guidelines assessment with the detailed design drawings.<br>5. See 4 above. The Proponent will review the areas of noncompliance and provide evidence on how areas of partial or intended |

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| | | 5. DFES notes that the REF Guidelines assessment requires refinement to justify non-compliances, provide clear commitment to compliance (as opposed to the current 'recommendations' that have no statutory enforceability) and further information to validate areas currently considered as compliant with no evidence as to how this will be achieved/enforced.<br><br>6. It is noted that a Bushfire Risk Report has been provided. The REF Guidelines requires the submission of a Risk Management Report which informs fire risk in Emergency Services design and operation of the facility. DFES notes that the report includes a large volume of template text, assesses several elements that are not related to, or required to be applied to the current development, and does not address the potential for the facility to generate a bushfire.<br><br>7. DFES has reviewed the submission however cannot guarantee that the assessment is consistent with all other plans and information submitted as part of the proposal. The decision maker should be satisfied that all submitted documents have consistent details. Recommendation: Insufficient information provided – further information and review required. DFES advises that the proposed development has the potential to increase the bushfire risk to people, property and infrastructure, and the REF Guidelines assessment should provide sufficient information to ensure the bushfire risk is at an acceptable level and appropriate to the land use and location. Further information should be submitted to demonstrate compliance with REF Guidelines. DFES recommends that due consideration be given to the below assessment of the bushfire hazard and risk (see Table 1).<br><br>**DFES wishes to provide the below additional advice in its role and responsibilities of HMA for Fire in Western Australia.** | compliance will be achieved in submission of the revised CFA (REF) Guidelines.<br><br>6. Noted. The Bushfire Risk Report provided by the proponent is additional assessment to support the CFA guidelines assessment and the BMP. The proponent will be required to prepare a Fire Risk Management Plan as a condition of Development Approval to the satisfaction of the Shire, consultation with the DFES.<br><br>7. Noted. See responses 3 and 4 above. The Shire will require a 50-metre asset protection zone (APZ) or hardstand around the battery facility perimeter. Subject to this requirement, the Shire is satisfied that the proponent can demonstrate appropriate management of bushfire and fire risks through updated reports submitted with the detailed design drawings.<br><br>8. Noted. See response 3 above. |

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| | | 8. Given the high-risk land use at this location, it is considered appropriate that an 'Emergency Management Plan' be prepared. Consideration should be given to the Bushfire Emergency Plan (BEP) Manual (as published by the Western Australian Planning Commission), Section 7 of the REF Guidelines. These contain details of information that should be included in a EMP and will ensure the appropriate content is detailed when finalising the EMP to the satisfaction of the decision maker.<br><br>**REF Guidelines – Modifications required to address the REF guidelines**.<br>9. The submitted REF Guidelines assessment does not include relevant development plans to confirm comments made in relation to design/vehicular access (which is of key importance as there are inconsistencies between vehicular access, hazard separation etc. between the two documents). The BMP also does not include detailed plans; therefore, it is unclear how these assumptions can be validated. Further, some requirements of the REF Guidelines (e.g. sections 6.2.3-7.7) do not appear to be addressed, and multiple assessment sections provide recommendations to achieve compliance, however no guarantee as to if/when this will occur. On this basis, DFES is unable to validate the REF Guidelines assessment, as large portions of the document require further information to confirm compliance. The REF Guidelines assessment references several other documents, instead of providing a complete assessment in the one document. DFES suggests a single assessment is provided to allow for comments/responses to be validated and allow for condition setting for the decision maker. <u>Modification to REF Guidelines assessment is required to address the Assessment advice.</u><br>10. No confirmation is provided that further documents (such as the Risk Management Plan, Fire Management Plan and Emergency Plan) will be developed in consultation with DFES.<br>11. No assessment is provided of the surrounding natural landscape, or details how this location on the subject site has been chosen as the most suitable location. | 9. Noted. See responses 3 and 4 above. Detailed design drawings will be provided with prior to construction.<br><br>10. See responses 3 and 4 above.<br><br>11. Noted. The proponent notes that Site selection involves numerous planning, environmental, heritage, engineering and |

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| | | | landholder considerations beyond the scope of the BMP. The location of the BESS is situated adjacent to the South West Integrated System and relocation of the facility further south will encroach on bushfire prone land. The BESS is located approximately 2.5km east of Yerramullah Road, and the Bushfire Risk Reports indicate 2 options for access to the BESS from the road. This is to be included as a condition and the updated BMP, EMP and RMP will include reference to the secondary access. |
| | | 12. Section 3.3b and 3.3c do not accurately address the requirements of the REF Guidelines. The response explicitly states that 'Non-bushfire hazards, including fires due to asset failure, should be addressed through product design or the appropriate regulation.' As such, the submission confirms that there is no assessment on the potential for the development to ignite a bushfire. | 12. Noted. See responses 3 and 4 above. Condition of approval requires preparation of an Emergency Management Plan and Risk Management Plan (taking into account risks beyond bushfire and the potential for the facility to generate a bushfire) to the satisfaction of the Shire in consultation with DFES. These plans are to incorporate, at minimum, relevant information from the WAPC's Bushfire Emergency Plan Manual and Section 7 of the REF Guidelines and Model Requirements – Renewable Energy Facilities. An advice note will be included highlighting that information will need also be incorporated that, noting that risks arising from the BESS exceed bushfire and include electrical, chemical, explosion, potential fire spread, mechanical damage, landscape hazards and aerial firefighting. |
| | | 13. The submitted risk assessment states that 'The effectiveness of each measure is based on experience and logic as evidence is | 13. Noted. as per previous responses. |

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| | | not available for the quantitative impact of a single measure.' It is unclear if a risk assessment provided without any evidence should be supported given the potential hazard created by the proposal.<br>14. The assessment provides studies based on a specific battery as evidence to support the proposed siting and design of the facility, however earlier comments in the assessment state that the specific batteries and infrastructure have not yet been determined. The report should not rely on specific evidence that may not align with the final BESS infrastructure.<br>15. The assessment states on page 12 that there will be no increase in risk to the adjacent land. DFES considers that this has not been demonstrated given the number of issues raised in the submission.<br>16. As above, there is insufficient evidence to ensure compliance with the vehicular access requirements. The assessment states 'During an emergency, responders can approach and operate without being directly exposed to the smoke plume.' The assessment also advise that the site is regularly subject to easterly winds. Given the only access to the site is due west of the BESS facility, this access is likely to be impacted by any hazardous smoke plume should the BESS be impacted by fire. This is considered a critical issue that should have been identified/considered during the initial risk assessment to inform the design of the facility. It is unclear why a second access to another section of the road has not been investigated given the above issue. <u>The proposal will not refill tanks within 24 hours as required, and no evidence is provided to validate the acceptance of this. No volume of water is provided to confirm the water supply designated for firefighting activities</u>. <u>The decision maker should be satisfied that there is sufficient condition setting present to ensure compliance of sections 4.2.3 and 4.2.5.</u> Section 4.2.5 cannot ensure compliance without clear plans detailing how these will be provided.<br>17. Section 4.2.6 is not considered sufficient to determine compliance. Given the nature of the text, the response does not demonstrate how the proposal considers emergency | 14. Noted. as per previous responses.<br>15. Noted. as per previous responses.<br>16. Noted. see response 11 above. The proponent will ensure that tanks will be refilled. The shire notes some discrepancy in the current reports relating to the volume of water required. The volume of water and the requirement to refill tanks within 24 hours will be clarified in the amended documents. These items will need to confirmed and addressed the satisfaction of the Shire in consultation with DFES and will form advice notes to the relevant conditions.<br>17. Noted. as per previous responses. |

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| | | responders. Further, some elements of 4.2.6 are not compliant, with no evidence provided on this being an acceptable outcome.<br>18. Several elements of the assessment of sections 5.1.4 onwards do not provide confirmation that compliance will be achieved.<br><br>**Risk Management Plan**<br>19. It is noted that a Bushfire Risk Report has been provided, however, as per the REF Guidelines, a Risk Management Plan (RMP) describes the risk management process and its outcomes, including the specific site hazards/risks and their analysis, control measures, and the monitoring and review process for all site risks, not just bushfire. A RMP is considered to be a critical requirement of planning and informing fire risk management in the design and operation of renewable energy facilities. An appropriate RMP for the proposal has not been provided. A detailed RMP should be provided that demonstrates compliance with the REF Guidelines, including addressing the following model requirements of the REF Guidelines:<br>• Detailed site plans showing the location of site vehicle access points, internal roads, wind turbines, battery containers, substations, buildings and fire water supplies.<br>• The exact specifications of the elements within the renewable energy facility, such as the battery chemistry, relevant specifications and technical data sheets on the BESS facility.<br>• Details of the fire, smoke, heat, and toxic off-gassing detection system for the BESS facility. The system should specify what triggers an internal operator response and what triggers a 000 call. • Details of the explosion prevention and venting system for the BESS facility.<br>• Details of the battery management and monitoring system. The system should enable the operator to intervene for the prevention of thermal runaway.<br>• Details of the system to prevent water ingress to battery containers and appropriate ingress protection rating for containers. | 18. Noted. as per previous responses.<br><br>19. Noted. The proponent has agreed to provide the model requirements in the REF guidelines in the preparation of the Risk Management plan. The Development Approval will include an advice note with the detail. |

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| | | • Details of the warning and alarm system within battery containers and/or the facility. The system should specify what each alarm signal means.<br>20. In the event that an approval is granted, the DFES District Officer responsible for this region and the local fire and emergency services should be consulted during the development, construction, and leading up to the commissioning of the facility.<br><br>Technical Advice from relevant DFES interdepartmental sections<br>21. DFES Bushfire Technical Services - As there is ambiguity over the area that will be managed to low threat (with conflicting comments regarding separation distances from classifiable vegetation), the submitted Method 2 calculations cannot be validated. The decision maker should advise if these calculations require validation prior to a determination being reached. Modification to the BMP / REF Guideline assessment is required to address the Assessment advice.<br>22. DFES Built Environment Branch -DFES has not been able to refer the proposal to BEB, as no clear building plans were included in the bushfire assessment documentation. To be addressed at the building permit application stage.<br><br>23. DFES Special Operations -The proposal has been referred to Special Operations, however due to other commitments a response has not been able to be provided within the requested timeframe. Any future comments provided will be referred to the decision maker if/once they are provided.<br>24. DFES Regional Operations -DFES Regional Operations have provided the following comments, requesting confirmation of | 20. Noted.<br><br>21. Noted. Modification to the BMP / REF Guideline assessment is required to address the Assessment advice**.**<br><br>22. Noted. The Shire will require a revised and updated REF guidelines assessment addressing the detailed design drawings. As the project progresses through detailed design, the Bushfire Management Plan, Risk Management Plan and Emergency management Plan will require review and preparation in line with any design changes. A condition of development is recommended requiring finalisation and implementation of these plans in consultation with DFES prior to any construction or earthworks on the site.<br><br>23. Noted.<br><br>24. Noted.as per the above responses. |

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| | | these matters be provided prior to any approval being issued for the development:<br>• All access roads and tracks servicing the BESS are constructed and maintained to an all-weather standard suitable for urban firefighting appliances.<br>• Suitable hardstand areas are provided to allow for appliance access, manoeuvring and staging during an incident. Modification to the submission is required to address the Assessment advice.<br>• Details of the available firefighting water supplies, including capacity, reliability and access.<br>• Details of the hydrant and/or ring main arrangements servicing the facility and associated infrastructure.<br>It is noted that the submission does not clearly detail or ensure future compliance of the above matters. | |
| | | 25. DFES Land Use Planning- It is the responsibility of the proponent to ensure the proposal complies with relevant planning and building requirements. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, environmental health or any other approvals required by a relevant authority under written laws. Comment only. | 25. Noted. |

Attachment: 9.3.3

Attachment 1

DRAFT

**SHIRE OF DANDARAGAN LOCAL PLANNING POLICY NO. 9.13**

**DEVELOPMENT OF JURIEN BAY FORESHORE COMMERCIAL NODES**

**Policy Area**
Development Services

**Purpose**
The purpose of Local Planning Policy 9.13 – *Development of Commercial Nodes within the Jurien Bay Foreshore* (LPP 9.13) is to ensure that commercial development within the foreshore is consistent with the adopted Jurien Bay Foreshore Masterplan (2026).

LPP 9.13 does not replace the Shire's Local Planning Policy 8.12 - *Mobile and Itinerant Vendors and Commercial Activities on Reserve Land*. LPP 9.13 applies to development of commercial nodes the subject of a lease whereas LPP 8.12 applies to trading activities that are more mobile and temporary in nature.

**Policy Objectives**
To provide a framework for the assessment and management of commercial activity within the Jurien Bay Foreshore Reserve that:

- Supports the objectives of the adopted Jurien Bay Foreshore Masterplan.
- Encourages appropriate commercial activity and development that enhances the visitor experience and community use of the foreshore.
- Protects public access, recreation opportunities, coastal character and visual amenity.
- Provides opportunities for local business, tourism and economic development.
- Protects open green space by minimising the need for car parking.

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**Policy Statement**
Council recognises the Jurien Bay Foreshore as a regional recreation, tourism and community destination and supports commercial activity where it contributes to the activation of the foreshore whilst maintaining the area as predominantly, open space, public reserve. Commercial activity and development is to be consistent with the adopted Jurien Bay Foreshore Masterplan and report.

Application of Policy
For the purposes of the policy, the foreshore comprises the reserve land abutting the seaward side of Grigson Street and Heaton Street, extending from Cook Street to the south to Doust Street to the north (refer Attachment 1 – Foreshore Masterplan).

The commercial nodes include those areas designated as commercial development opportunity locations under the 2026 Jurien Bay Foreshore Masterplan.

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**Commercial Activation Hierarchy**
The Shire supports a phased approach to commercial activation of the foreshore whereby:
a) Permanent food and beverage venues are recognised as the preferred long-term commercial anchors within the foreshore.
b) Mobile vendors provide flexible and low-cost activation opportunities, particularly during peak visitation periods and special events.

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**Preferred Commercial Activities**
The following commercial activities may be supported within the foreshore reserve, subject to all required approvals:

- Cafés;
- Restaurants;
- Food and beverage premises;
- Kiosks;
- Grab-and-go food outlets;
- Mobile food and beverage vendors;
- Equipment hire operators associated with coastal recreation, tourism and active transport activities;
- Commercial activities associated with approved events, markets and community festivals; and
- Other commercial activities determined by Council to be consistent with the objectives of this policy and the adopted Foreshore Masterplan.

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**Non-Preferred Activities**
The following activities are not supported within the Foreshore Reserve:

- Drive-through premises;
- Chain fast-food outlets;
- General retail activities which are not directly related to food, beverage, tourism or recreation;
- Activities resulting in the exclusive occupation of public open space;
- Activities that adversely impact public access, safety or the recreational function of the reserve.

**Commercial Opportunity Locations**
Council may consider commercial development within the commercial opportunity locations identified by the adopted Jurien Bay Foreshore Masterplan, including:

<u>Central Commercial Node (Jetty Precinct)</u>
Intended as the principal commercial node for the foreshore precinct. The masterplan emphasises the need for built form in this location to be limited to single storey in order to protect access to views for adjoining development and residents. The masterplan also limits the capacity of the secondary commercial offering to 200-pax in order to limit the

number of parking spaces needed. This is intended to protect the availability of green open space. Guidance on the development of this node is set out below.

Scale

- Single-storey built form with a maximum capacity of 200-persons.
- Lightweight construction with a strong indoor-outdoor connection to the public realm.
- Alfresco seating to extend into the precinct to animate the foreshore and maximise ocean views.
- A limit on venue capacity is intended to minimise the need for additional on-site car parking at the expense of open space area.

Location

- Sited adjacent to the existing beach café, anchoring the heart of the jetty precinct.
- Positioned to maintain open views to the jetty and foreshore from Roberts Street.
- Sited to serve as the primary commercial anchor for the Jetty Precinct, supporting day and evening activation.

Preferred Commercial Uses

- Food and beverage as the primary use, including café and restaurant offerings.
- Flexible indoor/outdoor alfresco configuration to support events, markets, and peak season demand.

Non-Preferred Uses

- Large format, car orientated, drive through or chain fast food uses.
- Non food and beverage retail.

Built Form, Materials, Lighting

- Lightweight, coastal responsive design consistent with the foreshore palette.
- Durable materials and muted colour palette.
- Lighting to comply with dark sky principles.

Operational Considerations

- Manage noise, traffic, and lighting impacts.
- Maintain pedestrian priority and a high-quality public realm at all times.

<u>Southern Commercial Node (Fauntleroy Park – Cook Street)</u>

Allows for consideration of a two-storey food and beverage offering to be positioned in front of the existing water tanks. An application will need to be supported by demand analysis demonstrating that the proposal will not cause existing local F&B businesses to become unviable. Two-storey built form may be considered for the reason that access to ocean view for adjoining residences has already been interrupted by existing trees and infrastructure on-site. Guidance on the development of this node is set out below.

Scale

- A two-storey, venue will be considered subject to commercial demand analysis supporting the SQM/capacity of the offering and demonstrating viability both for the proposal and with consideration for local market capacity.
- Limited seating.

Location

- Be carefully designed to reduce visual dominance and maintain key view corridors to the foreshore and ocean.
- Respond to coastal hazard mapping, including appropriate setbacks and adaptable design.

Operational Considerations

- Manage noise, traffic, and lighting impacts.
- Maintain safe pedestrian priority and high-quality public realm.

Built Form, Materials and Lighting

- Lightweight, coastal-responsive design. Durable materials, muted colour palette.
- Typical materials captured in the 'Foreshore Palettes' section of the Masterplan report.
- Lighting to comply with dark sky principles.

Preferred Commercial Uses

- No fast-food or non-food and beverage retail.
- Cafes, restaurants.

<u>Northern Commercial Node (Dobbyn Park-Doust Street)</u>

Intended to allow for a small-scale, single-storey, commercial offering supporting casual foreshore use. Potential for an elevated timber deck area to achieve ocean views while not impacting on access to views for adjacent residences. A demand analysis would need to be provided in support of an application for development and lease, confirming market capacity to support both the proposed offering and existing local market operators. Guidance on the development of this node is set out below.

Scale

- Single-storey, low profile, built form.
- Minimise footprint (~200sqm including seating area) to retain open space and coastal character.
  Note: This assumes up to approx. 150sqm of seating area to align with allowances under the Shire's Alfresco Dining Local Planning Policy, within which additional parking bays are not required to be provided).

Location

- Sited to maintain key view corridors to the foreshore and ocean.
- Positioned to serve as a bookend for the jetty precinct, anchoring the northern edge of the foreshore activation zone.

Preferred Commercial Uses

- Small scale food & beverage, including grab-and-go offerings, kiosks and cafes supporting casual foreshore use.
- Cocktail sunset style bar.

Non-Preferred Uses

- Large format, car orientated, drive through or chain fast-food uses.
- Non food and beverage retail.

Built Form, Materials and Lighting

- Lightweight, coastal responsive design.
- Durable materials and muted colour palette.
- Lighting to comply with dark sky principles.

- Elevated deck area for seating to maximise opportunities for ocean views.

Operational Considerations

- Manage noise, traffic, and lighting impacts.
- Not operational at night (after 9pm).
- Maintain pedestrian priority and a high-quality public realm.

Commercial development outside these identified nodes will generally not be supported unless consistency with the Masterplan, and sufficient commercial demand, can be demonstrated.

**Mobile Vendors**

Mobile vendors may be approved for temporary operation in designated vendor hardstand locations identified within the Foreshore Masterplan. Applications for mobile trading will be assessed under the Shire's Local Planning Policy 8.12 - *Mobile and Itinerant Vendors and Commercial Activities on Reserve Land*.

**Design and Operational Requirements**

Any commercial activity or development within the foreshore reserve should:

a) Maintain public access to the coastline, beach and foreshore facilities.
b) Preserve significant ocean views, foreshore vistas and view corridors.
c) Respond appropriately to coastal hazard and adaptation planning requirements.
d) Utilise lightweight and coastal-responsive design.
e) Incorporate durable materials suitable for a coastal environment.
f) Maintain pedestrian priority within the foreshore precinct.
g) Minimise noise, traffic and lighting impacts.
h) Incorporate lighting consistent with adopted Dark Sky principles.
i) Respect the character, amenity and environmental values of the foreshore reserve.

---

**Assessment Criteria**

When determining an application, Council may consider:

- Consistency with the Jurien Bay Foreshore Masterplan;
- Contribution to activation of the foreshore;
- Public benefit and tourism outcomes;
- Impacts on open space, public access and recreational use;
- Noise, traffic and parking implications;
- Environmental impacts;
- Coastal hazard considerations;
- Visual amenity and landscape character;
- Market demand and potential impact on local commercial operators;
- Event management requirements; and
- Any other matter considered relevant by Council.

**Approvals Required**

Nothing in this policy removes the requirement to obtain any approval, permit, licence, lease, development approval or other authorisation required under:

- The Local Government Act 1995;
- The Planning and Development Act 2005;
- Local Planning Scheme No. 7;
- Applicable Local Laws and Health requirements; or
- Other relevant State or Commonwealth legislation.

**Policy Linkages**
Jurien Bay Foreshore Revitalisation Masterplan 2026.

- Local Planning Scheme No. 7.
- Local Government Property Local Law.
- Council Fees and Charges.

Attachment: 9.3.3

Attachment 2

ELECTRONIC ONLY

SHIRE OF DANDARAGAN

# JURIEN BAY FORESHORE REVITALISATION

## REVISED MASTERPLAN REPORT - 2026

UDLA

TABLE 1 EDITION DETAILS

| PROJECT NAME | |
|---|---|
| **Title** | Jurien Bay Foreshore Revitalisation - Masterplan Report - 2026 |
| **Production Date** | 07/07/2025 |
| **Prepared By** | UDLA |
| **Author** | Jasmin Nivethitha, Saloni Upasani |
| **Status** | Final Masterplan Report |
| **UDLA Project Code** | DANJMP |

TABLE 2 DOCUMENT REGISTER

| DOCUMENT REGISTER | | | |
|---|---|---|---|
| **Version** | **Date** | **Amendments** | **Prepared By** |
| A | 20/01/2020 | Draft for comment | RL |
| B | 10/03/2020 | For final comment | RL |
| C | 26/03/2020 | Cost estimate updates | RL |
| D | 02/07/2025 | Revised Foreshore Plan | JN |
| E | 31/03/2026 | Final MP Report | SU |
| F | 08/07/2026 | Final MP Report (Revised) | PW |

Image 1. JAFFLE SHACK. SOURCE: JAFFLESHACK (COVER PAGE - LEFT).
Image 2. JURIEN BAY PLAYGROUND. SOURCE: PERTH LOCALISTA (COVER PAGE - MIDDLE).
Image 3. BEACH BAR. SOURCE: PRACSYS 2026 (COVER PAGE - RIGHT).

**Prepared for: Shire of Dandaragan**

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**UDLA WA: WHADJUK COUNTRY**
**UDLA VIC: WURUNDJERI COUNTRY**

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# EXECUTIVE SUMMARY

## THE FORESHORE MASTERPLAN

**The revised Jurien Bay Foreshore Revitalisation Masterplan has been prepared to guide future development and coordinate the delivery of key infrastructure and public amenities along the foreshore.**

This document builds upon the Jurien Bay Foreshore Revitalisation Report (2020), responding to works that have since been completed while identifying opportunities for further enhancement. It provides an updated and cohesive framework to support the continued evolution of the foreshore as a vibrant and well-used coastal destination.

**The Masterplan aims to:**

- Strengthen the foreshore promenade as a key movement and activity spine.
- Create opportunities for public art and coastal interpretation.
- Establish a defined Jetty Precinct at the beach as a focal gathering space.
- Reinforce a clear sense of arrival to the foreshore precinct.
- Improve the quality and diversity of foreshore amenity and activity.
- Support commercial activation through mobile vendor nodes (low-cost, short-term activation to test demand and serve peaks) and permanent food and beverage venues as long-term anchors. As permanent venues open, nearby mobile allocations can be wound back or repositioned.
- Support equipment hire as a complementary commercial use, consistent with the economic analysis finding a gap at Jurien Bay against comparable foreshore destinations.
- Provide shelter and comfort in response to local climatic conditions.
- Ensure spaces are inclusive, accessible, and welcoming for all users.
- Increase opportunities for events, markets, and community gatherings.
- Retain and enhance Jurien Bay's unique coastal character and sense of place.

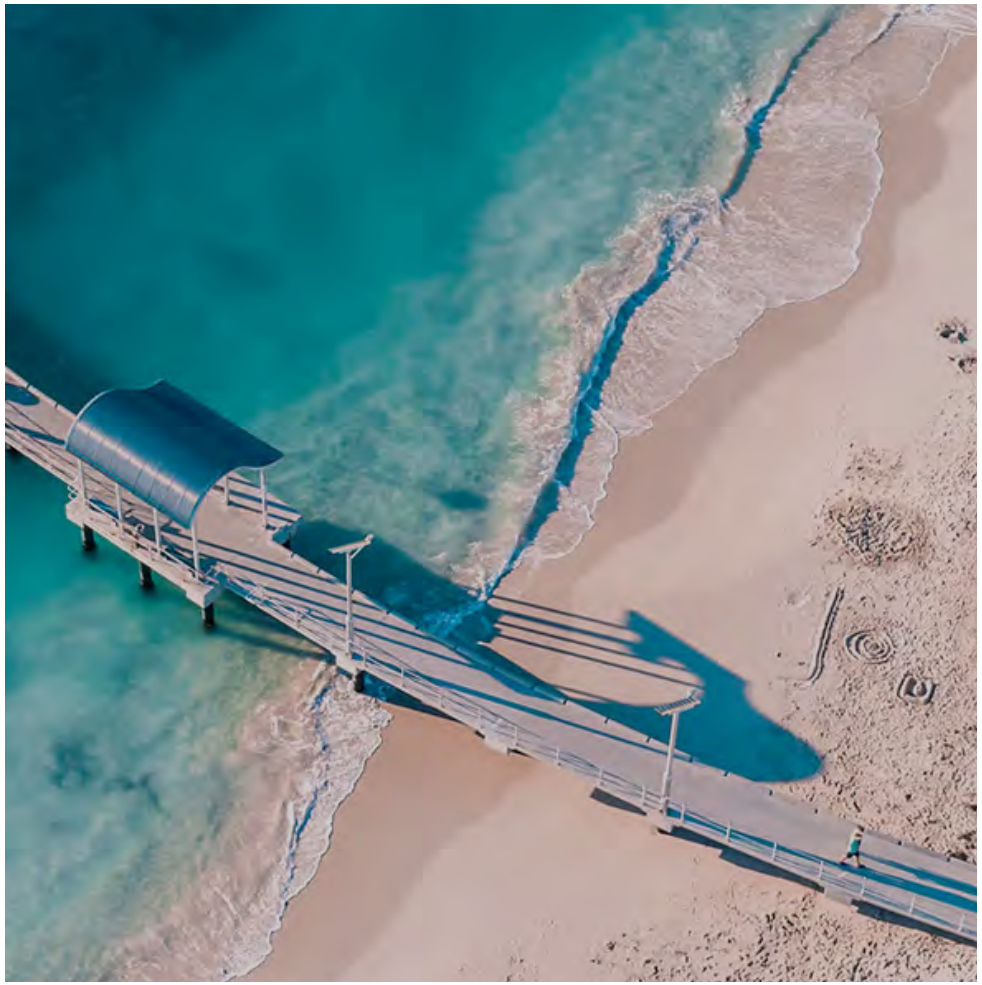


Image 4. AERIAL VIEW OF JURIEN BAY JETTY. SOURCE: TOURISM WA.

# 1.0 INTRODUCTION

Image 5. JURIEN BAY JETTY. SOURCE: SHIRE OF DANDARAGAN.

# 1.1 INTRODUCTION
## PROJECT ORIGIN

### FORESHORE VISION

**The Shire of Dandaragan initiated a review of the Jurien Bay Foreshore Revitalisation Masterplan (2020) following the completion of several key built form and public realm improvements within the foreshore precinct.**

These completed works have influenced how the foreshore is used and experienced, creating the need to reassess the original masterplan and ensure it remains aligned with current site conditions and future priorities. The review also responds to the opportunity to refine earlier proposals and incorporate additional initiatives identified by the Shire.

UDLA was engaged to undertake this review and prepare an updated masterplan that reflects both the changes already delivered and the ongoing vision for a vibrant, inclusive and highly functional community foreshore that supports recreation, tourism, and events.

Image 6. JURIEN BAY JETTY. SOURCE: UDLA.

# 1.2 INTRODUCTION
## SITE CONTEXT

### FORESHORE LOCATION

**Jurien Bay Foreshore is located along the central west coast of Western Australia, approximately 220 km north of Perth and 200 km south of Geraldton.**

Positioned within the Turquoise Coast, it sits just north of Cervantes and forms a key coastal destination within the region. The foreshore's accessible location along the Indian Ocean Drive corridor contributes to its role as a popular stop for both local visitors and regional travellers.

### COASTAL PROCESSES

Coastal processes at Jurien Bay significantly influence foreshore use and planning. The Masterplan reflects the inland extent of predicted coastal vulnerability (CHRMAP, Cardno 2018).

- Coastline currently accreting, with erosion expected to reduce beach width over the next 10 years.
- Existing snorkel trail presently buried by sand, likely to become functional again with shoreline retreat.
- Some infrastructure located within the 100-year hazard line due to its community and visitor value.
- Future design to adopt a "retreat and accommodate" approach, ensuring adaptable and resilient built form in high-risk areas.

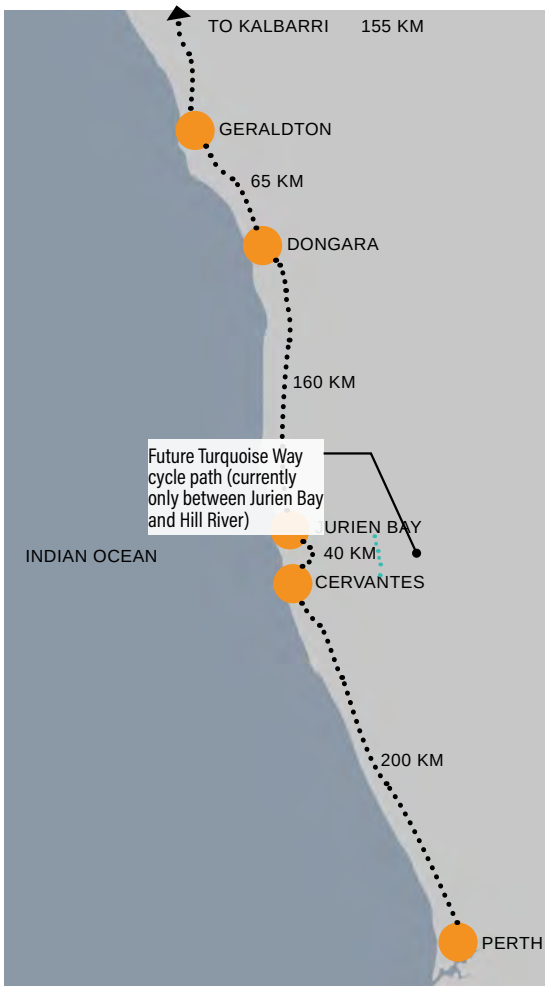



Figure 1. LOCATION PLAN.

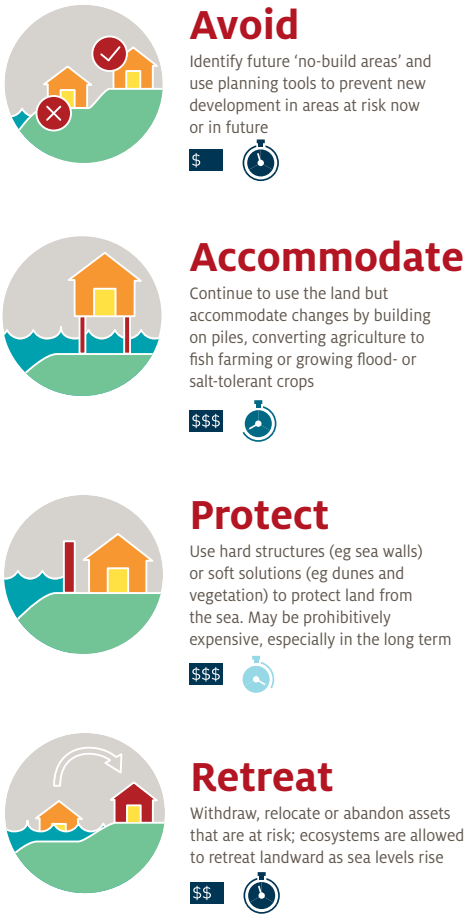



Figure 2. SOURCE: COASTADAPT.COM.AU.

# 1.3 INTRODUCTION
PROCESS

## METHODOLOGY

**The foreshore masterplans have been informed by a structured engagement and analysis process, ensuring that local knowledge, stakeholder input, and site-specific considerations are embedded in the outcomes.**

The engagement process helped build an understanding of local community and Shire perspectives, including ideas and insights about the site. These inputs informed the development of the Jurien Bay Foreshore Masterplan. The diagram below illustrates the process undertaken for this 2025–26 review, noting that local community members and stakeholders specific to Jurien Bay attended the site workshops.

As expressed by Shire President Tony O'Gorman: *"The review of the Jurien Bay Foreshore Masterplan builds on the success of the original plan, incorporating lessons learned through its implementation. The updated Masterplan reflects extensive community and local business input, identifying opportunities to enhance amenity and support additional development nodes to the north and south of the existing skate park and café precinct, promoting balanced growth and broader activation of the foreshore over the medium term."*

# 2.0 JURIEN BAY FORESHORE MASTERPLAN

Image 7. JURIEN BAY FORESHORE PATH (LEFT). SOURCE: UDLA.

# 2.1 JURIEN BAY FORESHORE MASTERPLAN
## PROJECT LOCATION

### FORESHORE CONTEXT

**The Jurien Bay foreshore is located at the centre of the main township core, between the town centre and the beach, set back from the primary road network and accessed predominantly via Roberts Street. The foreshore precinct is closely connected to the adjacent commercial area at the corner of Roberts and Bashford Streets, particularly around the jetty interface.**

The foreshore is structured around two primary parkland areas, Dobbyn Park to the north and Fauntleroy Park to the south, with the jetty and central car park forming the interface between them. This central area currently functions as both a key arrival point and a physical break in the continuity of the foreshore parklands.

Figure 3. JURIEN BAY CONTEXT PLAN, NOT TO SCALE. SOURCE: UDLA.

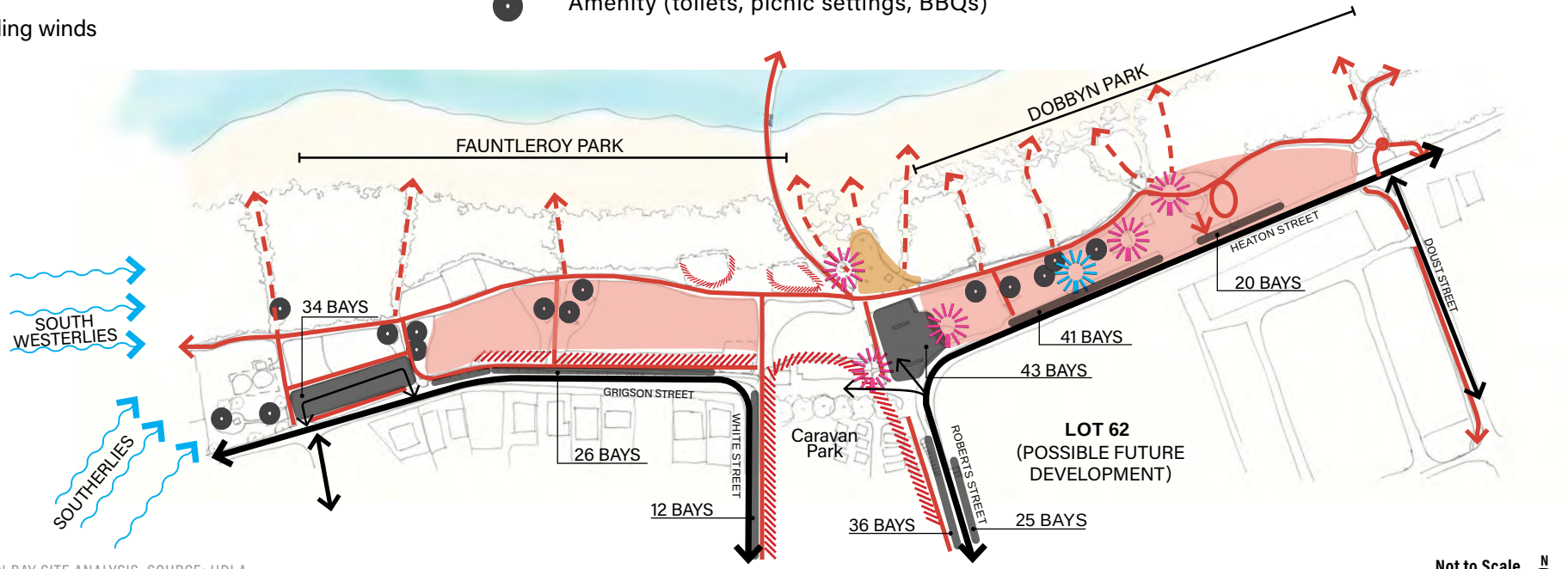
# 2.2 JURIEN BAY FORESHORE MASTERPLAN
## SITE ANALYSIS

### THE EXISTING FORESHORE

**The figure below shows the analysis of existing conditions (circa year 2020) of the Jurien Bay foreshore area including:**

- Parking
- Vehicle access / movement
- Pedestrian access / movement
- Amenity and Attractions
- Prevailing winds

Pedestrian paths
Pedestrian beach access
Pedestrian spaces
Attractors (playground, cafe, soundshell, exercise equipment, snorkel trail)
Amenity (toilets, picnic settings, BBQs)
Barriers to access
Spaces used for events
Prevailing winds
Car park
Youth Plaza




Not to Scale

Figure 4. JURIEN BAY SITE ANALYSIS. SOURCE: UDLA.

# 2.3 JURIEN BAY FORESHORE MASTERPLAN
## FAUNTLEROY AND DOBBYN PARK

### EXISTING CONDITIONS

**Fauntleroy Park and Dobbyn Park provide two distinct but complementary foreshore experiences.**

Fauntleroy Park functions as a flexible event and recreation space, while Dobbyn Park is more activity-focused and developed but requires improved amenity provision.

**Fauntleroy Park**

Fauntleroy Park has recently been upgraded with new shade shelters, barbecues, picnic facilities, and drinking fountains, all in good condition and suitable for retention. It features large open turf areas that support informal recreation and events, with strong connections to the Turquoise Way shared path and beach access points.

**Dobbyn Park**

Dobbyn Park has also been recently upgraded with a skate park, half basketball court, and playground, supporting active recreation uses. Mature trees provide valuable shade and contribute to its established character. However, the removal of public toilets has created a clear need for replacement facilities.

Image 8. JURIEN BAY FORESHORE DEVELOPMENT BASKETBALL COURT. SOURCE: SHIRE OF DANDARAGAN.

# 2.4 JURIEN BAY FORESHORE MASTERPLAN
## OPPORTUNITIES AND DIRECTIONS

### EXISTING CONSIDERATIONS

**This section identifies key opportunities and design directions for the Jurien Bay Foreshore.**

It draws from existing site conditions, recent upgrades, movement networks, and environmental influences to establish priorities that will inform the future masterplan response.

Opportunities identified through this analysis are set out below, alongside the design directions they have informed.

**Opportunities**

- Fauntleroy Park and Dobbyn Park provide distinct but complementary foreshore experiences that can be further strengthened through targeted interventions.
- Fauntleroy Park presents an opportunity to retain and build upon recently upgraded amenities, with its large open turf areas well suited to flexible event use and community gatherings.
- Dobbyn Park offers strong potential as an active recreation hub, with recent upgrades to the skate park, half basketball court, and playground. There is also a clear opportunity to provide a dedicated public toilet facility to meet community needs.
- The existing parking area at the Roberts Street terminus presents an opportunity for a defined mobile vendor node, activating the foreshore arrival point ahead of permanent built form.
- The Roberts Street terminus presents a significant opportunity to reduce vehicle dominance and reimagine the space as a beachfront civic square focused on pedestrians and activation.
- Existing parking provision appears broadly adequate, with opportunities to refine layout and improve functionality to better support foreshore activity and additional commercial activation through permanent structures and mobile vendors.
- The foreshore promenade presents an ongoing opportunity to improve connectivity, legibility and amenity for pedestrians and cyclists along its full length.

**Design Directions**

- Reinforce the complementary roles of Fauntleroy Park and Dobbyn Park, ensuring each park retains a distinct identity while contributing to a cohesive foreshore network.
- Support a phased commercial activation strategy: mobile vendor nodes provide flexible, low-cost activation in the short term, testing demand at peak periods, while permanent food and beverage venues at the southern and northern commercial nodes serve as the long-term anchors. As each permanent venue opens, nearby mobile allocations can be wound back or repositioned.
- Ensure the masterplan remains flexible and adaptable, capable of functioning effectively with or without the future development of Lot 62.
- Incorporate design responses that mitigate the impacts of prevailing wind conditions, improving comfort and usability within key public spaces and gathering areas.

# 2.5 JURIEN BAY FORESHORE MASTERPLAN
## THE BIG IDEAS

### THE DESIGN DRIVERS

**The Jurien Bay Foreshore Masterplan is underpinned by a series of key "big ideas" developed and refined through the community engagement process.**

These ideas establish the overarching framework for improving the foreshore and guiding future design and investment.

**A Beachfront meeting place**

Creation of a beachfront 'Jetty Precinct' through two new structures: a central commercial building (a 200-person venue adjacent to the existing Beach Cafe), and a feature shade shelter alongside the retained existing Beach Cafe, with commercial opportunities throughout.

**Create a sense of arrival**

Strong visual connection from Roberts Street to the ocean.

**Events and meeting places**

Range of flexible spaces to allow for markets, festivals, sporting events and live music

**Opportunities for art and interpretation**

Continuing the existing themes of the natural environment through a consolidated and consistent approach that follows the foreshore promenade and is emphasised at beach access points.

**Shelter from the elements**

Strategic placement of new built form, tree planting and shade shelters to provide respite from strong winds and sun.

**Welcome for all**

Improved all abilities access and spaces that cater to all ages, locals and visitors to the foreshore

**Sense of place and uniqueness**

Retain the coastal holiday vibe, dune environment and community interventions that make the Jurien Bay Foreshore unique.

**Improved amenity**

Replace and improve amenity, including public toilets, shade shelters, drink fountains, bins, BBQs, seating and beach showers. Newer works to Fauntleroy and Dobbyn Parks are to be retained.

# 2.6 JURIEN BAY FORESHORE MASTERPLAN
## KEY MOVES

**The Big Ideas helped inform a series of key Big Moves, which have been used to confirm and refine the Masterplan.**

The figure below illustrates these moves, capturing the key themes and feedback generated through the engagement process and translating them into a clear spatial framework.

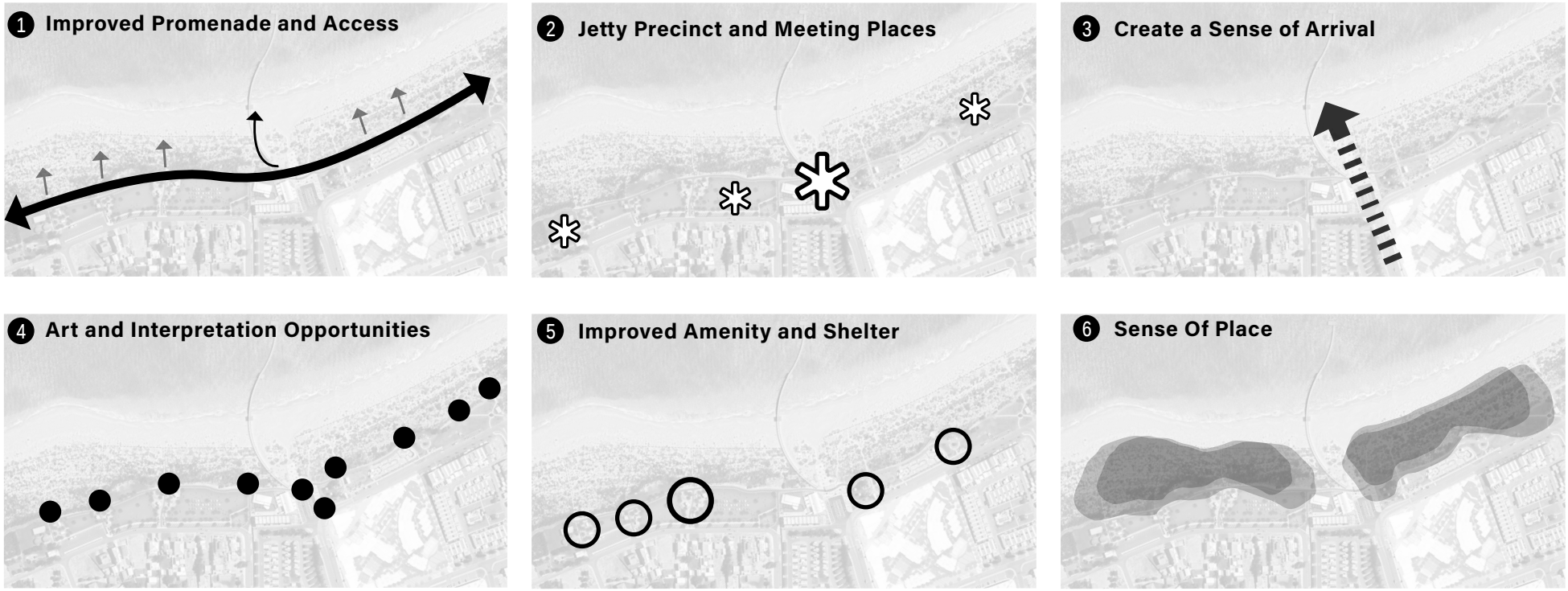



Figure 5. BIG IDEAS.

Not to Scale N

# 2.7 JURIEN BAY FORESHORE MASTERPLAN

## MASTERPLAN

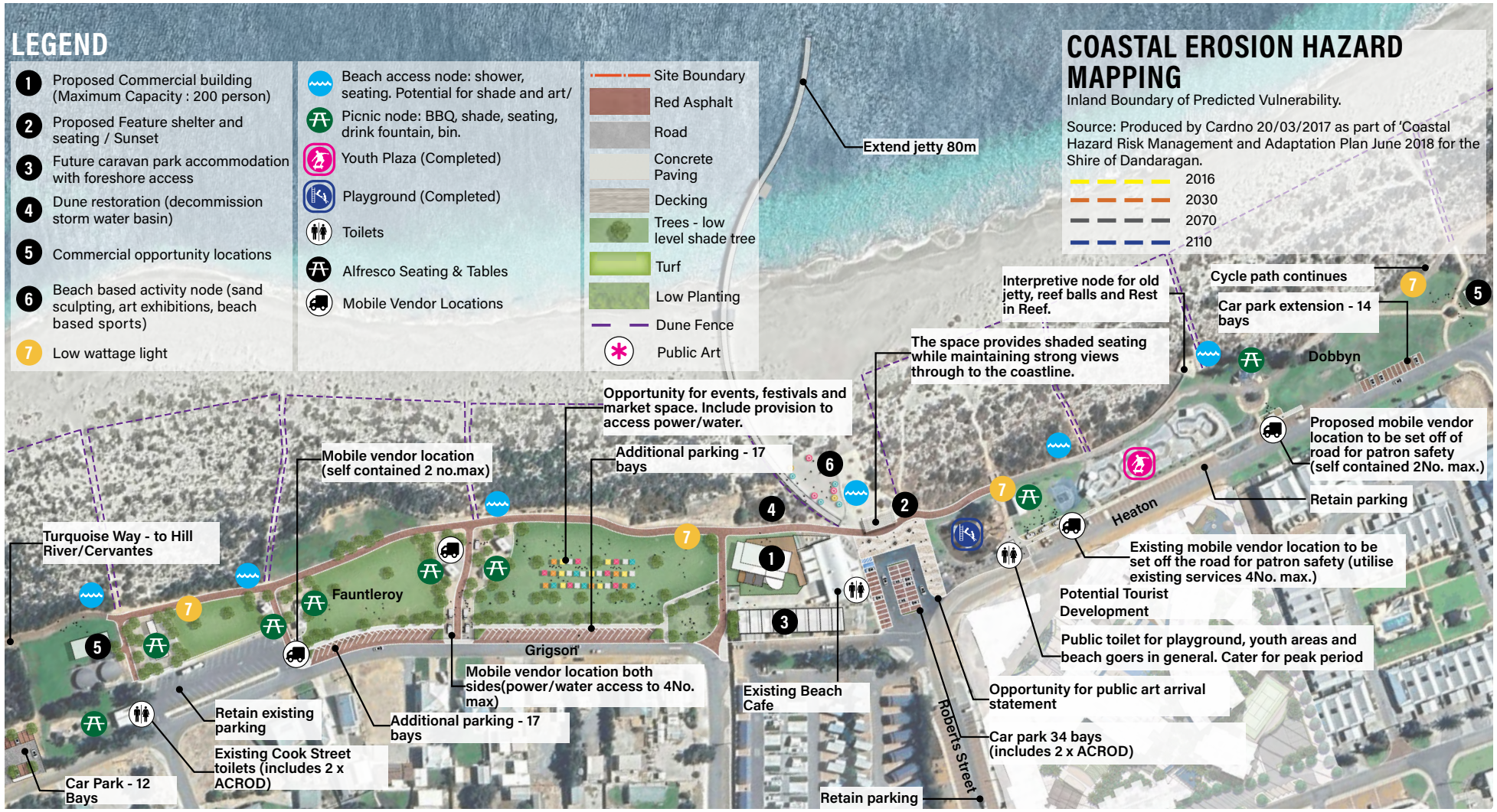



Figure 6. JURIEN BAY FORESHORE REVITALISATION MASTERPLAN (REVISED). SOURCE: UDLA.

# 2.8 JURIEN BAY FORESHORE MASTERPLAN
## PARKING

### OBJECTIVES

- Reduce car numbers from the prime beach front space at the jetty;
- Provide appropriate parking quantities for the day to day needs of Jurien Bay. Demonstrate the foreshore provision as well as parking within a 5 minute walk of the foreshore;
- Identify opportunities for overflow parking during events/peak times;
- Ability for the Shire to adapt to long vehicle and overflow parking needs where and when appropriate;
- Take into account potential future changes to street parking and alignment with Lot 62 development; and,
- Provision of a drop off zone and ACROD bays at the Jetty Precinct.

Foreshore Parking

Existing parking within a 5min walk to the foreshore

Future road alignment for Lot 62 development

Potential future parking/ informal parking for events

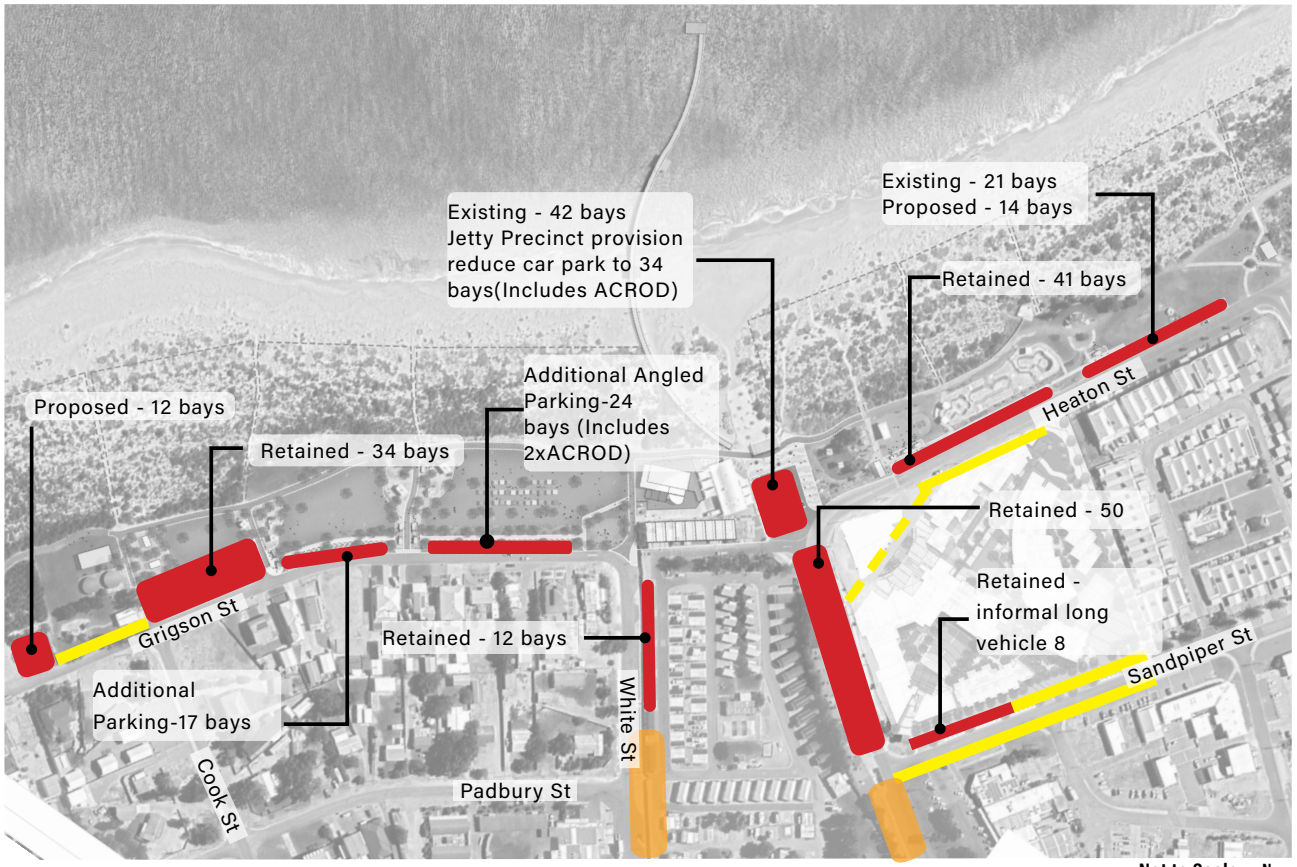



Figure 7. PARKING PROVISION. SOURCE: UDLA.

Not to Scale N

# 2.9 JURIEN BAY FORESHORE MASTERPLAN

## WALKING DISTANCES

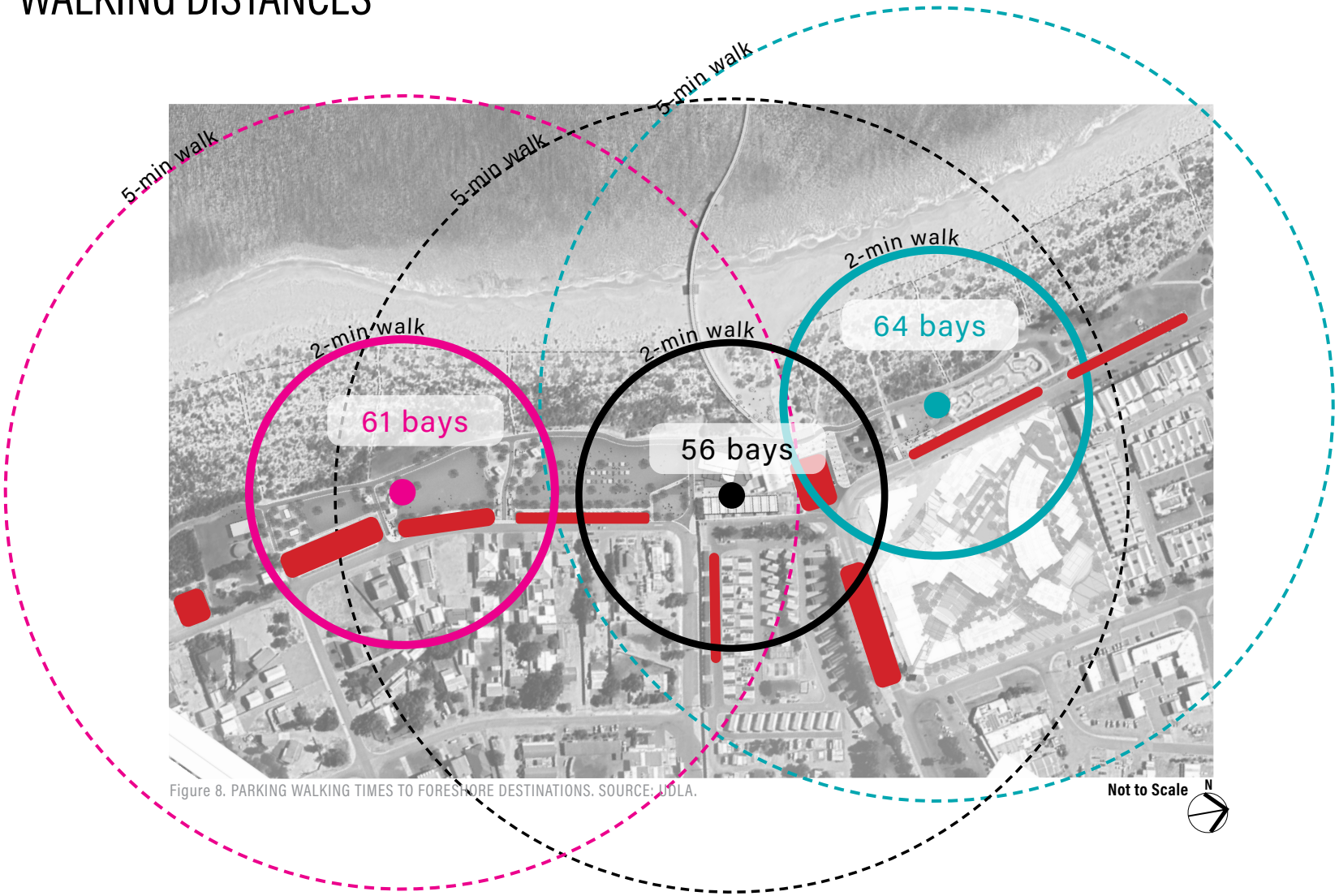



Figure 8. PARKING WALKING TIMES TO FORESHORE DESTINATIONS. SOURCE: JDLA.

# 2.10 JURIEN BAY FORESHORE MASTERPLAN
## ACCESS

### OBJECTIVES

- Improve all abilities access to the foreshore, including beach access;
- Retain and emphasise the Turquoise Way as a foreshore promenade;
- Improve through connections for pedestrians from parking, across parkland to beach;
- Make the prime space at the Jetty pedestrian focussed and friendly rather than vehicles; and,
- Retain access for events to Fauntleroy park, in particular accommodating for the Lions Markets.

Image 9. EXISTING TURQUOISE WAY CONDITION TO FAUNTLEROY PARK. SOURCE: UDLA.

# 2.11 JURIEN BAY FORESHORE MASTERPLAN
## ACCESS DIAGRAM

### KEY

- Drop off zone
- Caravan Park access, to be relocated in future
- Primary beach access (stair and ramp access)
- Slatted path beach access
- Secondary pedestrian path (2-3m wide)
- Primary pedestrian path (min 3.5m wide)
- Vehicle access
- Service vehicle access (events and maintenance)
- Sand path beach access

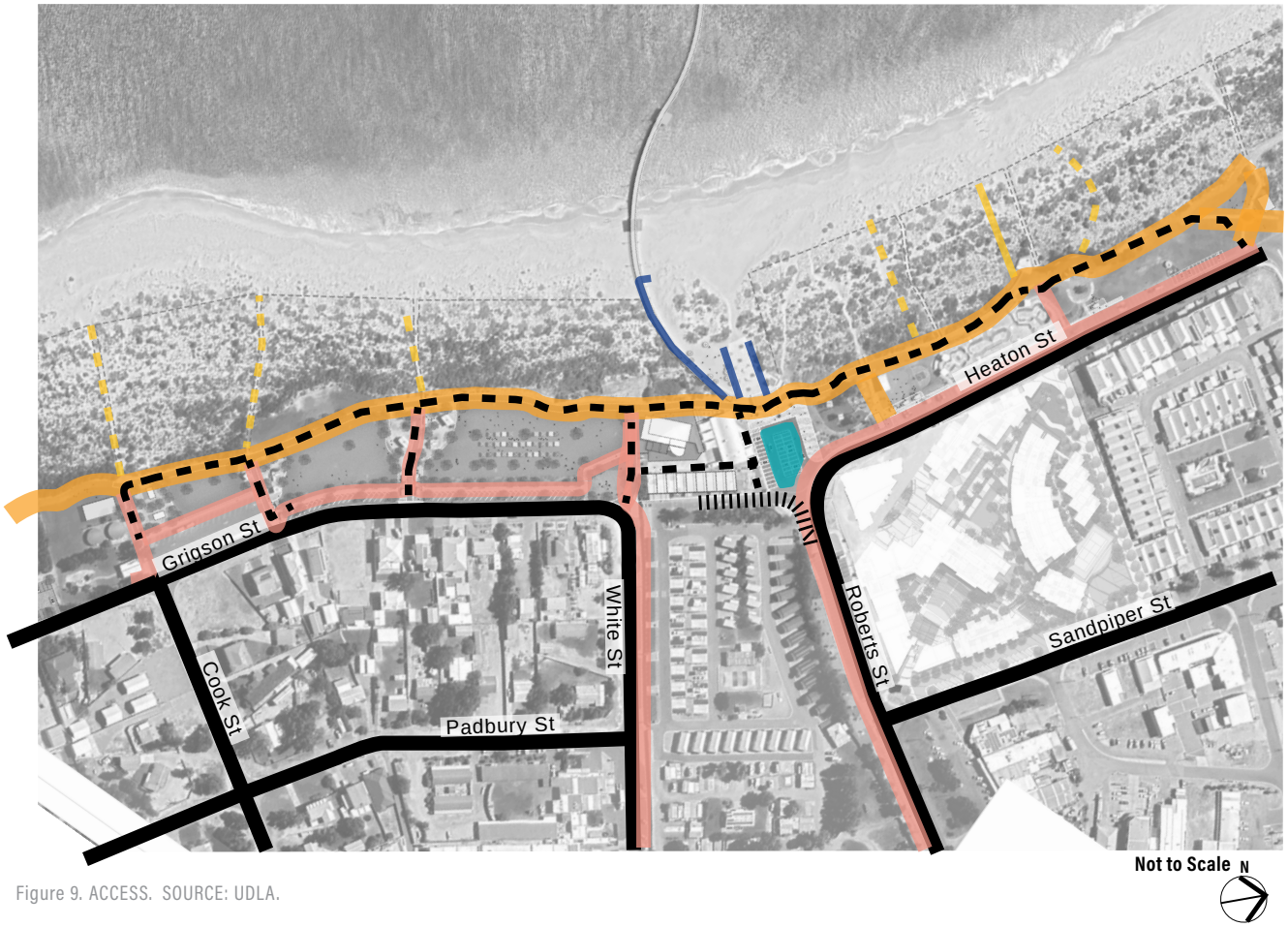



Figure 9. ACCESS. SOURCE: UDLA.

# 2.12 JURIEN BAY FORESHORE MASTERPLAN
## LIGHTING

### OBJECTIVES

- Enhance safety and visibility along foreshore paths and car parks with well-designed lighting for early morning and evening use.
- Ensure key routes and gathering areas support passive surveillance, while using energy-efficient, low-impact, and durable lighting suited to coastal conditions
- Adopt dark sky principles, ensuring lighting design:
  - Minimises upward light spill and skyglow.
  - Utilises shielded, downward-directed luminaires.
  - Limits light trespass into adjacent natural areas and the night sky.

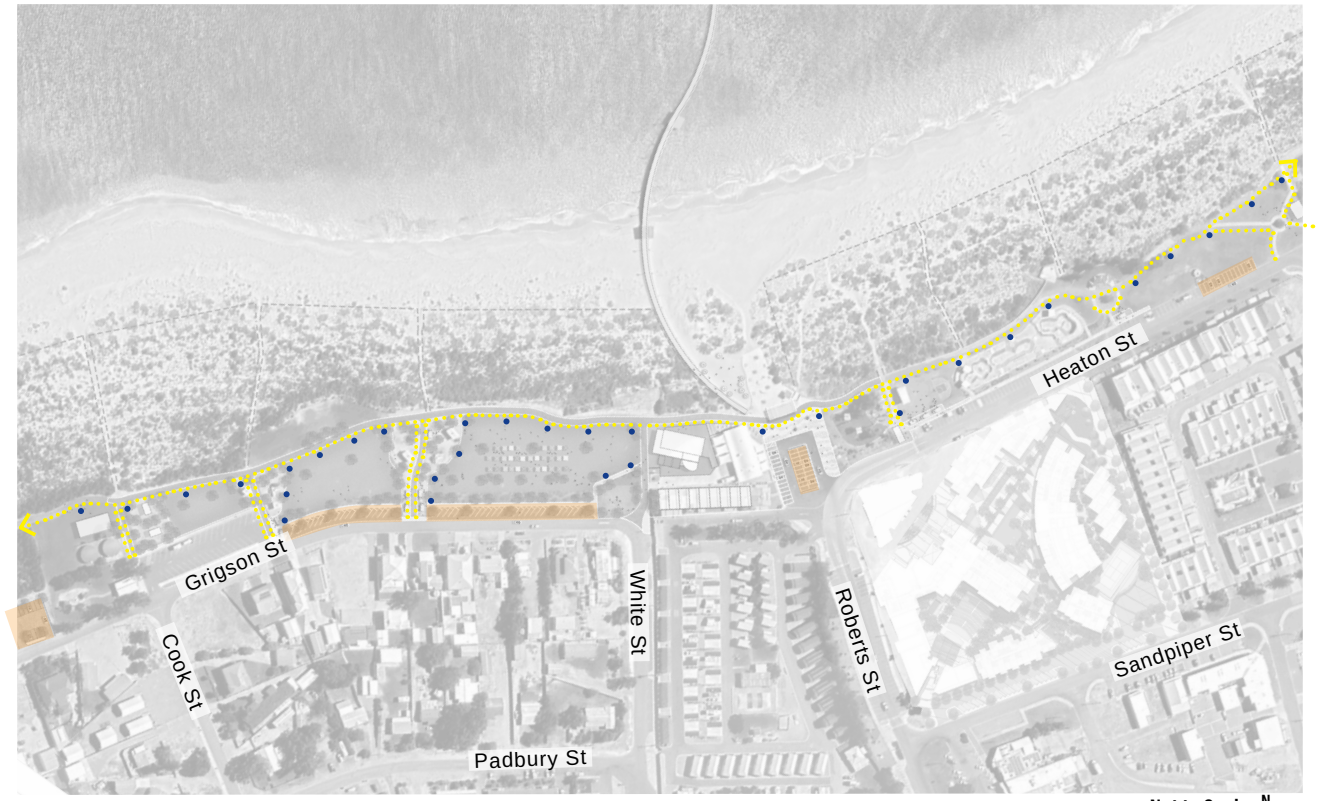



Figure 10. HIGH LEVEL LIGHTING CONCEPT. SOURCE: UDLA.

Not to Scale N

Bollard Lighting

Feature Pole Light

Carpark Lighting

*NOTE: Lighting opportunities identified within this Masterplan are indicative only. Detailed lighting design, including fixture selection, placement, performance, and compliance, is to be developed in consultation with a qualified lighting consultant and subject to further technical investigation and on-site testing.*

# 3.0 KEY SPACES

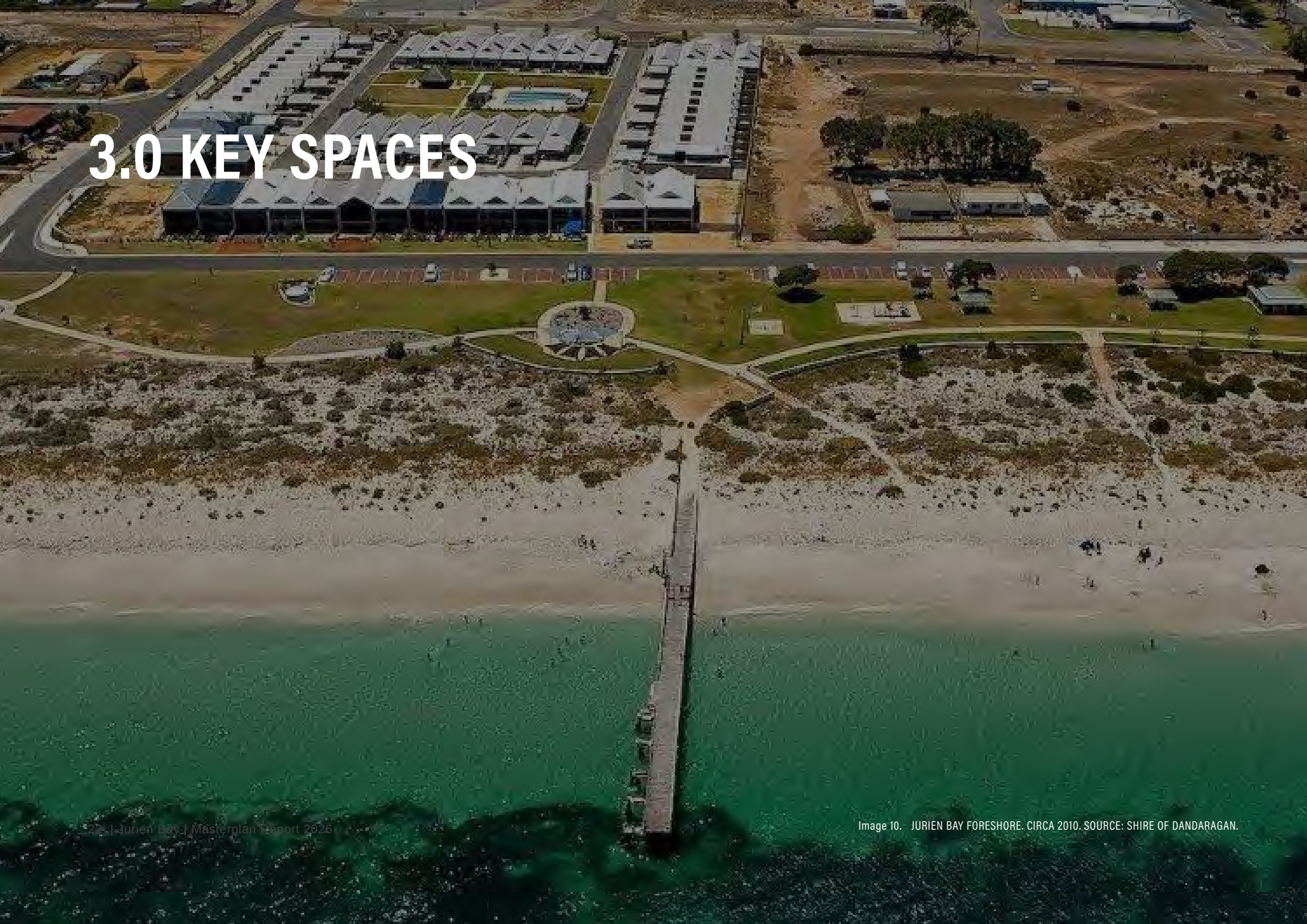


Image 10. JURIEN BAY FORESHORE. CIRCA 2010. SOURCE: SHIRE OF DANDARAGAN.

# 3.1 FAUNTLEROY PARK
## LOCATION AND OBJECTIVES

### OBJECTIVES

**Fauntleroy Park is intended to function as a flexible, open parkland space that supports passive recreation, events, and coastal access while maintaining its expansive character and key view corridors.**

Key Objectives include:

- Enhance amenities with tree planting and landscape mounding for wind mitigation.
- Support existing and future events with flexible open space and improved vendor access.
- Retain Turquoise Way as the primary foreshore connection.
- Focus tree planting at amenity nodes to preserve views from Grigson Street.
- Formalise beach access with dune fencing, revegetation, and accessible paths.
- Introduce public art and interpretation at key access points.
- Improve drainage to reduce visual impact and minimise fencing.

1. Southern Commercial Opportunity
2. Flexible Turf Space
3. Picnic Node (Shelters + BBQs)
4. Mobile Vendor Opportunity
5. Market and Event Space
6. Proposed Car Parking
7. Shared Path (Turquoise Way)

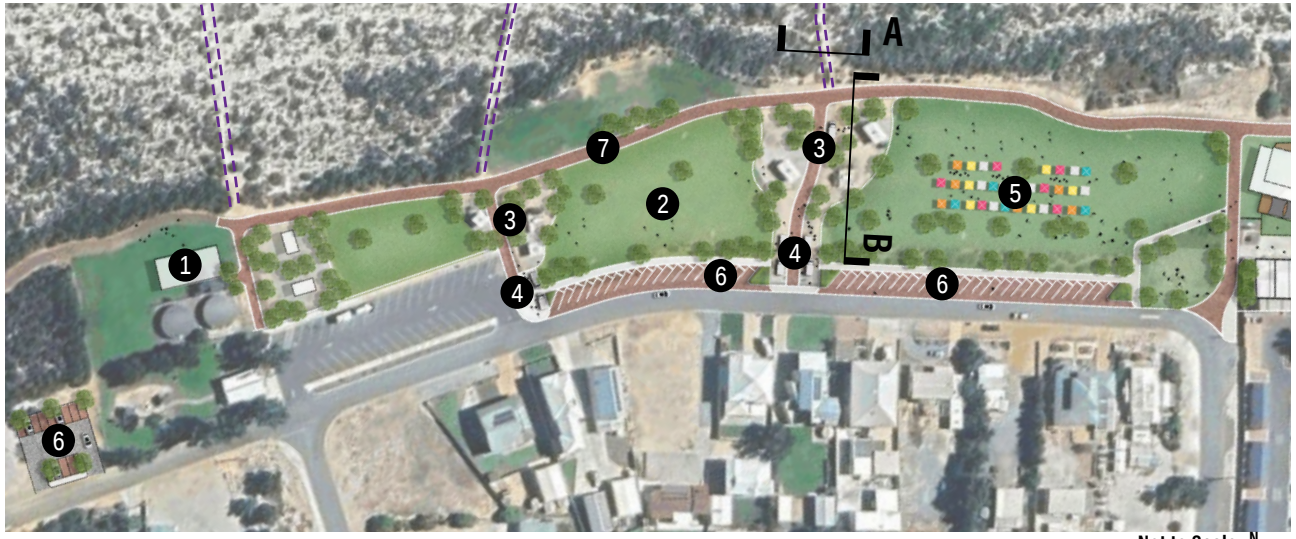



Figure 11. FAUNTLEROY PARK. SOURCE: UDLA.

Not to Scale N

# 3.1 FAUNTLEROY PARK
## LOOK AND FEEL

Image 11. BUSSELTON FORESHORE PARKLAND. SOURCE: WWW.BUSSELTON.WA.GO.AU.

Figure 12. SECTION A SCALE I 1:200

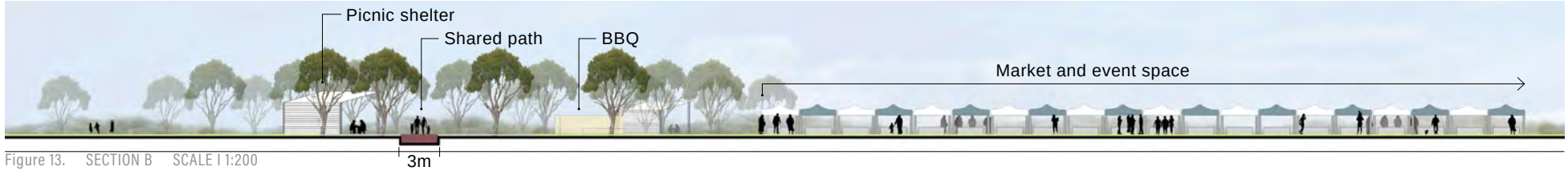



Figure 13. SECTION B SCALE I 1:200

# 3.1 FAUNTLEROY PARK
## TREE PLANTING STRATEGY

**Tree planting plays a key role in defining space, providing shade, and reinforcing the character of the foreshore while maintaining important visual connections to the parkland.**

Groves of trees should be planted concentrating around amenity nodes and seek to maintain resident views on Grigson Street through to the parkland.

This can be achieved through planting to a grid arrangement, ensuring view corridors are allowed between tree rows, and/or selection of species with clear trunks (circa 2m high).

Selection of species for the front line coastal environment can be a challenge with further investigation undertaken by the Shire to select the most appropriate species.

Tree species options and recommendations can be found in the Foreshore Palettes Section of this Report.

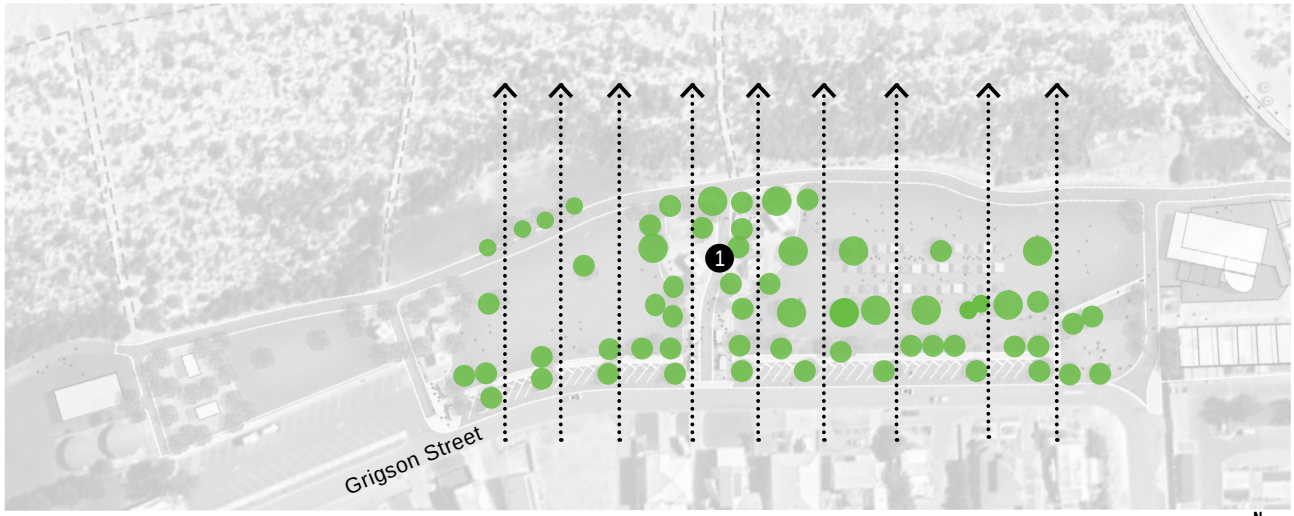



Figure 14. TREE GROVE STRATEGY. SOURCE: UDLA.

Not to Scale N

1 Figure 15. TREE PLANTING AROUND SHELTER AND BBQ NODES.

Image 12. TREE GROVES. SOURCE: ROCKINGHAMVISITORCENTRE.COM.AU.

# 3.1 FAUNTLEROY PARK
## SOUTHERN COMMERCIAL OPPORTUNITY

### OBJECTIVES AND DIRECTIONS

**The southern node is identified as a suitable additional commercial activation area due to its proximity to car parking, key path connections, and high anticipated foot traffic.**

This location presents the greatest opportunity to support vibrant, foreshore-oriented uses while maintaining the open space character of the precinct.

Guidance on the development of this node is highlighted below:

**Scale:**

- A larger-format, two storey-venue will be considered subject to commercial demand analysis demonstrating viability.
- Indicative development footprint of <350m² or 700M² across two floors.

**Location:**

- Be carefully articulated to reduce visual dominance and maintain key view corridors to the foreshore and ocean.
- Respond to coastal hazard mapping, including appropriate setbacks and adaptable design.

**Operational Considerations:**

- Manage noise, traffic, and lighting impacts.
- Maintain safe pedestrian priority and high-quality public realm.

**Built Form, Materials & Lighting:**

- Lightweight, coastal-responsive design. Durable materials, muted colour palette.
- Typical Materials captured in the 'Foreshore Palettes' section of this report.
- Lighting to comply with dark sky principles.

**Preferred Commercial Uses:**

- No fast-food or non-Food & Beverage retail.
- Cafés.
- Restaurants.

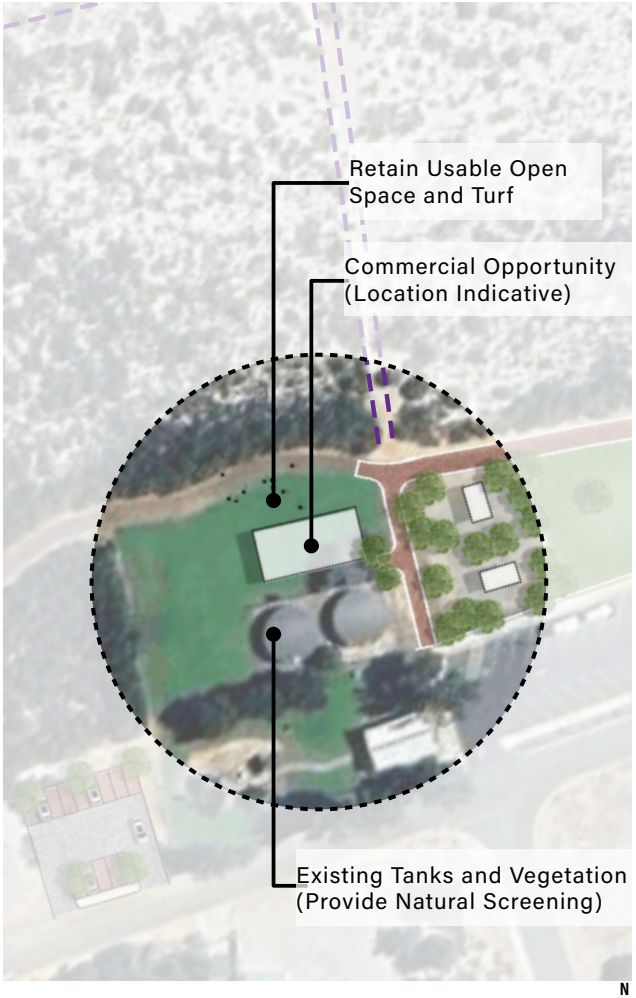



Figure 16. SOUTHERN COMMERCIAL OPPORTUNITY (NTS). SOURCE: UDLA.

# 3.1 FAUNTLEROY PARK

## SOUTHERN COMMERCIAL OPPORTUNITY - CONCEPTUAL RENDER

Image 13. SOURCE: PRACSYS 2026.

# 3.2 DOBBYN PARK
## LOCATION AND OBJECTIVES

### OBJECTIVES

**Dobbyn Park is intended to function as a more highly programmed space than Fauntleroy Park, supporting a range of active recreation and community uses. Many of these elements have already been delivered, including the playground, youth plaza, and key amenity nodes.**

Key Objectives include:

- Provide a well-connected, multi-use path network, including the recently completed widening of Turquoise Way to approximately 3.5m to accommodate pedestrians, cyclists, and dog walkers.
- Formalise and protect beach access through dune fencing and revegetation.
- Deliver an all-abilities compliant connection to the snorkel trail.
- Continue to enhance amenity and usability as a key activity node along the foreshore.
- Proposed future development to tie into the look and feel of recent park upgrades.

1. Car Park Extension
2. Retained Flexible Turf
3. Existing Playground
4. Northern Commercial Opportunity
5. Existing Youth Plaza
6. Proposed Toilets
7. Mobile Vendor Opportunity

**Commercial Activation: Mobile Vendors and Permanent Venues**

The masterplan establishes a hierarchy for commercial activation. Mobile vendor nodes provide flexible, low-cost activation in the short term (now to 2028), testing demand at peak periods. Permanent venues (the northern node and the central Jetty Precinct building) are the long-term anchors. As each permanent venue opens, the nearby mobile allocation can be wound back or repositioned.

Figure 17. DOBBYN PARK. SOURCE: UDLA.

Not to Scale N

# 3.2 DOBBYN PARK
## LOOK AND FEEL

Image 14. EXISTING JURIEN BAY SKATEPARK. SOURCE: CONVIC.

Image 15. JURIEN BAY PLAYGROUND. SOURCE: PERTH LOCALISTA.

Figure 18. DOBBYN PARK - SECTION A. SOURCE: UDLA. **Not to Scale**

# 3.2 DOBBYN PARK
## NORTHERN COMMERCIAL OPPORTUNITY

### OBJECTIVES AND DIRECTIONS

**The northern commercial node is intended as a small-scale, low-intensity activation point supporting casual foreshore use and complementing the primary southern node.**

This location presents the opportunity to provide foreshore users a more passive commercial opportunity

Guidance on the development of this node is highlighted below:

**Scale:**

- Single-storey, low-profile built form.
- Minimise footprint to retain open space and coastal character.

**Location:**

- Sited to maintain key view corridors to the foreshore and ocean.
- Positioned to serve as a bookend for the Jetty Precinct, anchoring the northern edge of the foreshore activation zone.

**Preferred Commercial Uses:**

- Small-scale Food & Beverage, including grab-and-go offerings, kiosks and cafés supporting casual foreshore use. Use classification under LPS No. 7 is determined at the development application stage.
- Cocktail sunset style bar.

**Non-preferred Uses:**

- Large-format, car-oriented, drive-through or chain fast-food uses.
- Non-Food & Beverage retail.

**Built Form, Materials & Lighting:**

- Lightweight, coastal-responsive design.
- Durable materials and muted colour palette.
- Lighting to comply with dark sky principles.
- Elevated deck area for seating to maximise opportunities for ocean views.

**Operational Considerations:**

- Manage noise, traffic, and lighting impacts.
- Not operational at night.
- Maintain pedestrian priority and a high-quality public realm.

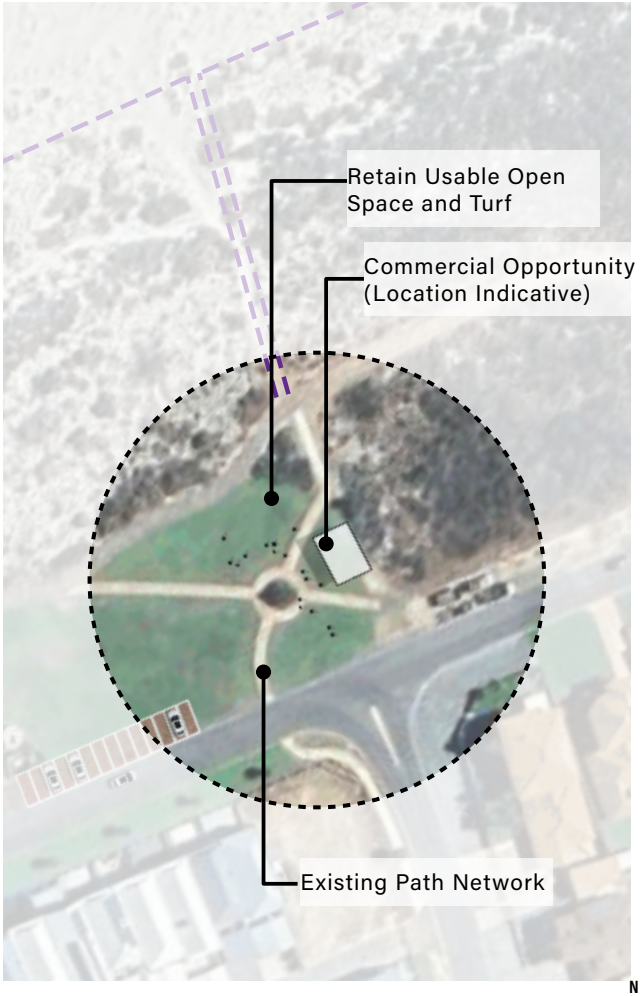



Figure 19. NORTHERN COMMERCIAL OPPORTUNITY (NTS). SOURCE: UDLA.

N

# 3.2 DOBBYN PARK

## NORTHERN COMMERCIAL OPPORTUNITY - KEY PRECEDENT

Image 16. JAFFLE SHACK. SOURCE: JAFFLESHACK.

# 3.3 JETTY PRECINCT
## LOCATION AND OBJECTIVES

### OBJECTIVES

**The Jetty Precinct is intended as a central, activated civic space that connects Fauntleroy and Dobbyn Parks, forming a key meeting point within the foreshore network.**

Key Objectives Include:

- Strengthen physical and visual connection between beach and town centre through partial car park reconfiguration.
- Provide low-scale built form with public amenities and food and beverage uses.
- Support day and evening activation as a key destination.
- Enable flexible use for small-scale events such as markets and performances.
- Retain clear and accessible beach connections via stairs and ramp.
- Maintain open views to the jetty and foreshore.

1. Existing Beach Cafe
2. Public Art Opportunity
3. Proposed Central Commercial Building
4. Beach Based Activity Node
5. Future Accommodation
6. Feature Shelter
7. Temporary steps to jetty (whilst accretion is present)

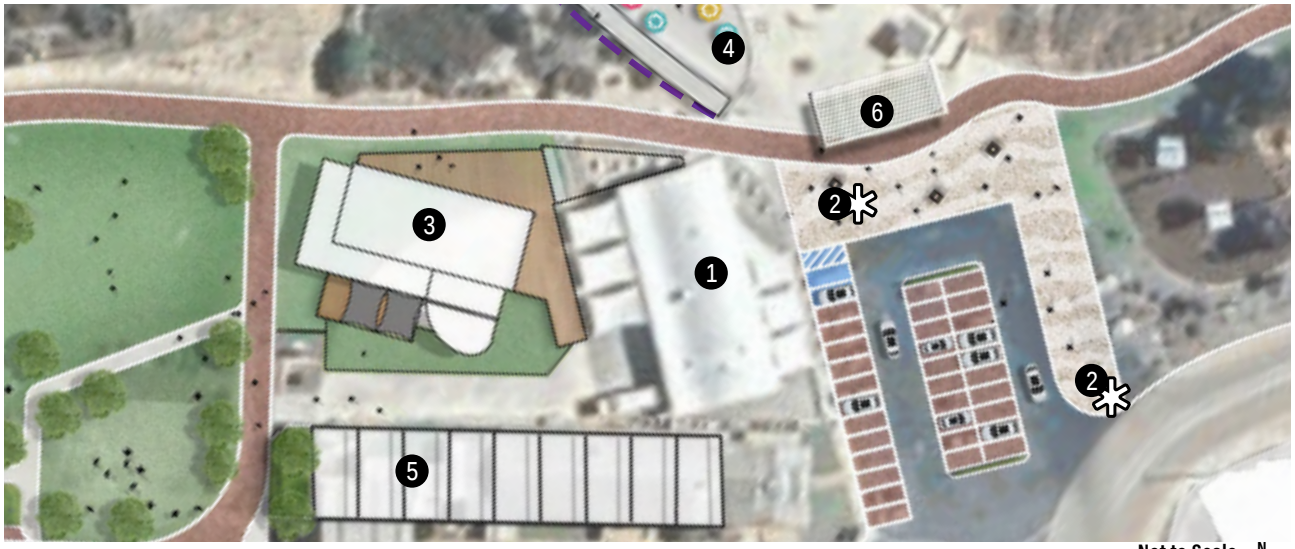



Figure 20. JETTY PRECINCT. SOURCE: UDLA.

Not to Scale N

# 3.3 JETTY PRECINCT
## LOOK AND FEEL

Image 17. HENLEY SQUARE,SA. SOURCE: TCL.

# 3.3 JETTY PRECINCT
## FEATURE SHELTER

- A superior shade structure, providing respite from the sun, wind and rain.
- Flexible footprint for seating and storage, supporting day-to-day use and event activation.
- Highly permeable, pedestrians are able to walk through with no front or back to the building and clear sightline and safety.

Image 18. AMENITY BUILDING PRECEDENT, WHITBY FALLS FARM. SOURCE: TRCB.

Image 19. ORANGE BOX AND CHANGE ROOMS, LEIGHTON BEACH. SOURCE: DOUGLAS MARK BLACK.

Image 20. AMENITY BUILDING CONCEPT. SOURCE: TRCB.

# 3.3 JETTY PRECINCT
## CENTRAL COMMERCIAL OPPORTUNITY

### OBJECTIVES AND DIRECTIONS

The central commercial building is the primary long-term activation anchor for the Jetty Precinct, intended as the primary commercial and civic space. It will provide a permanent food and beverage destination that supports day and evening use of the foreshore.

This location presents the opportunity to deliver a landmark foreshore venue adjacent to the existing Beach Cafe, strengthening the commercial cluster at the heart of the Jetty Precinct.

Guidance on the development of this node is highlighted below:

**Scale:**

- Provide low-scale (single storey) built form to ensure that access to ocean views from the adjoining caravan park is not impeded.
- A maximum capacity of 200 persons in order to limit the impact of additional carparking in the foreshore location.
- Lightweight construction with a strong indoor-outdoor connection to the public realm.
- Alfresco seating to extend into the precinct to animate the foreshore and maximise ocean views.

**Location:**

- Sited adjacent to the existing Beach Cafe, anchoring the heart of the Jetty Precinct.
- Positioned to maintain open views to the jetty and foreshore from Roberts Street.
- Sited to serve as the primary commercial anchor of the Jetty Precinct, supporting day and evening activation.

**Preferred Commercial Uses:**

- Food and beverage as the primary use, including café, restaurant, and bar offerings.
- Flexible indoor/alfresco configuration to support events, markets, and peak-season demand.
- Use classification under LPS No. 7 is determined at the development application stage.

**Non-preferred Uses:**

- Large-format, car-oriented, drive-through or chain fast-food uses.
- Non-Food & Beverage retail.

**Built Form, Materials & Lighting:**

- Lightweight, coastal-responsive design consistent with the foreshore palette.
- Durable materials and muted colour palette.
- Lighting to comply with dark sky principles.

**Operational Considerations**

- Manage noise, traffic, and lighting impacts.
- Maintain pedestrian priority and a high-quality public realm at all times.
- Mobile vendor allocations in the vicinity to be wound back as this venue opens.

Not to Scale N

Figure 21. PROPOSED CENTRAL COMMERCIAL BUILDING SHOWING INDICATIVE LEASE AREA IN RED.

SOURCE: UDLA.

# 3.3 JETTY PRECINCT

## CENTRAL COMMERCIAL OPPORTUNITY - CONCEPTUAL RENDER

Image 21. BEACHFRONT STRUCTURE. SOURCE: MCG ARCHITECTS.

# 4.0 EVENTS AND FUTURE DEVELOPMENT

Image 22. JURIEN BAY. SOURCE: UDLA.

# 4.1 EVENTS AND FUTURE DEVELOPMENT
## PROPOSED PROGRAMMING

## EVENTS AND ACTIVATION

**Fauntleroy Park – Major Events**

Fauntleroy Park is identified as the primary venue for large-scale events, with a capacity of approximately 12,000 people (standing), with additional smaller areas to the west and south supporting overflow.

- Power supply upgrades are required to support event infrastructure and avoid limitations on temporary concert or staging requirements (to be confirmed in consultation with Lions and Indian Ocean Festival).
- No fixed performance stage is proposed, allowing maximum flexibility of open space.

**Jetty Precinct – Small to Medium Events**

The Jetty Precinct accommodates smaller-scale community events such as winter markets, night food stalls, and live performances.

- Immediate plaza area supports approximately 2,500 people, with spill-out areas to the north, west, and south.
- A new sound shell integrated into the existing Beach Cafe amenity building supports small performances and informal programming.

**Commercial Activation**

Commercial activation is delivered in phases: mobile vendor nodes provide immediate, flexible activation at key foreshore locations in the short term, transitioning to permanent food and beverage venues at the Jetty Precinct and Dobbyn Park as long-term anchors. As permanent venues open, nearby mobile allocations are wound back. Equipment hire near the snorkel trail and cycle path is supported as a complementary use. Use classifications are determined at the development application stage.

Image 23. JURIEN BAY LION MARKETS. SOURCE: RAC.COM.AU.

Image 24. BUSSELTON FORESHORE CONCERT. SOURCE: BUSSELTON.GOV.WA.AU.

**Jetty Precinct events examples**

Image 25. EVENING ACTIVATION. SOURCE: CAMBRIDGE.GOV.WA.AU.

Image 26. FOOD/COFFEE TRUCK SOURCE: PINTEREST.

# 4.2 EVENTS AND FUTURE DEVELOPMENT
## EVENT AREAS AND CAPACITY

### CAPACITY

**Calculation Rates**

- Standing: 2 people per 1m2
- Markets: 16m2 per stall
- Picnics: 1.2 people per 1m2

**Fauntleroy Total**

- Standing: 11,860 people
- Picnic: 9,594 people
- Markets: 98 stalls

Plus overflow areas to south and west.

*These figures represent theoretical maximum capacities based on the calculation rates above and are intended to guide planning only; actual event capacities will be subject to site-specific event management plans, safety assessments, and relevant Shire and authority approvals.*

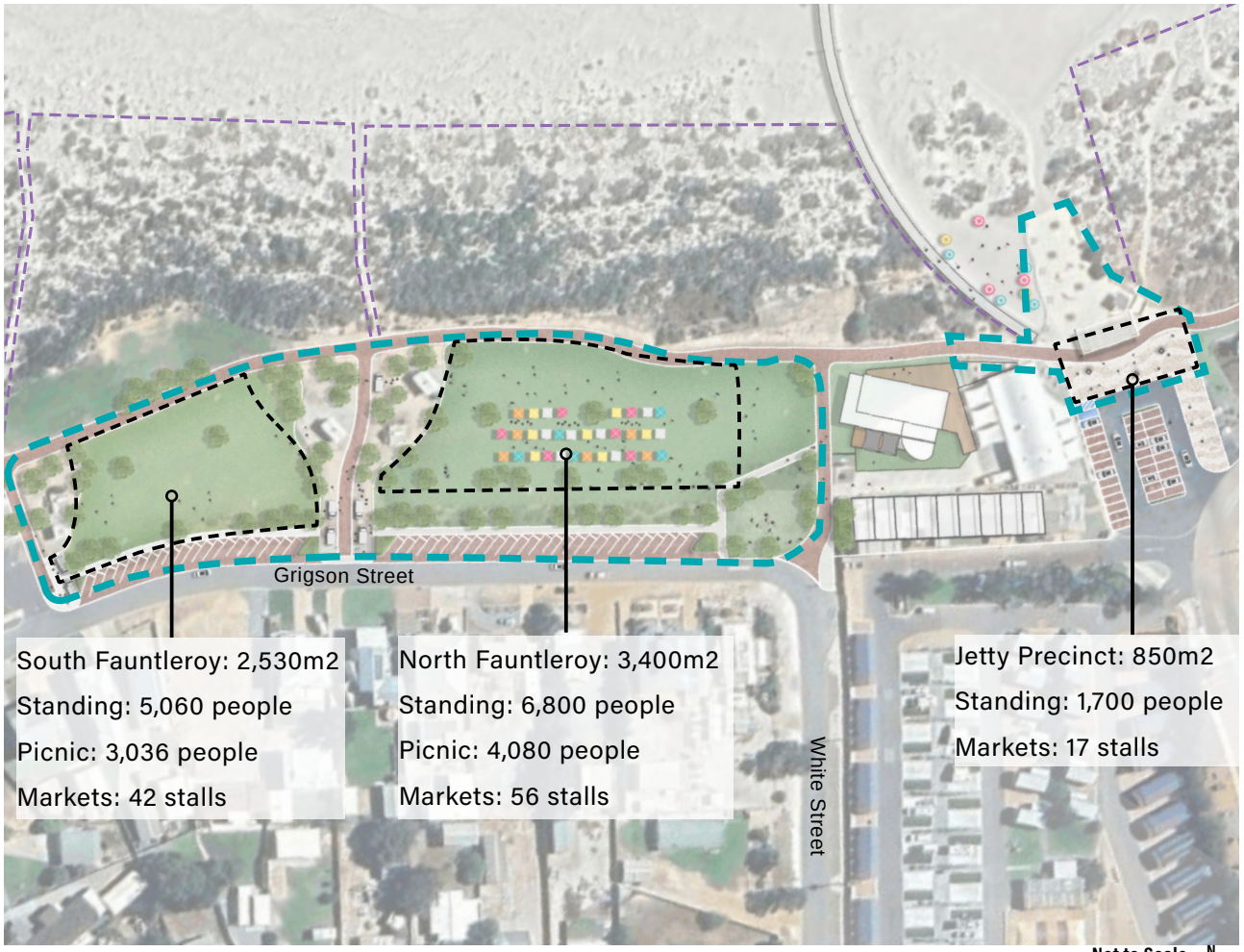



Figure 22. EVENT CAPACITY. SOURCE: UDLA.

# 4.3 EVENTS AND FUTURE DEVELOPMENT
## LOT 62

### MASTERPLAN ADAPTABILITY

**The Foreshore Masterplan is designed to be adaptable to future development, including potential changes to Lot 62, without compromising the function or character of Dobbyn Park or key public spaces.**

Future development of Lot 62 presents an opportunity to positively interface with the Jetty Precinct, supporting activation and contributing to the foreshore experience. Parking is anticipated to be accommodated within the site, with additional on-street parking provided where possible.

Relocation of the caravan park entry to Bashford Street will reduce vehicle access through the plaza, maintaining pedestrian priority while allowing for service and event access as required.

Figure 23. JURIEN BAY FORESHORE WITH LOT 62 DEVELOPMENT. SOURCE: UDLA.

Not to Scale N

# 5.0 FORESHORE PALETTES

Image 27. JURIEN BAY. SOURCE: UDLA.

# 5.1 FORESHORE PALETTES
## BUILT FORM MATERIALITY

### OBJECTIVES

Built form should respond to the vernacular character of Jurien Bay as a coastal fishing community.

Materials and colours should fit well within the thematics of beach, coast, casual and locality.

The following pages present built form precedents that inform the look and feel of Jurien Bay, including form, material selection, and colour palette.

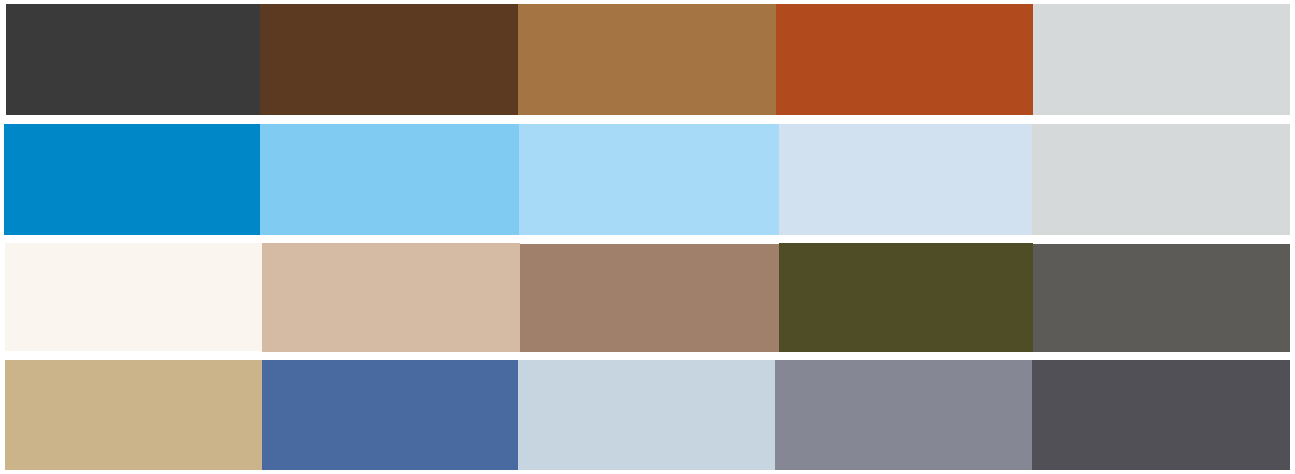


Image 28. SEASHORE. SOURCE: AU.PINTEREST.COM.

# 5.2 FORESHORE PALETTES

## BUILT FORM PRECEDENT MATERIALITY

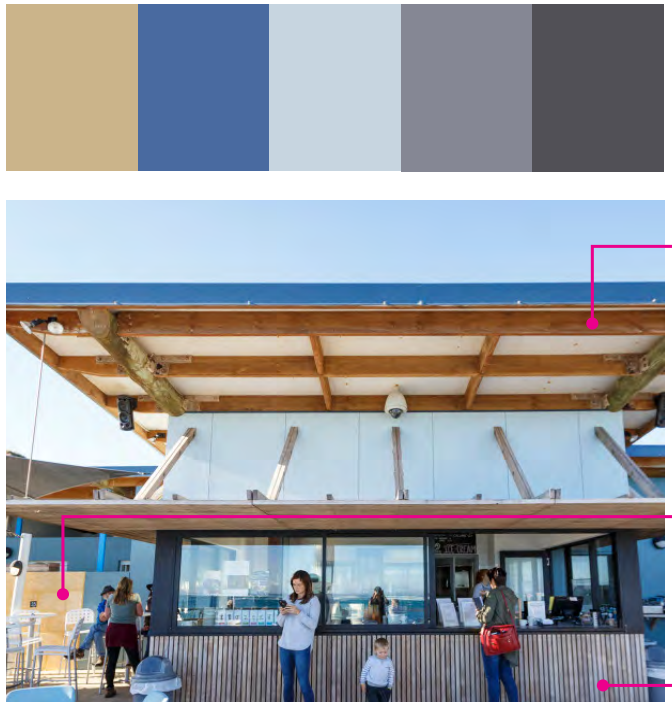


Image 29. WHITE ELEPHANT CAFE, GNARABUP WA. SOURCE: WWW.WHITEELEPHANTCAFE.COM.AU.

TIMBER

LIMESTONE

VERTICAL WOOD PANELLING
NATURAL WEATHERING

Image 30. BEACH CAFE, BYRON BAY NSW. SOURCE: TRIPADVISOR.

LIGHT COLOURED CUSTOM ORB
METAL SHEET ROOFING

WEATHERBOARD /
SHIPLAP CLADDING

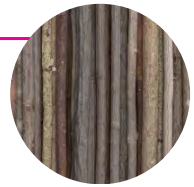
CONTRASTING
HIGHLIGHTS

# 5.2 FORESHORE PALETTES

## BUILT FORM PRECEDENT MATERIALITY

Image 31. ORION CAFE, YANCHEP LAGOON.
SOURCE: INSTAGRAM.

WARM TIMBER HIGHLIGHTS



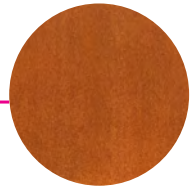
NATURAL MATERIALS

PAINTED WEATHERBOARD CLADDING

Image 32. MAR VISTA DOCKSIDE RESTAURANT AND PUB.
SOURCE: MAR VISTA DOCKSIDE RESTAURANT AND PUB.

TIMBER CLADDING

CONTRASTING HIGHLIGHTS



WEATHERED STEEL ACCENTS (CORTEN)

# 5.3 FORESHORE PALETTES
## DECKING, SEATING AND CUSTOM FURNITURE

### OBJECTIVES

**Some areas of movement and high pedestrian traffic may feature decking and seating to provide different points of access, enhance wayfinding and create places for rest.**

**Custom deck**

Connections between commercial nodes, or areas around key gathering spaces and the Jetty Precinct, may present an appropriate application for low maintenance decking structures.

**Custom Seating**

Opportunity for a playful custom seating element. A spot for sunset viewing and socialising.

Image 33. CUSTOM SEATING, HENLEY SQUARE, SA. SOURCE: TCL.

Image 34. STEPS THAT DOUBLE AS SPECTATOR SEATING, SCARBOROUGH. SOURCE: DEZEEN.

Image 35. BATHERS BEACH HOUSE DECK AND LICENSED BEACH BAR, FREMANTLE. SOURCE: FREMANTLEFISHINGBOATHARBOUR.COM.

# 5.4 FORESHORE PALETTES
## PUBLIC ART + INTERPRETATION

### OPPORTUNITIES

The Foreshore promenade provides an opportunity for linear story telling focused on beach access points. The existing themes used in Dobbyn Park of coastal flora, fauna and environment should be continued with a consistent signage palette. There is an opportunity for artwork to be incorporated in the public realm through the ground surfaces and in furniture and fixings, stand-alone sculptures that could form a series along Turquoise Way, as well as signal to users where beach access points are located.

Reuse or relocate quality existing items such as the jetty pylon seating features to the paved area adjacent the playground, and the change huts built by the Men's Shed. There are also multiple types of interpretive signage, the content is of high quality but the styles and number of signs should be consolidated.

Potential Partners: Community groups, Artists, Lotterywest.

Image 36. STORYTELLING INTERPRETATION. SOURCE: UDLA.

Image 37. ARTWORK INTEGRATED INTO SHADE SHELTER. SOURCE: UDLA.

Image 38. ETCHING TO TIMBER DECK. SOURCE: UDLA.

Image 39. SANDBLASTING IN CONCRETE PAVING. SOURCE: UDLA.

# 5.4 FORESHORE PALETTES
## PUBLIC ART + INTERPRETATION

### SNORKEL TRAIL INTERPRETATION NODE

Enhance and improve the existing Reef Balls, Rest in Reef and Marine Park signage and interpretation. Opportunity for seating, shade, signage and sculptural use of the reef ball forms.

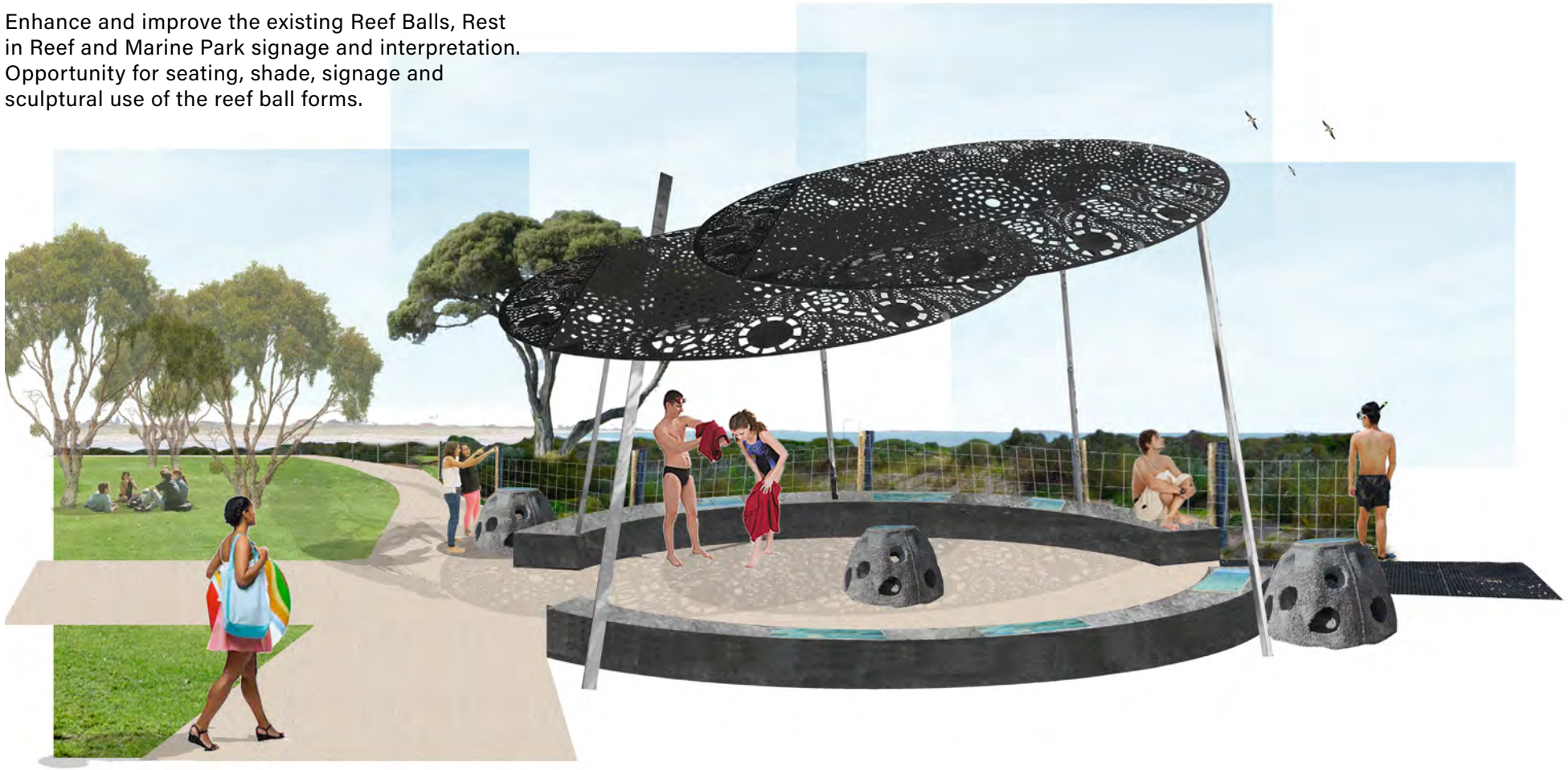


Figure 24. SNORKEL TRAIL NODE PERSPECTIVE. SOURCE: UDLA.

# 5.4 FORESHORE PALETTES
## PUBLIC ART + INTERPRETATION

### ICONIC SCULPTURE

A large public art piece that creates a sense of arrival at Jurien and the foreshore, located in the Jetty Precinct. There are many opportunities for inspiration and theming, including the marine and dune environments, Jurien's seaside holiday vibe and the marine industry. This concept should be developed further with the local community.

Image 40. OPPORTUNITY FOR ICONIC SCULPTURE, ESPERANCE, WA. SOURCE: UDLA.

Image 41. SCARBOROUGH FORESHORE ENTRY ARTWORK. SOURCE: UDLA.

Figure 25. JETTY PRECINCT KEY PLAN. SOURCE: UDLA.

Not to Scale N

# 5.4 FORESHORE PALETTES
## PUBLIC ART + INTERPRETATION

Image 42. WALLUMAI WIND SCULPTURE, PUTNEY, NSW. SOURCE: CITY OF RYDE.

IMAGE 43. BLUEBELLGRAY, BEACHPLAZA, ROCKINGHAM FORESHORE. SOURCE: CITY OF ROCKINGHAM.

Image 44. ALL EYES ON US- THE COMMONWEALTH STAR, GOLD COAST, QLD. SOURCE: STUART GREEN ARTIST.

Image 45. FRANKSTON CITY SCULPTURES, PIER PROMENADE, VICTORIA. SOURCE: WWW.VISITMELBOURNE.COM ARTIST MIKE VAN DAM.

# 5.5 FORESHORE PALETTES
## FURNITURE + FIXTURES

Aside from the custom elements described for Jurien Bay it is advised to continue with the proprietary suite of furniture, shelters and fixings currently used by the Shire in Jurien Bay, sourced from the WALGA preferred supplier, Exteria. It is recommended that accessibility is considered in furniture selection to accommodate wheel chair users, especially for picnic settings, drink fountains and barbecues.

Furniture should be durable and capable of withstanding the corrosive coastal environment.

Image 48. BEACH SHOWER. SOURCE: EXTERIA.COM.AU.

Image 46. EXISTING SHELTERS IN FAUNTLEROY PARK, JURIEN BAY. 'LONGREACH DOUBLE'. SOURCE: UDLA.

Image 47. CONSIDER INCLUSION OF ARM RESTS ON BENCH SEATS. SOURCE: EXTERIA.COM.AU.

Image 49. ACCESSIBLE BBQ. SOURCE: CHRISTIE BARBECUES.

Image 50. CUSTOMISABLE BIN SURROUNDS. SOURCE: EXTERIA.COM.AU.

# 5.6 FORESHORE PALETTES

## RECOMMENDED TREES

Species should be further investigated during detailed design, however the species presented below provide a base for selection that will perform well in the Jurien Bay environment. All species listed are successfully used in Jurien Bay and Cervantes.

***Agonis flexuosa*, Peppermint Tree**

**Size:** Small to medium.

**Best use:** Street (one row back from foreshore); informal clusters in parks; along paths.

**Considerations:** Provides good shade. Better suited one street back from the foreshore rather than frontline coastal conditions.

***Araucaria heterophylla*, Norfolk Island Pine**

**Size:** Large.

**Best use:** Avenue/arrival/ frame a view; landmark; formal grove planting.

**Considerations:** Tall, striking form. Suitable for continuation of existing avenues on Bashford Street to create a sense of arrival.

***Araucaria columnaris*, Cook Island Pine**

**Size:** Medium to large.

**Best use:** Avenue/arrival/ frame a view; formal grove planting.

**Considerations:** Similar to Norfolk Island Pine but with a narrower form. Suitable for formal avenue and arrival sequences.narrow form.

***Eucalyptus gomphocephala*, Tuart**

**Size:** Medium to large.

**Best use:** Parkland; singular shade tree; wide verge street planting.

**Considerations:** Significant tuarts in both caravan parks. Excellent as a singular parkland shade tree or on wide verges. Not suited to narrow street planting.

***Eucalyptus utilis*, Coastal Moort**

**Size:** Small.

**Best use:** Parkland; along a path ("walking shade"); informal clusters of three; screening/buffer.

**Considerations:** Growth can be quite low; may be pruned to encourage a clear trunk. Several successful specimens in Dobbyn Park.

***Casuarina equisetifolia*, Coastal Sheoak**

**Size:** Large.

**Best use:** Parkland; screening, wind buffer, reduce impact of prevailing winds; coastal edge planting.

**Considerations:** Highly tolerant of frontline coastal conditions. Excellent windbreak and screening species. Distinctive soft, feathery canopy character.

***Melaleuca lanceolata*, Black Paperbark**

**Size:** Small.

**Best use:** Park (small suburban); along a path; informal clusters in parks; screening and wind buffer.

Considerations: Tolerates frontline coastal conditions. Slow growing, small habit. Suitable for coastal edge planting and as a wind buffer.

***Melaleuca quinquinervia*, Narrow Leaf Paperbark**

**Size:** Small to medium.

**Best use:** Parkland or street; along a path; screening; buffer planting.

**Considerations:** Can develop a messy form; not suitable as a street tree. Best used in informal park and buffer settings.

***Phoenix canariensis*, Date Palm**

**Size:** Medium to large.

**Best use:** Landmark/ wayfinding; boulevard/ avenue planting; formal grove at civic nodes and seating areas.

**Considerations:** Striking landmark tree. Suitable for avenue planting and formal civic nodes. Not recommended for informal park settings.

# 5.7 FORESHORE PALETTES
## MATERIALS

Materials across both sites should be robust and suitable for the coastal condition.

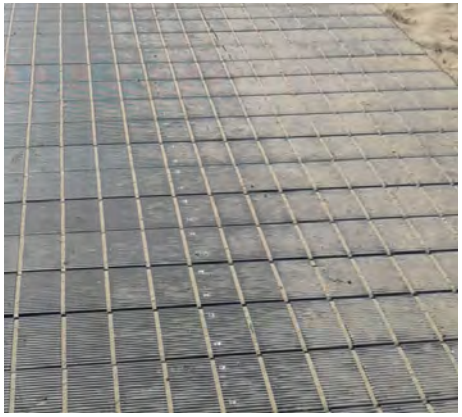
The palette has been kept reasonably simple with standardised materials across both foreshore sites. Feature paving may differ between sites.

RED ASPHALT

EXPOSED AGGREGATE

FEATURE PAVING

CRUSHED LIMESTONE



BEACH ACCESS SLATS

TIMBER DECK AND BOARDWALK

# 6.0 CONCLUSION

Image 51. JURIEN BAY. SOURCE: SHIRE OF DANDARAGAN.

# 6.1 CONCLUSION
## NEXT STEPS

The revised foreshore revitalisation masterplan has been developed to guide changes to the Jurien Bay foreshore in both the long and short term, and to ensure future development responds to the desired outcomes that the community values.

The masterplan can be implemented on a project by project basis, allowing the Shire to assess available funding and priority to stage future works. This includes identifying projects that can be undertaken by Shire, and those requiring engagement of external consultants.

The Masterplan is not a static document, and will need to adapt as changes occur over time, to remain a relevant and useful planning tool.

The following table identifies the key improvements and actions arising from the Masterplan, organised by precinct and priority, to assist the Shire in staging delivery, identifying funding opportunities, and engaging with relevant stakeholders as the foreshore continues to evolve.

| Precinct | Component | | Comment |
|---|---|---|---|
| Jetty | New Commercial Offering (1) | High | Subject to market testing via required EOI public tender process. |
| Jetty | Proposed Feature Shelter (Shade) and Seating - Jetty Precinct | Medium | Opportunity for shelter to serve as public art piece while boosting useability of space during summer. |
| Jetty | Dune Restoration (Decommission Storm Water Basin) | Low | Includes action to reclaim swale to south of beach café. |
| Cook St – Fauntleroy<br>Dobbyn Park – Doust St | Commercial Opportunity Locations (Cook Street & Doust Street Nodes) | Low | Subject to demand projections and expected viability in 2028 (Pracsys Report). |
| Foreshore | Low Wattage Solar Lighting - Foreshore | Low | Incorporate lighting in accordance with Dark Sky principles. |
| Jetty | Beach Access Node: Shower, Seating. Potential for Shade and Art/interp. | Low | Additional amenity to enhance functionality. |
| Dobbyn Park | New Toilets Southern End Dobbyn Park | Medium | Responding to community feedback regarding preferred location of additional ablutions. |
| Foreshore | Mobile Vendor Locations (New Hardstands) | Low | Providing greater separation between mobile traders and vehicle traffic. |
| Fauntleroy | Additional Parking Grigson Street | High | Ensuring adequate availability of parking spaces while not reducing green open space. |
| Cook St - Fauntleroy | Additional Parking South of Cook Street | Low | Improving visual appearance and functionality of existing informal parking south of Cook Street. |
| Dobbyn Park – Doust St | Additional Parking Northern Dobbyn Park | Low | Required to cater for new commercial offering at northern end of foreshore area. |
| Jetty | Extension of Jetty | High | Responding to changed coastal context with increasingly shallow water. |
| Fauntleroy Park | Reclaiming of Swale corner of Grigson & White Street for green space | Medium | Making open space areas green and useable. |
| Jetty | Public Art adjacent to central parking and shade, seating area | Low | Installation of bespoke public art feature. |
| Foreshore | Changing Huts at beach access points | Medium | Distinct Sense of Place and Character. |

Table 1. PRIORITISATION TABLE.

# APPENDIX A-JURIEN BAY FORESHORE REVITALISATION MASTERPLAN

Image 52. JURIEN BAY. SOURCE: UDLA.

CLIENT
SHIRE OF DANDARAGAN

PROJECT
DANJMP

DRAWING
JURIEN BAY REVISED FORESHORE MASTERPLAN

DRAWING NUMBER
JB-COMBINED

ISSUE DATE
JULY 2026

REVISION
L

SCALE
1:1000 @ A1

DRAWN BY
SU

0 10 20 40 80m

N

## LEGEND

- Site Boundary
- Red Asphalt
- Road
- Concrete Paving
- Decking
- Trees - low level shade tree
- Turf
- Low Planting
- Dune Fence
- Public Art
- Beach access node: shower, seating. Potential for shade and art/interp.
- Picnic node: bbq, shade, seating, drink fountain, bin.
- Youth Plaza (Completed)
- Playground (Completed)
- Toilets
- Alfresco Seating & Tables
- Mobile Vendor Locations

## KEY

1. Proposed commercial building
2. Proposed Feature Shelter and Seating / Sunset views
3. Future caravan park accommodation with foreshore access
4. Dune restoration (decommission storm water basin)
5. Commercial opportunity locations
6. Beach based activity node (sand sculpting, art exhibitions, beach based sports)
7. Low Wattage Lighting

## COASTAL EROSION HAZARD MAPPING

Inland Boundary of Predicted Vulnerability.

Source: Produced by Cardno 20/03/2017 as part of 'Coastal Hazard Risk Management and Adaptation Plan June 2018 for the Shire of Dandaragan.

- 2016
- 2030
- 2070
- 2110

SHIRE OF DANDARAGAN

## SITE LOCATION

NTS

UDLA

UDLA WA: WHADJUK COUNTRY.
LEVEL 2 ATWELL BUILDING, 3 CANTONMENT ST, FREMANTLE WA 6160

UDLA

UDLA WA: WHADJUK COUNTRY

UDLA VIC: WURUNDJERI COUNTRY

9. Economic Services and Development

## 9.13 C-9JBFCDP13 – Jurien Bay Commercial Development Plan

### PART A- Policy

**Purpose**

The purpose of the Jurien Bay Foreshore Commercial Development Plan is to achieve a vibrant and active Jurien Bay Foreshore area that will attract tourism and commercial activity to Jurien Bay, whilst balancing the potential conflicts between commercial and public use of the Foreshore.

**Objectives**

- Activation of the Jurien Bay Foreshore recognising that while public open space is high priority and should not be compromised, people want amenities and activities that enhance their experience of the Foreshore.
- Provide specific guidance on the requirements for the operation of commercial and community land uses on the Jurien Bay Foreshore.
- Encourage commercial operators to operate in locations that support the activation of the Jurien Bay Foreshore, while complementing the existing businesses within the Jurien Bay City Centre.
- Identify the preferred locations for particular activities and to regulate the intensity of commercial activities on the Jurien BayForeshore.
- The effective use and management of the Jurien Bay Foreshore resulting in a space that is people focused which promotes health and wellbeing through active and passive recreation.

**Policy Statement**

3.0 Application of Policy

This Policy only applies to commercial and community land uses operating in the Jurien Bay Foreshore. For the purpose of the Jurien Bay Foreshore Commercial Development Plan, the Foreshore comprises the reserved land immediately abutting the seaward side of Grigson Street and Heaton Street, extending from Cook Street to the south to Doust Street to the north (portion of Reserve 28541 and Reserve 26939), as shown on the **Policy Area Map.**

Land uses considered by the Policy include:

- Commercial use of permanent or transportable structures;
- Mobile vendors (e.g. food trucks/ice cream vans);
- 'Pop up' restaurants/bars and other seasonal or temporary commercial uses;
- Adventure tour and hire businesses;
- Annual, occasional or regularly scheduled community events (e.g. markets and fairs);
- Personal trainers and organised group fitness classes;
- Concerts; and

**9. Economic Services and Development**

- Annual cultural and sporting events.

This policy should be read in conjunction with the Shire of Dandaragan's *Local Planning Policy 8.12 – Mobile and Itinerant Vendors and Commercial Activities on Reserved Land (Including Foreshore)* (LPP 8.12).

3.1 Approvals, Permits and Licensing

3.1.1 Mobile and Itinerant vendors who intend to operate on the Jurien Bay Foreshore are required to comply with the following, in accordance with LPP 8.12:

a) Hold a valid Trading in Public Places Permit / Itinerant Food Vendors Permit granted by the Shire of Dandaragan;
b) Hold a current *Food Act 2008* Certificate of Registration from a Western Australian Local Government if the vendor operates a Food Stall; and
c) Obtain any other relevant approvals e.g. a Commercial Operations Licence from the Department of Biodiversity, Conservation and Attraction for use of the Jurien Bay Marine Park.

3.1.2 Development approval is required for uses where:

a) Permanent or transportable structures are proposed; or
b) The operation of the proposed activity is to exceed a 48 hour period or a series of dates, at the Shire's discretion.

3.1.3 Where required, a development application should be submitted to the Shire at least a month prior to the intended operation date, and should be accompanied by:

a) A completed Shire of Dandaragan Application for Development Approval Form;
b) Full details of the type of goods or services to be offered;
c) A site plan demonstrating the location of the proposed operation;
d) Floor plans and elevations of any proposed structure(s);
e) Details of the times and dates of operation sought;
f) Evidence of public liability insurance cover to the value of $20 million; and
g) Any other such information as may be required by the Shire to consider the Application.

3.1.4 Applications for community events and weddings should be made to the Shire of Dandaragan's Community Development Department via a completed Public Events or Wedding Application form and in accordance with the requirements set out in the Shire's Public Events Support Information Sheet.

3.2 Fees

3.2.1 All operators are required to the pay the relevant Council adopted application costs listed within the Shire's *Schedule of Fees and Charges.*

3.2.2 Not-for-profit community groups and charities are exempt from fees and charges.

**9. Economic Services and Development**

3.3 Leases

3.3.1 The Shire of Dandaragan has the power to lease portions of the Foreshore for a maximum period of 21 years.

3.3.2 The granting of Foreshore leaseholds will generally only be considered for the paved area adjacent the Jurien Bay Jetty within Activity Area 1 of this Policy for permanent or transportable structures.

3.3.3 easehold proposals will be subject to the procedures of section 3.58 of the *Local Government Act 1995* - Disposing of property.

3.4 Location and Siting

3.4.1 The approved commercial activity areas (Activity Area 1 and Area 2) within the Jurien Bay Foreshore available for commercial activity are shown on the **Policy Area Map**. Existing community infrastructure is shown on the plan for reference.

3.4.2 Activity Area 1 is intended to accommodate all of the commercial uses such as seasonal community events and markets, recreational based commercial activities, as well as the use of permanent and transportable structures as part of lease agreements in accordance with clause 3.4.

3.4.3 Activity Area 2 is intended to accommodate the civic and passive use of fixed public recreational infrastructure located within this area.

*3.4.4* All vendors are to locate and operate in accordance with their, but not limited to, development approval conditions, traders permit conditions and/or user agreements as per LPP 8.12.

3.4.5 The Shire of Dandaragan reserves the right to make any approved location unavailable for a set period of time for community events, infrastructure works or any other reason the Shire deems necessary.

3.5 Waste Management

*3.5.1* All operators are to demonstrate that all waste produced as a result of the operation of their activity is appropriately managed to the satisfaction of the Shire in accordance with clause 15 of Shire's *Community Amenities, Recreation and Culture Policy 6.3: Waste Management.*

3.6 Trading Hours

3.6.1 Trading in the Foreshore is generally permitted to occur between the hours of 7.00am to 8.00pm each day of the week.

3.6.2 Variations to these trading hours may be considered by the Shire during the relevant assessment stage.

3.6.3 Permitted trading hours shall be included on any approval or permit issued by the Shire.

3.7 Liquor Licensing

3.7.1 Applications that include the sale or provision of alcohol may be required to

obtain one or both of the following:

a) Liquor Licence issued by the Department of Racing, Gaming and Liquor; and/or
b) A Consumption of Alcohol Permit issued by the Shire ofDandaragan.

3.8 Noise

*3.8.1* All activity must comply with noise levels set out in the *Environmental Protection (Noise) Regulations 1997.*

3.8.2 Variations to the Noise Regulations may be considered by the Shire's Environmental Health Officer, at least 60 days prior to the event.

3.9 Advertising

3.9.1 In the case of mobile vendors, all advertising is to be fitted to the primary vehicle or immediately adjacent to the approved trading area. In addition, one temporary A-frame sign will be permitted for all operatorswhere:

a) It is located within 75m of the location of thebusiness;
b) It does not exceed any dimension of 1m or an area of $1m^2$ on any side; and
c) It is not sited on a main thoroughfare or as to obstruct any pedestrian traffic.

3.9.2 In the case of events, detached signage shall only be permitted for the event holder and not the individual stallholders.

3.10 Power

3.10.1 Mobile vendors shall provide their own power supply unless otherwise approved by the Shire.

3.10.2 Temporary wiring shall not be permitted to be laid on the ground or accessible to the public unless it is adequately protected or positioned in such a manner that is not considered a safety hazard.

3.10.3 Generators are to be installed in accordance with the relevant standards, and should be positioned to ensure supervision at all times.

3.11 Ablution Facilities

3.11.1 Existing ablution facilities within the Jurien Bay Foreshore are illustrated on the

**Policy Area Map**

Events which are anticipated to accommodate more than 500 people shall generally provide the ablution facilities set out in **Appendix 1**, in accordance with Appendix 7A – Recommended toilet facilities for temporary events of the *Guidelines on the Application of the Health (Public Buildings) Regulations.*

3.12 Other Management Considerations

3.12.1 Specific management requirements shall be detailed on the relevant approvals or permits issued by the Shire.

## 9. Economic Services and Development

### Definitions

**Itinerant** means a person who travels along a road looking for customers and who sells, hires or provides a product or service from a vehicle which is parked temporarily to customers who stop the vendor or come to the vendor while the vehicle is parked.

**Mobile** means working in one place for a short period of time and then moving on to operate in another place.

**Pop-up** means a seasonal or temporary hospitality land use activity.

**Public Place** includes a road or place which the public are allowed to use, whether or not the road or place is on private property.

**Permanent Structure** means any building that has a permanent foundation, solid load bearing walls, and is solid in its built form.

**Stallholder** means a person owning or running a stall at a market.

**Temporary Use** means a use that is in existence for less than 48 hours, or a longer period agreed by the local government, in any 12 month period.

**Trading Area** means the approved or permitted individual operating area, as granted by the Shire of Dandaragan.

**Transportable Structure** means any building that is brought to a property, held in place primarily by its own mass or affixed to the ground and includes, but not limited to, sea containers, decommissioned railway carriages, transport conveyances and prefabricated buildings.

**Vendor** means someone who promotes, exchanges or hires goods or services for money.

### Legislation relevant to this policy

- Local Planning Scheme No.7
- Local Planning Policy 8.12: Mobile and Itinerant Vendors and Commercial Activities on Reserved Land
- Local Government Property Local Law
- Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law
- Policy 6.3: Waste Management
- Local Government Act 1995
- Environmental Protection (Noise) Regulations 1997
- Food Act 2008
- Liquor Control Act 1988
- Health (Public Buildings) Regulations 1992

## 9. Economic Services and Development

### Appendix 1 – Recommended Toilet Facilities for Temporary Events

| Total Attendance | Male Facilities | | | Female WC's | Hand Basins | |
|---|---|---|---|---|---|---|
| | WC's | Urinals Trough or wall hung | | | Male | Female |
| Up to 1000 | 2 | 1.5 Metres | 3 | 5 | 1 | 1 |
| 1000 – 2000 | 3 | 3 Metres | 6 | 10 | 2 | 2 |
| 2000 – 3000 | 4 | 4.5 Metres | 9 | 15 | 3 | 3 |
| 3000 – 4000 | 5 | 6 Metres | 12 | 20 | 4 | 4 |
| 4000 – 5000 | 6 | 7.5 Metres | 15 | 25 | 5 | 5 |
| 5000 – 6000 | 7 | 9 Metres | 18 | 30 | 5 | 6 |
| 6000 – 7000 | 8 | 10.5 Metres | 21 | 35 | 6 | 7 |
| 7000 – 8000 | 9 | 12 Metres | 24 | 40 | 7 | 8 |
| 8000 – 9000 | 10 | 13.5 Metres | 27 | 45 | 8 | 9 |
| 9000 – 10000 | 11 | 15 Metres | 30 | 50 | 9 | 10 |
| 10000 – 11000 | 12 | 16.5 Metres | 33 | 55 | 9 | 11 |
| 11000 – 12000 | 13 | 18 Metres | 36 | 60 | 10 | 12 |
| 12000 – 13000 | 14 | 19.5 Metres | 39 | 65 | 11 | 13 |
| 13000 – 14000 | 15 | 21 Metres | 42 | 70 | 12 | 14 |
| 14000 – 15000 | 16 | 22.5 Metres | 45 | 75 | 13 | 15 |
| 15000 – 16000 | 17 | 24 Metres | 48 | 80 | 13 | 16 |
| 16000 – 17000 | 18 | 25.5 Metres | 51 | 85 | 14 | 17 |
| 17000 – 18000 | 19 | 27 Metres | 54 | 90 | 15 | 18 |
| 18000 – 19000 | 20 | 28.5 Metres | 57 | 95 | 16 | 19 |
| 19000 – 20000 | 21 | 30 Metres | 60 | 100 | 17 | 20 |
| 20000 – 21000 | 22 | 31.5 Metres | 63 | 105 | 17 | 21 |
| 21000 – 22000 | 23 | 33 Metres | 66 | 110 | 18 | 22 |
| 22000 – 23000 | 24 | 34.5 Metres | 69 | 115 | 19 | 23 |
| 23000 – 24000 | 25 | 36 Metres | 72 | 120 | 20 | 24 |
| 24000 – 25000 | 26 | 37.5 Metres | 75 | 125 | 21 | 25 |
| 25000 – 26000 | 27 | 39 Metres | 78 | 130 | 21 | 26 |
| 26000 – 27000 | 28 | 40.5 Metres | 81 | 135 | 22 | 27 |
| 27000 – 28000 | 29 | 42 Metres | 84 | 140 | 23 | 28 |
| 28000 – 29000 | 30 | 43.5 Metres | 87 | 145 | 24 | 29 |
| 29000 – 30000 | 31 | 45 Metres | 90 | 150 | 25 | 30 |

Females increase at the rate of 1 WC per 100 Females.
Males increase at the rate of 1 WC per 500 males plus 1.5 metres urinal or 3 urinals Per 500 males. (This table uses 500mm as 1 urinal space – BCA uses 600 mm).
Hand wash basins 1 per 5 WC's or urinals.
These figures are for events where alcohol is available.

| **Duration of event** | **Percentage of the table values** |
|---|---|
| More than 8 hours | 100% |
| 6 hours but less than 8 hours | 80% |
| 4 hours but less than 6 hours | 75% |
| Less than 4 hours | 70% |
| If no alcohol then reduce the above table by | 50% |

Be flexible – Utilise experience to ascertain the relevance of this table to your events.

## 9. Economic Services and Development

Jurien Bay Foreshore Commercial Development Plan
Policy Area Map

Harley Dykstra
PLANNING & SURVEY SOLUTIONS

Attachment: 9.4.1

DRAFT

# Deed of Extension and Variation of Lease
## Jurien Bay Civic Centre

**SHIRE OF DANDARAGAN**
Landlord

**MINISTER FOR WORKS**
Tenant

State Solicitor's Office
Commercial and Conveyancing
28 Barrack Street
Perth WA 6000
Telephone: (08) 9264 1888
Ref: 45599

# Contents

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# Deed of Extension and Variation of Lease made on 2026

## Parties

**SHIRE OF DANDARAGAN** of Post Office Box 100, Dandaragan (**"Landlord"**)

**MINISTER FOR WORKS** being a body corporate pursuant to the provisions of the *Public Works Act 1902 WA* of care of Assistant Director - Lease Management, Government Office Accommodation, Department of Housing and Works, Locked Bag 11, Cloisters Square, Perth, Western Australia 6850 (**"Tenant"**)

## Background

A. The Landlord is the registered proprietor of the Premises.

B. The Tenant leases the Premises pursuant to the Lease.

C. The Tenant has agreed with the Landlord to extend and vary the Lease.

## Operative Provisions

## 1. Interpretation

### 1.1 Definitions

In this Deed:

**"Business Day"** means a day other than a Saturday, Sunday or public holiday in Western Australia.

**"Commencement Date"** means the commencement date mentioned in the schedule.

**"Extended Term"** means the extended term mentioned in the schedule and, if that extended term is renewed or extended or held over, the renewed or extended or held over term.

**"Lease"** means the document or documents mentioned in the schedule.

**"Premises"** means the premises mentioned in the schedule.

**"Rent"** means the rent mentioned in the schedule.

**"Rent Review Dates"** means the rent review dates mentioned in the schedule.

### 1.2 Interpretation

In this Deed:

(a) headings are for convenience only and do not affect interpretation;

(b) unless defined in clause 1.1 of this Deed, words defined in the Lease have the same meaning when used in this Deed;

and unless the context indicates a contrary intention:

(c) a reference to any person includes that person's executors, administrators, successors, substitutes and assigns, including any person taking by way of novation;

(d) a reference to this Deed or to any other agreement, deed or document includes, respectively, this Deed or that other agreement, deed or document as amended, novated, supplemented, varied or replaced from time to time;

(e) words importing the singular include the plural (and vice versa), words denoting a given sex include the other sex and words denoting individuals include corporations (and vice versa);

(f) a reference to any legislation or to any section or provision of any legislation includes any statutory modification or re-enactment or any statutory provision substituted for it and ordinances, by-laws, regulations and other statutory instruments issued under any legislation;

(g) references to parties, clauses, schedules, exhibits or annexures are references to parties, clauses, schedules, exhibits and annexures to or of this Deed and a reference to this Deed includes any schedule, exhibit and annexure;

(h) if any day appointed or specified by this Deed for the payment of any money or doing of any thing falls on a day which is not a Business Day, the day so appointed or specified will be deemed to be the next Business Day;

(i) if more than one person is under an obligation to act or not to act under this Deed, the liability of those persons so identified binds each of them severally and every two or more of them jointly; and

(j) if more than one person receives the same benefit under this Deed the benefit is to be enjoyed by each of them severally.

## 2. Extension of Lease

The Landlord grants a lease of the Premises to the Tenant for the Extended Term from and including the Commencement Date on the terms contained in this Deed.

## 3. Variation of Lease

### 3.1 Variation

(a) The Lease will be varied in the manner stated in item 7 of the schedule so that from and including the commencement of the Extended Term, the Lease is to be read and construed as incorporating those variations and will bind the parties to the Lease and this Deed accordingly.

(b) The parties agree that except as varied by this Deed, the Lease remains in full force and effect.

### 3.2 Further renewal terms

The Landlord acknowledges and agrees that the Tenant is granted the further options to renew the Lease which are specified in item 7 of the schedule.

## 4. Lease terms to apply

The Tenant and the Landlord agree that all of the provisions of the Lease apply to the lease of the Premises for the Extended Term except to the extent the provisions of the Lease:

(a) are varied by this Deed; or

(b) relate to any exercised option to renew or extend the Lease.

## 5. Rent

The Tenant agrees with the Landlord:

(a) to pay the Rent at the times mentioned in the Lease to the Landlord; and

(b) that the Rent is to be reviewed on the Rent Review Dates in the manner provided in the Lease (as amended by this Deed and as noted for ease of reference in the schedule),

during the Extended Term.

## 6. Tenant to comply with Lease

The Tenant agrees with the Landlord to perform and observe the provisions of the Lease to be performed and observed by the Tenant (as varied by this Deed and except to the extent those provisions of the Lease are inconsistent with this Deed) as though they were fully set out in this Deed and to do so at all times during the Extended Term.

## 7. Landlord to comply with Lease

The Landlord agrees with the Tenant to perform and observe the provisions of the Lease to be performed and observed by the Landlord (as varied by this Deed and except to the extent those provisions of the Lease are inconsistent with this Deed) as though they were fully set out in this Deed and to do so at all times while the Landlord is the registered proprietor of the Premises.

## 8. Costs and duty

### 8.1 Costs

Each party shall pay its own legal costs of and incidental to instructions for and preparation of this Deed.

### 8.2 Tenant to pay duty

The Tenant agrees with the Landlord to pay all duty assessed on this Deed.

## 9. General provisions

### 9.1 Further acts

The parties will promptly do and perform all further acts and execute and deliver all further documents required by law or reasonably requested by any other party to carry out and effect the intent and purpose of this Deed.

### 9.2 Governing law

This Deed shall be governed by the laws of the State of Western Australia.

## 9.3 Severability

Any clause of this Deed, which is illegal, void or unenforceable, is only ineffective to the extent of that illegality, voidness or unenforceability, without invalidating the remaining clauses.

## Schedule

## 1. Commencement Date

1 January 2027

## 2. Extended Term

10 years expiring on 31 December 2036

## 3. Lease

(a) An undated Lease made between the Landlord and the Tenant for a term of 10 years commencing on 1 January 2015 and expiring on 31 December 2024; and

(b) A Deed of Extension and Variation of Existing Lease and Lease of Additional Premises dated 9 November 2022 between the Landlord and the Tenant for a term of 2 years commencing 1 January 2025 and expiring on 31 December 2026.

## 4. Premises

Those parts of the property known as Jurien Bay Civic Centre with areas of approximately 399 square metres and 145.3 square metres as more particularly described in the Lease.

## 5. Rent

$92,531 per annum plus GST (equivalent to $170 per square metre per annum plus GST)

## 6. Rent Review Dates

| Date | Method |
|---|---|
| 1 January 2028 | 3% increase |
| 1 January 2029 | 3% increase |
| 1 January 2030 | 3% increase |
| 1 January 2031 | 3% increase |
| 1 January 2032 | Market rent review |
| 1 January 2033 | 3% increase |
| 1 January 2034 | 3% increase |
| 1 January 2035 | 3% increase |
| 1 January 2036 | 3% increase |

## 7. Variations

(a) Item 4 of the Information Table to the Lease is amended to read as follows:

***Item 4*** ***Option to Extend***

*(1)* ***First Option Period****:*

*2 years commencing on 1 January 2025*

*(2)* ***Second Option Period****:*

*10 years commencing on 1 January 2027*

*(3)* ***Third Option Period****:*

*5 years commencing on 1 January 2037*

*(4)* ***Fourth Option Period****:*

*5 years commencing on 1 January 2042*

(b) Item 5 of the Information Table to the Lease is amended by adding the following words after the existing text:

*From 1 January 2027, $92,531 per annum plus GST.*

(c) Item 7 of the Information Table to the Lease is amended to read as follows:

***Item 7*** ***CPI Review Dates***

*During the Term - 1 January 2018, 1 January 2019, 1 January 2020, 1 January 2021, 1 January 2022, 1 January 2023 and 1 January 2024.*

*During the First Option Period - 1 January 2025 and 1 January 2026.*

(d) Item 8 of the Information Table to the Lease is amended to read as follows:

***Item 8*** ***Market Review Dates***

*During the Term - 1 January 2017*

*During the First Option Period - not applicable*

*During the Second Option Period - 1 January 2032*

*During the Third Option Period - 1 January 2037*

*During the Fourth Option Period - 1 January 2042*

(e) Item 9 of the Information Table to the Lease is amended to read as follows:

***Item 9*** ***Fixed Percentage Review Dates***

*During the Second Option Period - 1 January 2028, 1 January 2029, 1 January 2030, 1 January 2031, 1 January 2033, 1 January 2034, 1 January 2035 and 1 January 2036.*

*During the Third Option Period - 1 January 2038, 1 January 2039, 1 January 2040 and 1 January 2041.*

*During the Fourth Option Period - 1 January 2043, 1 January 2044, 1 January 2045 and 1 January 2046.*

*Percentage number: 3%*

**Executed** as a deed

The COMMON SEAL of the )
**SHIRE OF DANDARAGAN** )
is hereby affixed by authority of the )
Council in the presence of )

| | |
|---|---|
| _____ | _____ |
| President | Chief Executive Officer |
| _____ | _____ |
| Name (BLOCK LETTERS) | Name (BLOCK LETTERS) |

**SIGNED** for and on behalf of the **MINISTER** )
**FOR WORKS** by Melanie Reid, General )
Manager for the time being of the Department )
of Housing and Works acting under delegated )
authority pursuant to Section 5A of the **Public** )
**Works Act 1902** in the presence of )

_____
Signature of Witness

_____
Name of Witness (Block Letters)

_____
Address of Witness (Block Letters)

_____
Occupation of Witness (Block Letters)

# DELEGATION 1.3.7 – Financial Management Systems and Procedures Authorised Persons Listing

**LEVELS**

**Level 1** – applied to the Chief Executive Officer – unlimited excluding the purchase of freehold land and real estate. Purchase or freehold land and real estate is permitted with prior approval of Council.
**Level 2** – up to $150,000 excluding the purchase of freehold land real estate
**Level 3** - up to $25,000
**Level 4** – up to $5,000
**Level 5** – up to $2,000
**Level 6** – up to $1,000
**Level 7** – up to $500

| Position | Level |
|---|---|
| Chief Executive Officer | 1 |
| Executive Manager Corporate Services | 2 |
| Executive Manager Development Services | 2 |
| Executive Manager Infrastructure | 2 |
| Accountant | 3 |
| Coordinator Infrastructure Services | 3 |
| Coordinator Strategic Planning | 3 |
| Economic Development Manager | 3 |
| Manager Customer and Community Services | 3 |
| Manager Environmental Health | 3 |
| Manager Planning Building Services | 3 |
| Operations Supervisor Dandaragan | 3 |
| Operations Supervisor Jurien Bay | 3 |
| Community Emergency Services Manager | 5 |
| Building Maintenance Coordinator | 4 |
| Mechanic (Dandaragan) | 4 |
| Senior Ranger | 5 |
| Executive Secretary | 6 |
| Executive Secretary / Council Secretary | 6 |

| | |
|---|---|
| Human Resources Coordinator | 7 |
| Leading Hand Reticulation Fitter | 7 |
| Operations Leading Hand | 7 |
| Ranger | 7 |

# 1.1 Purchasing and Tender

**Attachment: 9.4.2**

**Revised**

## PART A - Policy

### Objective

The objective of this Policy is to:

- Deliver value for money using a best practice approach to the procurement of all goods and services.
- Ensure consistency for all purchasing activities.
- Provide compliance with the *Local Government Act 1995* and the *Local Government (Function and General) Regulations 1996.*
- Promote the use of local suppliers where appropriate to support local economic growth while maintaining value for money and procurement integrity

### Policy Statement

The Shire of Dandaragan and Council are committed to operating efficient, effective, economical and sustainable practices and procedures for the procurement of all goods and services which align with the principles of transparency, probity and good governance.

In achieving these objectives, the Shire will ensure all staff:

- Observe the highest standards of ethics and integrity in undertaking purchasing activities;
- Adopt a value for money approach, which allows the best possible procurement outcome to be achieved;
- Consistently provide an opportunity for local businesses to compete for the Shire's work, within the framework and principles of the Policy 1.3 Regional Price Preference; and
- Ensure compliance with all relevant state legislation, including the *State Records Act 2000,* the Shire's Record Keeping Plan and associated records management practices and procedures.

## PART B - Management Procedures

**PART 1**

**1. General Purchasing**

### 1.1 Objective

The objective of these Procedures and the Policy is to provide guidelines for a consistent approach for all procurement activities including obtaining quotations and tenders for the purchase and provision of materials, goods and services and consultants for the Shire of Dandaragan.

The Policy and these Procedures will assist staff in ensuring the Shire of Dandaragan:

- Obtains value for money for the provision of materials, services and consultancy works by contractors and suppliers;
- Complies with the *Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996* (as amended).
- Provides a best practice approach and procedures to internal purchasing.
- Consistently provides an opportunity for local businesses to compete for the Shire's work.
- Ensure compliance with the *State Records Act 2000,* the Shire's Record Keeping Plan and associated records management practices and procedures.

### 1.2 Scope

These procedures and the Policy apply to all purchases by staff on behalf of the Shire, including the calling of Tenders (whether or not required by the Act).

### 1.3 Definitions

For the purposes of the Policy and these procedures:

| | |
|---|---|
| Value for Money | Means an overarching principle governing Shire of Dandaragan purchasing that allows the best possible outcome to be achieved. It is important to note that compliance with specification, is more important than obtaining the lowest price, particularly taking into account user requirements, quality standards, sustainability, life cycle costing and service benchmarks |
| Value of Purchase | Means the value of a purchase net of any claimable GST and any discount other than payment discount incentives.<br>E.g. Staff housing purchases where GST cannot be claimed, the value of the purchase would include GST compared to a purchase where the GST can be claimed i.e. through monthly Business Activity Statement (BAS). |
| Emergency Purchase | Means an unanticipated purchase which is required in response to an emergency situation that threatens life, property or equipment. |
| The Act | Means the *Local Government Act 1995*. |
| Regulations | Means the *Local Government (Functions and General) Regulations 1996*. |

### 1.4 Legislation

Section 3.57 of the *Act* requires that "a local government is required to invite tenders before it enters into a contract of a prescribed Kind under which another person is to supply goods or services".

Part 4 of the *Local Government (Functions and General) Regulations 1996* sets out the process that must be complied with in regard to tenders for the provision of goods and services where the consideration is or is expected to be worth more than $250,000.

The Regulations do not provide for the requirement for the purchase of goods or services that are worth less than $250,000, however this policy prescribes the requirements for the implementation of fair and appropriate processes under the tender threshold.

Local regional price preferences shall be applied in accordance with Part 4A of the Local Government (Functions and General) Regulations 1996 and Policy 1.3 – Regional Price Preference.

## 1.5 Ethics & Integrity Applicable to Shire Purchases

All officers and employees of the Shire of Dandaragan shall observe the highest standards of ethics and integrity in undertaking purchasing activities for the Shire and shall act in an honest and professional manner.

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

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

## 1.6 Sustainable Procurement

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

Sustainable procurement means the Shire of Dandaragan must identify and procure products and services that:

- Have been determined as necessary;

- Demonstrate environmental best practice in energy efficiency / and or consumption which can be demonstrated through suitable rating systems and eco-labelling;
- Demonstrate environmental best practice in water efficiency;
- Are environmentally sound in manufacture, use, and disposal with a specific preference for products made using the minimum amount of raw materials from a sustainable resource, that are free of toxic or polluting materials and that consume minimal energy during the production stage;
- Products that can be refurbished, reused, recycled or reclaimed shall be given priority, and those that are designed for ease of recycling, re-manufacture or otherwise to minimise waste;

### 1.7 Managing Risk

The Shire recognises that the effective management of risk in procuring goods, services and works from external contractors and suppliers is integral to achieving the best procurement outcome and to meet the Shire's Corporate Plan objectives. Risk management shall be applied in accordance with the Shire's Risk Management Policy and Framework.

Assessing business risk is subjective. To assist the assessment process, an affirmative response to any of the following, after consideration of risk mitigation strategies to be utilised, means there is a high risk to the purchase:

- Is there any risk to public safety?
- Could any staff be exposed to health or safety risks?
- Could the financial value of the purchase exceed budget?
- Could the Shire receive any negative publicity by purchasing or using this item?

### 1.8 Purchase Requisition Authority and Limits

Purchase Requisition authorisation, purchasing authority, approval limits and payment authorisation are to be undertaken in accordance with the Shire's current Delegations Register, including Delegation 1.3.7 – Financial Management Systems and Procedures, as amended from time to time.

### 1.9 Regional Price Preference (buy local)

In accordance with value for money principles, the Shire will provide opportunities for local and regional businesses to compete for the supply of goods and services. Any applicable price preference assessment is to be applied in accordance with Policy 1.3 – Regional Price Preference, as amended from time to time. The application of any regional price preference must be documented and retained on the relevant procurement record.

**Expenditure Thresholds – Quotation Requirements for Purchasing**

| Value of Purchase (Ex GST) | Minimum Requirement |
|---|---|
| **$0 - $9,999** | No quotations required. The responsible officer must ensure the purchase represents value for money and complies with their delegated authority. |
| **$10,000 - $99,999** | A written specification or scope of works must be prepared and a minimum of **two (2)** |

| | |
|---|---|
| | **written quotations** obtained and retained on file. Alternatively, quotations may be sourced from an approved pre-qualified supplier panel, including WALGA Preferred Supplier Panels or State Common Use Agreements. |
| **$100,000 - $249,999** | A written specification or scope of works must be prepared and a minimum of **three (3) written quotations** obtained through a formal Request for Quotation (RFQ) process. All RFQ documentation and evaluation records must be retained electronically. Alternatively, quotations may be sourced from an approved pre-qualified supplier panel, including WALGA Preferred Supplier Panels or State Common Use Arrangements. Where multiple suppliers are available, quotations must be sought from at least three suppliers wherever practical. |
| **$250,000 and above** | A public tender process must be undertaken in accordance with the *Local Government Act 1995* and *Local Government (Functions and General) Regulations 1996*, unless an exemption applies under the Regulations. Prior to issuing tender documentation, a Request for Tender (RFT) number must be obtained from the Executive Manager Corporate Services to ensure inclusion in the Tender Register. Alternatively, procurement may occur through a tender-exempt pre-qualified supplier panel established in accordance with the Regulations, or State Common Use Agreement. |

## 1.10 Guidelines for Seeking Quotations

1. Goods and services with a value exceeding $9,999 (excluding multiple purchases) require the development of a specification. The level of detail and complexity of the specification must be proportionate to the nature, scope and value of the purchase. Where guidance is required, officers may consult the relevant Executive Manager or the Chief Executive Officer to determine the appropriate specification requirements.

2. Quotations shall be assessed on a value for money basis, having regard to factors such as price, quality and availability. The assessment, procurement decision and relevant approvals must be documented and retained on file. Purchasing authorities are governed by the Shire's Delegations Register, and assessment techniques may be informed by the WALGA Procurement Handbook.

3. In determining the best value purchase, reference must be made to the Shire of Dandaragan Policy 1.3 Regional Price Preference.

4. A purchase requisition is to be raised and forwarded to the supplier, prior to goods and services being delivered by the supplier.

5. All procurement documentation, including specifications, quotations, evaluations, approvals, conflict of interest declarations and contract records, must be retained in accordance with the State Records Act 2000, the Shire's Record Keeping Plan and applicable procurement record keeping requirements

At all times the responsible officer is required to demonstrate due diligence in seeking quotes and must comply with all record keeping and audit requirements.

### 1.11 Insufficient Suppliers

Where this procedure requires a certain number of quotations to be obtained, but it is not possible to obtain that number of quotations, then best endeavours must be used to obtain as many quotes as possible. Once determined, written confirmation must be kept on file for audit purposes.

### 1.12 Emergency Purchases

In such instances, quotes and tenders are not required to be obtained prior to the purchase being undertaken.

Time constraints are not a justification for an emergency purchase. Every effort must be made to anticipate purchases in advance and to allow sufficient time to obtain quotes and tenders, whichever may apply.

Emergency purchases outside of the Shire's annual budgeted amount must be approved by the Shire President in line with the requirements of the Act and reported to Council at the next Ordinary Council Meeting.

Emergency purchases to be made from existing annual budget allocations must be approved in advance by a Shire officer with appropriate delegated authority.

### 1.13 Pre-qualified Panel of Suppliers

If it is determined that a panel of prequalified suppliers would provide benefit, the regulations under the *Local Government (Functions and General) Regulations 1996* Division 3 – Panel of pre-qualified suppliers apply. Refer to Policy – 1.2 Pre-qualified Panel of Suppliers.

### 1.14 Petty Cash

The purpose of petty cash is to reimburse for minor items of expenditure that do not justify the raising of requisitions and cheques, however the expenditure must be evidenced by receipt of monies spent. Where Council has a commercial account with a provider preference is for purchases to be made utilising a purchase requisition.

Minor expenditure by petty cash is restricted to sums of $200 or less. Expenditure in excess of this amount must be processed through the accounts payable system accompanied by a purchase requisition.

### 1.15 Anti-Avoidance

Procurement requirements must not be avoided by splitting purchases, contracts or works into smaller components for the purpose of reducing approval, quotation or tender requirements.

**PART 2**

## 2. Tender Procurement Requirements

### 2.1 Tender Process

In conducting a tender process officers are required to comply with the *Act* and *Regulations:*

1. Exemptions

Tenders do not have to be publicly invited under the *Local Government (Functions and General) Regulations 1996 Regulation 11(2)* for the following:

*(a) the supply of the goods or services is to be obtained from expenditure authorised in an emergency under section 6.8(1)(c) of the Act; or*

*(aa) the supply of the goods or services is associated with a state of emergency; or*

*(b) the supply of the goods or services is to be obtained through the WALGA Preferred Supplier Program; or*

*(c) within the last 6 months —*

*(i) the local government has, according to the requirements of this Division, publicly invited tenders for the supply of the goods or services but no tender was submitted that met the tender specifications or satisfied the value for money assessment; or*

*(ii) the local government has, under regulation 21(1), sought expressions of interest with respect to the supply of the goods or services but no person was, as a result, listed as an acceptable tenderer;*

*or*

*(d) the contract is to be entered into by auction after being expressly authorised by a resolution of the council of the local government; or*

*(e) the goods or services are to be supplied by or obtained through the government of the State or the Commonwealth or any of its agencies, or by a local government or a regional local government; or*

*(ea) the goods or services are to be supplied —*

*(i) in respect of an area of land that has been incorporated in a district as a result of an order made under section 2.1 of the Act changing the boundaries of the district; and*

*(ii) by a person who, on the commencement of the order referred to in subparagraph (i), has a contract to supply the same kind of goods or services to the local government of the district referred to in that subparagraph;*

*or*

*(f) the local government has good reason to believe that, because of the unique nature of the goods or services required or for any other reason, it is unlikely that there is more than one potential supplier; or*

*(g) the goods to be supplied under the contract are —*

*(i) petrol or oil; or*

*(ii) any other liquid, or any gas, used for internal combustion engines;*

*or*

*(h) the following apply —*

*(i) the goods or services are to be supplied by —*

*(I) a person registered on the Aboriginal Business Directory WA published by the Chamber of Commerce and Industry of Western Australia Limited ABN 96 929 977 985; or*

*(II) a person registered with the Australian Indigenous Minority Supplier Office Limited (trading as Supply Nation) ABN 50 134 720 362;*

*and*

*(ii) the consideration under the contract is $250 000 or less, or worth $250 000 or less; and*

*(iii) the local government is satisfied that the contract represents value for money;*

*or*

*(i) the goods or services are to be supplied by an Australian Disability Enterprise; or*

*(j) the contract is a renewal or extension of the term of a contract (the original contract) where —*

*(i) the original contract was entered into after the local government, according to the requirements of this Division, publicly invited tenders for the supply of goods or services; and*

*(ii) the invitation for tenders contained provision for the renewal or extension of a contract entered into with a successful tenderer; and*

*(iii) the original contract contains an option to renew or extend its term; and*

*(iv) the supplier's tender included a requirement for such an option and specified the consideration payable, or the method by which the consideration is to be calculated, if the option were exercised;*

*or*

*(ja) the contract is a renewal or extension of the term of a contract (the* ***original contract****) where —*

*(i) the original contract is to expire within 3 months; and*

*(ii) the renewal or extension is for a term of not more than 12 months from the expiry of the original contract; and*

*(iii) the contract for renewal or extension is entered into at a time when there is in force a state of emergency declaration applying to the district, or part of the district, of the local government;*

*or*

*(k) the goods or services are to be supplied by a pre-qualified supplier under Division 3.*

2. Sole Source of Supply

Goods and/or services may be procured without obtaining competitive quotations where there is a genuine sole source of supply. Prior to proceeding, reasonable efforts must be made to identify alternative suppliers. The sole source justification must be documented in writing, approved by the relevant Executive Manager or CEO, and attached to the requisition for audit purposes.

3. Anti-Avoidance

Procurement requirements must not be avoided by splitting purchases, contracts, works, or services into smaller components for the purpose of reducing approval, quotation, tender, or other procurement requirements. This prohibition applies to all purchasing and procurement thresholds established under this Policy and relevant legislation.

Contracts for the supply of goods or services with an estimated combined value exceeding $250,000 must not be divided into multiple contracts to avoid the requirement to undertake a public tender process.

In determining the total value of a procurement, consideration must be given to the aggregate value of related purchases, contracts, works, or services that form part of the same project, program, operational requirement, or procurement activity

4. Tender Criteria

The Local Government shall, before tenders are publicly invited, determine in writing the criteria for deciding which tender may be accepted.

The evaluation panel shall be established prior to the advertising of a tender and shall include a mix of skills and experience relevant to the nature of the purchase.

- For tenders between $50,000 and $249,999, the panel must contain two (2) members.
- For tenders $250,000 and above, the panel must contain three members.

5. Advertising of Tenders

Public tenders will be advertised in accordance with the requirements of the Local Government Act 1995 and the Local Government (Functions and General) Regulations 1996. Where statewide public notice is required, advertising will be undertaken through appropriate electronic tendering platforms and any other communication channels considered necessary to provide effective market exposure and encourage open and effective competition.

Tenders may also be advertised locally if the responsible officers deem appropriate.

The tender must remain open for at least 14 full days after the date the tender is advertised and before the day the tender closes.

The notice must include:

- A brief description of the goods and services required;
- Information as to where and how tenders may be submitted;
- The date and time after which tenders cannot be submitted;
- Particulars identifying a person from who more detailed information on tendering may be obtained.

6. Issuing Tender Documentation

Issuing of tenders must be accompanied by a stringent process of recording all parties who acquire this documentation. This is essential if any clarification, addendums or further information is required prior to the close of tenders and all potential tenderers must have equal access to this information in order for the Shire of Dandaragan not to compromise its duty to be fair.

7. Tender Deadline

A tender not received in full in the required format by the advertised deadline shall be rejected.

8. Opening of Tenders

Tenders must not be removed from the tender box, opened, read, or evaluated, prior to the tender deadline.

Tenders are to be opened in the presence of the responsible Executive Manager (or their representative) and at least one other Officer. The details of all tenders received and opened must be recorded in the Tender Register.

Tenders are to be opened in accordance with the advertised time and place. Members of the public are entitled to be present. There is no obligation to disclose or record tendered prices at the tender opening and price information will be recorded as commercial-in-confidence.

The Tenderer's Offer form, Price Schedule and other appropriate pages from each tender shall be date stamped and initialled by at least two Local Government Officers present at the opening of the tenders.

9. No Tender Received

Where the Local Government has invited tenders, however no compliant submissions have been received, direct purchases can be arranged on the basis of the following:

- A sufficient number of quotations are obtained;
- The process follows the guidelines for seeking quotations between $50,000 and $249,999 as indicated above;
- The specification for goods and/or services remains unchanged;
- A contract is formed within 6 months of the closing date of the lapsed tender.

10. Tender Evaluation

Tenders shall be assessed by the Local Government by means of a written evaluation against the pre-determined criteria. The tender evaluation panel shall assess each tender to determine which tender is most advantageous.

It is the Shire's preference that unless otherwise directed, evaluation panels are to consist of Shire staff and/or WALGA Purchasing service personnel.
Tender evaluations will be undertaken on a value for money basis, having regard to price, capability, experience, risk, sustainability, local content and any applicable regional price preference in accordance with Policy 1.3 - Regional Price Preference.

11. Addendum to Tender

If after the tender has been publicly advertised, any changes, variations or adjustments to the tender document and/or conditions are required, the Shire of Dandaragan may vary the initial information by taking reasonable steps to give each person who has sought copies of the tender documents notice of the variation.

12. Minor Variation

If after the tender has been publicly advertised and a successful tender has been chosen but before the Shire of Dandaragan and the tenderer have entered into a Contract, a minor variation may be made by the Shire of Dandaragan.

A minor variation will not alter the nature of the goods and/or services procured, nor will it materially alter the specification or structure provided for by the initial tender.

13. No Tender Accepted

In accordance with regulation 18(5) of the Local Government (Functions and General) Regulations 1996 the local government may decline to accept any tender.

14. Notification of Outcome

In accordance with regulation 19 of the Local Government (Functions and General) Regulations 1996 the CEO is to give each tenderer notice in writing containing particulars of the successful tender or advising that no tender was accepted.

15. Feedback to Unsuccessful Tenderers

Senior Staff and the responsible officer for the tender are authorised to provide feedback to individual Tenderers on deficiencies in their respective tenders if requested.

## 2.2 Other Procurement Options

a. Expression of Interest

The Shire may consider conducting an Expressions of Interest (EOI) process, prior to any public tender process.

All EOI processes are to be conducted as a public process and similar rules to a public tender process apply. However, the EOI shall not seek fixed price information from

respondents, seeking instead qualitative and other non-price information against which submissions shall be evaluated.

b. Request for proposal

As an alternative to a public tender process, the Shire may consider conducting a Request for Proposal (RFP) where the requirements are less known, or less prescriptive and detailed. In this situation, the RFP would still be conducted under the same rules as for a public tender process, but would seek responses from the market that are outcomes-based or that outline solutions to meet the requirements of the Shire.

**PART 3**

**3 Administration**

**Record Management**

A commitment to buy without a purchase requisition could represent unauthorised expenditure. The failure of a responsible officer to raise a purchase requisition **may** cause their authority to order goods and services to be suspended for three (3) months on the third failure to raise a purchase requisition as required by the Policy. This will be at the discretion of the CEO or Executive Manager Corporate Services.

All records associated with a tender or a direct purchase process must be recorded and retained. All purchase requisitions raised under a contract resulting from a quote or tender must reference the contract number.

For a tender process, this includes, but is not limited to:

- Tender documentation
- Internal documentation
- Evaluation documentation
- Enquire and response documentation
- Notification and award documentation

For a direct purchasing process this includes, but is not limited to:

- Quotation and Invoice documentation
- Internal documentation
- Order forms and requisitions

| | |
|---|---|
| **Policy Number** | 1.1 – Purchasing and Tender |
| **Adopted by Council** | 23 May 2019 |
| **Amended** | 23 June 2022 |

## 1.1 Purchasing and Tender

**PART A - Policy**

**Objective**

The objective of this Policy is to:

- deliver value for money using a best practice approach to the procurement of all goods and services.
- ensure consistency for all purchasing activities.
- provide compliance with the *Local Government Act 1995* and the *Local Government (Function and General) Regulations 1996.*
- ensure that the Shire considers the environmental impact of the procurement process across the life cycle of the goods and services procured.

**Policy Statement**

The Shire of Dandaragan and Council are committed to operating efficient, effective, economical and sustainable practices and procedures for the procurement of all goods and services which align with the principles of transparency, probity and good governance.

In achieving these objectives, the Shire will ensure all staff:

- observe the highest standards of ethics and integrity in undertaking purchasing activities;
- adopt a value for money approach, which allows the best possible procurement outcome to be achieved;
- consistently provide an opportunity for local businesses to compete for the Shire's work, within the framework and principles of the Regional Price Preference Policy; and
- ensure compliance with all relevant state legislation, including the *State Records Act 2000,* the Shire's Record Keeping Plan and associated records management practices and procedures.

## PART B - Management Procedures

**PART 1**

**1. General Purchasing**

### 1.1 Objective

The objective of these Procedures and the Policy is to provide guidelines for a consistent approach for all procurement activities including obtaining quotations and tenders for the purchase and provision of materials, goods and services and consultants for the Shire of Dandaragan.

The Policy and these Procedures will assist staff in ensuring the Shire of Dandaragan:

- Obtains value for money for the provision of materials, services and consultancy works by contractors and suppliers;
- Complies with the *Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996* (as amended).
- Provides a best practice approach and procedures to internal purchasing.
- Consistently provides an opportunity for local businesses to compete for the Shire's work.
- Ensure compliance with the *State Records Act 2000,* the Shire's Record Keeping Plan and associated records management practices and procedures.
- Considers environmental factors in purchasing of goods and services.

### 1.2 Scope

These procedures and the Policy apply to all purchases by staff on behalf of the Shire, including the calling of Tenders (whether or not required by the Act).

### 1.3 Definitions

For the purposes of the Policy and these procedures:

| | |
|---|---|
| Value for Money | Means an overarching principle governing Shire of Dandaragan purchasing that allows the best possible outcome to be achieved. It is important to note that compliance with specification, is more important than obtaining the lowest price, particularly taking into account user requirements, quality standards, sustainability, life cycle costing and service benchmarks |
| Sustainable Procurement | Means the procurement of goods and services that have less environmental and social impacts than competing products and services. |
| Value of Purchase | Means the value of a purchase net of any claimable GST and any discount other than payment discount incentives.<br>E.g. Staff housing purchases where GST cannot be claimed, the value of the purchase would include GST compared to a purchase where the GST can be claimed i.e. through monthly Business Activity Statement (BAS). |
| Emergency Purchase | Means an unanticipated purchase which is required in response to an emergency situation that threatens life, property or equipment |
| The Act | Means the *Local government Act 1995* |

| | |
|---|---|
| Regulations | Means the *Local Government (Functions and General) Regulations 1996* |

## 1.4 Legislation

Section 3.57 of the *Act* requires that "a local government is required to invite tenders before it enters into a contract of a prescribed Kind under which another person is to supply goods or services".

Part 4 of the *Local Government (Functions and General) Regulations 1996* sets out the process that must be complied with in regard to tenders for the provision of goods and services where the consideration is or is expected to be worth more than $250,000.

The Regulations do not provide for the requirement for the purchase of goods or services that are worth less than $250,000, however this policy prescribes the requirements for the implementation of fair and appropriate processes under the tender threshold.

Part 4A of the *Local Government (Functions and General) Regulations 1996* allows for the provision of Local Regional Price Preference, please refer to Policy 1.3.

## 1.5 Ethics & Integrity Applicable to Shire Purchases

All officers and employees of the Shire of Dandaragan shall observe the highest standards of ethics and integrity in undertaking purchasing activities for the Shire and shall act in an honest and professional manner.

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

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

## 1.6 Sustainable Procurement

The Shire of Dandaragan is committed to sustainable procurement and where appropriate shall endeavour to design quotations and tenders to provide an advantage

to goods, services and / or processes that minimise environmental and negative social impacts. Sustainable considerations must be balanced against value for money outcomes in accordance with the Shire of Dandaragan's sustainability objectives.

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

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

## 1.7 Managing Risk

The Shire recognises that the effective management of risk in procuring goods, services and works from external contractors and suppliers is integral to achieving the best procurement outcome and to meet the Shire's Corporate Plan objectives. Risk management shall be applied in accordance with the Shire's Risk Management Policy and Framework.

Assessing business risk is subjective. To assist the assessment process, an affirmative response to any of the following, after consideration of risk mitigation strategies to be utilised, means there is a high risk to the purchase:

- Is there any risk to public safety?
- Could any staff be exposed to health or safety risks?
- Could the financial value of the purchase exceed budget?
- Could the Shire receive any negative publicity by purchasing or using this item?

## 1.8 Purchase Order Authority and Limits

Purchase order authority and limits are to be in accordance with Delegated Authority – 103 – Purchase Order Authorisation and Authority for payment.

## 1.9 Regional Price Preference (buy local)

Where possible, the Shire will endeavour to maximise supply opportunities for small and medium businesses for its purchasing requirements provided it is in accordance with the shires needs and meets the set criteria and all other provisions of the Regional Price Preference Policy.

**Expenditure Thresholds – Quotation Requirements for Purchasing**

| | |
|---|---|
| $0 - $4,999 | no quotes required but responsible staff member to ensure that goods or services represent reasonable value for money. |

| | |
|---|---|
| $5,000 - $19,999 | two email or verbal quotes to be sought, with copies of email or file note to be attached to the requisition or reference made to the relevant record number.<br><br>OR<br><br>Obtain quotations directly from a pre-qualified panel of suppliers which include WALGA Preferred Supply Contracts. It is recommended that wherever possible, the Local Government source multiple competitive quotations (at least two Preferred Suppliers) using a simple quotation process either through eQuotes or directly in writing. |
| $20,000 - $99,999 | written specification required and two written quotes sought (unless the nature of the goods is generic).<br><br>OR<br><br>Obtain quotations directly from a pre-qualified panel of suppliers which include WALGA Preferred Supply Contracts or the State Common Use Agreement. It is recommended that wherever possible, the Local Government source multiple competitive quotations (at least two Preferred Suppliers) using a formal Request for Quotation process either through eQuotes or directly in writing |
| $100,000 - $249,999 | written specification required and three written quotes sought). RFQ file to be developed and stored electronically.<br><br>OR<br><br>Obtain quotations directly from a pre-qualified panel of suppliers which include WALGA Preferred Supply Contracts or the State Common Use Agreement. It is recommended that wherever possible, the Local Government source multiple competitive quotations (at least three Preferred Suppliers) using a formal Request for Quotation process either through eQuotes or directly in writing. |
| $250,000+ | Public tender process to be undertaken unless excluded under Exemptions listed below. Prior to any documentation being issued a Request for Tender (RFT) number must be obtained from the Executive Manager of Corporate and Community Services, as applicable provided to maintain the Shire's Tender Register.<br><br>OR<br><br>Obtain quotations directly from a Tender exempt and pre-qualified panel of suppliers which include WALGA Preferred Supply Contracts<br><br>or the State Common Use Agreement. It is recommended that wherever possible, the Local Government source multiple competitive<br><br>quotations (at least three Preferred Suppliers) using a formal Request for Quotation process either through eQuotes or directly in writing. |

Where it is considered beneficial, tenders may be called in lieu of seeking quotations for purchases with a value of purchase under the $250,000 threshold. If a decision is made to seek public tenders for Contracts of less than $250,000, a Request for Tender process must be followed.

### 1.10 Guidelines for Seeking Quotations

1. for Goods and Services over $19,999 (excluding multiple purchases) it is required that a specification be developed. The specification will vary in complexity depending on **the nature and extent of the purchase. Consult with the relevant Executive Manager or Chief Executive Officer for the level of detail required in a specification if required.**

2. Quotations should be assessed on a value for money basis, including cost, quality and availability. Assessment of purchase and relevant approvals should be documented and kept on file. Please refer to the delegations register for requisition and purchasing authority amounts and refer to the WALGA Procurement Handbook for assessment techniques.

3. In determining the best value purchase, reference must be made to the Shire of Dandaragan Local Regional Price Preference Policy.

4. A purchase order is to be raised and forwarded to the supplier, prior to goods and services being delivered by the supplier.

At all times the responsible officer is required to demonstrate due diligence in seeking quotes and must comply with all record keeping and audit requirements.

### 1.11 Insufficient Suppliers

Where this procedure requires a certain number of quotations to be obtained, but it is not possible to obtain that number of quotations, then best endeavours must be used to obtain as many quotes as possible. Once determined, written confirmation must be kept on file for audit purposes.

### 1.12 Emergency Purchases

In such instances, quotes and tenders are not required to be obtained prior to the purchase being undertaken.

Time constraints are not a justification for an emergency purchase. Every effort must be made to anticipate purchases in advance and to allow sufficient time to obtain quotes and tenders, whichever may apply.

Emergency purchases outside of the Shire's annual budgeted amount must be approved by the Shire President in line with the requirements of the Act and reported to Council at the next Ordinary Council Meeting.

Emergency purchases to be made from existing annual budget allocations must be approved in advance by a Shire officer with appropriate delegated authority.

### 1.13 Panels of Pre-qualified Suppliers

If it is determined that a panel of prequalified suppliers would provide benefit, the regulations under the *Local Government (Functions and General) Regulations 1996* Division 3 – Panel of pre-qualified suppliers apply. Refer to Policy – 1.2.

### 1.14 Purchasing from Australian Disability Enterprises

Where possible and appropriate, Australian Disability Enterprises (ADEs) are to be invited to quote to supply goods, services or works under the tender threshold.

For purchases above the tender threshold, an ADE may be contracted without the need to undertake a public Tender process. The ADE will still need to be issued a request for quotation document, and a value for money assessment of the ADE's offer must be made to demonstrate benefits for the Shire's achievement of its strategic and operational objectives.

### 1.15 Purchasing from Aboriginal Businesses

Where possible and appropriate, businesses registered on any government-funded register of Aboriginal Businesses in Western Australia are to be invited to quote to supply goods, services or works under the tender threshold.

For purchases above the tender threshold, the Shire may take advantage of an exemption to engage an Aboriginal Business without going through a public tender process, should such exemption be available under the Regulations, and subject to any conditions outlined in the Regulations. The business will still need to be issued with a Formal RFQ document incorporating a detailed specification of the requirement and pre-determined evaluation criteria.

### 1.16 Petty Cash

The purpose of petty cash is to reimburse for minor items of expenditure that do not justify the raising of orders and cheques, however the expenditure must be evidenced by receipt of monies spent. Where Council has a commercial account with a provider preference is for purchases to be made utilising a purchase order.

Minor expenditure by petty cash is restricted to sums of $200 or less. Expenditure in excess of this amount should be processed through the normal accounts payable system accompanied by an order.

**PART 2**

**2. Tender Procurement Requirements**

## 2.1 Tender Process

In conducting a tender process officers are required to comply with the *Act* and *Regulations:*

1. Exemptions

Tenders do not have to be publicly invited under the *Local Government (Functions and General) Regulations 1996 Regulation 11(2)* for the following:

*(a) the supply of the goods or services is to be obtained from expenditure authorised in an emergency under section 6.8(1)(c) of the Act; or*

*(aa) the supply of the goods or services is associated with a state of emergency; or*

*(b) the supply of the goods or services is to be obtained through the WALGA Preferred Supplier Program; or*

*(c) within the last 6 months —*

*(i) the local government has, according to the requirements of this Division, publicly invited tenders for the supply of the goods or services but no tender was submitted that met the tender specifications or satisfied the value for money assessment; or*

*(ii) the local government has, under regulation 21(1), sought expressions of interest with respect to the supply of the goods or services but no person was, as a result, listed as an acceptable tenderer;*

*or*

*(d) the contract is to be entered into by auction after being expressly authorised by a resolution of the council of the local government; or*

*(e) the goods or services are to be supplied by or obtained through the government of the State or the Commonwealth or any of its agencies, or by a local government or a regional local government; or*

*(ea) the goods or services are to be supplied —*

*(i) in respect of an area of land that has been incorporated in a district as a result of an order made under section 2.1 of the Act changing the boundaries of the district; and*

*(ii) by a person who, on the commencement of the order referred to in subparagraph (i), has a contract to supply the same kind of goods or services to the local government of the district referred to in that subparagraph;*

*or*

*(f) the local government has good reason to believe that, because of the unique nature of the goods or services required or for any other reason, it is unlikely that there is more than one potential supplier; or*

*(g) the goods to be supplied under the contract are —*

*(i) petrol or oil; or*

*(ii) any other liquid, or any gas, used for internal combustion engines;*

*or*

*(h) the following apply —*

*(i) the goods or services are to be supplied by —*

*(I) a person registered on the Aboriginal Business Directory WA published by the Chamber of Commerce and Industry of Western Australia Limited ABN 96 929 977 985; or*

*(II) a person registered with the Australian Indigenous Minority Supplier Office Limited (trading as Supply Nation) ABN 50 134 720 362;*

*and*

*(ii) the consideration under the contract is $250 000 or less, or worth $250 000 or less; and*

*(iii) the local government is satisfied that the contract represents value for money;*

*or*

*(i) the goods or services are to be supplied by an Australian Disability Enterprise; or*

*(j) the contract is a renewal or extension of the term of a contract (the original contract) where —*

*(i) the original contract was entered into after the local government, according to the requirements of this Division, publicly invited tenders for the supply of goods or services; and*

*(ii) the invitation for tenders contained provision for the renewal or extension of a contract entered into with a successful tenderer; and*

*(iii) the original contract contains an option to renew or extend its term; and*

*(iv) the supplier's tender included a requirement for such an option and specified the consideration payable, or the method by which the consideration is to be calculated, if the option were exercised;*

*or*

*(ja) the contract is a renewal or extension of the term of a contract (the* ***original contract****) where —*

*(i) the original contract is to expire within 3 months; and*

*(ii) the renewal or extension is for a term of not more than 12 months from the expiry of the original contract; and*

*(iii) the contract for renewal or extension is entered into at a time when there is in force a state of emergency declaration applying to the district, or part of the district, of the local government;*

*or*

*(k) the goods or services are to be supplied by a pre-qualified supplier under Division 3.*

2. Sole Source of Supply

The procurement of goods and/or services available from only one private sector source of supply (manufacturer, supplier or agency) is permitted without the need to call competitive quotations provided that there must genuinely be only one source of supply. Every endeavour to find alternative sources must be made. Written confirmation of this must be authorised by the relevant Director, recorded and attached to the requisition for later audit.

3. Anti-Avoidance

Contracts for supply of Goods or Services, with a combined value of purchase >$250,000 must not be split into multiple contracts to avoid the requirement to obtain these goods or services via Public Tender. This also applies to all purchasing thresholds.

As indicated in the Department of Local Government and Communities Circular 16-2015, no timeframe for the tender threshold has been included in the regulations. However, staff should consider the importance of testing the market through a public tender process for low value, repetitive contracts. A **best practice** suggestion is that if a **tender threshold for a category of goods and/services is reached within three years, then a public tender is invited for that good or service.**

4. Tender Criteria

The Local Government shall, before tenders are publicly invited, determine in writing the criteria for deciding which tender should be accepted.

The evaluation panel shall be established prior to the advertising of a tender and shall include a mix of skills and experience relevant to the nature of the purchase.

- For tenders between $50,000 and $249,999, the panel must contain two (2) members.
- For tenders $250,000 and above, the panel must contain three members.

5. Advertising of Tenders

To comply with legislation, Tenders must be advertised Statewide. It is preferable to advertise in the Local Government Tenders section of the West Australian Newspaper, preferably on a Wednesday or Saturday and notices are to be placed on the notice boards of the Administration Building and Libraries.

Tenders may also be advertised locally if the responsible officers deem appropriate.

The tender must remain open for at least 14 full days after the date the tender is advertised and before the day the tender closes.

The notice must include:

- A brief description of the goods and services required;
- Information as to where and how tenders may be submitted;
- The date and time after which tenders cannot be submitted;

- Particulars identifying a person from who more detailed information on tendering may be obtained.

6. Issuing Tender Documentation

Issuing of tenders must be accompanied by a stringent process of recording all parties who acquire this documentation. This is essential if any clarification, addendums or further information is required prior to the close of tenders and all potential tenderers must have equal access to this information in order for the Shire of Dandaragan not to compromise its duty to be fair.

7. Tender Deadline

A tender not received in full in the required format by the advertised deadline shall be rejected.

8. Opening of Tenders

No tenders are to be removed from the tender box, or opened (read or evaluated) prior to the tender deadline.

Tenders are to be opened in the presence of the responsible Executive Manager (or their representative) and at least one other Council Officer. The details of all tenders received and opened shall be recorded in the Tender Register.

Tenders are to be opened in accordance with the advertised time and place. Members of the public are entitled to be present. There is no obligation to disclose or record tendered prices at the tender opening and price information should be recorded as commercial-in-confidence.

The Tenderer's Offer form, Price Schedule and other appropriate pages from each tender shall be date stamped and initialled by at least two Local Government Officers present at the opening of the tenders.

9. No Tender Received

Where the Local Government has invited tenders, however no compliant submissions have been received, direct purchases can be arranged on the basis of the following:

- A sufficient number of quotations are obtained;
- The process follows the guidelines for seeking quotations between $50,000 and $249,999 as indicated above;
- The specification for goods and/or services remains unchanged;
- A contract is formed within 6 months of the closing date of the lapsed tender.

10. Tender Evaluation

Tenders shall be assessed by the Local Government by means of a written evaluation against the pre-determined criteria. The tender evaluation panel shall assess each tender to determine which tender is most advantageous.

It is the Shire's preference that unless otherwise directed, evaluation panels are to consist of Shire staff and/or WALGA Purchasing service personnel.

11. Addendum to Tender

If after the tender has been publicly advertised, any changes, variations or adjustments to the tender document and/or conditions are required, the Shire of Dandaragan may vary the initial information by taking reasonable steps to give each person who has sought copies of the tender documents notice of the variation.

12. Minor Variation

If after the tender has been publicly advertised and a successful tender has been chosen but before the Shire of Dandaragan and the tenderer have entered into a Contract, a minor variation may be made by the Shire of Dandaragan.

A minor variation will not alter the nature of the goods and/or services procured, nor will it materially alter the specification or structure provided for by the initial tender.

13. No Tender Accepted

In accordance with regulation 18(5) of the Local Government (Functions and General) Regulations 1996 the local government may decline to accept any tender.

14. Notification of Outcome

In accordance with regulation 19 of the Local Government (Functions and General) Regulations 1996 the CEO is to give each tenderer notice in writing containing particulars of the successful tender or advising that no tender was accepted.

15. Feedback to Unsuccessful Tenderers

Senior Staff and the responsible officer for the tender are authorised to provide feedback to individual Tenderers on deficiencies in their respective tenders if requested.

## 2.2 Other Procurement Options

a. Expression of Interest

The Shire may consider conducting an Expressions of Interest (EOI) process, prior to any public tender process.

All EOI processes are to be conducted as a public process and similar rules to a public tender process apply. However, the EOI shall not seek fixed price information from respondents, seeking instead qualitative and other non-price information against which submissions shall be evaluated.

b. Request for proposal

As an alternative to a public tender process, the Shire may consider conducting a Request for Proposal (RFP) where the requirements are less known, or less prescriptive and detailed. In this situation, the RFP would still be conducted under the

same rules as for a public tender process, but would seek responses from the market that are outcomes-based or that outline solutions to meet the requirements of the Shire.

**PART 3**

## 3 Administration

**Record Management**

A commitment to buy without a purchase order could represent unauthorised expenditure. The failure of a responsible officer to raise a purchase order **may** cause their authority to order goods and services to be suspended for three (3) months on the third failure to raise a purchase order as required by the Policy. This will be at the discretion of the CEO or Executive Manager of Corporate and Community Services.

All records associated with a tender or a direct purchase process must be recorded and retained. All purchase orders raised under a contract resulting from a quote or tender must reference the contract number.

For a tender process, this includes, but is not limited to:

- Tender documentation
- Internal documentation
- Evaluation documentation
- Enquire and response documentation
- Notification and award documentation

For a direct purchasing process this includes, but is not limited to:

- Quotation and Invoice documentation
- Internal documentation
- Order forms and requisitions

| | |
|---|---|
| **Policy Number** | 1.1 – Purchasing and Tender |
| **Adopted by Council** | 23 May 2019 |
| **Amended** | 23 June 2022 |

Attachment: 9.4.3

Attachment 3

ELECTRONIC ONLY

| **Part 1 READ AND KEEP THIS PART** |
|---|

SHIRE OF DANDARAGAN

| | |
|---|---|
| **Request for Tender:** | DANDARAGAN RECREATION PRECINCT CHANGEROOMS PROJECT |

| | |
|---|---|
| **Deadline:** | 4pm (AWST), Monday 12 October 2026 |

| | |
|---|---|
| **Address for Delivery:** | **"RFT 01/2027 – Dandaragan Recreation Precinct Changerooms Project - Private and Confidential"**<br>Chief Executive Officer<br>Shire of Dandaragan<br>PO Box 676<br>JURIEN BAY WA 6516<br><br>Or emailed to:<br>**tenders@dandaragan.wa.gov.au** |

| | |
|---|---|
| **RFT Number:** | 01/2027 |

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**Part 1 READ AND KEEP THIS PART**

# 1 Conditions of Tendering

## 1.1 Definitions

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

| | |
|---|---|
| **Attachments:** | The documents you attach as part of your Tender. |
| **Contractor:** | Means the person or persons, corporation or corporations who's Tender is accepted by the Principal, including the executors or administrators, successors and assignments of such person or persons, corporation or corporations. |
| **Deadline:** | The deadline for lodgement of your Tender as detailed on the front cover of this Request. |
| **General Conditions of Contract:** | Means the General Conditions of contract for the design and Construction of the Cervantes changeroom and umpire amenities upgrade project provided in Part 3. |
| **Offer:** | Your offer to supply the Requirements. |
| **Principal:** | Shire of Dandaragan |
| **Request OR RTF OR Request for Tender** | This document. |
| **Requirement:** | The final design and construction of the Cervantes changeroom and umpire amenities upgrade alterations and additions requested by the Principal. |
| **Selection Criteria:** | The Criteria used by the Principal in evaluating your Tender. |
| **Special Conditions:** | The additional contractual terms provided in Part 4. |
| **Specification:** | The Statement of Requirements that the Principal requests you to provide if selected. |
| **Tender:** | Completed Offer form, Response to the Selection Criteria and Attachments. |
| **Tenderer:** | Someone who has or intends to submit an Offer to the Principal. |
| **Tender Open Period:** | The time between advertising the Request and the Deadline. |

## 1.2 Tender Documents

This Request for Tender is comprised of the following parts:

Part 1 – Conditions of Tendering *(read and keep this part)*.
Part 2 – Statement of Requirement includes Specification and any plans/drawings *(read and keep this part)*.
Part 3 – General Conditions of Contract *(read and keep this part)*.
Part 4 – Special Conditions of Contract *(read and keep this part)*.
Part 5 – Tenderer's Offer *(complete and return this part)*.

**Separate Documents**

a) Addenda and any other special correspondence issued to Tenderers by the Principal.
b) Any other policy or document referred to but not attached to the Request.

## 1.3 How to Prepare Your Tender

a) Carefully read all parts of this document;
b) Ensure you understand the Requirements;
c) Complete and return the Offer (Part 3) in all respects and include all Attachments;
d) Make sure you have signed the Offer form and responded to all of the Selection Criteria; and
e) Lodge your Tender before the Deadline.

## 1.4 Contact Persons

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

| | |
|---|---|
| **Name:** | Alex MacKenzie – A/Executive Manager Development Services |
| **Telephone:** | (08) 9652 0800 |
| **Email:** | alexm@dandaragan.wa.gov.au |

## 1.5 Requests for Clarification

Tenderers may submit a written request for clarification on any part of the RFT documents prior to lodgement of their Tender. Written clarifications must be made by emailing dsr@dandaragan.wa.gov.au.
No requests for information or clarification to the RFT Documents will be accepted later than seven (7) days prior to the Deadline of this Request.

## 1.6 Tender Briefing/Site Inspection

Attendance at this meeting is optional.

Tenderers are invited to attend an individually suited site inspection and tender briefing, if required. To clarify any uncertainties, contact A/Executive Manager Development Services Alex MacKenzie, via email alexm@dandaragan.wa.gov.au to set up a mutually suitable date and time.

The Tender Briefing and site inspection will provide Tenderers with the opportunity to clarify any uncertainties with the contact person prior to the closing of the tender.

## 1.7 Lodgement of Tenders and Delivery Method

The tender must be lodged and received by the Deadline. **The Deadline for this request is *Monday 12 October 2026 at 4.00 pm.***

The Tender is to be:

a) Placed in a sealed envelope clearly endorsed with the tender number and title as shown on the front cover of this Request; and
b) Delivered by hand and placed in the Tender Box at the Shire of Dandaragan, 69 Bashford Street, Jurien Bay WA 6516 (by the Tenderer or the Tenderer's private agent)
c) Sent through the mail to the Chief Executive Officer Shire of Dandaragan, PO Box 676, Jurien Bay WA 6516; *or*
d) Emailed to tenders@dandaragan.wa.gov.au; attention Chief Executive Officer.

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

## 1.8 Rejection of Tenders

A Tender will be rejected without consideration of its merits in the event that:

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

No web links or hyperlinks will be considered as part of any submission.

## 1.9 Late Tenders

Tenders received:

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

will not be accepted for evaluation.

## 1.10 Acceptance of Tenders

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

## 1.11 Disclosure of Contract Information

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

All Tenderers will be given particulars of the successful Tenderer(s) or be advised that no Tender was accepted.

## 1.12 Tender Validity Period

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

## 1.13 Precedence of Documents

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

## 1.14 Alternative Tenders

All Alternative Tenders must be accompanied by a conforming Tender.

Tenders submitted as Alternative Tenders or made subject to conditions other than the General and Special Conditions of Contract must in all cases be clearly marked "**Alternative Tender**".

The Principal may in its absolute discretion reject any Alternative Tender.

Any printed "General Conditions of Contract" contained within a Tender will not be binding on the Principal in the event of a Contract being awarded unless the Tender is marked as an Alternative Tender.

## 1.15 Tenderers to Inform Themselves

Tenderers will be deemed to have:

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

## 1.16 Alterations

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

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

## 1.17 Risk Assessment

The Principal may have access to and give consideration to:

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

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

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

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

## 1.18 Evaluation Process

This is a Request for Tender.

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

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

a) Tenders are checked for completeness and compliance. Tenders that do not contain all information requested (e.g. completed Offer form and Attachments) may be excluded from evaluation.
b) Tenders are assessed against the Selection Criteria. Contract costs are evaluated (eg tendered prices) and other relevant whole of life costs are considered.
c) The most suitable Tenderers may be short listed and may also be required to clarify their Tender, make a presentation, demonstrate the product/solution offered and/or open premises for inspection. Referees may also be contacted prior to the selection of the successful Tenderer.

A Contract may then be awarded to the Tenderer whose Tender is considered the most advantageous Tender to the Principal.

## 1.19 Selection Criteria

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

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

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

## 1.20 Compliance Criteria

These criteria are detailed within Part 4.2.1 of this document and will not be point scored. Each Tender will be assessed on a Yes/No basis as to whether the criterion is satisfactorily met. An assessment of "No" against any criterion may eliminate the Tender from consideration.

## 1.21 Qualitative Criteria

In determining the most advantageous Tender, the Evaluation Panel will score each Tenderer against the qualitative criteria as detailed within Part 4.2.2 of this document. Each criterion will be weighted to indicate the relative degree of importance that the Principal places on the technical aspects of the goods or services being purchased.

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

## 1.22 Value Considerations

### *Clause A: Weighted Price Criteria*

The Weighted Price method is used where price is considered to be crucial to the outcome of the contract. The price is then assessed with quality. Include any items that may affect any pricing outcomes (e.g. Regional Price Preference Policy).

| Criteria | Weighting |
|---|---|
| Tendered Price | 30% |

### *Clause B: Non Weighted Price Criteria*

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

a) the qualitative ranking of each Tenderer;
b) the pricing submitted by each Tenderer;
c) construction drawings provided will be utilized for other projects (Dandaragan Recreation Centre).

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

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

## 1.23 Regional Price Reference

Tenderers for the contract will be afforded a preference in accordance with Regulation 24(A-G) of the Local Government (Functions and General) Regulations and the Shire of Dandaragan's Regional Preference Policy adopted by Council on 23 May 2019.

The Policy stipulates that the objective of this policy is to stimulate sustainable economic activity in the Shire by maximising the use of competitive local businesses in supplying goods, services and works purchased or contracted on behalf of the Shire of Dandaragan.

## 1.24 Price Basis

All prices for goods/services offered under this Request are to be fixed for the term of the Contract. Tendered prices must include Goods and Services Tax (GST).

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

Any charge not stated in the Tender as being additional will not be allowed as a charge for any transaction under any resultant Contract.

## 1.25 Ownership of Tenders

All documents, materials, articles and information submitted by the Tenderer as part of or in support of the Tender will be become upon submission the absolute property of the Principal and will not be returned to the Tenderer at the conclusion of the Tender process PROVIDED that the Tenderer be entitled to retain copyright and other intellectual property rights therein, unless otherwise provided by the Contract.

## 1.26 Canvassing of Officials

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

## 1.27 Identity of the Tenderer

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

## 1.28 Costs of Tendering

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

## 1.29 Tender Opening

Tenders will be opened in the Principal's offices, following the advertised Deadline. All Tenderers and members of the public may attend or be represented at the opening of Tenders. The names of the persons who submitted the Tender by the due Deadline will be read out at the Tender Opening. No discussions will be entered into between Tenderers and the Principal's officers present or otherwise, concerning the Tenders submitted.
The Tender Opening will be held on or as soon as practicable after the Deadline.

## 1.30 In House Tenders

The Principal does not intend to submit an In House Tender.

# 2 Statement of Requirements

## 2.1 Introduction

The Shire of Dandaragan invites suitably registered, qualified and experienced Construction Contractors / Manufacturers to submit tenders for the design and construction of the Dandaragan Recreation Precinct Changerooms facility.

***Deliverables***

- Design and Construction of New Changerooms and Umpire Amenities – A new facility built adjacent to the existing community recreation centre to meet AFL and accessibility standards.

These works are proposed to support a modern, accessible, and functional precinct that meets community and regional sporting needs.

The designs for the recently completed Cervantes Changerooms facility is provided as a reference project to demonstrate the Shire's desired standard, functionality and level of finish (Architectural Drawing CCR_REVB). The Cervantes drawings and associated documentation are intended as a guide only and do not constitute a prescribed design solution. Tenderers are encouraged to develop site-specific solutions that meet the functional requirements of the Dandaragan Recreation Precinct and represent best value for money.

## 2.2 Background Information

The Dandaragan Recreation Precinct is located on Dandaragan Road in the northern part of the Dandaragan townsite and functions as a key community and sporting hub for local clubs, community groups, residents and visitors. The precinct includes the Dandaragan Community Centre, Dandaragan Community Recreation Club, bowls green, tennis courts, outdoor multi-court, oval, hockey field, playground and transit park.

The Shire's Sport and Recreation Plan identified the need to prepare a new master plan for the precinct to guide future investment, support co-location of facilities and renew ageing infrastructure. The Dandaragan Recreation Precinct Master Plan was developed through a structured process involving a local Working Group, site analysis, stakeholder engagement, concept planning and public consultation.

The endorsed Master Plan reconfigures the precinct into a more cohesive and co-located sports and community hub. Its priority projects include new changerooms and additional general use ablutions, sheltered viewing areas and seating for football and the multi-court, a new bar servery, resurfacing of the outdoor court with multi-court markings and goals, additional multi-purpose or storage space, additional men's ablutions, and stage area security and access control.

The new changerooms have been identified as the Stage 1 urgent priority due to the current lack of suitable changeroom facilities, particularly for female participants and multiple team use. Existing facilities do not adequately support mixed-gender participation, junior and women's sport, officials, or contemporary expectations for privacy, accessibility and inclusion.

| Part 2 | READ AND KEEP THIS PART |
|---|---|

This project seeks to progress the Master Plan from strategic planning into design finalisation, approvals and construction of a new changeroom and ablutions facility that supports year-round sporting and community use, improves accessibility and inclusion, and contributes to a modern, functional and highly utilised recreation precinct for Dandaragan.

## 2.3 Definitions

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

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

## 2.4 Scope of Work

The contractor shall complete all works required to deliver the following components. All works are to be completed in accordance with relevant codes, standards, and guidelines.

The scope of works/services includes:

- Design & Construction, drainage and associated lighting, electrical and associated works
- Liaison with Power, Water, and Landscaping Contractors as required
- Site Works – Including set out, site clearing, earthworks and foundations*
- Provision of adequate wastewater / septic waste system including the necessary Shire approvals (Application to Construct or Install an Apparatus for the Treatment of Sewage)
- Site Security and Safety
- Provision for future CCTV and Wi-Fi (conduits)
- Provision for future air conditioning conduits to both changerooms and umpire room.
- Site Reinstatement - Fully reinstate the site and leave the works in a neat and tidy condition; and
- 'Working (concept) Drawings'.

**Tenders are requested to provide costed options for how the project may be delivered utilising the Shire's capacity to provide fill sand and complete certain earthwork actions.*

### 2.4.1 Construction of New Changeroom and Umpire Amenities

This stage of the project involves the construction of a new changeroom and umpire amenities facility between the recreation centre and the junior basketball court. Refer aerial image below.

*Figure 1 – Aerial Location Plan for Proposed Changeroom*

*Figure 2 – Aerial Showing Site Constraints*

#### 2.4.1.1 Construction Scope

While **Architectural Drawing CCR_REVB** is provided for guidance on the Shire's expectations; the contractor shall provide construction/working drawings, all materials, labour, coordination, and approvals necessary to deliver a complete and functional new build that is suitable for this site. Requested amendments to Architectural Drawing CCR_REVB (listed below) are shown in Attachments. The facility is to be designed to accommodate peak usage associated with sporting events and changeroom amenities, including underground services, wastewater treatment system, toilets, basins, and showers, including:

Room Layout & Fixtures

2x changerooms (Home & Away), each to include:

- 3x toilets (WC)
- 3x individual showers
- 3x hand basins
- Future air conditioning conduits

Home Changeroom

- The home changeroom must be able to have a section of wall (i.e. french doors) that can open to interface with the adjoining sandpit/play area on the western side.
- The home changeroom should have a small kitchenette bench area in the corner adjoining bathroom.

1x umpire amenities room, to include:

- 1x toilet (WC)
- 1x shower
- 1x hand basin
- Future air conditioning conduits

Total sanitary fixtures across the facility:

- 7x toilets (WC)
- 7x showers 7x hand basins.

Verandah's and Integration

- The building should have a covered verandah with skillion style roof addressing oval.
- The building should have a covered verandah on the western side interfacing with the adjoining children's playground.
- The eastern verandah should align with the verandah of the existing rec centre to the north.
- The building should include a tiered level design to allow for integration between the facility and the oval. This is also intended to allow for informal seating on the tiered levels and player access to the oval.
- The building will need to be designed to achieve separation from existing effluent services extending from the north-west to south-east on-site and should allow for tie-in with existing leach drains, located a short distance to the south-east.

One changeroom to include a fully accessible toilet and shower compliant with AS 1428.1 and NCC access provisions (Access to Premises – Buildings).

*NB: The Changeroom building is to address the oval. The Home changeroom is to be larger than the away changeroom and located on the southern side of the building to allow for it to interface with the children play area on the western side. All handbasins and toilet suites are requested to be Coroma to fit with Shire asset requirements.*

#### 2.4.1.2 Building Construction

- Concrete slab and footings
- Structural framing and roof sheeting
- External and internal walls, insulation, and wall linings
- External cladding and paint finishes
- Tiling to floors and walls in all wet areas
- Suspended ceilings suitable for wet environments
- Painting to all walls, ceilings, doors, frames, bench seats, and shower seating
- Door and hardware installation to match the southern extension (keyed to Shire requirements).
- The

#### 2.4.1.3 Mechanical, Plumbing & Electrical

Plumbing Installation including:

- Full plumbing installation for all listed fixtures
- 4x heat pump hot water units (2 per changeroom) with tamper-proof aluminium cages
- Potable water supply, including capacity to service all plumbing fixtures and hot water and including underground services, wastewater treatment system (e.g. showers, basins, sinks)
- Mechanical exhaust fans to toilets, changerooms, and showers (vented externally)
- Estimate for any upgrade to capacity/connection required.

Electrical installation including:

- General lighting and power points
- Motion-sensor lighting in changerooms and corridors
- Separate switching for general-purpose areas
- Timer rails and coat hooks above benches (match existing; confirm on site)
- Installation of gender-neutral/changeable signage throughout.
- Estimate for any upgrade to capacity/connection required.

#### 2.4.1.4 External and Access Works

- Construction of a skillion roof on the northern side of the new changerooms, sloping southwards, as per architectural drawings
- Installation of a covered walkway with a minimum width of 3,000 mm, including:
    - Structural supports and roofing
    - Drainage, kerbing, and compliant surfacing
    - Integration with surrounding footpaths and landscape areas
- Provide universal access ramps and compliant pathways to all changeroom entries and to the accessible amenities, in line with AS 1428.1 and NCC access provisions.
- Installation of adequate wastewater / septic waste system.

#### 2.4.1.5 Other Design Requirements

- It is requested that design provide for a storage room on the northern end, accessible from the western side.
- Design should reduce the overall size of the internal area of the home changeroom building as shown in drawing CCR-REVB.

### 2.4.2 Contractor Responsibilities and Variations

The contractor must:

- Review all available documentation and site conditions before submitting a tender
- Include in their lump sum price all costs required to deliver the complete project, including provision of reasonable allowances for coordination and clarification of documentation.

Seek clarification from the Shire prior to tender close for any ambiguous scope items. Any variations due to site conditions, design omissions, or scope ambiguities must:

- Be submitted in writing with a detailed scope and cost breakdown
- Not proceed without written approval from the Shire of Dandaragan
- Be managed in accordance with the contract's variation procedure.

## 2.5 Compliance Requirements

All works described in Section 2.4, including but not limited to the construction of changeroom and amenities

- The National Construction Code (NCC) and Building Code of Australia (BCA)
- Health (Miscellaneous Provisions) Act 1911 and Health (Treatment of sewage and Disposal Of Effluent And Liquid Waste) Regulations 1974
- Relevant Australian Standards
- The Disability (Access to Premises – Buildings) Standards 2010
- Work Health and Safety Act (WHS) and subsidiary WHS legislation i.e. regulations and all applicable codes of practice
- Relevant local government planning, environmental and construction approvals
- Project-specific requirements, including the AFL Preferred Facility Guidelines (2024) where applicable.
- Notify any (if any) professional consultants and shire representative of any inspection/s required as per documentation identifying any (if any) Hold points prior to proceeding. Notice of inspection/s required (if any) must be given at least 2 weeks notice.

The contractor is responsible for ensuring that all materials, construction methods, and installation practices meet current codes and regulatory requirements. All finishes, fixtures, and layouts are to be confirmed with the Shire of Dandaragan prior to installation.

### 2.5.1 Project Timeframe

Indicative construction timeframes or key dates will be communicated to the successful contractor upon award, however, the primary need is for the project to be completed no later than 23 July 2027 in order for the facility to be available for the local winter sports finals series. The contractor is expected to work cooperatively with the Shire to establish a mutually acceptable construction program. Tenders are requested to provide an estimated project timeframe, detailing the following, at a minimum.

| Task | Date | Est. Days | Notes |
|---|---|---|---|
| Design Work | | | |
| CDC - Certification | | | |
| Building Permit Submission | | | |
| Site Mobilisation | | | |
| Site Preparation - Earthworks | | | |
| Services Prelay | | | |

| | | | |
|---|---|---|---|
| Footings and Slab | | | |
| Walls | | | |
| Roof Trusses and Roof Cover | | | |
| Services Prelay | | | |
| Lock Up | | | |
| Internal and External Finishing | | | |
| Services Installation | | | |
| Fit Out | | | |
| Completion | | | |
| Handover | | | |

### 2.5.2 Scope Exclusions

The following items are excluded from the Initial Cost Estimate (ICE) and are to be addressed separately as required by the Shire of Dandaragan. These items must not be included in the tenderer's lump sum price unless explicitly requested:

- Loose furniture
- Upgrading to existing sports fields
- Works outside the site boundaries.

## 2.6 Detailed Specification

In lieu of fully developed technical documentation at this stage, the following performance and functional requirements apply to all works described in Section 2.4 (Scope of Work). These requirements outline the minimum standards, compliance obligations, and expectations for materials, workmanship, and delivery methods.
Contractors are expected to review the provided concept drawings and associated documentation and to make reasonable assumptions based on current best practices for community infrastructure and recreation facilities.
Where specific materials, finishes, or product selections are not yet confirmed, the contractor shall:

- Allow for quality, durable materials suited to public, high-traffic environments.
- Match or exceed the standard of the recently completed southern extension of the facility.
- Confirm all final finishes, fixtures, and layouts with the Shire of Dandaragan prior to procurement or installation.

### 2.6.1 General Performance and Construction Requirements

- Building practices must be in accordance with ALL applicable standards.
- All new and modified areas must comply with:
- The National Construction Code's (NCC) and all applicable Building Code's of Australia (BCA)
- All relevant Australian Standards (as applicable)
- Current Accessibility (Access to Premises – Building Standards)
- Work Health and Safety Act (WHS) of Western Australia and WHS subsidiary legislation i.e. WHS regulations of Western Australia
- Local government building and planning requirements. Accessibility features (e.g. pathways, ramps, door widths, signage, parking bays) must comply with current Accessibility (Access to Premises – Buildings) Standards

- Where drawings or documents do not specify products or systems, the contractor must select equivalent commercial-grade solutions and seek approval from the Shire.

### 2.6.2 Services, Fixtures, and Fit-Outs

- Lighting to be energy-efficient LED throughout, with sensor-activated control where indicated.
- Exhaust fans to be installed in all toilets, changerooms, and shower areas, vented externally.
- Hot water to be provided via heat pump units, to be commissioned and tested before handover.
- Plumbing and electrical services to be integrated into the existing network and tested as part of commissioning.
- Any new fit-out items (e.g. kitchenette, retractable shelving, benches, signage) to be commercial-grade and confirmed with the Shire prior to manufacture or installation.
- Data and AV provisions to support community and operational use as per general layout.
- All compliance documentation to be provided to the Shire of Dandaragan and relevant authorities as required.

### 2.6.3 Works and Site Integration

- All works to be undertaken safely, with appropriate controls for dust, noise, and waste management
- Where redundant services are removed (e.g. gas, plumbing, electrical), the contractor must ensure safe disconnection and compliance with authority requirements
- Site to be made good following demolition, including cleanup and protection of adjacent areas
- Temporary fencing, signage, and safety measures to be installed as needed throughout construction.

### 2.6.4 Testing, Commissioning, and Handover

The contractor must test and verify the functionality and compliance of all installed systems and works. At minimum, this includes:

- Lighting, power, and data points.
- Mechanical ventilation (fans, heat pumps, air conditioner/s).
- Plumbing and drainage.
- AV infrastructure points.
- Accessibility features (signage, fixtures, clearances).

Prior to final handover, the contractor must provide:

- Operation and maintenance manuals.
- As-built documentation (drawings, data points, services).
- Warranty information for all major components.
- Compliance certificates for electrical, plumbing, air conditioning and structural works.

All documentation is to be submitted to the Shire of Dandaragan as part of practical completion.

## 2.7 Implementation Timetable

Delivery timeframe and schedule to be provided by the contractor once awarded tender and to align with dates per table found in Project Timeframe, Section 2.5.1.

## 2.8 List of Applicable Documents

- Proposed changeroom layout drawing, 25/CFC/01 Rev0 (Attachment 5.1)
- Fire and Civil Report No.2424A (Attachment 5.2)
- Cervantes Recreation Precinct Masterplan (2023) (Attachment 5.3)
- AFL Preferred Facility Guidelines (2024)
- Building Code of Australia (BCA) / National Construction Code (NCC)
- Australian Standards (relevant to construction, accessibility, plumbing, electrical, etc.). Current accessibility (Access to Premises – Buildings) Standards
- AS 1428.1 – Design for Access and Mobility
- AS/NZS 2890.6 – Off-street Parking for People with Disabilities
- Work Health and Safety (WHS) legislation and regulations
- Any relevant local government planning or building approval conditions (to be issued post-award).

## 2.9 Service Levels

The contractor must deliver all works to a professional standard and in accordance with the expectations of a local government capital works project. The following service levels apply throughout the contract period and will form the basis for contract management and performance assessment.

### 2.9.1 Quality and Standards

- All construction works must comply with:
    - The National Construction Code (NCC) / Building Code of Australia (BCA)
    - All relevant Australian Standards
    - The Disability (Access to Premises – Buildings) Standards 2010
    - Applicable local government laws, environmental policies, and development conditions.
- Workmanship must be of a high standard, and all materials must be new, fit for purpose, and approved for use in public buildings
- The contractor must carry out quality checks during construction and remedy any defects promptly at their own cost.

### 2.9.2 Reporting and Communication

- The contractor must nominate a site supervisor or project manager as a single point of contact
- The Shire of Dandaragan must be updated at regular intervals (minimum fortnightly) on:
    - Progress against program
    - Key risks or issues
- Site coordination and upcoming works. Formal site meetings will occur on a regular basis (frequency to be agreed between the principal and the contractor) and the contractor must provide short-form site reports or updates as requested.

### 2.9.3 Contract Management

- A construction program must be submitted by the contractor prior to commencement and updated regularly throughout the project
- Any proposed variations must follow the contract's variation procedure, including:

    - Written scope and cost breakdown.
    - Justification for change.
    - No variation is to proceed without written approval from the Shire.
- The contractor must coordinate all subcontractors and suppliers and ensure they comply with the same service expectations.

### 2.9.4 Safety, Access and Environmental Management

- A site-specific Safety Management Plan as per the WHS legislation of WA must be implemented before site works commence.
- Access must be managed to ensure public safety, with appropriate barriers, signage, and communication to the Shire.
- The contractor must implement dust, noise, and waste controls in line with environmental and WHS standards.
- Any incidents or hazards must be reported to the Shire within 24 hours and relevant State authorities as required.

### 2.9.5 Completion, Handover and Defects

- Practical completion will only be accepted once:
    - All construction works are complete.
    - The site is clean, safe, and accessible.
    - Handover documentation is provided (as-built drawings, warranties, manuals, certificates).
- A formal defects inspection will be undertaken with the Shire at practical completion
- The contractor is responsible for remedying all identified defects during the defect liability period, within a timeframe agreed with the Shire (typically 14–28 days from notification).

# 3 General Conditions of Contract

## 3.1 Insurances

**Public Liability (required)** – All companies are required to have this insurance to protect them against claims arising from personal injury or property damage caused by the actions and operations of the insured.

**Workers' Compensation or Personal Accident Insurance Cover (required)** – All employees in Australia must be insured by their employer for Workers' Compensation. Or in the case of a sole business owner or operator then Personal Accident Insurance Cover is required. The company or person appointed will be required to have the appropriate insurance in effect.

**Professional Indemnity (optional)** – This insurance is particularly relevant for professional people in the business of giving advice and acting on behalf of others to cover legal liability resulting from their negligence or a breach of their duty of care. Examples or professions where this would be required include consultants, architects, all engineering disciplines, builders who provide advice and/or inspection services.

**Product Liability (optional)** – The purpose of a Product Liability policy is to provide the insured with protection against losses arising out of the defective nature of the insured's products. The protection provided by this policy usually extends to losses or damage sustained by third parties as a result of use of the insured's product.

**The Works** – Insure the Works in accordance with the General Terms and Conditions of Contract AS 2124.

## 3.2 Period of Contract and Termination

The Contract is to be completed on supply of the Requirements. For ongoing Requirements, the period needs to be specified as in the first paragraph.

## 3.3 Advertisements and Promotions on Site

The Contractor may erect on the Site or permit to be erected on Site only those signs:

a) required by law;
b) specified in the Contract documents; and
c) required to identify the Contractor's premises

The Contractor shall not erect on Site, or permit to be erected on site, any other sign, advertisement, promotion or other display without the written approval of the Principal.

## 3.4 Publicity

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

### 3.4.1 Drawings

The drawings comprise the following

- Architectural Drawings
- Electrical Drawings
- Mechanical Drawings

- Specifications;

and any additional drawings supplied to the Contractor during the progress of the works.

## 3.5 Environmental Protection

### 3.5.1 Noise Control

The Contractor shall, at all times, take adequate measures to control noise on the Site.

The contractor shall comply with all statutory requirements relating to control of noise levels on the Site and take all necessary precautions to minimise nuisance from noise and vibration and ensure that all sub-contractors observe similar care.

The Contractor shall arrange the operations and shall provide silencing equipment to the plant, at its own expense, to whatever extend it necessary to satisfy the requirements of the Shire of Dandaragan in relation to the sound level arising from the Contractor's operations near the boundaries of existing occupied properties.

### 3.5.2 Site Control

The Contractor shall, at all times:

a) Comply with the regulations and restrictions imposed by the Principal relating to the storage of materials, the interruption of existing services and facilities, and any other regulations in force on the Site;
b) Comply with all statutes, regulations and bylaws relating to the protection of the environment;
c) Obtain written approval from the Principal for the formation of any temporary roads, the erection of temporary structures or any Site clearing not specifically documented;
d) Ensure that no trees or shrubs shall be removed or destroyed without the written approval of the Principal;
e) Ensure that no fire shall be lit without the written approval of the Principal; and
f) Store flammable or explosive products in accordance with the relevant statutes and to the approval of the Principal.

### 3.5.3 Soil Erosion

The contractor shall take all proper precautions to prevent soil erosion from any land used or occupied by the Contractor in the execution of the work under the Contract.

### 3.5.4 Vehicles

All debris, spoil, rubbish or materials shall be suitably contained and covered in vehicles during transportation to or from the Site to prevent spillage or contamination of adjoining and other areas or property.

The Contractor shall maintain vehicles, wheels and tracks in a suitable clean condition to prevent transfer of mud onto adjacent streets or other areas.

### 3.5.5 Smoking on Construction Sites

The Contractor shall at all times ensure that all workers and visitors on the construction Site comply with the following Smoking Policy, and WHS legislation of WA;

In respect of construction Sites, smoking is prohibited:

in Site Offices, lunchrooms or enclosed toilet facilities; and

inside existing premises that are designated as "no smoking" areas.

## 3.6 Contractor's Representative

The Contractor's Representative shall have sufficient command of the English language and of Australian construction and technical terminology, to be able to read, converse and receive instructions in English.

## 3.7 Existing Improvements

Where, within the Site there are a range of existing improvements, roads, drainage and other services, the Contractor shall protect and maintain the same throughout the Contract.

The Contractor shall allow for all traffic control measures to maintain the roads in a safe trafficable condition.

## 3.8 Materials, Labour and Constructional Plan

### 3.8.1 Workmen's Amenities

The Contractor shall provide all statutory and necessary amenities and sanitary facilities for workmen and other persons lawfully upon the Site and remove them on practical completion of the works

Occupation of any part of the works and Site for the provision of Workmen's Amenities shall not be permitted without the prior written approval of the Principal.

## 3.9 Materials and Work

### 3.9.1 Regulations

The Contractor shall comply with the Work Health and Safety Act of Western Australia (the "Act") and the Work Health and Safety Regulations of Western Australia (the "Regulations") and with any amendments that may be made to the Act and Regulations from time to time, and ALL codes of practice as identified in WHS legislation.

The Contractor shall be solely responsible for ensuring that wherever practicable, its employees and those of the Sub-contractors and employees of Separate Contractors, the Principal, and visitors to the Site, are not exposed to hazards.

Attention is drawn to the requirement to supply manufacturers/suppliers "Material Safety Data Sheets". These sheets should be consistent with the "Work Safe" information and format.

A copy of all "Material Safety Data Sheets" shall be supplied to the Principal with another copy kept on Site by the Contractor.

### 3.9.2 Chemical Information

The use of chemicals specified or required during the currency of this Contract shall comply with the requirements of the Act and associated Regulations concerning information on chemical substances.

The Contractor shall ensure manufacturers, importers and suppliers of chemical substances for use on the works, are responsible for providing information on those substances as per the WHS legislation.

Copies of all information supplied shall be kept on the Site.

The Contractor is responsible for passing on information supplied by manufacturers; importers and suppliers of chemical substances to workers on Site as per the WHS legislation.

### 3.9.3 Trade Names

Where a trade name, brand or catalogue number is referred to in the Contract, the Contractor may substitute equivalent material or equipment provided that in the opinion of the Principal the characteristics of type, quality, finish, appearance, method of construction and performance are not less than that specified and are approved by the Principal.

Such approval shall not be anticipated because of similar approval having been given in a previous contract.

### 3.9.4 Safety Management Plan

The Contractor shall, throughout the Works, implement and maintain a "Safety Management Plan".

The Contractor shall prepare the Safety Management Plan in conjunction with a person suitably experience and qualified in safety matters.

Prior to the commencement of the Works, the Contractor shall supply to the Principal in writing, its Safety Management Plan.

### 3.9.5 Induction Training

All personnel performing any works on site including deliveries to site require a 'White' or 'Blue' construction safety certificate/card and a copy of each certificate/card must be held on site and produced to any shire representative when requested.

Employees of the Contractor and its Subcontractors and Employees of Separate Contractors shall not commence work on the Site until they have been inducted by the Shire of Dandaragan, as per the shire's requirements.

Upon commencement of work on the Site, the Contractor shall further induct each employee with regard to all significant hazards associated with their particular activity and area of employment on the Site and where relevant shall include the use of powered plant, tools and equipment.

### 3.9.6 Pre-Job Planning

Where legislation or codes of practice identify particularly hazardous activities including but not limited to work in confined spaces, asbestos removal, demolition work, excavation work, working near power lines and live conductors and working at heights, the Contractor shall supply to the Principal a Safe Work Procedure prior to the commencing such activity or type of work on the Site.

The Contractor shall induct its employees and its Subcontractors and Separate Contractors with regard to Safe Work Procedures and shall prepare "Training Session Attendance" sheets signed by each attendee verifying that such induction has occurred.

### 3.9.7 Site and Public Security

Notwithstanding the Contractors' obligations to Site and public security as stated elsewhere in this Contract the Contractor shall monitor and control wherever practical, the access of all persons to the Site.

The Contractor shall ensure that no persons, including without limitation friends and relatives (particularly children) of employees and the representative of organisations unrelated to the Contractor, enter the Site without the express permission of the Contractor.

During the period of the contract the overnight and extended periods of no construction activity (weekends/ public holidays) the security of the building is to be ensured by the Contractor.

### 3.9.8 Occupied Sites

In the event of the Site being a partially occupied Site, the Contractor is to liaise with the occupier regarding Safety and Health requirements as well as building security when the contractor has completed works before leaving site.

The Principal will arrange a safety co-ordination meeting between the occupiers and the Contractor. The occupiers will provide to the Contractor their occupation requirements on and/or adjacent to the Site to assist the Contractor in the development of a Site specific Safety Management Plan addressing the Contractors and occupiers operational interface requirements.

The Safety Management Plan shall incorporate the Contractor's own operations and the interface with the occupiers operations.

The Contractor shall be responsible for the implementation of the Safety and Health standards on the occupied Site for the duration of the Contract and shall co-ordinate and integrate the Works.

### 3.9.9 Services Installation

The mechanical, electrical, plumbing, and similar service installations, equipment and their associated services shall be installed in such order that will ensure they are located as shown on the drawings and that all essential components and parts are accessible for the purposes of maintenance and replacement.

The Contractor shall be responsible for providing construction drawings and co-ordination between the various service installers in attaining the required locations and tolerances.

### 3.9.10 Working Hours

The Work to be performed under the contract shall be subject to execution within certain restricted working hours and the Contractor shall observe the following requirements:

*Between 7.00am and 7.00pm Monday to Saturday inclusive excluding Public Holidays.*

Any works required outside of normal working hours shall be approved by the principal prior to execution.

The Contractor shall be liable for any additional costs the Principal may incur as a result of work outside the normal hours programming of the works.

### 3.9.11 Schedule of Warranties

The Contractor shall obtain and ensure that the Principal will have the benefit of all warranties specified in the Contract.

### 3.9.12 Brands of Material Schedules

The Contractor shall, within fourteen (14) days from the acceptance of the Tender, notify the Principal of the brand or make of materials it intends to use for which the Contractor has a choice of brand or make and which can affect the selections of materials required. The Contractor shall not depart from the brands or makes nominated in its advice to the Principal unless he has been authorised by the Principal to do so.

If the Contractor fails to notify the Principal within the specified time of the brand or make of materials he intends to use, the Principal may, in such cases, nominate the brand or make of materials to be used and the Contractor shall then use that brand or make nominated by the Principal and shall add no claim for any extra costs incurred.

### 3.9.13 Goods and Services Tax (GST)

For the purposes of this clause:

a) "GST" means goods and services tax applicable to any taxable supplies as determined under the GST Act.
b) "GST Act" means A New Tax System (Goods and Services Tax) Act 1999 and (where the context permits) includes the Regulations and the Commissioner of Taxation's Goods and Services Tax Rulings and Determinations made thereunder and any other written law dealing with GST applying for the time being in the State of Western Australia.
c) "Supply" and "taxable supply" have the same meanings as in the GST Act.

Where the Requirement's, the subject of this Request, or any part thereof is a taxable supply under the GST Act, the price, fee or rates tendered by the Tenderer shall be inclusive of all applicable GST at the rate in force for the time being.

In evaluating the Tenders, the Principal shall be entitled (though not obliged) to take into account the effect of the GST upon each Tender.

### 3.9.14 Payment of Industry Training Fund Levy

The Contractor is deemed to be the project owner under the Building and Construction Industry Training Fund and Levy Collection Act 1990.

The Contractor shall pay all levies required to be paid under this Act.

| Part 5 | COMPLETE AND RETURN THIS PART |
|---|---|

# 4 Annexure A

## ANNEXURE A – GENERAL CONDITIONS OF CONTRACT – AS 2124

Copy of Annexure to General Conditions of Contract:

| | |
|---|---|
| The law applicable is that of the State or Territory of:<br>(Clause 1) | Western Australia |
| Payments under the Contract shall be made at:<br>(Clause 1) | Perth W.A. - by way of "not negotiable" cheque or Electronic Funds Transfer to the account nominated by the Contractor/Principal |
| The Principal is:<br>(Clause 2) | Shire of Dandaragan |
| The address of the Principal is: | Chief Executive Officer<br>Shire of Dandaragan<br>69 Bashford Street<br>JURIEN BAY WA 6516 |
| The Superintendent shall be:<br>(Clause 2) | To be advised |
| The address of the Superintendent is: | To be advised |
| Limits of accuracy applying to quantities for which the Principal accepted a rate or rates:<br>(Clause 3.3(b)) | Not Applicable |
| Bill of Quantities - The alternative applying:<br>(Clause 4.1) | Not Applicable |
| The time for lodgement of the priced copy of the Bill of Quantities is:<br>(subclause 4.2) | Not Applicable |
| # Contractor shall provide security in the amount of:<br>(Clause 5.2) | Five (5) % of the Contract Sum |
| # Principal shall provide security in the amount of: | Not Applicable |

## Part 5 COMPLETE AND RETURN THIS PART

(Clause 5.2)

| | |
|---|---|
| # The period of notice required of a party's intention to have recourse to retention moneys and/or to convert security:<br>(Clause 5.5) | 14 Calendar days |
| The percentage to which the entitlement to security and retention moneys is reduced:<br>(Clause 5.7) | 50% |
| Interest on retention moneys and security - the alternative applying:<br>(Clause 5.9) | Alternative 2 |
| The number of copies to be supplied by the Principal:<br>(Clause 8.3) | Three (3) |
| The number of copies to be supplied by the Contractor:<br>(Clause 8.4) | Three (3) |
| The time within which the Superintendent must give a direction as to the suitability and return the Contractor's copies:<br>(Clause 8.4) | 14 days |
| Work which cannot be subcontracted without approval:<br>(Clause 9.2) | Works relating to any Provisional Sums |
| The percentage of profit and attendance:<br>(Clause 11(b)) | Provisional Sums Zero (0)%<br>Variations & Day work Eight (8)% |
| The amount or percentage for profit and attendance:<br>(Clause 11(c)) | Provisional Sums Zero (0)%<br>Variations & Day work Eight (8)% |
| Insurance of the Works - the alternative applying:<br>(Clause 18) | Alternative 1 |
| The assessment for insurance purposes of the costs of demolition and removal of debris:<br>(Clause 18(ii)) | 10% of Value of Work |
| The assessment for insurance purposes of consultants' fees: | 10% of Value of Work |

## Part 5 COMPLETE AND RETURN THIS PART

| | |
|---|---|
| (Clause 18(iii)) | |
| The value of materials to be supplied by the Principal:<br>(Clause 18(iv)) | N/A |
| The additional amount or percentage:<br>(Clause 18(v)) | 5% |
| Public liability insurance - the alternative applying:<br>(Clause (19) | Alternative 1 |
| The amount of Public liability insurance shall be not less than:<br>(Clause 19) | $20 Million |
| The time for giving possession of the Site:<br>(Clause 27.1) | Within 21 days of Date of Acceptance of Tender |
| # The date for Practical Completion:<br>(Clause 35.2) | **Twenty (20)** weeks after date of Possession.<br>Date of Possession anticipated early March 2021. To be confirmed. |
| # Liquidated damages per day:<br>(Clause 35.6) | $200 per calendar day |
| # Limit of Liquidated damages:<br>(Clause 35.7) | Unlimited |
| # Bonus per day for early Practical Completion:<br>(Clause 35.8) | Not Applicable |
| # Limit of bonus:<br>(Clause 35.8) | Not Applicable |
| # Extra costs for Delay or Disruption:<br>(Clause 36) | Nil |
| # The Defects liability period:<br>(Clause 37) | Twelve (12) Months |
| The charge for overheads, profit etc. for daywork:<br>(Clause 41(f)) | Ten (10)% Of the value of the cost of the works |
| Times for Payment claims:<br>(Clause 42.1) | Same Date each Month – to be agreed |
| Unfixed plant and materials for which | |

| | |
|---|---|
| payment claims may be made notwithstanding that they are not incorporated in the Works: (Clause 42.1 (ii)) | Not Applicable |
| Retention moneys on: (Clause 42.3) | Work incorporated in the works and any work or items for which a different amount of retention is not provided 10% of the value until 5% of the Contract Sum is held. |
| Unfixed plant or materials - the alternative applying: (Clause 42.4) | Alternative 1 |
| The rate of interest on overdue payments: (Clause 42.9) | Supreme Court rates as at the Date of Acceptance of the Tender |
| The delay in giving possession of the site which shall be a substantial breach: (Clause 44.7) | 28 days |
| The alternative required in proceeding with dispute resolution: (Clause 47.2) | Alternative 1 |
| The person to nominate an arbitrator: (Clause 47.3) | No person nominated |
| Location of arbitration: (Clause 47.3) | Western Australia |

**Part 5 COMPLETE AND RETURN THIS PART**

# 5 Attachments

5.1 Architectural Drawing CCR_REVB

5.2 Requested Amendments to Architectural Drawing CCR_REVB

5.3 Dandaragan Recreation Precinct Plan

| **Part 5** | **COMPLETE AND RETURN THIS PART** |
|---|---|

# 6 Tenderer's Offer

## 6.1 Form of Tender

The Chief Executive Officer

Shire of Dandaragan

69 Bashford Street

JURIEN BAY WA 6516

I/We (Registered Entity Name): _____

(BLOCK LETTERS)

of:_____

(REGISTERED STREET ADDRESS)

ABN_____ACN (if any) _____

Telephone No: _____Facsimile No: _____

E-mail: _____

**In response to RFT 01/2027**

- Construction of New Changerooms and Umpire Amenities – A new facility built adjacent to the existing recreation centre to meet AFL and accessibility standards.

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

The tendered price is valid up to sixty (60) calendar days from the date of the Tender closing or forty-five (45) days from the Council's resolution for determining the Tender, whichever is the later unless extended on mutual agreement between the Principal and the Tenderer in writing.

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

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

Dated this _____ day of _____20

Signature of authorised signatory of Tenderer: _____

Name of authorised signatory (BLOCK LETTERS): _____

Position: _____

Telephone Number: _____

Authorised signatory Postal address: _____

| **Part 5 COMPLETE AND RETURN THIS PART** |
| --- |

Email Address:_____

| **Part 5** | **COMPLETE AND RETURN THIS PART** |
|---|---|

## 6.2 Selection Criteria

### 6.2.1 Compliance Criteria

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

| Description of Compliance Criteria | |
|---|---|
| a) Tenderers are to provide acknowledgment that your organisation has submitted in accordance with the Conditions of Tender including completion of the Offer Form and provision of your pricing submitted in the format required by the Principal. | Yes / No |
| *b)* Tenderers are to provide their evidence that they hold all relevant and current licences, trade certifications, registrations and qualifications required to perform the works required under the Tender Specifications Scope of Works. | Yes / No |
| c) Compliance with the Specification contained in the Request. | Yes / No |
| d) Compliance with attendance at any mandatory Tender briefing or site inspection. | Yes / No |
| e) Compliance with the Quality Assurance requirement for this Request. | Yes / No |
| f) Compliance with the Delivery Date. | Yes / No |
| g) Risk Assessment<br>Tenderers must address the following information in an attachment and label it "Risk Assessment":<br>*i) An outline of your organisational structure inclusive of any branches and number of personnel.*<br>*ii) If companies are involved, attach their current ASC company extracts search including latest annual return.*<br>*iii) Provide the organisations directors/company owners and any other positions held with other organisations.*<br>*iv) Provide a summary of the number of years your organisation has been in business.*<br>*v) Attach details of your referees. You should give examples of work provided for your referees where possible.*<br>*vi) Are you acting as an agent for another party? If Yes, attach details (including name and address) of your Principal.*<br>*vii) Are you acting as a trustee of a trust? If Yes, give the name of the trust and include a copy of the trust deed (and any related documents); and if there is no trust deed, provide the names and addresses of beneficiaries.*<br>*viii) Do you intend to subcontract any of the Requirements? If Yes provide details of the subcontractor(s) including; the name, address and the number of people employed; and the Requirements that will be subcontracted.* | Yes / No |

| | |
|---|---|
| *ix) Will any actual or potential conflict of interest in the performance of your obligations under the Contract exist if you are awarded the Contract, or are any such conflicts of interest likely to arise during the Contract? If Yes, please supply in an attachment details of any actual or potential conflict of interest and the way in which any conflict will be dealt with.*<br>*x) Are you presently able to pay all your debts in full as and when they fall due?*<br>*xi) Are you currently engaged in litigation as a result of which you may be liable for $50,000 or more? If Yes please provide details.*<br>*xii) Provide details of disputes and claims history for your organisation and its Related Bodies Corporate (if applicable) over the last 5 years.*<br>*xii) Provide details of disputes and claims history for your organisation and its Related Bodies Corporate (if applicable) over the last 5 years.*<br>*xiii) In order to demonstrate your financial ability to undertake this contract, include a profit and loss statement and the latest financial return for you and each of the other proposed contracting entities, together with a list of financial referees from your bank and/or accountant.*<br>The insurance requirements for this Request are stipulated in Part 3 of this Request. Tenderers are to supply evidence of their insurance coverage including, insurer, expiry date, value and type of insurance. If the Tenderer holds "umbrella Insurance" please ensure a breakdown of the required insurances are provided. A copy of the Certificate of Currency is to be provided to the Principal within *14* days of acceptance. | |

### 6.2.2 Qualitative Criteria

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

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

| **Part 5 COMPLETE AND RETURN THIS PART** |
|---|

| **A. Relevant Experience & Capability**<br>Tenderers must address the following information in an attachment and label it **"Relevant Experience"**: | **Weighting**<br>**15%** | |
|---|---|---|
| a) *Provide details of similar work.*<br>b) *Provide scope of the Tenderer's involvement including details of outcomes.*<br>c) *Provide details of issues that arose during the project and how these were managed.*<br>d) *Provide details of the Tenderer's performance to timelines and budgets under any contract with the Principal in the last 5 years and the performance of each of its Related Bodies Corporate (if applicable).*<br>e) *Key project team capability and experience.*<br>f) *Demonstrate competency and proven track record of achieving outcomes.*<br>g) *Project reference sheet.* | **"Relevant Experience"** | **Tick if attached**<br>☐ |

| **B. Local Content**<br>The Shire requires a demonstrated commitment to using local contractors/businesses, wherever possible. Tenderers must address the following information in an attachment and label it "Local Content". | **Weighting**<br>**10%** | |
|---|---|---|
| a) *Provide details that demonstrates commitment for the engagement of local contractors and/or businesses to provide goods and services relating the project requirements.* | **"Relevant Experience"** | **Tick if attached**<br>☐ |

| **C. Proposed Design Solution**<br>Tenderers are requested to provide concept designs demonstrating how their proposed approach will address the design elements articulated in the tender request. Delivery of the Dandaragan Changerooms Project will require a site responsive design, and the proposed solution will be assessed against the following considerations: | **Weighting**<br>**30%** | |
|---|---|---|
| a) *Functionality and User Experience*<br>b) *Accessibility and Inclusion*<br>c) *Design Quality and Presentation*<br>d) *Durability and Whole-of-Life Value*<br>e) *Integration with the Recreation Precinct*<br>f) *Innovation and Value for Money* | **"Key Personnel"** | **Tick if attached**<br>☐ |

| **Part 5 COMPLETE AND RETURN THIS PART** |
|---|

| | | |
|---|---|---|
| | | |
| Tenderers must provide concept plans, elevations, a site plan and a design response outlining how the proposed facility addresses each of the above assessment areas. | | |

| **D. Tenderer's Resources**<br>Tenderers must address the following information in an attachment and label it **"Tenderer's Resources"**: | **Weighting**<br>**10%** | |
|---|---|---|
| *a) Plant, equipment and materials.*<br>*b) Any contingency measures or backup of resources including personnel (where applicable).*<br>*c) OHS Survey.*<br>*d) Safety Record.*<br>*e) Resources Schedule.* | **"Tenderer's Resources"** | **Tick if attached**<br>☐ |
| As a minimum, Tenderers should provide a current commitment schedule and plant/equipment schedule in an attachment and label it "**Tenderer's Resources**". | | |

| **E. Demonstrated Understanding**<br>Tenderers must address the following information in an attachment and label it "Demonstrated Understanding": | **Weighting**<br>**5%** | |
|---|---|---|
| *a) A project schedule/timeline (where applicable).*<br>*b) The process for the delivery of the Goods/Services.*<br>*c) Training processes (if required); and*<br>*d) Demonstrated understanding of the Scope of Work.* | **"Demonstrated Understanding"** | **Tick if attached**<br>☐ |
| Supply details and provide an outline of your proposed methodology in an attachment labelled "**Demonstrated Understanding**". | | |

| **F. Price** | **Weighting**<br>**30%** |
|---|---|

| **Part 5** | **COMPLETE AND RETURN THIS PART** |
|---|---|

## 6.3 Price Information

Tenderers must complete the following "Price Schedule". Before completing the Price Schedule, Tenderers should ensure they have read this entire Request.

### 6.3.1 Price Basis

| | |
|---|---|
| Are you prepared to offer a fixed price? | **Yes / No** |
| Tenderers **must** submit a Tender price for the complete required works as per the Specifications Scope of Works and accompanying drawings **Before agreeing to the below Price Basis, Tenderers should ensure they have read this entire Request.** | |

### 6.3.2 Price Schedule

| | | |
|---|---|---|
| Do you agree to the price variation mechanism below?<br>The Contract Price, inclusive of GST, shall be firm and not subject to rise and fall.<br>Prices tendered must include all applicable levies, duties, taxes and charges. Any charge not stated in the Tender as being additional will not be allowed as a charge for any transaction under any resultant contract.<br>To avoid doubt, the Principal's Liability to the Contractor for the Contractors costs in providing the Goods and/or Services is capped at the Contract Price, unless otherwise agreed in writing by the Parties. | **Yes / No** | |
| If no, please indicate how your proposed price variation mechanism differs from the one outlined above. Supply details and label it **"Price Variation Mechanism"**. | **"Price Variation Mechanism"** | **Tick if attached** ☐ |

### 6.3.3 Price Basis

The Tenderer shall tender a lump sum price for all work stipulated in the Scope of Works and outlined in the Price Schedule. The prices entered shall fully cover all the obligations of the Contractor under the Contract.

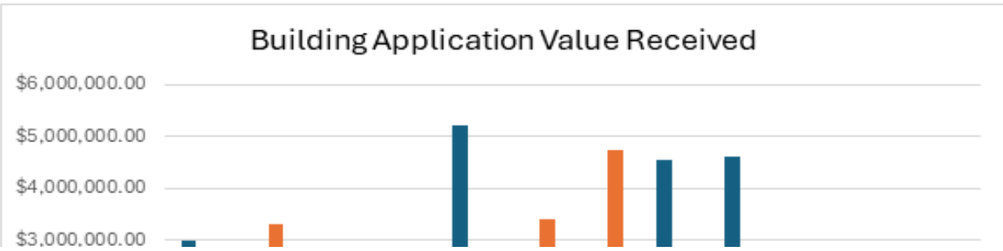
### 6.3.4 Discounts

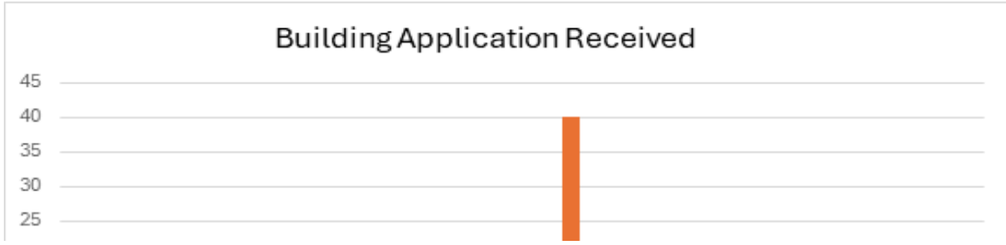
| | | |
|---|---|---|
| Are you prepared to allow discount for prompt settlement of accounts? | **Yes / No** | |
| If you are offering discounts for different periods, or other discounts such as volume discounts, detail them in an attachment labelled "**Discounts**". | **"Key Personnel"** | **Tick if attached** ☐ |

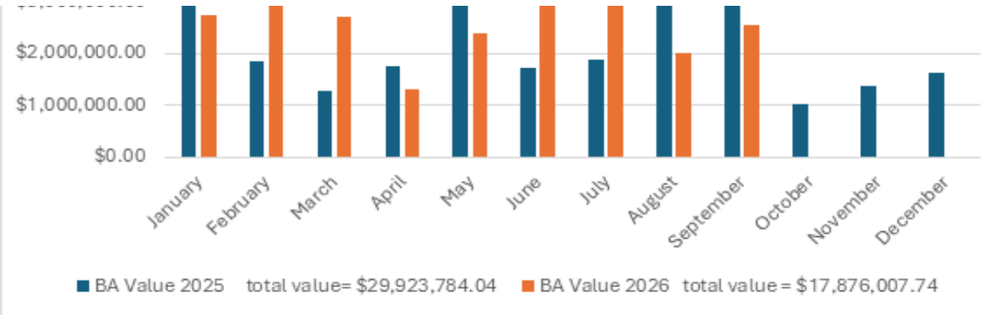
Attachment: 9.5.1

**DEVELOPMENT SERVICES SUMMARY OF DECISIONS SEPTEMBER 2026**

| APPLICATIONS DETERMINED - BUILDING | | | | | | | |
|---|---|---|---|---|---|---|---|
| **No.** | **DELEGATION** | **ADDRESS** | **PROPOSAL** | **ASSESSMENT REFERENCE** | **DECISION** | **PERSON AUTHORISED** | **COMMENT** |
| 1 | Delegated | Lot 22 (34) Padbury Street, Jurien Bay | Ancillary Dwelling | BA97/2026 | Approved | Principal Building Surveyor | Nil |
| 2 | Delegated | Lot 775 (14) Middleton Boulevard, Jurien Bay | Outbuilding | BA136/2026 | Approved | Principal Building Surveyor | Nil |
| 3 | Delegated | Lot 1066 (32) Clifton Ave, Jurien Bay | Single House | BA123/26 | Approved | Principal Building Surveyor | Nil |
| 4 | Delegated | Lot 68 (213) River Loop, Jurien Bay | Outbuilding | BA140/26 | Approved | Principal Building Surveyor | Nil |
| 5 | Delegated | Lot 27 (6) Andalusia Street, Cervantes | Single House and Outbuilding | BA42/2026 | Approved | Principal Building Surveyor | Nil |
| 6 | Delegated | Lot 293 (167) Sulina Crescent, Jurien Bay | Patio and Roof Repair | BA70/2026 | Approved | Principal Building Surveyor | Nil |
| 7 | Delegated | Lot 3445 (8805) Brand Highway, Mimegarra | Outbuilding | BA06/2024 | Approved | Principal Building Surveyor | Nil |
| 8 | Delegated | Lot 206 (4) Green Street, Cervantes | Elevator | BA144/2026 | Approved | Principal Building Surveyor | Nil |
| 9 | Delegated | Lot 346 (2) Melaleuca Way, Jurien Bay | Outbuilding | BA148/2026 | Approved | Principal Building Surveyor | Nil |
| 10 | Delegated | Lot 108 Homestead Loop, Jurien Bay | Outbuilding | BA150/2026 | Approved | Principal Building Surveyor | Nil |
| 11 | Delegated | Lot 169 Sailfish Way, Jurien Bay | Outbuilding | BA107/2026 | Approved | Principal Building Surveyor | Nil |
| 12 | Delegated | Lot 298 (118) Sulina Crescent, Jurien Bay | Single House | BA149/2026 | Approved | Principal Building Surveyor | Nil |
| 13 | Delegated | Lot 107 Homestead Loop, Jurien Bay | Outbuilding | BA151/2026 | Approved | Principal Building Surveyor | Nil |
| 14 | Delegated | Lot 36 (27) Ward Street, Jurien Bay | Addition to Single House | BA152/2026 | Approved | Principal Building Surveyor | Nil |
| 15 | Delegated | Lot 363 (6) Peaceful Parade, Jurien Bay | Addition to Single House | BA135/2026 | Approved | Principal Building Surveyor | Nil |
| 16 | Delegated | Lot 11702 (4) Bayview Court, Jurien Bay | Single House and Outbuilding | BA56/2026 | Approved | Principal Building Surveyor | Nil |
| 17 | Delegated | Lot 27 (6) Andalusia Street, Cervantes | Single House and Outbuilding | BA42/2026 | Approved | Principal Building Surveyor | Nil |
| 18 | Delegated | Lot 293 (167) Sulina Crescent, Jurien Bay | Patio and Roof Repair | BA70/2026 | Approved | Principal Building Surveyor | Nil |
| 19 | Delegated | Lot 3445 (8805) Brand Highway, Mimegarra | Outbuilding | BA06/2024 | Approved | Principal Building Surveyor | Nil |
| 20 | Delegated | Lot 206 (4) Green Street, Cervantes | Elevator | BA144/2026 | Approved | Principal Building Surveyor | Nil |
| 21 | Delegated | Lot 346 (2) Melaleuca Way, Jurien Bay | Outbuilding | BA148/2026 | Approved | Principal Building Surveyor | Nil |
| 22 | Delegated | Lot 108 Homestead Loop, Jurien Bay | Outbuilding | BA150/2026 | Approved | Principal Building Surveyor | Nil |
| 24 | Delegated | Lot 169 Sailfish Way, Jurien Bay | Outbuilding | BA107/2026 | Approved | Principal Building Surveyor | Nil |
| 25 | Delegated | Lot 298 (118) Sulina Crescent, Jurien Bay | Single House | BA149/2026 | Approved | Principal Building Surveyor | Nil |
| 26 | Delegated | Lot 107 Homestead Loop, Jurien Bay | Outbuilding | BA151/2026 | Approved | Principal Building Surveyor | Nil |
| 27 | Delegated | Lot 36 (27) Ward Street, Jurien Bay | Addition to Single House | BA152/2026 | Approved | Principal Building Surveyor | Nil |
| 28 | Delegated | Lot 363 (6) Peaceful Parade, Jurien Bay | Addition to Single House | BA135/2026 | Approved | Principal Building Surveyor | Nil |
| 29 | Delegated | Lot 11702 (4) Bayview Court, Jurien Bay | Single House and Outbuilding | BA56/2026 | Approved | Principal Building Surveyor | Nil |
| 30 | Delegated | Lot 199 (22) Elizabeth Way, Jurien Bay | Extension of Dwelling | BA75/2026 | Approved | Principal Building Surveyor | Nil |

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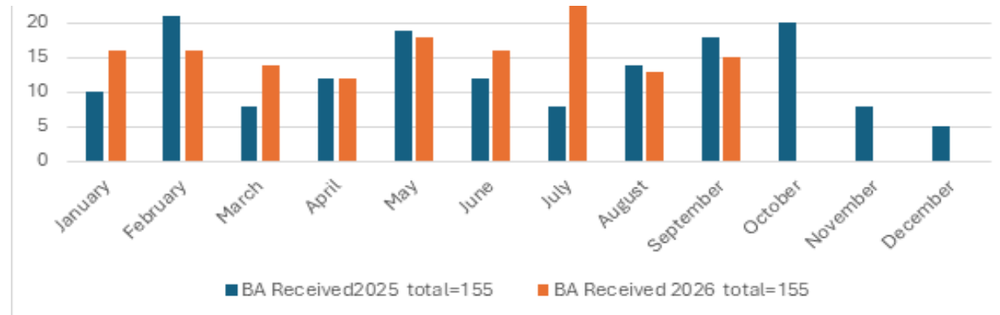
BA Value 2025 total value= $29,923,784.04
BA Value 2026 total value = $17,876,007.74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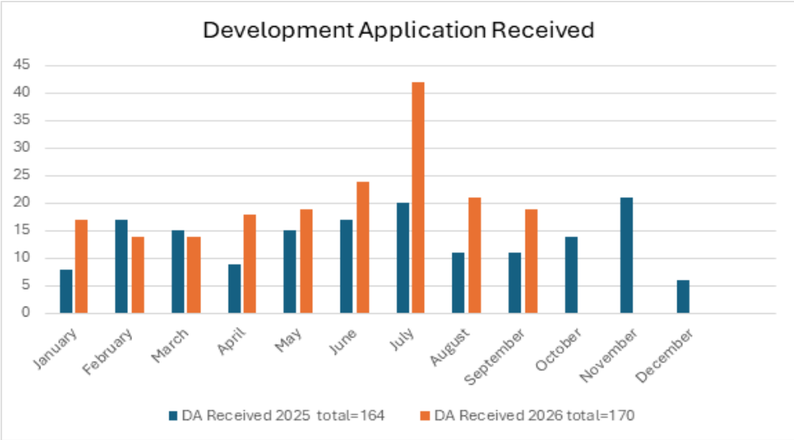
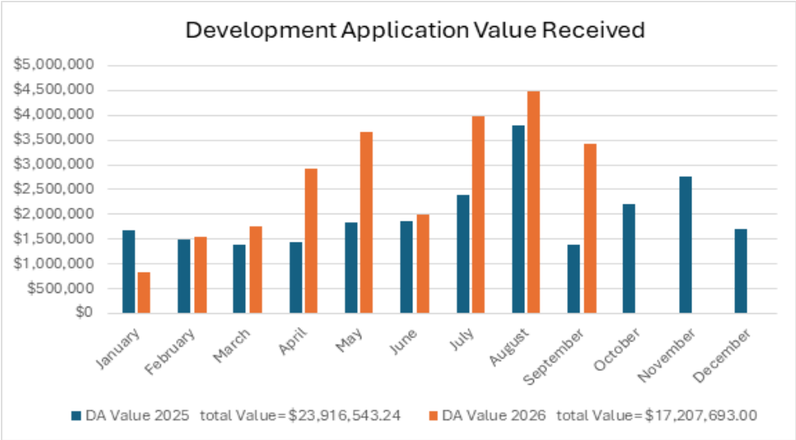
BA Received2025 total=155
BA Received 2026 total=155

**Attachment: 9.5.2**

**DEVELOPMENT SERVICES SUMMARY OF DECISIONS SEPTEMBER 2026**

| APPLICATIONS DETERMINED - PLANNING | | | | | | | |
|---|---|---|---|---|---|---|---|
| **No.** | **DELEGATION** | **ADDRESS** | **PROPOSAL** | **ASSESSMENT REFERENCE** | **DECISION** | **PERSON AUTHORISED** | **COMMENT** |
| 1 | Delegated | Lot 210 & Lot 211 Verticordia Place, Jurien Bay | WAPC 203759 - Amalgamation | DA#154/26 | Supported | A/ Executive Manager Development Services | Supported with Conditions |
| 2 | Delegated | Lot 959 (13) Matilda Bend, Jurien Bay | WAPC203921 - Subdivision | A#176/26 | Supported | A/ Executive Manager Development Services | Supported with Conditions |
| 3 | Delegated | Lot 134 (15) Passmore Close, Jurien Bay | Additions to Outbuilding | DA#88/26 | Approved | A/ Executive Manager Development Services | Approved with Conditions |
| 4 | Delegated | Lot 38 (1) Grigson Street, Jurien Bay | Outbuilding | DA#130/26 | Approved | A/ Executive Manager Development Services | Approved with Conditions |
| 5 | Delegated | Lot 530 (23) Apium Way, Jurien Bay | Outbuilding | DA#97/26 | Approved | A/ Executive Manager Development Services | Approved with Conditions |
| 6 | Delegated | Lot 10 DP 25590, Regans Ford | Industry | DA#155/26 | Approved | A/ Executive Manager Development Services | Approved with Conditions |
| 7 | Delegated | Lot 12 Wren Way, Jurien Bay | Additions to Outbuilding | DA#160/26 | Approved | A/ Executive Manager Development Services | Approved with Conditions |
| 8 | Delegated | Lot 162 (33) Sailfish Way, Jurien Bay | Single House | DA#161/26 | Approved | A/ Executive Manager Development Services | Approved with Conditions |
| 9 | Delegated | Lot 78 (43) Flying Foam Way, Jurien Bay | Additions to Outbuilding | DA#66/26 | Approved | A/ Executive Manager Development Services | Approved with Conditions |
| 10 | Delegated | Lot 748 (27) Middleton Boulvard, Jurien Bay | Single House, Ancillary Dwelling, Outbuilding | DA#108/26 | Approved | A/ Executive Manager Development Services | Approved with Conditions |
| 11 | Delegated | Lot 891 Aragon Street, Cervantes (Cervantes Men's Shed) | Outbuilding (Shed) | DA#151/26 | Approved | A/ Executive Manager Development Services | Approved with Conditions |
| 12 | Delegated | Lot 163 Cambewarra Drive, Jurien Bay | Outbuilding in association with a Single House | DA#157/26 | Approved | A/ Executive Manager Development Services | Approved with Conditions |
| 13 | Delegated | Lot 236 Sailfish Way, Jurien Bay | Outbuilding in association with a Single House | DA#165/26 | Approved | A/ Executive Manager Development Services | Approved with Conditions |
| 14 | Delegated | Lot 182 Trig Point Drive, Jurien Bay | Allocation of Building Envelope | DA#167/26 | Approved | A/ Executive Manager Development Services | Approved with Conditions |



Attachment: 9.5.3

**DEVELOPMENT SERVICES SUMMARY OF DECISIONS SEPTEMBER 2026**

| APPLICATIONS DETERMINED - HEALTH | | | | | | | |
|---|---|---|---|---|---|---|---|
| **No.** | **DELEGATION** | **ADDRESS** | **PROPOSAL** | **ASSESSMENT REFERENCE** | **DECISION** | **PERSON AUTHORISED** | **COMMENT** |
| 1 | Delegated | Lot 105 (402) Badgingarra Road, Dandaragan | Wastewater System | PA 22.26 | Approved | Manager of Enviromental Health | Nil |
| 2 | Delegated | Lot 235 Sailfish Way, Jurien Bay | Wastewater System | 19.26 | Approved | Manager of Enviromental Health | Nil |
| 3 | Delegated | Lot 105 (31) Homestead Loop, Jurien Bay | Wastewater System | 20.26 | Approved | Manager of Enviromental Health | Nil |
| 4 | Delegated | Lot 200 Jurien Bay Vista, Jurien Bay | Wastewater System | 21.26 | Approved | Manager of Enviromental Health | Nil |
| 5 | Delegated | Lot 17 Wren Way, Jurien Bay | Wastewater System | PA 23.26 | Approved | Manager of Enviromental Health | Nil |
| 6 | Delegated | Lot 109 (36A) Bashford Street, Jurien Bay | Alfresco Dining | Nil | Approved | Manager of Enviromental Health | Nil |

turquoise coast visitor centre

**MONTHLY REPORT**

**Date:** September 2026

**Visitor Centre customers:** 896

**Telephone calls:** 62

**Sandy Cape enquiries (phone, website & email):** 297

**Merchandise sales:** 500 items | $3,129.85

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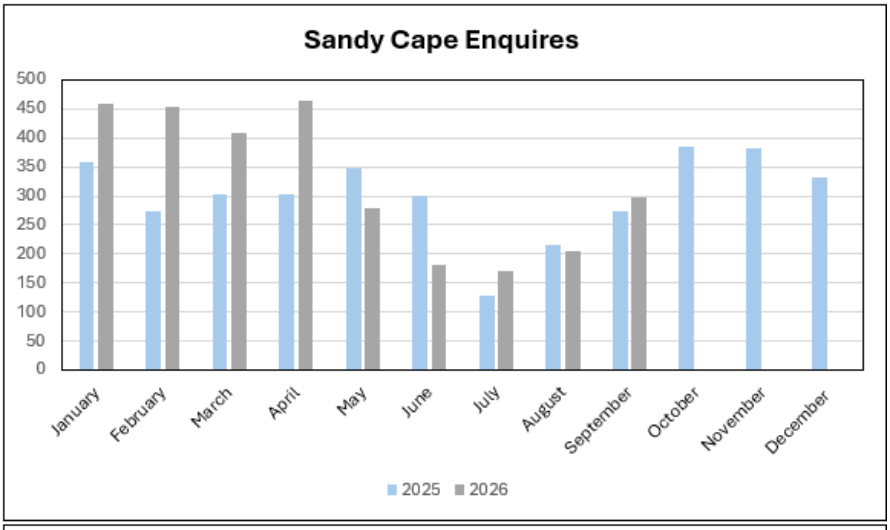


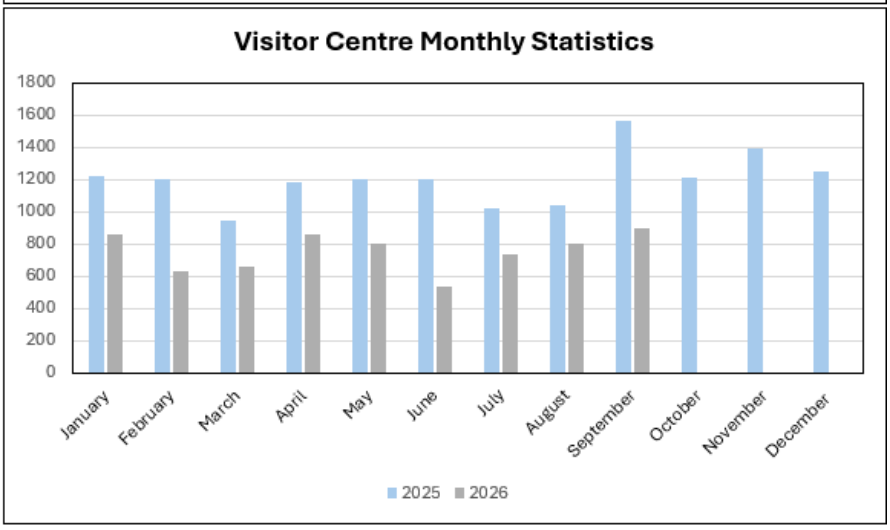

In September, the visitor centre received 898 customers, in September 2025 we received 1,567 customers in the visitor centre. Merchandise sales increased in2026 from $2,752.00 with 434 items sold to $3,129.85 and 500 items sold.

Visitor staff have received positive feedback from customers, highlighting the pricing of stock is fantastic and the knowledge and service from staff is great.

**LIBRARIES MONTHLY REPORT**

**Date: September 2026**

**Library Statistics**

| | Number of Items | Number of Users | New Memberships |
|---|---|---|---|
| Jurien Bay | 102 | 102 | 2 |
| Cervantes | 90 | 25 | 1 |
| Badgingarra | 42 | 30 | 0 |
| Dandaragan | 44 | 20 | 0 |

## Stargazing Event- Saturday 10 October

We have a community stargazing evening coming up on Saturday 10 October, from 5:30–9:00pm at Fauntleroy Park in Jurien Bay. The free event will feature guided stargazing, telescopes and live music, providing an opportunity for local residents and visitors to come together and enjoy the region's night skies. Councillors are warmly invited to attend.