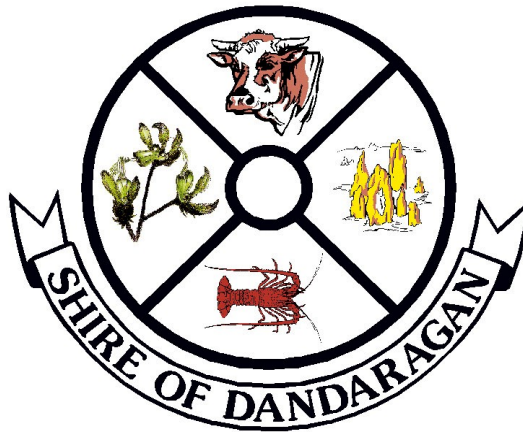




SHIRE *of* **DANDARAGAN**

AGENDA AND BUSINESS PAPERS

for the

ORDINARY COUNCIL MEETING

to be held

AT THE COUNCIL CHAMBERS, JURIEN BAY

on

THURSDAY, 23 OCTOBER 2025

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 Recommendations only and will not take effect until Council has formally considered and resolved on them.

Council's decisions can be confirmed by referring to the Minutes of the Council Meeting at which these matters were determined.

Members of the public are advised that any action taken prior to receiving official written notification of Council's decision is undertaken at their own risk.

**Brent Bailey
CHIEF EXECUTIVE OFFICER**

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 23 OCTOBER 2025



COUNCIL MEETING INFORMATION NOTES

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

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

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

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

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

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

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

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

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

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

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

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 23 OCTOBER 2025

9. Public Inspection of Unconfirmed Minutes (Reg 13)

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

NOTE:

10.3 Unopposed Business

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

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

SHIRE OF DANDARAGAN QUESTIONS FROM THE PUBLIC

In accordance with the *Local Government Act 1995*, a minimum of fifteen (15) minutes is allocated for Public Question Time at the commencement of each Council meeting. The following procedures apply:

1. Questions must relate to matters affecting the Shire of Dandaragan.
2. Each person may ask up to three (3) questions initially. If time permits, further questions may be invited.
3. Questions should be submitted in writing to the Chief Executive Officer at least fifteen (15) minutes prior to the meeting to facilitate an informed response.
4. When called upon, the questioner must state their name and address before asking their question.
5. Questions must be brief, clear, and limited to the subject matter. Statements, commentary, or debate will not be accepted.
6. Inappropriate questions (e.g. defamatory, offensive, or concerning personal affairs of staff or Councillors) may be ruled out of order by the Presiding Member.
7. Questions will be directed to the Presiding Member, who may respond directly or refer the matter to an appropriate officer. Where research is required, a written response will be provided after the meeting.
8. All questions and responses will be summarised in the meeting minutes.

SHIRE OF DANDARAGAN**QUESTIONS FROM THE PUBLIC**

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

Name: _____ Signature: _____

Address: _____

Contact No: _____ Meeting Date: _____

Council Agenda
Item No: _____

Name of Organisation Representing: _____
(if applicable)

QUESTION:

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

Please see notes on Public Question Time overleaf...

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

1.1 DECLARATION OF OPENING

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

1.2 DISCLAIMER READING

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

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

2 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

Members

Councillor T O'Gorman
Councillor W Gibson
Councillor S Young
Councillor Elect 1
Councillor Elect 2
Councillor Elect 3
Councillor Elect 4

Staff

Mr B Bailey	(Chief Executive Officer)
Mr L Fouché	(Executive Manager Development Services)
Mr B Pepper	(Executive Manager Infrastructure)
Mrs R Pink	(Executive Manager of Corporate Services)
Mr A MacKenzie	(Manager Development & Planning)
Mrs K Dean	(Administration 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 25 SEPTEMBER 2025**
- 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 2025

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Doc Id: SODR-2042075298-143325
Disclosure of Interest:	None
Date:	11 October 2025
Author:	Rebecca Pink, Executive Manager Corporate Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

To receive the Cheque, EFT, BPAY, Direct Debit and Fuel Card listing for the month of September 2025.

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 2025 totalled **\$851,061.68** for the Municipal Fund.

Should Councillors wish to raise any issues relating to the September 2025 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.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 23 OCTOBER 2025**ATTACHMENTS**

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

- Cheque, EFT, BPAY, Direct Debit and Fuel Card listings for September 2025 (Doc Id: SODR-2042075298-143324).

(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 2025, totalling \$851,061.68.

9.1.2 FINANCIAL STATEMENTS – MONTHLY REPORTING FOR THE PERIOD ENDING 30 SEPTEMBER 2025

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Doc Id: SODR-2042075298-143263
Disclosure of Interest:	None
Date:	11 October 2025
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 30 September 2025 to Council.

BACKGROUND

Regulations 34 and 35 of the Local Government (Financial Management) Regulations 1996 require a monthly statement of financial activity, 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*, on 24 July 2025, Council adopted the annual material variance threshold of 10% for reporting budget variances within monthly financial reporting for the 2025/26 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 30 September 2025 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.

There is no legislative requirement for supplementary financial information to be considered with the monthly financial reports presented to Council, however, to assist Council with explanatory

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 23 OCTOBER 2025
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details for the above statements, there is supplementary information at the back of the statements.

Should Councillors wish to raise any issues relating to the 30 September 2025 financial statements, please do not hesitate to contact the Executive Manager prior to the Council Meeting for research to be undertaken and details provided either at the time of the query or at the meeting.

STATUTORY ENVIRONMENT

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 these monthly financial reports provides Council with regular updates regarding the status of the financial position and assists to comply 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 30 September 2025
(Doc Id: SODR-2042075298-143347)

(Marked 9.1.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council receives the Monthly Financial Report for the period ending 30 September 2025.

9.1.3 PUBLIC ART COMMITTEE WORKING GROUP EXTENSION

Location:	N/A
Applicant:	Shire of Dandaragan
Folder Path:	SODR-437506902-14124
Disclosure of Interest:	Nil
Date:	8 October 2025
Author:	Kayla Jones, Community Development Officer
Senior Officer:	Rhiarn Sutton, Manager Customer and Community Services

PROPOSAL

The purpose of this item is for Council to consider extending the term of the current Public Art Committee members by 12 months and to approve the advertising of one additional community position to fill the existing vacancy.

BACKGROUND

In November 2023, Council endorsed the Public Art Committee nominations, appointing two Councillors and four community representatives to the working group.

Council resolved as follows:

That Council:

1. *Endorse the following nominees as members of the Public Art Committee Working Group:*
 1. *Allison Whybrow*
 2. *Marilyn Gazeley*
 3. *Barb Green*
 4. *Dianne Knight*
2. *Appoint the following Councillors, as Council representatives for the Working Group:*
 1. *Cr Sharon Young*
 2. *Cr Rob Shanahun*
 3. *Cr Rose Glasfurd*
3. *Authorise the Chief Executive Officer to approve the appointment of a Dandaragan community representative to the Public Art Committee Working Group if a nomination is forthcoming.*

A few months following the formation of the committee, one community member resigned, leaving a vacant position that has not yet been filled.

COMMENT

The current two-year term of the Public Art Committee is due to conclude shortly. Ordinarily, this would trigger a call for new nominations; however, the committee is currently overseeing an ongoing project.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 23 OCTOBER 2025

To maintain continuity and retain existing knowledge and experience, it is proposed that Council extend the current members' terms by 12 months.

It is further recommended that Council approve advertising for one new community member to fill the current vacancy on the committee.

CONSULTATION

Public Art Committee Members

STATUTORY ENVIRONMENT

There are no statutory implications relevant to this item.

POLICY IMPLICATIONS

There are no policy implications associated with this item.

FINANCIAL IMPLICATIONS

There are no financial implications in relation to this item.

STRATEGIC IMPLICATIONS

Shire of Dandaragan Council Plan – Community Aspirations

Priority Outcome	The Shire has an active community development program supporting events, cultural development and community building activities
Initiative	Support a range of community events and provide funding for external agencies and community groups to coordinate these events.

ATTACHMENTS

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

- Public Art Committee Terms of Reference [Doc Id: SODR-437506902-10806]

(Marked 9.1.3)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

- 1. Extends the term of the current Public Art Committee members by 12 months to allow for the continuation of the current project; and**
- 2. Approve the advertising of one additional community member position to fill the existing vacancy on the Public Art Committee.**

9.3 DEVELOPMENT SERVICES

9.3.1 JURIE BAY FORESHORE MASTERPLAN REVIEW

Location:	Jurie Bay Foreshore Reserve 28541
Applicant:	N/A
Folder Path:	SODR-877026889-11095
Disclosure of Interest:	Nil.
Date:	6 October 2025
Author:	Alex MacKenzie, Manager Planning and Building Services
Senior Officer:	Louis Fouche, Executive Manager Development Services

PROPOSAL

The review of the Jurie Bay Foreshore Masterplan was identified in the 2025-2026 Council Plan as a priority action. The current review is intended to ensure that land use and development is informed by the community's vision and expectations for the foreshore. UDLA has been engaged to amend the Shire's 2020 masterplan with the following high-level objectives:

- Provide direction for how additional commercial activity in specific locations may occur within the foreshore reserve.
- Ensure availability of additional parking bays and ablution facilities.
- Guide how development may occur with consideration for coastal processes, permanence of structures and built form design.
- Uphold the primary use of the reserve as open space and protect adjoining property interests.

Three main concepts have been prepared providing alternative options for the positioning of commercial floor-space, parking, and ablutions. The interface of the Beach Café 'location' and the anticipated future development context of Heaton and Roberts Street have also been considered. This report is presented to Council to request that the draft concepts be endorsed for the purposes of initiating public consultation over a 42-day period.



Location Plan for Jurie Bay Foreshore Masterplan

BACKGROUND

Responding to a period of economic downturn, the Shire's 2019-2020 Strategic Community Plan pointed to the need for activation of the foreshore. Specifically, the preparation of the Foreshore Masterplan in 2020 aimed to:

- Unlock economic opportunity;
- Facilitate activation of the foreshore (event spaces and supporting infrastructure, day to day use, tourism and locals);
- Provide certainty into the future regarding staged implementation of amenity upgrades and landscape improvements (what, where, when, look and feel etc);
- Reflect community consensus around the location of the skatepark; and
- Allow opportunities for community art and events within the foreshore.

It was considered that the above would fulfil Council's commercial aspirations for the Beach Cafe location while balancing community interests and potential impacts on the natural environment. When presented to Council for adoption in 2020, it was stated that the UDLA masterplan would:

- Address public use of the foreshore;
- Establish a proactive and where appropriate, an 'entrepreneurial', approach to the management of the Reserve;
- Respond to the unique nature of the foreshore;
- Guide building design to respond to the coastal location;
- Provide for public art and culture; and
- Allow for interconnectivity of recreational land uses, development and facilities that activate the foreshore.

Development and use of the foreshore in the years since has been seen to be generally consistent with the above. In September 2023 Council granted development approval for 'Retail Containers', effectively expanding the commercial footprint of the Beach Café lease. In April 2025 the Shire was presented with a subsequent proposal from the current lessee of the Beach Cafe detailing a different development option from that was approved in 2023. An expansion of the commercial footprint is a key consideration of the revised masterplan, however, is at the discretion of Council.

COMMENT

The purpose of this report is for Council to consider the updated strategic vision for the Jurien Bay foreshore. It should be made clear that consideration of any development proposal within the foreshore will occur via the development assessment process should any such application be submitted to the Shire.

Cervantes Foreshore and Masterplan for Jurien Foreshore 'North'

A masterplan will be prepared for the section of the Jurien Bay foreshore extending northwards from Doust Street to the southern end of the marina in this financial year. It is anticipated that this work will be progressed following the current review. As this will be a new masterplan, the community will have an opportunity to participate in more comprehensive consultation and provide direct input into this process.

Additionally, it is envisaged that the review of the Cervantes foreshore masterplan will be undertaken in the coming year, subject to allocation in the 2026-2027 budget for this.

Key Changes to the Foreshore Masterplan

Recent interest from food and beverage operators to invest in new offerings within the foreshore has reinforced the need to examine what form of development is appropriate for the location. The Shire's requested changes to the 2020 masterplan are as follows:

- Remove 'Container Bar' as this use has effectively been incorporated in the Beach Café.
- Explore the deck area and connections with proposed commercial activity.
- Investigate parking scenarios in 'town square' / main beach parking location and servicing needs of development.
- Explore angle parking along Grigson Street and removal of the swale no longer required for drainage.
- Explore Recreational Vehicle (RV) and long vehicle parking scenarios.
- Investigate opportunities for use of swale next to jetty and links to café
- Provide for an extension to the jetty.
- Identify a potential ablution location near the playground north of the town square / main beach car park.
- Explore mobile vendor spaces adjacent to basketball courts on Heaton Street.
- Explore additional commercial nodes along Grigson and Heaton Streets.
- Retain beach access nodes.
- Provide direction for activation / use of the hardstand area at the western end of the main beach / town square car park.
- Include provision for night sky friendly lighting and minimal signage along foreshore

The above changes are preliminary, and a finalised masterplan will be informed by the community engagement and Council consideration processes.

Matters to be Addressed in Revised Foreshore Masterplan Report

The masterplan report document accompanies the plan and provides additional detail around how the foreshore should function and how development may occur with particular consideration for:

- *Coastal processes*

Development will need to be in accordance with the State Coastal Planning Policy and the Shire's Coastal Hazard Risk Management and Adaptation Plan (CHRMAP).

- *Built form design*

Structures will need to be of a design that is complementary to the coastal location and potentially non-permanent in nature depending on how a proposal fits with the CHRMAP.

- *Lighting*

The objective will be to minimise the potential for lighting of development (and of lighting within the foreshore reserve generally) to impact on adjoining residents and on the night sky. The height of lighting structures will also be minimised where appropriate.

- *Servicing needs and parking arrangements*

This is a key aspect which will need to be designed and managed towards limiting the impact of traffic on adjoining residential areas.

- *Height of structures and shade trees*

The masterplan will provide guidance to protect access to views i.e. limiting tree planting to trees capable of reaching a height less than 3m at maturity. Limiting unnecessary signage and structures such as poles which may obstruct sightlines will be a priority.

The 2020 masterplan report will be updated following the public consultation process to ensure that community feedback is captured.

Key Elements of Masterplan Options 1, 2 & 3

While the above largely refers to changes to the overall masterplan in line with broader objectives for the foreshore; the following represents a summary of the respective options as they relate to the area adjacent to the Beach Cafe (shown hatched in red in Attachment 1).

Option 1

This option provides for a commercial offering to be positioned approximately 40m to the south of the Beach Cafe. The siting of the building in this way would ensure that access to views from the approved caravan park chalets will be minimised.

Under this option, the internal floor-area of the development would be slightly less than the existing Beach Cafe with the intention being to provide an alternative offering in the foreshore while minimising built form. A timber deck would provide connection to the Beach Cafe and allow for additional seating for customers and visitors. An ablutions facility would be available to the public as part of this option.

Option 2

In this option the commercial offering would be positioned slightly closer to the Beach Cafe with the development footprint to be similar to that of the existing Beach Cafe. The siting of the building in this scenario would limit potential impacts on views for the approved chalets at the caravan park. A timber deck would provide connection to the Beach Cafe and allow for additional seating for

customers and visitors. An ablutions facility would be available to the public as part of this option.

Option 3



This concept presents a commercial offering to effectively adjoin the Beach Cafe, to be positioned on the existing elevated paving area. The development footprint would be similar to that of the Beach Cafe, and it could be expected that in this location, the building would likely impact on westward views from the future caravan park chalets. A timber deck would provide connection to the Beach Cafe and allow for additional seating for customers and visitors. An ablutions facility would be available to the public as part of this option.

Other Options

Although not specifically presented in option form, the public could comment on and preference certain components of each option or choose not to preference specific options i.e. the commercial floor space. Council is not obliged to approve any specific option or component thereof should Council so decide. Council could also have further studies commissioned i.e. economic impact and / or commercial best use studies to inform the masterplan.

CONSULTATION

It is proposed that the foreshore masterplan be advertised for public comment over a period of 42-days. This is consistent with standard practice for advertising of higher level planning documents such as structure plans, which under clause 18 of the *Planning and Development (Local Planning Schemes) Regulations 2015* requires that a minimum period of 42 days be available for public comment.

STATUTORY ENVIRONMENT

N/A

POLICY IMPLICATIONS

Local Planning Policy 9.13 – Jurien Bay Foreshore Commercial Development Plan

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 Bay Foreshore.*
- *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.*

Coastal Hazard Risk Management Adaptation Plan

The Shire's CHRMAP was adopted by Council in June 2018 and has the following purposes:

- *to ensure that development and the location of coastal facilities takes into account coastal processes, landform stability, coastal hazards, climate change and biophysical criteria;*
- *to guide the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities; • to provide for public coastal foreshore reserves and access to them on the coast; and*
- *to protect, conserve and enhance coastal zone values, particularly in areas of landscape, biodiversity and ecosystem integrity, indigenous and cultural significance.*

FINANCIAL IMPLICATIONS

The cost of engaging UDLA to prepare the revised Foreshore Masterplan has been approximately \$15K to-date.

STRATEGIC IMPLICATIONS*Shire of Dandaragan Council Plan*

Council Priorities	Initiative
Community	We have accessible community spaces and infrastructure which supports social connections
Infrastructure	Review and update the Jurien Bay and Cervantes Foreshore Masterplans

Jurien Bay Growth Plan

Action 26 - The future management and development of the foreshore reserves needs to ensure that opportunities for tourism and recreational use are optimised.

Local Planning Strategy 2020

Economy - Strategic Directions Support growth of the tourism sector by assisting operators to provide a range of products to cater for differing consumer experiences and expectations.

Environment and Natural Resources - Actions Ensure planning proposals in the coastal hazard risk area, as identified in the local planning scheme, mitigate or manage risks in accordance with the Shire of Dandaragan Coastal Hazard Risk Management and Adaptation Plan and State policy.

10.4.5 Townscape Quality

The Shire will develop individual plans for Jurien Bay and Cervantes that explore the identity of each town and develops ways in which this identity can be reflected in the style, appearance and quality of public spaces. This could include elements such as plantings, artwork, signage, colour schemes, street and park furniture and landscaping.

ATTACHMENTS

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

- *Attachment 1: Jurien Bay Foreshore Masterplan Concepts (Doc Id:)
- Attachment 2: 2020 Jurien Bay – Cervantes Foreshore Masterplan Report (Doc Id: SODR-877026889-11095)

(Marked 9.3.1)

**Attachment to come*

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council endorses the draft Jurien Bay Foreshore Masterplan Concepts for the purpose of undertaking public consultation over a minimum period of 42 days.

9.3.2 PROPOSED BEACHRIDGE ESTATE LOCAL DEVELOPMENT PLAN - LOTS 929-933, 943-947 AND 1939 – 1942 BEACHRIDGE DRIVE AND LOTS 934-938 AUTUMN WAY, JURIE BAY

Location:	Lots 929-933, 943-947 and 1939-1942 Beachridge Drive, and Lots 934-938 Autumn Way, Jurie Bay
Applicant:	Lorraine Elliott Planning Services on behalf of Ardross Estates Pty Ltd
Folder Path:	SODR-1262144384-31356
Disclosure of Interest:	Nil
Date:	6 October 2025
Author:	Monica Sullivan, Strategic Planning Coordinator
Senior Officer:	Louis Fouché, Executive Manager Development Services

PROPOSAL

The purpose of this report is for Council to consider advertising a draft Local Development Plan (LDP) prepared for 19 lots in Beachridge Estate. The lots are zoned 'Special Development Area 1' under the Shire's Local Planning Scheme No. 7 (LPS7), with development to be in accordance with the Turquoise Coast Area 1 Structure Plan. The Structure Plan shows the subject land as 'Residential' with a density coding of 'R40.' The LDP proposes variations to the Deemed to Comply provisions of the Residential Design Codes (R-Codes), as well as some additional requirements regarding building design.

Council is further requested to grant delegation to the Chief Executive Officer to approve the LDP at the conclusion of advertising. This delegation would be subject to no objections being received during the advertising period that raise valid planning concerns, and no significant modifications resulting from either the public advertising or the Western Australian Planning Commission (WAPC) assessment.

BACKGROUND

Under the current State Planning Framework, a LDP is a mechanism used to coordinate and assist in achieving better built form outcomes by linking lot design to future development. It can facilitate the design and coordination of development upon small and highly constrained lots, and supplement development standards contained within local planning schemes and the Residential Design Codes (R-Codes).

Under the *Planning and Development (Local Planning Schemes) Regulations* (the Regulations) local government is the approving authority for LDPs, unless approval from the WAPC is required. WAPC approval is required when the LDP seeks to vary Deemed-to-Comply provisions of the R-Codes beyond what is permitted under Clause 3.4.2(a) of the R-Codes. In this case, as the proposed LDP seeks to vary Element 5.4.1 - Open Space, WAPC approval of the LDP will be required prior to Shire endorsement. The approval period for LDPs under the Regulations is 10 years.

The Regulations require that a LDP is advertised for a minimum period of 14 days. As Shire officers do not have delegated authority to advertise LDPs, Council is requested to determine whether advertising of the LDP is appropriate.

Lots that are proposed to be included within the LDP are shown in the figure below.



Lots on Beachridge Drive and Autumn Way included in LDP area.

The draft LDP is included as Attachment 1 to this report. The planning consultant's letter of justification is included as Attachment 2.

The Applicant has also provided three indicative house designs showing how the provisions of the LDP can be achieved. Two are of modular construction (a single storey and a double storey option) and one is of traditional construction. These designs will not form part of the LDP or be required to be used, rather, they provide an example of the scale and form of development that would be permitted under the LDP. The indicative house designs are included as Attachment 3.

COMMENT

The table below summarises the key changes to the Deemed-to-Comply provisions of the R-Codes that are proposed under the LDP with comment on their suitability.

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R-Codes Element	Deemed-to-Comply Provision	LDP Provision	Officer Comment
5.1.4 - Open Space	45% of lot area	Minimum of 35% for 13 lots. Minimum of 40% for 1 lot No change to Deemed-to-Comply for 5 lots	Supported, refer below.
5.1.2 - Street Setback	4m minimum, can be reduced by 50% in some circumstances	3m minimum, excluding window incursions. No further reduction permitted.	Supported, refer below.
5.1.3 - Lot boundary setbacks	Nil setback for two site boundaries for 2/3 the length of the boundary behind the front setback	Nil setback for one side boundary only, full length of the boundary behind the front setback.	Supported, refer below.
5.1.3 - Lot boundary setbacks	Second storey side setback dependant on length and height of wall - minimum for two storey house (6m wall height) would be 1.2m for 9m wall length	Second storey setback to be a minimum of 2m where there is a boundary wall at ground level.	Supported. Reduces building bulk and limits overshadowing onto adjoining lot.
5.1.3 - Lot boundary setbacks	Side setback determined by length and height of wall and window placement – generally 1.5m with windows	2m for primary internal living space and outdoor living area (where positioned in north-facing location)	Supported. Allows for maximum northern sun exposure.
5.2.1. - Setback of Garages and Carports	Can be located along any street frontage. Minimum setback of 1.5m from secondary street	Must be located along rear laneway and location specified on LDP. Minimum setback of 0.5m from secondary street.	Supported. Consistent design to maximise passive surveillance of primary street and open space.
5.2.1. - Garage width	Must be no more than 50% of the frontage for single storey house	Minimum width of 6m (50% of frontage for smallest lots)	Supported. Limits parking of vehicles on verges.
5.4.4 - External Fixtures, Utilities and Facilities	No external storage area required for single house	Minimum 6m ² internal storage in garage/carport	Supported. Allows for storage needs to be met as sheds unlikely to be constructed given lot areas.

Reduction in Open Space

The LDP proposes reductions in open space for 14 of the included lots, or 73% of the development. The variations proposed range from 5% (one lot) to 10% (13 lots). The Applicant has stated that

the reduction in open space will allow for housing to be constructed on the lots that is consistent with the size and configuration that is typical in Jurien Bay and provides adequate area for vehicle parking and storage without compromising amenity.

It is noted that the proposed variation is the maximum that will be supported and is based on the largest footprint of the three indicative designs proposed (the double storey modular). If the cottage house design (or similar) was selected, the amount of open space would be 39% on the smallest lot, and would be 43% on the midsize lots, a variation of only 2% from the Deemed-to-Comply provisions.

The original LDP did not reflect the difference in variation due to the differing lot sizes (stating 35% variation for all lots), and the Applicant has requested that it be updated accordingly prior to advertising, which is set out in the Officer's recommendation below.

The variation has been assessed against the Design Principles of the R-Codes and is considered suitable for the following reasons:

- The rear garage and access configuration means that no open space is occupied by driveways and vehicle parking, which is common in a standard house design. While reduced in area, the amount of open space provided is capable of active and passive recreational use.
- The proposed 3m front setback is consistent with the surrounding lots in Beachridge Estate and is sufficient to provide an attractive streetscape with landscaping and vegetation.
- The size and configuration of the outdoor living areas meets the R-Codes' requirements, providing opportunities for outdoor pursuits.
- The increased side setback distance from one boundary to the primary living space and alfresco area along the northern exposure ensures adequate sunlight to dwellings.

Reduced Front Setback

The LDP proposes that the front setback be reduced from 4m to 3m. This allows for housing to be brought slightly forward to encourage more active open space in the rear yard, whilst still allowing for lawn and landscaping to create a pleasing streetscape.

Whilst this variation is 1m less than the Deemed-to-Comply provisions, Clause 2.1(iii) of Element 5.1.2 of the R-Codes typically allows for a further 50% reduction in front setback, down to 2m for R40 coded lots, if certain criteria are met. It is not the LDP's intention to allow for further reduction in setback from 3m, and a 1.5m front setback is not supported. Therefore, it is requested that the draft LDP is modified prior to advertising, to clarify this.

The variation has been assessed against the Design Principles of the R-Codes and is considered suitable for the following reasons:

- A 3m front setback is consistent with the established streetscape in Beachridge Estate and continues the existing character of the area.
- The setback will not adversely impact the privacy of lots, particularly as the LDP relates to elevated blocks requiring stair access to the primary street.
- As parking and vehicle access are located to the rear of the lots, there will be uninterrupted passive surveillance of the street from the dwelling, particularly as each dwelling will be required to have a porch or verandah along the primary street frontage.

Side Setbacks

The LDP allows for a slightly elongated nil setback along one side boundary than what is permitted in the Deemed-to-Comply provisions. This reflects that all garages / carports are required to be constructed on the boundary and allows for building bulk to be concentrated on one side, with a more generous setback required on the other side of the lot for increased solar access and ventilation to the primary living space and outdoor living area.

Under the Deemed-to-Comply provisions for the R-40 code, a nil setback can be permitted for up to 2 site boundaries. As it is intended that the nil setback be applied to one boundary only, it is requested that the LDP is modified prior to advertising to clarify this.

The side setback variation has been assessed against the Design Principles of the R-Codes and is considered suitable for the following reasons:

- The variation is only a minor increase in what is permitted under the R-Codes, and will not unreasonably increase building bulk or limit sunlight and ventilation on adjoining properties (particularly as these properties have increased setback requirements adjoining the boundary wall).
- The variation makes more effective use of space for outdoor living.
- No overlooking is possible in a single storey house (as fill is not permitted), and a double storey house would be required to comply with the overlooking provisions of the R-Codes.

Elements not Covered in the R-Codes

The LDP also includes some design elements that are not covered in the R-Codes, including:

- Minimum ceiling height of 2.7m for habitable rooms at ground level;
- Minimum roof pitch of 24 degrees, however other roof forms such as skillion roofs (minimum 3 degree pitch) are permitted if they complement the coastal setting.
- Floor level of dwellings to be a maximum of 150mm above the front stair landing.
- Fencing installed by the developer not to be modified or removed without approval.

These design elements are supported as they will facilitate comfortable dwellings and lead to a consistent streetscape, with all dwellings at similar levels to limit any overlooking and additional fill.

Conclusion

Based on the above, the draft LDP is considered appropriate, and it is recommended that Council proceed with public advertising, subject to some minor modifications as set out in the Officer's recommendation.

CONSULTATION

Should Council support the advertising of the draft LDP, the proposal will be forwarded to adjoining landowners along Autumn Way who have the potential to be directly impacted by its implementation. The LDP will also be available for inspection via the Council website. An advertising period of 14 days is proposed, which is in accordance with the Regulations.

The draft LDP was previously forwarded to the Department of Planning, Lands, and Heritage (DPLH) for preliminary feedback. DPLH feedback has been considered in the drafting of this report.

After advertising has concluded, the LDP will be forwarded to the DPLH for formal consideration by the WAPC. Should the WAPC resolve to support the LDP, the Shire will be able to endorse the document, therefore delegation to the CEO is sought for this.

STATUTORY ENVIRONMENT

Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2 Deemed provisions for local planning schemes

46. Term used: local development plan

In this Part — local development plan means a plan setting out specific and detailed guidance for a future development including one or more of the following —

- (a) site and development standards that are to apply to the development;

- (b) specifying exemptions from the requirement to obtain development approval for development in the area to which the plan relates.

47. When local development plan may be prepared

A local development plan in respect of an area of land in the Scheme area may be prepared if —

- (a) the Commission has identified the preparation of a local development plan as a condition of approval of a plan of subdivision of the area; or
- (b) a local planning policy or structure plan requires a local development plan to be prepared for the area; or
- (c) another provision of this Scheme requires a local development plan to be prepared for the area; or
- (d) the Commission and the local government considers that a local development plan is required for the purposes of orderly and proper planning.

48. Preparation of local development plan

(1) A local development plan must —

- (a) be prepared in a manner and form approved by the Commission; and
- (b) include any maps or other material considered by the local government to be necessary; and
- (c) set out the following information —
 - (i) the standards to be applied for the buildings, other structures and works that form part of the development to which it applies;
 - (ii) details of the arrangements to be made for vehicles to access the area covered by the plan.

(3) A person may make an application to the local government for a local development plan prepared by the person in the circumstances set out in clause 47 to be assessed and advertised if the person is —

- (a) a person who is the owner of any or all of the land in the area to which the plan relates; or
- (b) an agent of a person referred to in paragraph (a).

50. Advertising of local development plan

(1) The local government must, within 28 days of preparing a local development plan or accepting an application for a local development plan to be assessed and advertised —

- (a) advertise the proposed local development plan in accordance with subclause (2); and
- (b) seek comments in relation to the proposed local development plan from any public authority or utility service that the local government considers appropriate.

(2) The local government —

- (a) must advertise the proposed local development plan by publishing in accordance with clause 87 —
 - (i) the proposed local development plan; and
 - (ii) a notice of the proposed local development plan; and
 - (iii) any accompanying material in relation to the proposed local development plan that the local government considers should be published; and
- (b) may also advertise the proposed local development plan by doing either or both of the following —
 - (i) giving notice of the proposed local development plan to owners and occupiers who, in the opinion of the local government, are likely to be affected by the approval of the plan;

(5) The period for making submissions specified in a notice under subclause (4)(b) must not be less than the period of 14 days after the day on which the notice of the proposed local development plan is first published under subclause (2)(a)(ii).

52. Decision of local government

(1) Following consideration of a proposed local development plan, including any amendments made to the plan to address matters raised in submissions, the local government must —

- (a) approve the local development plan; or
- (b) require the person who prepared the local development plan to —
 - (i) modify the plan in the manner specified by the local government; and
 - (ii) resubmit the modified plan to the local government for approval; or
- (c) refuse to approve the plan.

(1A) The local government must not approve a local development plan under subclause (1) if —

- (a) the local development plan amends or replaces a deemed-to-comply provision of the R-Codes; and
- (b) under the R-Codes, the Commission's approval is required for the local development plan; and
- (c) the Commission has not approved the local development plan

56. Effect of local development plan

(1) A decision-maker for an application for development approval in an area that is covered by a local development plan that has been approved by the local government must have due regard to, but is not bound by, the local development plan when deciding the application.

57. Duration of approval

(1) The approval of a local development plan has effect for a period of 10 years commencing on the day on which the local government approves the plan, or another period determined by the local government, unless the local government earlier revokes its approval.

POLICY IMPLICATIONS

WAPC Framework for Local Development Plans

1.2 A local development plan is to be used in limited situations to guide and coordinate development outcomes for a particular site and is not to be used purely as a means to vary the deemed-to-comply provisions of the R-Codes. It is only to apply to specific lots, or group of lots, and not to entire housing estates or subdivision stages within a development.

1.3 Schedule 2, Part 6, clause 47 of the Regulations sets out the instances when a local development plan is to be prepared and submitted to the local government for approval. It is a document to which the local government may give due regard when making decisions in respect to the development of land within the local development plan. They generally are not to be used to inform subdivision layout.

1.4 To expand on clause 47 of the Regulations, a local development plan may be prepared in the following circumstances:

- lots with an area less than 260m² and irregularly configured lots;
- lots where specific vehicle access and egress control is required;
- lots abutting public open space;
- local and neighbourhood centres;
- lots that have been identified to accommodate a future change of use;
- lots with particular site constraints (e.g. steeply sloping land); and
- to address noise buffer and amelioration requirements.

In this case, the LDP is considered appropriate as specific vehicle access control is required (i.e. that all lots have vehicle access from the secondary street frontage), and lots abut Public Open Space and Foreshore Reserves.

FINANCIAL IMPLICATIONS

Under Council's Fees and Charges, the fee associated with assessing and advertising a LDP is to be charged at a per-hour basis, in accordance with the hourly rates established under the *Planning and Development Regulations 2009*. A fee of \$3,837 has been levied and paid by the Applicant.

STRATEGIC IMPLICATIONS

Local Planning Strategy 2020

4.1 - Settlement Planning – Strategic Directions

General

1. Promote and support urban growth and infill in a manner that concentrates settlement and growth in and around the four existing townsites, the rural hinterland and rural areas.

Jurien Bay

6. Recognise Jurien Bay as the regional centre providing services and facilities to serve the wider regional community.
7. Plan for an aspirational population of 20,000+.
8. Acknowledge that there are sufficient vacant lots and land zoned for residential land use to satisfy demand beyond 15 years.

Actions

2. Support staged development of identified residential expansion areas in accordance with the Turquoise Coast and North Head structure plans, subject to availability of utility infrastructure.

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	Our Shire has a contemporary land use planning system that responds to and creates economic opportunities

ATTACHMENTS

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

- Attachment 1: Draft Local Development Plan (Doc ID: SODR-1262144384-31581)
- Attachment 2: Consultant Submission – Draft Local Development Plan (Doc ID: SODR – 1262144384-31582)
- Attachment 3: Indicative House Designs Combined (Doc ID: SODR-1262144384-32504)

(Marked 9.3.2)VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION**That Council:**

- 1. Requires the draft Local Development Plan (LDP) for Lots 929-933, 943-947 and 1939-1942 Beachridge Drive, and Lots 934-938 Autumn Way, Jurien Bay to be modified as follows:**
 - a. Replace Design Provision 1 with the following table:**

1. Open Space Provision	
Lots 929-931, 934-938, 943-947	35% minimum open space
Lot 932	40% minimum open space

- b. Replace Design Provision 2 with the following:**
“The minimum building setback (including porches / verandah or covered areas) from the primary street is a minimum of 3m. A further setback reduction of 50%, as set out in C2.1(iii) of Element 5.1.2 of the R-Codes, is not permitted.”
 - c. Delete Design Provision 4, as this is in accordance with the Deemed-to-Comply provisions.**
 - d. Modify Design Provision 5 to state:**
“Nil setbacks for some dwellings are permissible to one side boundary at ground level only, as shown on the LDP for a maximum length prescribed by the primary street setback and the garage location. Nil side setbacks for dwellings are not permitted for any road and laneway side boundaries.”
- 2. Subject to the required modifications being completed, approves the advertising of the draft Local Development Plan for a minimum period of 14 days.**
- 3. Delegates to the Chief Executive Officer the power to approve the draft Local Development Plan further to endorsement from the Western Australian Planning Commission (WAPC), subject to no objections being received during the advertising period that raise valid planning concerns, and no significant modifications resulting from either the public advertising or the WAPC assessment.**

9.3.4 PROPOSED APPLICATION FOR DEVELOPMENT APPROVAL – RENEWABLE ENERGY FACILITY – YATHROO WIND FARM AND BATTERY ENERGY STORAGE SYSTEM

Location:	Various Lots, Yathroo and Mimegarra
Applicant:	Neoen Australia Pty Ltd
Landowner:	Various
File Path:	SODR-1262144384-30167
Disclosure of Interest:	Nil
Date:	6 October 2025
Author:	Monica Sullivan, Strategic Planning Coordinator
Senior Officer:	Louis Fouché, Executive Manager Development Services

PROPOSAL

The purpose of this report is for Council to consider granting development approval for a renewable energy facility referred to as the 'Yathroo Wind Farm,' located on 15,617ha of land comprising 63 land parcels in the localities of Yathroo and Mimegarra. The application proposes the following permanent elements:

- 65 wind turbines with a hub height of up to 170 m above ground level ('AGL') and a tip height, or total overall height, of 261 m AGL. The maximum total production capacity of the turbines will be 500 MW.
- Three meteorological masts with a total height of 170m AGL each;
- Two communications towers, with a total height of 85 m each;
- A Battery Energy Storage System (BESS) with a capacity of 400MW/3200MWh, proposed to be situated on 9479 Brand Highway, Mimegarra. The BESS will occupy a footprint of up to 24 ha and comprise up to 896 battery containers, 224 transformers, 16 ring main units, lightning protection masts, an Operations and Maintenance (O&M) building, access roads, car parking, firewater tanks and security fencing.
- Two wind farm substations, occupying a footprint of up to 1.5 ha, comprising HV switchgear and metering equipment, HV step-up transformers, harmonic filters, capacitor banks, Western Power relay equipment, Medium Voltage (MV) switchgear, lightning protection masts, and security fencing.
- A Western Power terminal, proposed to be located at one of two locations, either next to the BESS or on Lot 1 on Diagram 54772, located approximately 2km to the south. The Western Power terminal will occupy a footprint of up to 5 ha and comprise HV busbars, circuit breakers, disconnectors, transmission towers, current transformers, voltage transformers, surge arresters metering equipment; Western Power relay equipment including secondary systems for protection, metering and automation including a Relay Room to house sensitive equipment, lightning protection and security fencing.
- Up to 710 km of underground cabling, laid in trenches, connecting the turbines to the substation.

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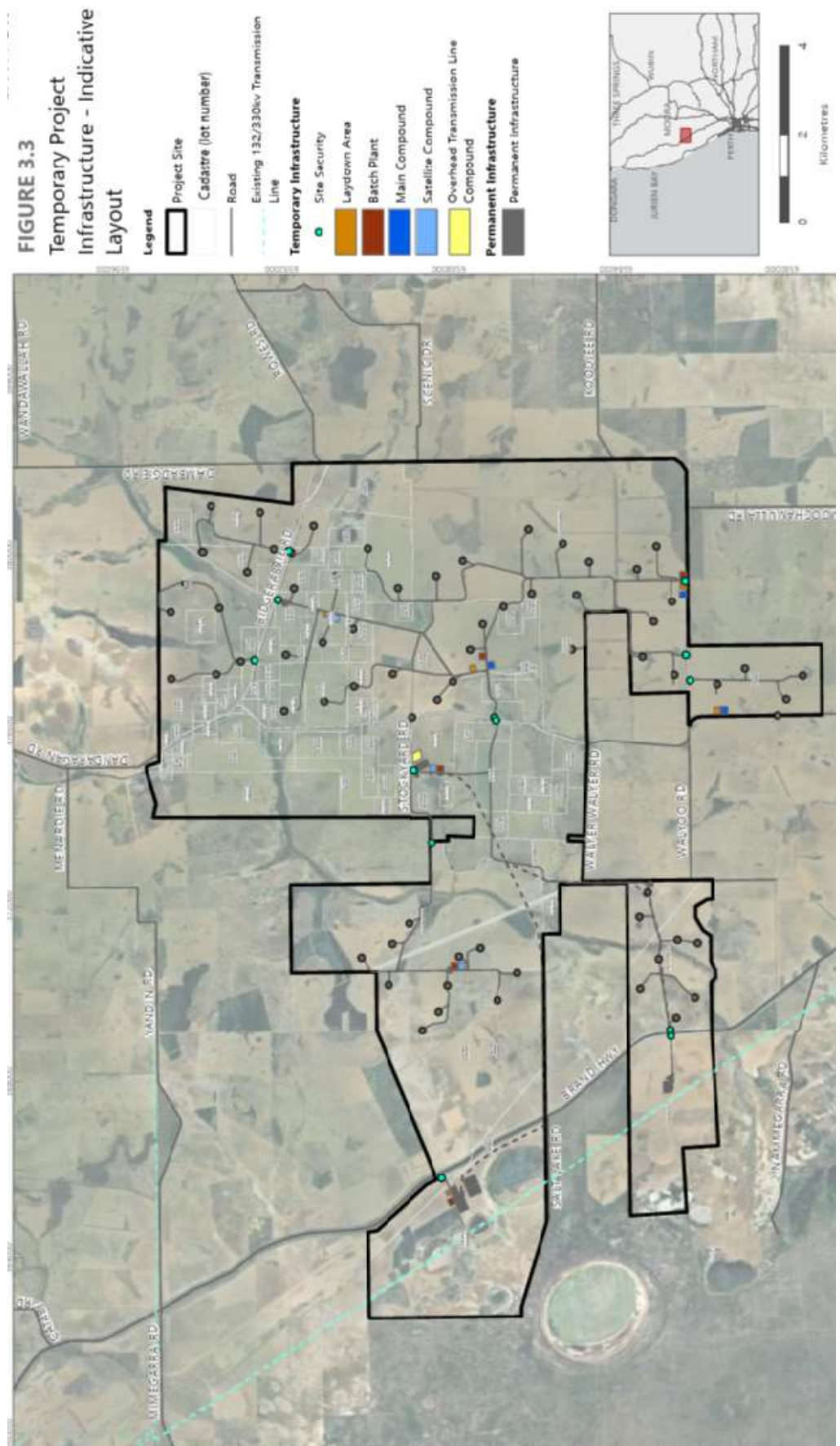
- Up to 14 km of overhead power lines, connecting to one of two substations and the existing Western Power 132/320 kV double circuit transmission line. Power line structures will generally be up to 60m tall and spaced at 250m to 500m intervals.
- A wind farm Operations and Maintenance building, stores building, internal access tracks, fire water tanks and a turkey nest dam with a capacity of up to 1000m³ of water.

The locations of the proposed turbines, BESS and supporting infrastructure are shown in the figure below.

The application also proposes a number of temporary elements, including:

- Up to 3 main compounds of 4 ha each, comprising temporary office and stores buildings, parking for workers, and a large, fenced, graded / hardstand area for storage of wind farm components.
- Up to 4 satellite compounds of up to 2.25 ha each, also comprising temporary office and stores buildings and fenced laydown areas;
- Up to 5 dedicated laydown areas, with dimensions of 150m x 150m;
- Temporary turbine hardstands, which will be cleared and graded areas to support the construction of the crane boom and the laydown of blades prior to lifting. Two hardstands are proposed at each turbine with dimensions of 150m x 15m for the crane boom and 90m x 20m for the laydown area;
- Up to 5 demountable concrete batching plants, each with a total capacity of up to 240m³/h, including concrete truck loading hardstands, loading bays, hoppers, cement and admixture silos, a water tank, stockpiles and in-ground water recycling.

The locations of the temporary infrastructure are shown in the figure below:



Location plan of proposed temporary wind farm infrastructure at various Lots in Yathroo and Mimegarra.

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BACKGROUND

The proposed renewable energy facility will be constructed on portions of the following lots, which are all zoned 'Rural' under the Shire's *Local Planning Scheme No. 7* ('LPS7'). 9479 Brand Highway and Lot Lot 1 on Diagram 54772, located on the western side of the Brand Highway, are also located within Special Control Area No. 1 (SCA1) - Bassendean Sands.

Lot	Plan / Diagram	Street Address
8	47960	1202 Dandaragan Road, Yathroo
3434	159966	796 Dandaragan Road, Yathroo
1	D54772	-
2	D54772	8908 Brand Highway, Yathroo
3828	209669	9294 Brand Highway, Yathroo
550	246492	-
M457	3051	-
82	419507	-
643	247950	-
642	247951	-
330	245050	-
660	249931	-
182	228030	-
M1151	D4939	-
188	245061	-
3830	209669	9479 Brand Highway, Mimegarra
2	60276	-
3	60276	-
M458	3048	1468 Dandaragan Road, Yathroo
641	247952	-
152	245062	-
994	107510	-
285	245044	-
483	245174	-
481	245180	-
482	245181	-
250	245182	-
645	247948	-
331	245051	-
151	228030	-
202	228030	-
209	228030	-
232	228030	-
638	247949	-
639	247963	-
433	245189	-

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343	246423	-
551	246479	-
631	247958	-
640	247960	-
632	247962	-
286	246419	-
661	249929	-
M460	3048	-
M461	3051	-
M639	3048	-
488	245179	-
521	245188	-
522	245159	-
524	245160	-
630	247953	-
634	247959	-
662	249929	-
523	245158	-
106	228030	-
107	228030	-
200	228030	-
12	419508	-
81	419507	-
M1152	D5022	-
M1129	D4942	-
108	228030	-
109	228030	-

Table 1 - Lots included within Yathroo Wind Farm project area

Council has previously determined that a 'renewable energy facility,' which is a use not listed under LPS7, is consistent with the objectives of the 'Rural' zone in accordance with Clause 3.4.2 a) of LPS7. This determination was upheld most recently in relation to the proposed expansion of the Parron Wind Farm in December 2024. It is recommended that procedurally this determination be confirmed for the subject application.

The Applicant has submitted elevation drawings of the turbines, meteorological masts, and communications towers, and an indicative site plan and elevation drawings for the BESS. These are provided in Attachment 1. The development application is supported by the following technical reports which are provided in Attachment 2:

- Development Application Report;
- Preliminary Decommissioning and Rehabilitation Management Plan;
- Preliminary Construction Environmental Management Plan;

- Community and Stakeholder Engagement Plan;
- Flood Modelling Study;
- Noise Impact Assessment;
- Landscape and Visual Impact Assessment;
- Traffic Impact Assessment;
- Heritage Due Diligence Assessment;
- Aviation Impact Assessment;
- Bushfire Management Plan;
- Electromagnetic Interference Assessment;
- Shadow Flicker and Blade Glint Assessment;
- Detailed and Targeted Flora and Vegetation Assessment;
- Basic and Targeted Fauna Assessment (submitted subsequent to Further Information Request);
- Bushfire Risk Report (submitted subsequent to Further Information Request); and
- Assessment Against Country Fire Authority Victoria's 'Design Guidelines and Model Requirements – Renewable Energy Facilities.' (submitted subsequent to Further Information Request).

COMMENT

The site layout prepared by Umwelt on behalf of the proponent has been drafted based on the findings of all technical studies completed for the development to date. As a result, the proponent's criteria for identified turbine locations are based on the least impact in terms of cultural heritage importance, impact on native vegetation, flora and fauna; and potential adverse effects on adjoining property owners, whilst still maintaining an optimal energy generation outcome for the development.

There are no relevant site and development requirements associated with development in the 'Rural' zone to be considered under LPS7. However, the proposed has been assessed against the provisions of the 'Renewable Energy Facilities' Local Planning Policy and has been deemed compliant with the policy.

Two of the associated project lots, which are on the western side of the Brand Highway and include the site of the proposed BESS, substation, and Western Power terminal, are included in SCA1 – Bassendean Sands. The objectives of the SCA under Clause 5.2.2 of LPS7 are:

- A) *to avoid land uses and development of a type and intensity that would impact on native vegetation, wetlands and their buffers, and groundwater quantity and quality; and*
- B) *to ensure that future land uses in the area do not degrade the area.*

The proposed infrastructure will be located in cleared areas of the site, and the proponent has advised that no ground disturbing works

will occur within 50 m of mapped wetland boundaries. Furthermore, no groundwater abstraction is proposed within the SCA.

Potential impacts on wetlands and their buffers from surface water runoff will need to be carefully managed.

The following matters are considered relevant to the assessment of the proposal and will be addressed in detail.

- Visual impact;
- Aviation safety impact;
- Noise impact;
- Environmental impact, primarily related to vegetation clearing, flora and fauna, and surface water management.
- Risk Management arrangements, particularly regarding bushfire and the BESS;
- Aboriginal and historic heritage impact;
- Electromagnetic interference;
- Shadow flicker and blade glint impact;
- Traffic impact and maintenance of Shire roads;
- Temporary construction facilities, notably concrete batching plants; and
- Workforce Accommodation.

Visual Impact

A Landscape and Visual Impact Assessment (LVIA) was completed for the project area and approximately 30kms beyond, which considered the impact of the proposed development on views and visual receptor audiences around the project site. The LVIA defined nine Landscape Character Types (LCTs) and included 16 viewpoints from various locations.

The LVIA concluded that there would be direct moderate, not significant impact on one LCT (Central Coast and Midlands Wheatbelt Rural and Forested Uplands) due to the influence of wind turbines on localised parts of the broad-scale rural landscape. However, this LCT is already modified by existing wind farm infrastructure. Minor, not significant impact was also identified in one LCT (Caren Caren Brook) within the site, due to the accommodation of access tracks. No direct impact was identified on any areas denoted as having high scenic amenity value and impacts on the other LCTs were considered indirect.

Furthermore, there are no significant impacts to identified visual receivers, except for passing motorists on a short, 2km section of the Brand Highway where it passes through the project site and very close (<1km) views toward two wind turbines are possible. However, wind turbines associated with the Yandin wind farm are already visible from nearby sections of the Brand Highway at similar distances.

However, the LVIA does acknowledge that the project will introduce significant change in views at localised scales. This includes changes from the introduction of elements such as the substation and BESS, as these will 'introduce additional large-scale infrastructure into the rural landscape.' Whilst visual mitigation options are generally not practicable for the turbines due to their extreme height, it is considered that screening landscaping can and should be implemented to reduce the visibility of the substation, BESS, and Western Power terminal from adjoining properties and public roads. Therefore, a condition of approval is recommended requiring a landscaping plan to be prepared and implemented to reduce the visual impact of the substation, BESS, and Western Power terminal on the amenity of the locality.

Aviation Safety

An Aviation Impact Assessment ('AIA') was undertaken and referred to the relevant aviation authorities.

Key findings and recommendations from the AIA are summarised below:

- The proposed development satisfies the planning provisions and will not create incompatible intrusions or compromise the safety of existing airports and associated navigation and communication facilities.
- There is one unnamed uncertified aerodrome (associated with a landowner involved in the project) identified within 3 nautical miles (nm) of the project site. Based on mapping included in the AIA, it appears this aerodrome is 1.2km from the closest turbine.
- The wind turbines would impact the Grid LSAT, which would need to be raised by 100 ft to 2800 ft AMSL. This change was supported by AirServices Australia and CASA and will need to be actioned by the proponent at a suitable time.
- The AIA initially identified that the project would impact three (3) air route LSATs, which was an issue originally objected to by CASA. However further dialogue between the proponent, AirServices Australia and CASA have clarified that no air routes would be impacted.
- The AIA concluded that obstacle lighting on the turbines was not required to satisfactorily address the risk of aircraft collision with a wind turbine. However, it states that CASA would make this determination, given the objects are more than 100 m AGL. CASA has recommended that lighting be installed on the turbines as they will be located up to 356 feet within navigable airspace. This will be a condition of approval, with allowance for further consultation with CASA about the most appropriate way to ensure aircraft safety is maintained.

It is noted that a local aerial spraying contractor expressed concern about continuing operations in proximity to the wind farm, and recommended the development of a formal operating procedure outlining how aerial operations could safely continue. As landowner submissions and DFES also raised concern about the potential impact of the turbines both on agricultural and aerial firefighting operations, this is considered a valid request and has been included as a condition of approval.

Noise Impact

The Noise Impact Assessment (NIA) states that background noise monitoring was undertaken at seven (7) locations in proximity to the wind farm from January – March 2025. All background levels were below 30 dBA and therefore had no influence on the derivation of wind-dependent noise criteria, with the exception of one residence, which recorded high levels of extraneous noise from mechanical plant on the property.

Noise modelling was then undertaken, which predicted that the noise levels at all uninvolved residences would not exceed the Environmental Protection (Noise) Regulations 1997 (Noise Regulations) limits of 35dB(A). Among involved dwellings, 5 dwellings are predicted to have minor exceedances of 1dB(A) (4 properties) and 3dB(A) (1 Property). Noise modelling was also undertaken for the BESS and predicted compliance with the assigned levels for all dwellings.

The NIA was forwarded to the Department of Water and Environmental Regulation (DWER) for review. DWER provided a report which generally supported the methodology used and conclusions drawn, with the exception of the permissible noise criteria used for associated dwellings, which was set at 45dB(A). DWER advised that previously noise sensitive receivers on a development site were considered to be within the noise sensitive premises, such that the assigned noise levels did not apply. However a level of 40dBA has been recommended for previous projects to provide some protection to health and amenity. The appropriate way of assessing involved receivers is being discussed at a State government level, and it is not considered the role of the Shire to determine how the Noise Regulations are interpreted. As such, a condition of approval will require noise levels to comply with the Noise Regulations.

DWER also queried the methodology used to calculate combined emissions from the wind turbines and the BESS. To clarify the impact, the proponent has committed to undertaking a post-development noise monitoring program within the first 6 months of operations, to quantify levels and demonstrate compliance with the Noise Regulations. The noise monitoring program will also identify

suitable mitigation actions, if required. This will be a condition of approval.

Environmental Impact

Due to the significance of the proposed development, the proponent has advised that the development will be referred to the Environmental Protection Authority under Part IV of the *Environmental Protection Act 1986*. This referral will ensure that a comprehensive assessment of the environmental impacts of the proposal is undertaken. Notwithstanding this, key environmental considerations are briefly summarised below.

Vegetation Clearing

The development application report states that 86% of the project area (which equates to a total of over 13,500 ha) is already cleared land that is predominantly used for agricultural activities. The current layout will require clearing of 15 ha of native vegetation, 8 ha of planted native vegetation, and 5 ha of isolated trees. The majority of the vegetation proposed to be removed is considered to be in degraded condition.

The proponent has advised that the majority of trees that are potentially suitable for Carnaby's Black Cockatoo nesting area have been surveyed. All Rank 1 (trees with activity at hollow observed) and Rank 2 (trees with hollows of suitable size with chew marks visible) will be preserved, and any trees that have not been surveyed will be surveyed prior to clearing, and avoided if deemed Rank 1 or Rank 2.

A clearing permit will be required to clear vegetation in accordance with the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*.

Fauna Management

A basic and targeted Fauna Assessment was undertaken with three conservation significant fauna species recorded within the project area, being Carnaby's Black Cockatoo, Peregrine Falcon and Wood Sandpiper. The proponent has committed to develop a Bird and Bat Adaptive Management Plan to identify and manage any potential impacts on fauna, and this is recommended as a condition of approval, with the plan to be approved in consultation with the Department of Biodiversity, Conservation and Attractions.

Surface Water Management

There are three significant streams intersecting the project, including Caren Caren Brook and Yathroo Brook. Lake Guraga, which is listed on the Directory of Important Wetlands, is located approximately 1.4km of the project area, and lots on the western side of the Brand Highway are included within SCA1.

The Preliminary Construction Environmental Management Plan contains some recommendations for managing surface water, however given the sensitivity of the area it is recommended that a detailed surface water management plan be prepared as a condition of development approval.

Risk Management Impact

The majority of the project area is identified as a Bushfire Prone Area. The proponent has prepared a Bushfire Management Plan and Bushfire Risk Report, both which have been referred to and supported by the Department of Fire and Emergency Services. A proposed condition of approval will require the recommendations of these plans to be implemented at all times.

The introduction of the BESS introduces additional risks to the project area. Accordingly, DFES recommended that a broader Risk Management Plan be prepared to address risks beyond bushfire, including electrical, chemical, explosion, potential fire spread, mechanical damage, landscape hazards and aerial firefighting. This is recommended as a condition of approval.

DFES further recommended that an Emergency Management Plan be prepared for the development, taking into account various matters. This is recommended as a condition of approval with a corresponding Advice Note.

Aboriginal and Historic Heritage Impact

A desktop Aboriginal and historic heritage assessment (AHHA) was undertaken by Umwelt. This assessment identified one place of historic heritage significance within the project area, being the Yathroo Homestead and outbuildings which are included on the Shire's Municipal Inventory with a Management Category of 1 - Exceptional Cultural Heritage Significance. The Shire commissioned the preparation of an independent Heritage Impact Statement (HIS) by a suitably qualified professional to assess potential impact on the heritage place. The HIS concluded that the proposed development will have no impact on the heritage place.

With regard to Aboriginal Heritage, there are two registered Aboriginal Heritage sites within the project area, both located on the western side of the Brand Highway near the proposed location of the BESS. The AHHA also identified some areas which have a higher likelihood of containing Aboriginal cultural heritage significance, mostly concentrated around the brooks, creeks, lakes and wetlands within and adjacent to the project area. This is consistent with the submission made by the Yued Aboriginal Corporation. The AHHA also identified a high potential for artefact scatters and scarred trees within the project area.

Six (6) previous Aboriginal heritage surveys occurred within the project area, however due to the large size of the area considerable land has not been surveyed. Due to the high potential for Aboriginal heritage sites to exist within the area, and the relatively undisturbed nature of much of the land, The AHHA recommends that pedestrian field surveys be undertaken with Yued Traditional Owner representation, prior to works commencing. It further recommends Yued people are engaged and surveyed to document intangible cultural values. This is recommended as a condition of approval.

It is also noted that the proponent has entered into a Yued Heritage Protection Agreement with the Yued Aboriginal Corporation. Whilst the Shire is not privy to the details of this agreement, an Advice Note will be added to confirm the proponent's commitments under this Agreement.

Electromagnetic Interference Impact

Wind turbines can cause electromagnetic interference (EMI) by emitting electromagnetic energy through their electrical systems. Further, as they are large metallic structures, they can also diffract or partially reflect radio waves.

The EMI assessment submitted with the development application concluded that potential EMI impacts on fixed point-to-point links, trigonometrical stations and survey marks, satellite internet and television services, emergency services communication, wireless internet and CB radio, are not expected or are considered to be minor. There is also a low likelihood of interference with mobile phone coverage. Whilst interference with AM and FM radio signals may be experienced in the immediate vicinity of a turbine, there is a low likelihood of interference at nearby residences.

With regard to television signal, the report identified that 32 dwellings within approximately 5 km of the project area, that are currently receiving weak signals from the Moora, Lancelin, and Perth television broadcast transmitters, may experience interference to those services. The report suggests that coverage maps indicate most dwellings in the vicinity of the project are unlikely to be receiving signals from these transmitters. Notwithstanding this, a proposed condition of approval has been added to offer residents within 5km of a wind turbine a pre-construction and post-construction assessment of television reception, with any loss in reception to be remedied by the proponent.

Western Power advised that the turbines are likely to interfere with a point-to-multipoint link that they operate from a nearby base station, however it is understood that they have made an internal recommendation to reroute the link to an alternative base station to avoid any potential impacts from the development.

Finally, the EMI assessment states that there will be some interference to the Watheroo Weather Radar, which is operated by the Bureau of Meteorology (BoM). The proponent has engaged separately with BoM to undertake a Comprehensive Impact Assessment, in accordance with BoM's procedures, and will work with BoM to identify suitable mitigation strategies should unacceptable impacts be identified. BoM was referred the development application and advised that no further action is required from the Shire.

Shadow Flicker and Blade Glint Impact

A Shadow Flicker and Blade Glint Assessment was undertaken in accordance with the *Draft National Wind Farm Development Guidelines for Australia* (2010). The Draft National Guidelines recommend limits of 30 hours per year on the theoretical shadow flicker duration, and 10 hours per year on the actual shadow flicker duration. 46 dwellings in proximity to the development were included in the modelling.

Based on the assessment, two dwellings, both associated with the project, are expected to experience shadow flicker at or above a moderate level of intensity (a level likely to cause annoyance) within 50 m of the dwelling. However, both dwellings are predicted to experience theoretical shadow flicker durations below the recommended limit of 30 hours per year within 50 m of the dwelling. When considering the likely reduction in shadow flicker due to cloud cover and rotor orientation, the predicted actual shadow flicker durations within 50 m of the dwelling are also below the recommended limit of 10 hours per year.

With regards to blade glint, the assessment states that wind turbine blades must be finished using a low reflective treatment such that reflective glinting from the blade surface or strobing reflections caused by blade rotation is mitigated. This will be recommended as a condition of approval.

Traffic Impact and Maintenance of Shire Roads

It is anticipated that the turbine components will be shipped to site from the Australian Marine Complex at Henderson via the Brand Highway.

Sixteen site access points are proposed, including:

- 3 from the Brand Highway;
- 4 from Dandaragan Road;
- 4 from Bidgerabbie Road;
- 2 from Stockyard Road; and
- 3 from Rowses Road.

A condition of approval is recommended requiring all access points onto the subject land to be constructed, drained, and sign marked

to the satisfaction of the Shire prior to commencement of works on-site, with all costs to be borne by the developer. Access points on the Brand Highway are to be constructed in accordance with Main Roads standards and procedures.

The Transport Impact Assessment (TIA) submitted with the development application proposes an increase in traffic volumes during construction from 20 vehicles per day (vpd) to 98 vpd on Stockyard Road, including Oversize Overmass (OSOM) vehicles, and from 10 vpd to 86 vpd on Bidgerabbie Road. These roads are unsealed, and in their current condition are not considered suitable for the projected heavy vehicle haulage tasks and ancillary increased traffic volumes associated with service trucks and light vehicles. Additionally, there is a significant gap in the assessment of pavement suitability as provided in the road condition report. Upgrades need to occur prior to the construction period as otherwise there is a risk that such roads will deteriorate to an unsafe standard.

Given this, a condition of approval will request that Stockyard Road be sealed for 2.3 kms from the intersection with Dandaragan Road, and that Bidgerabbie Road be sealed between Dandaragan Road and Rowes Road, with the cost of upgrades to be borne by the proponent.

If any unsealed roads are used for construction traffic, the Shire will require all costs of on-going maintenance to be borne by the proponent.

The TIA also recommends upgrading the Dandaragan Road and Stockyard Road intersection to a basic left and basic right treatment, to accommodate the construction traffic. This is recommended as a condition of approval.

A standard condition of approval is proposed requiring preparation of a Road Condition Report, including a dilapidation assessment, which will be repeated at the conclusion of construction, to ensure that any damage to the roads is rectified by the proponent at their cost. A Traffic Management Plan is also recommended as a requirement to ensure road safety will be maintained throughout the construction period and that all relevant approvals and permits are secured from Main Roads.

These recommended conditions are considered suitable to address the matter of vehicular access to the project site and the particulars of the various agreements will continue to be discussed between the proponent, the Shire, and Main Roads WA (where relevant) as the project proceeds.

Temporary Construction Facilities

In addition to the temporary operations, maintenance and staff amenities buildings and laydown areas, the application proposes the construction and use of up to five mobile concrete batching plants. This is an industrial land use which is not generally supported on an on-going basis within the 'Rural' zone. In this case, however, the concrete batching plants can be considered ancillary to the predominant use of the land for a renewable energy facility during the construction phase. Notwithstanding this, it is necessary to assess whether the batching plants will have an adverse impact on adjoining properties.

The Environmental Protection Authority's *Guidance Statement No. 3 – Separation distances between industrial and sensitive land uses* requires a 300 m to 500 m separation distance between a concrete batching plant and a sensitive land use, dependant on the size of the plant. The proponent has prepared mapping showing the distance between the temporary batching plants and sensitive receptors. The closest distance is 1.5 km, from the plant proposed to the south of Stockyard Road, with all other plants exceeding 2 km from the nearest dwelling. This is considered a sufficient separation distance to mitigate potential impacts.

Should the output of the batching plants exceed 100 tonnes per year, they will be classified as 'prescribed premises' and require a separate works approval / license application under Part V of the Environmental Protection Act 1986.

Workforce Accommodation

The proponent has advised that the project will yield a construction workforce of approximately 450 people with an estimated 10 workers required on an ongoing basis. The Community Engagement Plan includes analysis of current accommodation providers and discussion of the options for housing the temporary workforce. These options include partnering with local accommodation providers, incentivising long-term rentals, providing transport from regional centres, partnering with the Shire to explore longer-term accommodation options, and construction of a temporary worker camp. Any future proposal to construct a workforce accommodation camp will require a separate Development Application.

Conclusion

Given the above, it is recommended that Council grant development approval to the proposal subject to relevant conditions and Advice Notes. Due to the scale and complexity of the development, it is recommended that the approval be issued for a period of four years instead of the standard two years.

CONSULTATION

Adjoining owners of properties were identified within 500m of the boundaries of the development site who could be affected by the granting of development approval. The proposal was also publicly advertised on the Shire's website and Facebook page. Consultation was undertaken from 24 July to 25 August 2025.

Four landowner submissions were received at the conclusion of the advertising period. All submissions were in objection to the development, with concerns around amenity, environmental impacts, noise, strain on the road network, and perceived loss of property and business value. Responses to the landowner concerns are provided in a detailed Schedule of Submissions, which is included as Attachment 3 to this report.

In summary, it is considered that the planning-related concerns in the landowner submissions can be addressed through suitable conditions of approval or will be dealt with under separate legislation.

The proposal was also referred to relevant government agencies, with responses received from the following:

- Civil Aviation Safety Authority (CASA);
- Air Services Australia;
- Bureau of Meteorology (BoM);
- Department of Water and Environmental Regulation (DWER);
- Department of Biodiversity, Conservation and Attractions (DBCA);
- Main Roads WA;
- Department of Planning, Lands and Heritage (Aboriginal Heritage);
- Department of Local Government, Industry Regulation and Safety (DLGIRS);
- Department of Fire and Emergency Services (DFES); and
- Yued Aboriginal Corporation.

Responses to the referral agencies' submissions are provided in the Schedule of Submissions in Attachment 3. No objections were received from government agencies, with some recommending additional conditions of approval or making the proponent aware of requirements under separate legislation.

STATUTORY ENVIRONMENT

Local Planning Scheme No. 7:

Relevant Aims of the Scheme 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 considered to comply with this objective and relevant aims of the Scheme.

5.2 Special Control Area No. 1 – Bassendean Sands

The Bassendean Sands is an important environmental unit in the central coast area, noted as a significant area comprising deep porous sands hydrologically connected to a number of wetlands. It is particularly vulnerable to pollution, eutrophication and salination due to its low nutrient-holding ability and the potential for winter waterlogging. It contains areas of native vegetation and wetlands that provide habitat for threatened species and communities, notably Banksia woodlands and black cockatoos.

5.2.1 *The purpose of the Special Control Area is to preserve and enhance the ecological values of the Bassendean Sands and interrelated wetlands, and to ensure protection of the Shire's public drinking water sources.*

5.2.2 *The objectives of the Special Control Area are:*

- a) to avoid land uses and development of a type and intensity that would impact on native vegetation, wetlands and their buffers, and groundwater quantity and quality; and*
- b) to ensure that future land uses in the area do not degrade the area.*

5.2.3 *A request for rezoning, subdivision or development approval in the Special Control Area should be referred to the agencies responsible for wetlands, groundwater, biodiversity and/or environmental impacts for advice and any recommendations, and the local government is to have due regard to any advice received.*

5.2.4 *In considering an application for rezoning, subdivision or development approval in the Special Control Area, the local government will only support proposals where there would be:*

- a) minimal impact on native vegetation, including individual trees and other remnants located within pasture;*
- b) no clearing, filling or additional discharge into, or other impacts on, wetlands and their buffers, and other waterlogged areas;*
- c) sustainable nutrient loads and where the introduction of additional nutrients that may enter the groundwater, for example, from fertilizers or stock or wastewater or increased stormwater runoff, is managed; and*
- d) no reduced quantity of water within adjoining public drinking water source areas (in Special Control Area 4) as a result of any water extraction.*

5.2.5 *In considering an application for rezoning, subdivision or development approval, the local government is to be satisfied that the proposal can occur and be managed in accordance with Clause 5.2.4, taking into account any cumulative adverse effects of previously accepted proposals, without affecting the quality of water and other environmental attributes of the area.*

5.2.6 *Despite any other provision of the Scheme, all development in the Special Control Area requires approval of the local government.*

5.2.7 *Notwithstanding Table 1 and Clause 3.3 of the Scheme, where a development may affect water quality and other environmental attributes it shall not be permitted within the Special Control Area.*

POLICY IMPLICATIONS

Western Australian Planning Commission – Position Statement
Renewable Energy Facilities:

2. The local planning framework, principally administered by local government, can effectively manage the development assessment of renewable energy facilities.

5.3.3 - Visual Impact Assessment

The location and siting of a renewable energy facility may require a visual and landscape impact assessment that addresses:

- *Likely impact on views including the visibility of the facility using view shed analysis and simulations of views from significant viewing locations including residential areas, major scenic drives and lookouts.*

5.3.4 - Noise Impacts

The minimum recommended separation distance between noise-sensitive land uses and a wind turbine is 1,500 metres. The minimum distance may be reduced with the approval of the local government, based upon advice from DWER.

Proposals for new wind turbines within 1,500 metres of an existing or new noise-sensitive premises (excluding caretaker dwellings) will require an acoustic study to enable the local government to determine the acceptability of a lesser separation distance.

5.3.5 - Public and Aviation Safety

Proponents of wind turbine proposals should refer to the National Airports Safeguarding Framework (NASF) Guideline D: Managing the Risk to Aviation Safety of Wind Turbine Installation (Wind Farms) / Wind Monitoring Towers to determine any potential aviation safety risks and possible mitigation measures. Any potential aviation safety risks require consultation with Civil Aviation Safety Authority (CASA), Air Services Australia and/or the Commonwealth Department of Defence.

Local Planning Policy ('LPP') 9.14 - Renewable Energy Facilities:

The proposed development is consistent with the provisions of the Renewable Energy Facilities LPP.

FINANCIAL IMPLICATIONS

The applicant has paid the maximum development application fee of \$34,196 with the Yathroo wind farm and BESS estimated to cost \$1 billion.

If approved, the proponent has committed to the establishment of a Community Benefit Fund with funding of \$1,050 per MW per annum over the life of the project, which equates to \$525,000 per annum at maximum energy output. This contribution value will include neighbour payments, community benefit in the form of major project grants and small project grants, and First Nations benefit sharing. The community benefit amount is consistent with the New South Wales Department of Planning, Housing and Infrastructure's 'Benefit Sharing Guideline,' as no benchmark has yet been determined for WA.

The Shire has expressed its interest in administering the Community Benefit Fund, with the intention that funds will be allocated to progress projects and strategic objectives as identified in the Shire's Council Plan. However, the proponent has advised its preferred mechanism for administering the fund is through the charitable arm of Bendigo Bank, guided by an Advisory Committee comprising nominees from the Shire, Traditional Owners, community groups, and the proponent.

There is no statutory mechanism to require community benefit payments under the planning system at present.

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 and creates economic opportunities

ATTACHMENTS

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

- Attachment 1: Combined Documents (Doc Id: SODR-1262144384-32505)
- Attachment 2: Combined Documents Part 1 (Doc Id: SODR-1262144384-32521)
- Attachment 2: Appendix K (Doc Id: SODR-1262144384-32336)
- Attachment 2: Appendix L (Doc Id: SODR-1262144384-32328)
- Attachment 2: Appendix N (Doc Id: SODR-1262144384-32344)
- Attachment 2: Combined Documents Part 3 (Doc Id: SODR-1262144384-32525)
- Attachment 3: Schedule of Submissions (SODR-1262144384-32342)

(Marked 9.3.4)

VOTING REQUIREMENT

Simple Majority.

OFFICER RECOMMENDATION

That Council:

1. **Determines that the proposed land use of ‘Renewable Energy Facility’ is consistent with the objective of the ‘Rural’ zone and is therefore permitted in accordance with clause 3.4.2 a) of the Shire of Dandaragan Local Planning Scheme No. 7; and**
2. **Grants development approval for the proposed renewable energy facility known as the Yathroo Wind Farm and Battery Energy Storage System (BESS), on the lots set out in Table 1 in the Officer’s Report, subject to the following conditions and advice notes:**
 1. **All development shall be in accordance with the approved development plans and accompanying documentation submitted by Neoen Australia Pty Ltd dated 10 July 2025, which forms part of this development approval, to the specifications and satisfaction of the Shire of Dandaragan, subject to any modifications required as a consequence of any condition(s) of this approval.**
 2. **This decision constitutes development approval only and is valid for a period of four (4) years from the date of approval, until 23 October 2029. If the development is not substantially commenced within this period, this approval shall lapse and be of no further effect.**

- 3. The approved wind turbines may be micro-sited within a 300 m radius of the turbine locations on the endorsed development plans. Prior to the commencement of construction, amended development plans, including the final siting of wind turbine locations, shall be submitted to and approved by the Shire of Dandaragan.**
- 4. Prior to the commencement of construction, final design drawings for all structures, including but not limited to wind turbines, meteorological masts, communication towers, 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 and hardstand areas are to be submitted and approved by the Shire of Dandaragan. 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. Prior to the commencement of construction, the proponent shall upgrade and seal the following road sections to a standard suitable for accommodating construction traffic, to the satisfaction of the Shire of Dandaragan:**

 - a) Stockyard Road for approximately 2.3km west of its intersection with Dandaragan Road; and**
 - b) Bidgerabbie Road, for the area being used to support construction of the project, between its intersection with Dandaragan Road and its intersection with Rows Road.**
- 6. For any unsealed roads that are used for construction traffic, the proponent shall be responsible for the full cost of maintenance, including but not limited to grading, watering, dust suppression and reinstatement, at the frequency deemed necessary by the Shire of Dandaragan, for the duration of the construction phase of the project.**
- 7. Prior to the commencement of construction, the proponent shall upgrade the intersection of Stockyard Road and Dandaragan Road to a suitable standard to accommodate construction traffic, to the satisfaction of the Shire of Dandaragan.**

8. The proponent, in consultation with the Shire of Dandaragan, shall commission a Road Condition Report for the proposed local construction access route, to be prepared by a recognised engineer (agreed to by both parties) prior to the commencement of construction. The Road Condition Report shall include, as a minimum, the following:
 - a) suitability of the existing pavement strength (in wet and dry conditions) to cater for the proposed haulage loads and traffic volumes;
 - b) suitability of the existing horizontal and vertical alignments to cater for the proposed haulage loads and traffic volumes;
 - c) identify and provide plans and costings for any required upgrade works to the proposed construction access route to make it suitable for the proposed haulage loads and traffic volumes; and
 - d) a joint dilapidation survey of all roads to be used for construction traffic, which shall be repeated at the completion of construction.

The costs associated with the preparation of the Road Condition Report and any road works identified in the Road Condition Report shall be undertaken at the cost of the proponent prior to the commencement of construction works.
9. Any deterioration of the road network, as evidenced by comparison with the joint dilapidation survey in the Road Condition Report, is to be rectified by the proponent at the proponent's cost, to the satisfaction of the Shire. The Shire of Dandaragan requires the access route to be in no lesser standard at the end of the construction phase as prior to the commencement of construction.
10. Prior to commencement of works on-site, the vehicular access points onto the subject land shall be constructed to the satisfaction of the Shire of Dandaragan, in consultation with Main Roads WA for any access points required from the Brand Highway. Construction shall include all necessary drainage and signage. All costs applicable to the construction or upgrade of the access points onto the site shall be borne by the proponent.
11. Prior to the commencement of construction, a Traffic Management Plan shall be submitted to and approved by the Shire of Dandaragan in consultation

with Main Roads WA 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.

- 12. Prior to the commencement of construction, or delivery of wind turbine components, the applicant shall demonstrate to the Shire's satisfaction that necessary approvals have been obtained in respect of road or intersection upgrades to secure access to the development site.
- 13. The proponent shall notify property owners with land within 5km of approved wind turbine locations of the potential for interference to TV reception from the wind farm and offer residents with a dwelling located within 5km of a wind turbine a pre-construction and post-construction assessment of television reception. The proponent shall remedy any reception problems attributable to the presence of the wind farm at dwellings located within 5km of approved wind turbine locations.
- 14. Noise levels from the approved development shall comply, at all times, with the limits identified in the *Environmental Protection Authority Environmental Protection (Noise) Regulations 1997* (as amended).
- 15. Prior to the commencement of development:
 - a. an updated Noise Impact 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.
 - b. Prior to operation of the relevant stage of development, a report from a qualified acoustic consultant is to be provided confirming that all relevant recommendations and mitigations contained in the updated Noise Impact

Assessment have been implemented to the satisfaction of the Shire of Dandaragan.

- 16. Wind turbine blades must be finished using a low reflective treatment to minimise reflective glinting from the blade surface or strobing reflections caused by blade rotation to align with industry best practice.**
- 17. Selected wind turbines shall be fitted with low intensity-steady red obstacle/hazard lighting, to operate during poor light and hours of darkness, to the satisfaction of the Shire of Dandaragan in consultation with the Civil Aviation Safety Authority. The lighting shall be designed, as much as is practicable, to minimise amenity impacts on the surrounding area.**
- 18. Prior to the commencement of operations, the proponent is to establish a formal operating procedure outlining how aerial spraying and aerial firefighting suppression operations can safely be undertaken within the project area and on adjoining properties within 3nm of the project area. This procedure is to be developed in consultation with local aerial spraying contractors, fire and emergency services and local emergency management personnel. The finalised operating procedure is to be provided to the Shire of Dandaragan.**
- 19. Prior to the approved development being decommissioned, an updated Decommissioning and Rehabilitation Management Plan is to be submitted to and approved by the Shire of Dandaragan. The Decommissioning and Rehabilitation Management Plan should address the removal of above ground plant and equipment (excluding roads (pending landowner agreement), concrete pads, footings and inground cables) in order to return the lots to their pre-development state or to a condition otherwise agreed with landholders and the Shire of Dandaragan. The Decommissioning and Rehabilitation Management Plan is to be thereafter implemented to the satisfaction of the Shire of Dandaragan.**
- 20. Prior to the commencement of construction, the proponent shall undertake detailed, on-ground cultural heritage surveys over targeted areas of proposed infrastructure, including Yued Traditional**

Owner participation, to ensure compliance with the *Aboriginal Heritage Act (1972)* (as amended). Surveys should consider both tangible and intangible cultural heritage values.

21. Prior to the commencement of construction, a detailed Surface Water Management Plan (applicable for the construction and operational phase of the project) shall be prepared and submitted to the Shire of Dandaragan for approval, in consultation with the Department for Water and Environmental Regulation. The surface water management plan should, at minimum:
 - a) incorporate appropriate design methods to manage water erosion from intense summer and/or winter rainfall events;
 - b) demonstrate how the development will ensure no clearing, filling or additional discharge into, or other impacts on, road reserves and wetlands, and how impacts on other waterlogged areas will be minimised;
 - c) Demonstrate that additional nutrients that are introduced to, or may enter the groundwater, are managed to result in no deterioration in groundwater quality;
 - d) Contain suitable measures for the containment and management of hydrocarbons, chemicals and firewater associated with the BESS;
 - e) Describe measures that will be taken to minimise impact on waterbodies when infrastructure is required to cross creek lines; and
 - f) Incorporate post-development flood modelling prior to the completion of construction to verify that the appropriate design features and mitigations will achieve the surface water management objectives.
22. Prior to the commencement of construction, the proponent shall develop and implement a Bird and Bat Adaptive Management Plan, to the satisfaction of the Shire in consultation with the Department of Biodiversity, Conservation and Attractions.
23. The applicant is to implement to the satisfaction of the Shire of Dandaragan the approved Bushfire Management Plan and Bushfire Risk Report prepared by Bushfire Prone Planning and dated July 2025 for the life of approved development.
24. Prior to the commencement of construction, an Emergency Management Plan shall be prepared and

- implemented, to the satisfaction of the Shire of Dandaragan in consultation with the Department of Fire and Emergency Services.
25. Prior to the commencement of construction, a Risk Management Plan shall be prepared and implemented, to the satisfaction of the Shire of Dandaragan in consultation with the Department of Fire and Emergency Services. The Risk Management Plan shall include the identification and management of renewable energy facility risks and hazards other than bushfire, including electrical, chemical, explosion, potential fire spread, mechanical damage, landscape hazards and aerial firefighting.
26. For the BESS component of the development, the area set aside for the parking of vehicles together with the associated access as shown on the attached approved plan(s) 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;
 - c) be made available for such use at all times and not used for any other purpose unless otherwise approved in writing by the Shire of Dandaragan;
 - d) be formed, constructed and drained such that bays can be used in accordance with the approved plan(s) and use;
 - e) have the boundaries of all vehicle spaces clearly indicated on the ground in conformity with the approved plan(s);
 - f) be designed in accordance with AS2890; and
 - g) if deemed necessary, provide for accessible car parking in accordance with the relevant provisions of the National Construction Code Series and AS2890 Part 6 2009.
27. Prior to the commencement of construction, a landscaping plan shall be prepared, specifically addressing how the visual impact of development components including the BESS, substations, and Western Power terminal could be reduced or mitigated where practical from public roads and neighbouring properties. The landscaping plan shall be approved by the Shire of Dandaragan and thereafter implemented at all times.
28. The proponent shall (prior to the erection of wind turbine generators) provide notification to the RAAF Aeronautical Service, Air Service Australia and the Civil

Aviation Safety Authority of the location and height details of the wind turbine generators.

Advice Notes:

- A. The background noise limits for the proposed development are to be based on the prerecorded background noise measurements.**
- B. Any amendments resulting in significant additional environmental impacts in the opinion of the Shire of Dandaragan shall require referral to the Environmental Protection Authority.**
- C. 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.**
- D. 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 or from external locations that have a current valid Extractive Industry licence.**
- E. Prior to the commencement of construction, the proponent shall make arrangements in consultation with the Yued Aboriginal Corporation for any required Aboriginal heritage monitoring.**
- F. In relation to Condition 10, the proponent is required to submit an application to Main Roads WA to undertake works within the road reserve prior to undertaking any works within the Brand Highway road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website > Technical & Commercial > Working on Roads.**
- G. In relation to Condition 11, the proponent should consult with Main Roads Western Australia, Heavy Vehicle Services and the Midwest Gascoyne Office on the proposed route.**
- H. In relation to Condition 11, Main Roads advises that 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. Main Roads is the relevant authority to issue such approvals. This includes**

accreditation under the WA Heavy Vehicle Accreditation (WAHVA) Mass Management Module and approval for Accredited Mass Management Scheme (AMMS). 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.

- I. Main Roads advises that no powerlines are to be installed within and parallel to the Brand Highway road reserve.
- J. Main Roads advises that the private power line shall require a Deed of Agreement with Main Roads to cross the Brand Highway road reserve. In the first instance Main Roads preference is that all utilities crossings are underground. Where the above ground power transmission lines are proposed to cross the Brand Highway road reserve, the proponent will need to demonstrate in writing to the satisfaction of Main Roads that no other alternative is feasible in accordance with the Main Roads Policy and Guideline for Utility Services in the Road Reserve. Where power lines cross the road reserve they must do so perpendicular to the road.
- K. Main Roads advises that all power crossing proposals must be in accordance with:
 - a. Main Roads Approval to Work within the Road Reserve Application and Procedure. This process includes any onsite environmental or heritage assessment.
 - b. Main Roads Policy and Guideline for Utility Services in the Road Reserve.
 - c. Utility Providers Code of Practice: Section 8.2 Clearance from Overhead Powerlines
 - d. Main Roads Guide to Design of Oversize and Over-Mass Vehicle Corridors
- L. In relation to Condition No. 17, the Applicant is advised that the Civil Aviation Safety Authority has recommended consideration of a radar-activated type system of steady red low intensity (200 cd) aviation hazard lighting or contacting obstacle lighting suppliers and discussing whether a cowling system, much like a typical "lampshade", could be incorporated

- into the lighting system that could result in little or no downward light spill without impacting aviation safety, to reduce any amenity impacts of the lighting.
- M. In relation to Condition 19, the movement of heavy machinery across the landscape during this rehabilitation will result in soil compaction and the Department of Primary Industry and Regional Development recommends that the rehabilitation includes deep ripping to ensure any compacted areas/layers are broken up.
- N. In relation to Condition 19, all cables (during operation) and footings (following decommissioning) should be at least 50cm below ground level as to not inhibit deep ripping that might be required to break up layers of compacted soil.
- O. The Yued Heritage Protection Agreement is to be implemented at all times throughout the project lifespan.
- P. In relation to Condition 24, the Emergency Management Plan is to consider the Bushfire Emergency Plan (BEP) Manual (as published by the Western Australian Planning Commission), Section 7 of the Design Guidelines and Model Requirements for Renewable Energy Facilities, and include procedures for stopping wind turbine generators adjacent to a fire, and set out a process for the operator to engage with the Incident Controller during an Event.
- Q. In relation to Condition 25, DFES advises that the Risk Management Plan shall include the following:
- a. Details of the BESS facility, its type and size.
 - b. Firefighting water supply to consider fire suppression operation needs;
 - c. Details of the explosion prevention system for the BESS facility;
 - d. Details of the spill containment management measures for the BESS facility.
 - e. Details of appropriate monitoring for the facility infrastructure to ensure that any shorts, faults or equipment failures with the potential to ignite or propagate fire are rapidly identified and controlled.

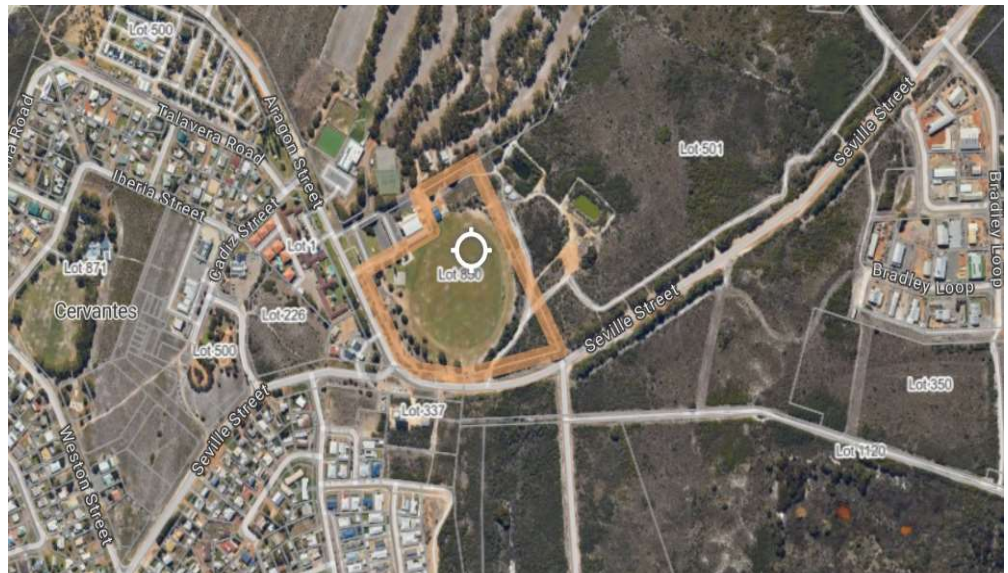
9.3.5 REQUEST FOR TENDER - CERVANTES RECREATION CENTRE CHANGEROOMS, RESERVE 40711, 2 ARAGON STREET, CERVANTES

Location:	Reserve 40711, Lot 850, 2 Aragon Street, Cervantes
Applicant:	N/A
Folder Path:	SODR-877026889-11107
Disclosure of Interest:	Nil.
Date:	13 October 2025
Author:	Alex MacKenzie, Manager Planning and Building Services
Senior Officer:	Louis Fouche, Executive Manager Development Services

PROPOSAL

The purpose of the report is for Council to consider tenders received for RFT 01-2026 – Cervantes Changeroom and Umpire Amenities Upgrade Project.

BACKGROUND



Location plan for Reserve 40711, Lot 850, 2 Aragon Street, Cervantes

On 25 August 2022, the Council endorsed the Cervantes Recreation Precinct Masterplan (Masterplan). With development guided by the Cervantes Recreation Precinct Working Group, the Masterplan articulates the community's vision for the precinct.

Council also endorsed the working group's recommendation of priority order for the detailed design and project development stages, with an upgrade to the changerooms listed as the fourth priority:

- 1) Establishment of Cervantes Men's Shed Lease.
- 2) Cervantes Community Recreation Centre entrance and new library.
- 3) Repurposing of the old library.
- 4) Football club change rooms and umpires' rooms.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 23 OCTOBER 2025

In 2024 the Shire was successful in securing \$210K in grant funding from the Community Sporting and Recreation Facilities Fund (CSRFF) to progress an upgrade of the changerooms and umpire's room.

In August 2025, the Shire of Dandaragan issued a Request for Tender RFT 01-2026 seeking suitably qualified contractors for the construction of new changerooms and umpire amenities at the Cervantes Community Recreation Centre.

COMMENT

The project forms part of the Cervantes Recreation Precinct Masterplan (2023) and aims to deliver a modern, accessible changeroom facility adjacent to the existing football shed, consistent with the AFL Preferred Facility Guidelines (2024).

The scope of works included:

- Two new changerooms (home and away) and umpire amenities
- Plumbing, electrical, drainage, mechanical, and finishing works
- Universal access compliance and full site reinstatement

Tenders closed on 26 September 2025, with submissions received from:

1. Hickey Construction and MCG Architects; and
2. RBT Manufacturing.

It should be noted that the RBT Manufacturing submission was received after the advertised closing time for submissions and subsequently deemed non-conforming. Also, the Shire's regional preference policy does not apply on the basis that neither of the tenderers are based within the Shire of Dandaragan.

Following assessment in accordance with the published compliance and qualitative criteria, tendered prices were found to be higher / significantly higher (respectively) than the available project budget allocation contained within the 2025/26 Capital Works Program. Additionally, the tender formally received did not satisfy the Shire's requirements around the timeframe for project completion.

The evaluation concluded that while the one submission received met with qualitative and compliance requirements; the prices and timeframes proposed received were not within the project parameters for funding and completion and therefore cannot be recommended for acceptance.

Accepting any of the tenders would commit the Shire to expenditure levels considerably above those approved by Council and outside the scope of existing funding commitments. As such,

acceptance of a tender substantially above the available budget does not represent value for money and would not be prudent under the Local Government (Functions and General) Regulations 1996.

In accordance with Regulation 18(5), Council may decline to accept a tender and subsequently either:

- Call for new tenders; or
- Enter into negotiations with suitable suppliers; or
- Reassess the project design and delivery options.

Officers recommend that Council reject all tenders and undertake a review of the project design, scope, and cost plan to identify potential reductions or alternative construction methodologies that could bring the project within budget. This may include modular or staged delivery options, or the pursuit of additional grant funding before re-advertising the works.

Rejecting tenders and seeking other options will ensure that the Shire delivers the project responsibly within agreed to project budgets while maintaining alignment with strategic community priorities.

CONSULTATION

The tender was advertised in the West Australian and via the Shire's social media for 28 days with the submission period closing at 4pm on Friday 26 September 2025.

STATUTORY ENVIRONMENT

Local Government Act 1995 – Section 3.57

Local Government (Functions and General) Regulations 1996 – Part 4 (Tenders for providing goods or services)

Regulation 18(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.

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 rejection of tenders as proposed will allow the Shire to seek more suitably priced proposals that align with the Shire's budget.

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 construction of a new changeroom block at the Cervantes Recreation Centre

Strategic Community Plan 2022–2032

Goal 2: Healthy, Safe and Active Communities

Strategy 2.2.2: Maintain and enhance recreation and community facilities to meet local needs.

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:

- *Tender Evaluation Report (Doc Id:)

(Marked 9.3.5)

**Attachment to come*

VOTING REQUIREMENT

Simple Majority.

OFFICER RECOMMENDATION

That Council:

1. **Rejects all tenders received for RFT 01-2026 – Cervantes Changeroom and Umpire Amenities Upgrade Project, in accordance with Regulation 18(5) of the Local Government (Functions and General) Regulations 1996, due to:**
 - **Tendered prices exceeding the available budget;**
 - **Proposed timeframes not meeting project requirements;**
2. **Delegates authority to the Chief Executive Officer to:**
 - a. **Refine the project scope, specifications, delivery timeframe, and cost plan;**
 - b. **Invite selected local builders and the two original Perth-based tenderers to submit quotations or revised proposals, ensuring a fair and transparent process;**
 - c. **Evaluate submissions that meet the approved project scope, timeline, and budget; and**
 - d. **Enter into and execute a contract for the project, provided the total contract value is within 10% of the approved budget.**
3. **Requires the CEO to report outcomes to Council for further consideration where:**
 - **The contract value exceeds the approved budget by more than 10%; or**
 - **Any material changes to the project scope or specifications are proposed.**

9.3.6 DRAFT LOCAL PLANNING POLICY 9.15 WORKFORCE ACCOMMODATION

Location:	N/A
Folder Path:	SODR-877026889-11061
Disclosure of Interest:	Nil
Date:	25 September 2025
Author:	Janine Eriksson, Strategic Planning Coordinator
Senior Officer:	Louis Fouché, Executive Manager Development Services

PROPOSAL

The purpose of the report is for Council to consider the adoption of the *Draft Local Planning Policy 9.15: Workforce Accommodation* for the purpose of public advertising.

BACKGROUND

The Shire of Dandaragan's Local Planning Scheme No. 7 (LPS7) does not provide specific guidance for the development of 'Workforce Accommodation'. As a result, 'Workforce Accommodation' is considered a 'use not listed' and must be assessed in accordance with Clause 3.4.2(b) of LPS7, which is classified as a complex application requiring public advertising for a minimum of 28 days.

The Shire is currently reviewing LPS7, for which the *Report of Review* recommends that the revised Local Planning Scheme No. 8 (LPS8) include a formal definition of 'Workforce Accommodation'. LPS8 will also introduce development control requirements and indicate land use permissibility's across relevant zones for Workforce Accommodation.

In the interim, in line with the State Planning Framework, and recommendations from the Local Planning Strategy, it is considered beneficial to prepare a Local Planning Policy (LPP) to provide guidance on the Shire's expectations for Development Application requirements and the assessment criteria for Workforce Accommodation proposals.

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

COMMENT

The draft LPP (See Attachment 1: Draft LPP 9.15 Workforce Accommodation) contains the following key elements.

- Introduction, Interpretation and Objectives.
- Development Application requirements, and information to be submitted with an application for "Workforce Accommodation". The information required for larger workforce accommodation proposals (i.e. workforce village') includes evidence demonstrating the need for the size and

location of the proposal and includes the requirement for preparation of detailed operational management and decommissioning plans.

- Location and design provisions outline the suitability of workforce accommodation in both urban and rural areas. Development standards include 'basic design standards' appropriate for temporary workforce accommodation in rural areas, and 'high design standards' are included for some urban or townsite zones, particularly where it can be demonstrated that the infrastructure or dwellings can be adapted for reuse.
- Workforce accommodation is required to be serviced by all key essential infrastructure and encourages servicing upgrades and improvements in and adjacent to townsites that will be available for reuse once the workforce accommodation period concludes.

The preparation of the draft LPP (the policy) considers the statutory and strategic planning environment as detailed in the relevant sections of this report. Further explanation of the policy objectives and provisions relative to the type of workforce accommodation, location and adaptive reuse is provided below for context.

Type of Workforce Accommodation

A key component of the policy recognises that workforce accommodation, as defined under the planning regulations, is intended for temporary use. While this is central to the policy, it also acknowledges that the nature of workforce accommodation may vary. As temporary workforce accommodation is typically used to meet housing needs where suitable permanent housing at the required scale is unavailable, and may offer lower levels of amenity, it is important that proposals demonstrate a genuine, project-specific need.

The policy categorises workforce accommodation into two main types which are described in the interpretation section of the policy as either *small scale workforce accommodation* or a *workforce village*. The scale of the development is based on building classifications provided under the *National Construction Code 2025*.

Small scale accommodation is capped at 12 occupants and generally applies to housing seasonal or part time farm workers, or workers supporting small scale basic raw material operations. The policy considers small scale accommodation (approximately 300m²) clustered with existing buildings/development that provides temporary, or part time accommodation may not be subject to a time limit as it is part of the ongoing low key business needs of rural operations.

A **workforce village** is temporary workforce accommodation that caters for 13 or more occupants and may support a 'construction workforce' associated with the renewable or resources industry. A workforce village is camp-style accommodation considered suitable for the duration of its operational need, with the expectation that it will be removed once no longer required.

Location

An objective of the policy is to encourage workforce accommodation to be located within or close to urban centres and townsites. This approach aims to deliver mutual benefits for local communities and businesses by supporting economic activity and social integration.

To support this objective, the policy outlines specific provisions guiding the location of workforce accommodation based on the following considerations:

- Operations situated within a 30-minute driving distance of a townsite are encouraged to provide town-based accommodation for their workers or develop workforce accommodation in close proximity to the town. This recommendation is based on research by Professor Fiona Haslam McKenzie for the Town of Port Hedland. Her study considered the standard 12-hour work roster and the need for a minimum seven-hour rest period, concluding that a total commute of one hour per day (30 minutes each way) is both appropriate and sustainable.
- Accommodation for short-term workers is supported when it is integrated into existing approved developments in town centres, such as tourist or visitor accommodation facilities.
- Accommodation for permanent or operational staff is encouraged within existing residential areas, consistent with standard residential development.
- In Badgingarra and Dandaragan, workforce accommodation may be considered in residential zones where it is sensitively located outside existing developed areas, and where it supports infrastructure upgrades and activates the townsite.

The policy generally considers workforce accommodation unsuitable in:

- Residential zones of Cervantes and Jurien Bay, due to limited residential land and potential land use conflicts.
- The 'Regional Centre' and 'Industrial' zones, where such development may not align with the intended land use.

Adaptive reuse

The policy includes design standards to reflect the surrounding amenity. Workforce accommodation developed to meet high design standards of the policy, is intended to be suitable for adaptive reuse following the conclusion of the term of the approval.

Adaptive reuse presents uncertainties regarding the future use and tenure of buildings and facilities once workforce accommodation ceases. Given that the local planning framework, under the *Planning and Development Act 2005*, cannot mandate legacy or community benefit outcomes (at this time), the reuse of the buildings largely depends on the commercial decisions of the proponent. To address this, the policy encourages proponents to submit a statement of intent outlining potential reuse or decommissioning plans for infrastructure and buildings/facilities. This statement of intent helps inform current and future planning decisions and supports local governments or agencies in managing any gifted assets, ensuring that long-term maintenance and operational responsibilities are considered.

The policy recognises that extending infrastructure to development sites within townsites can lead to improvements in servicing capacity. These assets are likely to remain in place even if the associated buildings or facilities are later removed, which may attract or support future compatible development.

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

Shire of Dandaragan Local Planning Scheme No.7

'Workforce Accommodation' is a land use classification (use class) that is not listed within the zoning table of the Scheme. On this basis, the use-not-listed provisions of the Scheme apply as follows:

'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.'*

*Western Australian Planning Commission – Position Statement:
Workforce accommodation (Position Statement)*

The Position Statement outlines development requirements for workforce accommodation under the *Planning and Development Act 2005* and provides guidance to local governments on using the local planning framework to manage such developments. It highlights how planning instruments such as local planning schemes and strategies, and local planning policies can be used to control workforce accommodation, except where the *Mining Act 1978* or *State Agreement Acts* take precedence.

The ability to prepare and adopt an LPP to guide decision making on workforce accommodation is supported in the Position Statement:

- 6.3 Where scheme provisions are not required, local planning policies can also provide guidance on workforce accommodation and be consistent with this Position Statement. Local planning policies are made pursuant to a scheme and assist local governments in the guidance of discretion.*

The draft LPP has been developed to provide local level guidance relevant to the matters that are outlined in the Position Statement.

The Planning and Development Act 2005

The Planning and Development Act 2005 establishes a general requirement for all development to obtain approval through a development application made under a planning scheme. However, the jurisdictions of the *Mining Act 1978* and *State Agreement Acts* can vary the application of the *Planning and Development Act 2005*.

The Position Statement includes the following table which clarifies the factors which planning decisions makers can control and not control in consideration of workforce accommodation under the *Planning and Development Act 2005*.

Control	Not Control
1. Where a planning application is required, the terms of an approval related to: (a) timeframe (b) setbacks (c) landscaping (d) parking and access (e) location and appearance of buildings. (f) integration with surrounding areas.	1. Any matters specified by a State Agreement Act. 2. The issuing of a mining tenement made under the <i>Mining Act 1978</i> – which can include a general purpose lease for ‘any other purpose directly connected with mining operations’ (may be located in a townsite).

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(g) any other land use planning matters relevant to the site. (2) Where a planning application is required, the ability to approve/refuse a proposal considering local planning scheme requirements.	3. That workforce accommodation needs to be met by permanent accommodation rather than 'camps'. 4. That workforce accommodation be located in a town rather than a minesite. 5. Whether the land for workforce accommodation is owned by the Crown or held in fee simple. 6. Requirements for 'community contributions' by workforce accommodation proponents. 7. Requirements for workforce accommodation to achieve 'legacy benefits'
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Planning and Development (Local Planning Schemes) Regulations 2015 (the Planning Regulations)

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 planning and development. 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) a 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.

The Planning Regulations define Workforce Accommodation as a:

"premise, which may include modular or relocatable buildings, used —

- (a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and*
- (b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors."*

In cases where no provisions exist in the Scheme or associated policies, Clause 67 of the Deemed Provisions under planning regulations outlines the matters to be considered when assessing the suitability of a proposal.

Clause 64 of the Deemed provisions sets out the requirements for advertising applications as referred to in Clause 3.4.2 of LPS7.

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Clause 64 (1) (a) refers to the process of a 'Complex Application' The deemed provisions define a complex application to mean:

- (a) *an application for approval of development that is a use of land if the use is not specifically referred to in the zoning table for this Scheme in respect of the zone in which the development is located; or*
- (b) *an application of a kind identified elsewhere in this Scheme, or in a local planning policy, as a complex application for development approval.*

Statement of Planning Policy 3.0 Urban Growth and Settlement (WAPC 2006)(SPP 3.0)

SPP 3.0 supports accommodation models that integrate mining and resource sector workers into nearby regional communities where feasible, rather than relying solely on isolated workforce camps. This approach encourages the use of existing housing land, infrastructure, and services, allowing the workforce to contribute to the local economy and benefit from community amenities. The policy acknowledges that fly-in fly-out (FIFO) (which may be interpreted as to apply to drive-in drive-out arrangements) are often necessary due to remoteness and labour shortages, however the policy promotes a balanced planning response.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

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
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. Our Shire has a contemporary land use planning system that responds to and creates economic opportunities.

Shire of Dandaragan Local Planning Strategy

Section 6.9.1 Accommodation for mining workers (operations/construction)

Mining and construction operators from time to time need to establish accommodation for their workers. Accommodation requirements for workers can be temporary, in the case of the construction of infrastructure workers, or more permanent, for instance for mining operators that would require the accommodation for the life of the mine. In most instances, workforce accommodation is constructed within a mining lease area, so Shire has a limited statutory responsibility. Outside of these areas, however, a proposal for workforce accommodation may need to be assessed under the Scheme. Shire encourages operators to locate non-key permanent staff in established townsites. Where this is not possible due to the remoteness of a mining activity, Shire will consider the on-site provision of temporary and permanent workers accommodation based on the merits of specific applications by considering the following:

- *suitable access to the property being provided.*
- *the availability of services and infrastructures.*
- *the management of potential adverse impacts and land use conflict.*
- *consideration of fire risks and management.*
- *adequate landscaping and screening.*
- *the need for security and lighting and associated impacts; and*
- *rehabilitation of the site after the cessation of operations.*

6.9.2 Key findings

- *Mining is an important economic activity.*
- *There is a need to prepare a local planning policy to provide further guidance when planning for workforce accommodation to service mining projects.*

The Shire of Dandaragan Local Planning Strategy identifies the need for a Local Planning Policy (LPP) to guide the planning and assessment of workforce accommodation and provides high level guidance for items to be considered.

ATTACHMENTS

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

- Draft Local Planning Policy 9.15: Workforce Accommodation (SODR-877026889-11062)
(Marked 9.3.6)

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 the *Draft Local Planning Policy 9.15 Workforce Accommodation* for the purpose of undertaking public consultation for a minimum period of 21 days.

9.4 GOVERNANCE & ADMINISTRATION

9.4.1 ELECTION OF DELEGATES TO VARIOUS COMMITTEES AND ORGANISATIONS

Location:	N/A
Applicant:	N/A
Folder Path:	SODR-1739978813-9039
Disclosure of Interest:	None
Date:	1 October 2025
Author:	Kristy Dean, Administration Officer
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

To appoint Council representatives to various committees and organisations.

BACKGROUND

The Shire of Dandaragan provides representation to a range of community organisations as well as its own working groups. Delegates to these organisations are appointed following the election of each new Council and effectively serve a term of two years.

COMMENT

The following table shows the Shire of Dandaragan list of delegates to outside committees & organisations as established on 26 October 2023. Councillors will need to work through the table to review the need for committee representation and reappoint representatives to the various groups.

To facilitate open discussion on this item it is recommended that Council suspends clauses 8.8 and 10.5 of the Shire of Dandaragan Local Government (Council Meetings) Local Law 2019.

Advance Dandaragan	Cr Glasfurd
Aggies Cottage Management Committee (Wolba Wolba)	Cr Glasfurd
Audit Committee (Shire of Dandaragan)	Cr Lethlean, Cr Clarke, Cr McDonald, Cr O’Gorman
Avon Midland Zone WALGA	President & Deputy President
Badgingarra Community Centre Management Committee	Cr McDonald
Badgingarra Community Association	Cr McDonald
Cervantes Ratepayers and Progress Association	Cr O’Gorman
Community Grants Committee	Cr Lethlean, Cr Young, Cr Glasfurd, Cr Clarke
Dandaragan Community Centre Management Committee	Cr Glasfurd
Dept of Transport - Marine Advisory Committee – Jurien Bay	Cr O’Gorman
Jurien Bay Chamber of Commerce	Cr Clarke
Jurien Bay Progress Association	Cr O’Gorman
Lancelin Defence Training Area Management Advisory Committee	Cr Gibson

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 23 OCTOBER 2025

Leeuwin Scholarship Panel	Cr McDonald, Cr Lethlean, Cr Clarke, Cr Young
Local Emergency Management Committee	Cr O’Gorman (also Chair)
Regional Joint Development Assessment Panel	Member Cr McDonald Member Cr O’Gorman Alternate Member Cr Clarke Alternate Member Cr Glasfurd
Moora Local Health Advisory Group	Cr Glasfurd
Moore Catchment Council	Cr Glasfurd
Moora Sub Regional Road Group	Cr Gibson
Northern Growth Alliance (Chittering, Dandaragan & Gingin)	Shire President, Cr O’Gorman Deputy President Cr McDonald (proxy)
Cervantes Men’s Shed	Cr Gibson
Jurien Bay Aerodrome Working Group	Cr Gibson, Cr _____
Yandin Windfarm Community Fund	Cr O’Gorman
Jurien Bay Recreation Precinct Working Group	Cr McDonald, Cr O’Gorman

CONSULTATION

This item establishes Councillor representation on several local community groups and advocacy committees. It is an important source of consultation between Council and the community.

STATUTORY ENVIRONMENT

There are no statutory implications relevant to this item.

POLICY IMPLICATIONS

Council Policy 1.13 C-1EMEPD013 – Elected Members Entitlements and Professional Development applies. - 4.4 Travel Expenses

Note: this clause also applies to non-elected members

1. *All Elected members and Council appointed delegates (who are not elected members) will be paid the Local Government Officer’s Award rate per kilometre for all travelling expenses incurred in attending the following:*
 - *annual and special and general meetings of electors;*
 - *officially called civic receptions;*
 - *visits by Ministers of the Crown to the Council or with it;*
 - *Council inspection tours;*
 - *Council authorised meetings with government agencies;*
 - *other Council called meetings of Councillors and staff;*
 - *committee meetings;*
 - *community group meetings or meetings with key stakeholders which in the opinion of the CEO or Shire President require a Council member present, and where*

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 23 OCTOBER 2025

prior approval has been provided by the CEO or Shire President.

- *official meetings as delegates of Council;*
- *ordinary meetings of Council;*
- *official locality inspections; and*
- *Council authorised conferences/ seminars/ professional development courses.*

FINANCIAL IMPLICATIONS

Elected members representing the Shire of Dandaragan as Council endorsed delegates are eligible to claim travel expenses in accordance with Policy 1.13 - C-1EMEPD013 Elected Members Entitlements and Professional Development.

STRATEGIC IMPLICATIONS

A number of the delegate positions relate to working groups or committees that have direct involvement with specific actions within the Shire of Dandaragan Council Plan.

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION 1

That Council Suspend Clauses 8.8 And 10.5 of the Shire of Dandaragan Local Government (Council Meetings) Local Law 2019.

OFFICER RECOMMENDATION 2

That Council appoint the following delegates for the term of the current Council:

Advance Dandaragan	Cr _____, Cr _____ (proxy)
Aggies Cottage Management Committee (Wolba Wolba)	Cr _____
Audit Committee (Shire of Dandaragan)	Cr _____, Cr _____, Cr _____, Cr _____
Avon Midland Zone WALGA	President & Deputy President
Badgingarra Community Centre Management Committee	Cr _____
Badgingarra Community Association	Cr _____
Central Coast Health Advisory Group	Cr _____, Cr _____
Central West Coast Senior Citizen Group Inc.	Cr _____
Cervantes Ratepayers and Progress Association	Cr _____
Community Grants Committee	Cr _____, Cr _____, Cr _____, Cr _____
Dandaragan Community Centre Management Committee	Cr _____
Dept of Transport - Marine Advisory Committee - Cervantes	Cr _____
Dept of Transport - Marine Advisory Committee – Jurien Bay	Cr _____

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 23 OCTOBER 2025

Jurien Bay Chamber of Commerce	Cr _____
Jurien Bay Community Resource Centre Committee	Cr _____
Jurien Bay Community Centre Management Committee	Cr _____
Jurien Bay Progress Association	Cr _____
Lancelin Defence Training Area Management Advisory Committee	Cr _____
Youth Scholarship Panel	Cr _____, Cr _____, Cr _____, Cr _____
Local Emergency Management Committee	Cr _____ (also Chair)
Regional Joint Development Assessment Panel	Member Cr _____ Member Cr _____ Alternate Member Cr _____ Alternate Member Cr _____
Moora Local Health Advisory Group	Cr _____
Moore Catchment Council	Cr _____
Moora Sub Regional Road Group	Cr _____
Northern Growth Alliance (Chittering, Dandaragan & Gingin)	Shire President Deputy President (proxy)
West Koojan - Gillingarra Land Conservation District Committee	Cr _____
Cervantes Men's Shed	Cr _____
Jurien Bay Aerodrome Working Group	Cr _____
Yandin Windfarm Community Fund	Cr _____

9.5 COUNCILLOR INFORMATION BULLETIN**9.5.1 SHIRE OF DANDARAGAN – BUILDING STATISTICS – SEPTEMBER 2025**

Document ID: SODR-2045798944-37553

Attached to the agenda is a copy of the Shire of Dandaragan Building Statistics for September 2025. **(Marked 9.5.1)**

9.5.2 SHIRE OF DANDARAGAN – PLANNING STATISTICS – SEPTEMBER 2025

Document ID: SODR-2045798944-37554

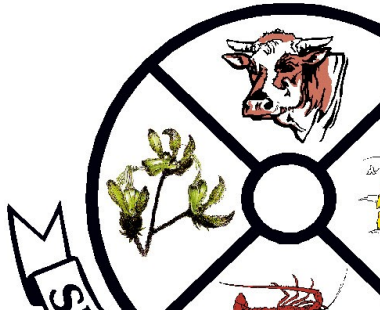
Attached to the agenda is a copy of the Shire of Dandaragan Planning Statistics for September 2025. **(Marked 9.5.2)**

9.5.3 SHIRE OF DANDARAGAN TOURISM / LIBRARY / COMMUNITY ACTIVITIES REPORT FOR SEPTEMBER 2025

Document ID: SODR-1876983588-2705

Attached to the agenda is monthly report for Tourism / Library for September 2025. **(Marked 9.5.3)**

10 NEW BUSINESS OF AN URGENT NATURE – INTRODUCED BY RESOLUTION OF THE MEETING**11 CONFIDENTIAL ITEMS FOR WHICH MEETING IS CLOSED TO THE PUBLIC****12 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN****13 CLOSURE OF MEETING**



ATTACHMENTS

FOR ORDINARY COUNCIL MEETING 23 OCTOBER 2025



**ACCOUNTS FOR PAYMENT
FOR THE PERIOD ENDING**

30 September 2025

SUMMARY OF SCHEDULE OF ACCOUNTS SEPTEMBER 2025

<u>FUND</u>	<u>AMOUNT</u>
--------------------	----------------------

MUNICIPAL FUND

CHEQUES	\$ -
EFT'S	\$ 770,977.85
DIRECT DEBITS	\$ 53,332.54
BPAY	\$ 26,751.29
TOTAL	\$ 851,061.68

MUNICIPAL FUND

TRUST FUND

CHEQUES	\$0.00
EFT'S	\$0.00
TRANSFER	\$0.00
TOTAL	\$0.00

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
EFT Payment			
EFT Payment - EFT01333			
V80033 - Derricks Auto-Ag & Hardware Plus			
10383904	01/09/25	3/4 inch clear hose	18.15
		Total V80033	18.15
V80043 - Jurien Bay IGA			
IGA AUGUST	04/09/25	IGA August 2025	1,680.95
		Total V80043	1,680.95
V80117 - Jurien Bowling Club			
377	02/09/25	Aluminium Seating - 25/26 Tronox Grant	1,377.50
		Total V80117	1,377.50
V80202 - Jurien Plumbing			
INV 0034	28/08/25	Catalonia park toilets: burst pipe repair	313.50
		Total V80202	313.50
V81097 - Australia Post			
1014216411	02/09/25	Postage	5,652.92
		Total V81097	5,652.92
V81343 - Dandaragan Mechanical Services			
13918	02/09/25	Truck booster	99.00
		Total V81343	99.00
V81795 - Jurien Bay Community Resource Centre			
3986	02/09/25	provision of library services - jul-sept 2025	11,627.00
		Total V81795	11,627.00
V81924 - Team Global Express Pty Ltd			
0719	02/09/25	Freight	166.68
		Total V81924	166.68
V81973 - Fuel Distributors of WA Pty Ltd			
00687112	25/08/25	ENGINE OIL & HYDRAULIC OIL	3,333.56
		Total V81973	3,333.56
V82557 - Moora Toyota			
JC14006396	29/08/25	Service DN86	558.26
		Total V82557	558.26
V82567 - State Library of WA			
RI041143	29/08/25	Better Beginnings Program fee	214.50
		Total V82567	214.50
V83051 - Central West Building Pty Ltd			
INV: 159732	01/09/25	INV:159732: DCRC roof leak repairs	3,300.00
		Total V83051	3,300.00
V83145 - Avdata Australia			
150029051	02/09/25	Jurien Bay Airstrip	207.13
		Total V83145	207.13
V83507 - CouncilFirst			
SI-009241	27/08/25	Council First subscription Baseline - September 2025	6,426.44
		Total V83507	6,426.44
V83540 - Rubek Automatic Doors			
INV 00044339	28/08/25	Dan CRC: Rubek Doors to service main entry fault	1,879.90
		Total V83540	1,879.90
V83736 - Waterlogic Australia Pty Ltd			
5003141	02/09/25	Waterlogic Filter Lease Payment Sept 25 to June 26	1,660.95
		Total V83736	1,660.95
V83774 - Supagas Pty Ltd			

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
C649247-8-2025	03/09/25	Gas Bottle Hire Sandy Cape	75.99
		Total V83774	75.99
V84004 - Department of Water and Environmental Regulation			
TF052975	03/09/25	Waste Tracking	44.00
		Total V84004	44.00
V84006 - Badgingarra Motors			
62770	15/08/25	Wheel Alignment DN 004	160.00
		Total V84006	160.00
V84153 - BGM Electrical Pty Ltd			
1743	23/08/25	Powerpoints for roller doors	201.74
		Total V84153	201.74
V84327 - Lyall Ward			
41	04/08/25	Dandaragan Waste Attendant contract	2,288.00
		Total V84327	2,288.00
V84458 - Ray White Jurien Bay			
17/9 - 30/09/2025	03/09/25	Staff Housing	1,000.00
26/09 - 9/10/2025	03/09/25	Staff Housing	1,400.00
9/9 - 22/09/2025	03/09/25	Staff Housing	1,300.00
BOND TOP UP	03/09/25	Bond Top Up	400.00
		Total V84458	4,100.00
V84708 - Sapio Pty Ltd			
311173	01/09/25	Supply & install access control system per quote	25,658.85
311171	01/09/25	Supply and Install of CCTV System per quote	8,021.46
		Total V84708	33,680.31
V84789 - Jurien Bay Mitre 10			
PO86768	04/08/25	Monthly August \$100per purchase	41.30
		Total V84789	41.30
V84807 - SM Grazing			
20250903	03/09/25	Supply of gravel for repairs to Wathingarra Rd	952.93
		Total V84807	952.93
V84995 - Tiffany Slowiak			
35	03/09/25	Cleaning	912.00
		Total V84995	912.00
V85042 - Avantgarde Technologies Pt Ltd			
4448	02/09/25	IT Operations - managed support	13,988.77
4404	27/08/25	Docking stations for laptops	1,387.28
4448 2	03/09/25	IT Operations - managed support	500.28
		Total V85042	15,876.33
V85049 - LG Best Practice			
23000	01/09/25	Staff Training	1,980.00
		Total V85049	1,980.00
V85082 - Jurien Bay Realty			
19/10 -1/11/25	03/09/25	Staff Housing	1,300.00
4/10 - 17/10/2025	03/09/25	Staff Housing	1,500.00
		Total V85082	2,800.00
V85094 - Elizabeth French Consulting			
250805	29/08/25	Consultancy	10,948.60
		Total V85094	10,948.60
V85107 - Blue Ocean Gallery			
63	28/08/25	small and medium timber art	280.00

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
Total V85107			280.00
V85108 - Parties Kids Remember			
254680	29/08/25	Children's Week Face Painting	735.00
Total V85108			735.00
V85110 - Rue Lubide Trust			
61	02/09/25	Bus service for Cervantes PS to attend OCM	220.00
Total V85110			220.00
V85111 - Adam Pink			
STAFF TRAINING	03/09/25	Staff Training	62.32
Total V85111			62.32
Total EFT01333			113,874.96
EFT Payment - EFT01336			
V80033 - Derricks Auto-Ag & Hardware Plus			
10384868	11/09/25	air fittings	23.90
Total V80033			23.90
V80137 - Western Australian Local Government Association			
SI-015622	31/08/25	Staff Training	682.00
Total V80137			682.00
V80352 - Zipform Pty Ltd			
224879	06/08/25	Rates Notices and inserts 2025/26	12,561.71
Total V80352			12,561.71
V80405 - Coastal Trimming			
10172	04/09/25	repair bean bag	110.00
Total V80405			110.00
V81616 - Jurien Pest Management			
9729	08/09/25	Munbinea Bridge inspection	385.00
9709/9712	27/08/25	Pest control at Office	2,090.00
9737/9736	08/09/25	Munbinea Bridge inspection	1,496.00
Total V81616			3,971.00
V81695 - Metrocount			
134005	08/09/25	3 x Traffic Counters as per quote	17,689.10
Total V81695			17,689.10
V82076 - Cervantes Bowling Club			
REFUND	18/09/25	Development Application Refund	320.00
Total V82076			320.00
V82256 - Lowman Engineering			
6057	16/09/25	Materials and Contracts (ALL)	4,400.00
Total V82256			4,400.00
V82382 - Redgum Village			
850	11/08/25	Accom. In 11/8/25 out 13/8/25. In 14/8/25 out 15/8/25	720.00
Total V82382			720.00
V82474 - Direct Contracting Pty Ltd			
2998	02/09/25	correction to drainage on Watheroo Rd	4,862.00
Total V82474			4,862.00
V82643 - Officeworks Business Direct			
623919860	16/09/25	Printing and Stationery	220.79
Total V82643			220.79
V82883 - Western Regional Towing			
250905	01/09/25	Towing Canover LT from Pickles to JB	880.00
Total V82883			880.00

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
V83385 - Jurien Bay Panel & Paint Pty Ltd			
7357	01/09/25	Insurance Excess DN012	500.00
		Total V83385	500.00
V83437 - Brook Marsh Pty Ltd			
30011703	16/09/25	Materials and Contracts (ALL)	3,415.50
		Total V83437	3,415.50
V84058 - Jurien Bay Medical Centre			
171547	03/09/25	Medical Examinations pre-employment	148.50
		Total V84058	148.50
V84273 - Building And Energy			
BSL AUGUST	18/09/25	BSL Commission	6,032.53
		Total V84273	6,032.53
V84416 - Davric Australia			
219823	05/09/25	Hat pins and embroidered patches	590.70
		Total V84416	590.70
V84422 - Jurien Tyre & Auto			
71066	03/09/25	Repair transfer case seal DN052	2,252.05
71286	12/09/25	DN041 Tyre Repair	60.00
71135	02/09/25	Repair Brakes, tyres and Airbag DN10833	4,199.55
		Total V84422	6,511.60
V84568 - Ignite Electrical			
4654	28/08/25	Data cable and outlets - office	1,520.64
4659	29/08/25	Faulty light repair Jbay cafe male toilets	423.73
4658	29/08/25	Jurien Bay CRC Faulty Light call out & replace	3,380.42
		Total V84568	5,324.79
V84857 - Ruby Repairs Pty Ltd			
789	17/09/25	Plant - Parts & Repairs	3,911.16
		Total V84857	3,911.16
V84974 - Sports Entertainment Network			
SI034563	18/09/25	Turquoise Directory Shire Pages	425.00
		Total V84974	425.00
V84979 - Skytrust Intelligence Systems			
40607	05/08/25	OH&S Expenses	548.90
		Total V84979	548.90
V85115 - Docusign Inc			
111100543992	16/09/25	IT Operations Docusign	4,000.00
		Total V85115	4,000.00
		Total EFT01336	77,849.18
EFT Payment - EFT01337			
V80033 - Derricks Auto-Ag & Hardware Plus			
10383500	13/08/25	125mm ANGLE GRINDER	490.00
10386110	24/09/25	CANS OF SPRAY PAINT	44.00
		Total V80033	534.00
V80115 - GHD Pty Ltd			
112-0255433	27/08/25	Landfill cell design and Works Approval application	919.60
		Total V80115	919.60
V80150 - RDI Transport			
11386	16/09/25	Frieght for sprinklers	40.00
		Total V80150	40.00
V80163 - Badgingarra Community Assn			

Payment Details - EFT

			Amount
Payment / Invoice	Date	Description	
0514	23/09/25	Badgingarra Town Maintenance Contract 2025-26	5,312.87
		Total V80163	5,312.87
V80240 - RBC Rural			
34339	17/09/25	Meterplan Charge - September 2025	1,056.69
		Total V80240	1,056.69
V80396 - Badgingarra Golf Club			
95	22/09/25	FCO Meeting April 2025	141.00
		Total V80396	141.00
V80910 - Mcleods Barristers And Solicitors			
147407	18/09/25	Legal Expenses - Invoice 147407	1,786.40
		Total V80910	1,786.40
V81252 - Brooks Hire Service Pty Ltd			
307264	04/09/25	Hire of 20t multi tyred roller starting from 1/9/25	2,157.41
		Total V81252	2,157.41
V81352 - Jurien Signs			
8163	08/08/25	FCO, Ground Control Magnets	1,500.00
8168	03/09/25	Rural Street Signs Sept - Oct	297.00
8162	23/09/25	plaque scenic eclipse ii	165.00
		Total V81352	1,962.00
V81899 - Main Roads WA			
8023760/8023761	23/09/25	Assorted Line marking by Main Roads	88,650.61
		Total V81899	88,650.61
V81924 - Team Global Express Pty Ltd			
722	23/09/25	Freight	77.08
		Total V81924	77.08
V82274 - Vari-Skilled			
1106	05/09/25	Mow through town from airstrip turn off to Drynadra	5,000.00
1107	24/09/25	Administration Centre	20,733.73
1126	24/09/25	Spraying Swales	6,000.00
1107A	25/09/25	Admin centre - rounding	0.27
		Total V82274	31,734.00
V82382 - Redgum Village			
853	14/07/25	Accommodation. In 7/8/25 out 8/8/25	240.00
		Total V82382	240.00
V83340 - CONNECT Call Centre Services			
00120153	15/09/25	After Hours Call Service August 2025	1,639.99
		Total V83340	1,639.99
V83507 - CouncilFirst			
SI009262	19/09/25	STP Transaction July 2025	58.30
SI009287	19/09/25	IT Operations	25.87
SI009271	16/09/25	Professional Services August 2025 - part payment	258.50
SI009271A	16/09/25	Professional Services August 2025 - part payment	646.25
SI009287A	19/09/25	IT Operations	51.74
SI009296	19/09/25	STP Transaction July 2025	58.30
		Total V83507	1,098.96
V83870 - Bay Bakery Cafe			
60	09/09/25	Catering for school council visit	683.90
		Total V83870	683.90
V84058 - Jurien Bay Medical Centre			
172796	19/09/25	Medical Examinations	148.50

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
Total V84058			148.50
V84155 - Jurien Home Hardware - (was Thrifty Link)			
25-0035966	19/09/25	Pair of boots	118.75
25-00036547	22/09/25	New Canover Light Tanker UHF Radio	312.55
25-00035451	15/09/25	Survey pegs, measuring tape	143.60
Total V84155			574.90
V84172 - Penelope Normington			
0001	24/09/25	Children story and colouring books	234.00
Total V84172			234.00
V84302 - UDLA			
UDLA4729	18/09/25	Consultancy	990.00
Total V84302			990.00
V84311 - SEEK Limited			
701437529	18/09/25	Advertising and Promotions MEH advertisement	616.00
Total V84311			616.00
V84359 - Lois S Soap			
47	05/09/25	soap and candles	355.00
Total V84359			355.00
V84458 - Ray White Jurien Bay			
1/10 - 14/10/25	23/09/25	Staff Housing	1,000.00
10/10 - 23/10/25	23/09/25	Staff housing	1,400.00
23/09 - 6/10/25	23/09/25	Invoice PI78815	1,300.00
Total V84458			3,700.00
V84524 - Hersey's Safety Pty Ltd			
4477/4478	14/08/25	Safety equipment	3,175.31
Total V84524			3,175.31
V84562 - CouncilWise Pty Ltd			
000094	18/09/25	PropertyWise Property and Rating - Monthly Licence	3,608.00
Total V84562			3,608.00
V84568 - Ignite Electrical			
4730	12/08/25	Replace batterys in lights on jetty and fix controllers	8,996.96
4731	19/09/25	Timer Replacement	271.63
Total V84568			9,268.59
V84857 - Ruby Repairs Pty Ltd			
805	24/09/25	Economic Development Grant Program	31,205.90
Total V84857			31,205.90
V84953 - JMD Operations			
6564	03/09/25	Fauntleroy Park Toilets & Facilities	20,833.06
Total V84953			20,833.06
V84984 - Pipeco WA			
25-00015731	22/09/25	hockey field retic parts	2,268.01
25-00014954	09/09/25	cre32 pump oval pipeline	14,775.02
Total V84984			17,043.03
V85042 - Avantgarde Technologies Pt Ltd			
4485	24/09/25	MFA	8,218.32
Total V85042			8,218.32
V85051 - McMullen Nolan Group Pty Ltd			
236492	05/09/25	Pozi License Subscription 25-26	12,100.00
Total V85051			12,100.00
V85082 - Jurien Bay Realty			

Payment Details - EFT

			Amount
Payment / Invoice	Date	Description	
2/11 - 15/11/25	23/09/25	Staff Housing	1,300.00
18/10 - 31/10/25	23/09/25	Staff Housing	1,500.00
		Total V85082	2,800.00
V85106 - Topp Dogg			
2691	18/09/25	uniform order	66.15
		Total V85106	66.15
V85113 - Econisis Pty Ltd			
25104-1	09/09/25	Consultancy	7,590.00
		Total V85113	7,590.00
		Total EFT01337	260,561.27
EFT Payment - EFT01334			
V80077 - Moora Glass Service			
5949	29/08/25	Replace broken window in Ladies bathroom	346.50
		Total V80077	346.50
V80549 - BP Jurien Bay			
11413	04/09/25	3x tyre repairs red trailer	110.00
		Total V80549	110.00
V81213 - City Of Greater Geraldton			
127675	09/09/25	Mid West Libraries Consortium	2,985.57
		Total V81213	2,985.57
V81252 - Brooks Hire Service Pty Ltd			
305954	04/09/25	Hire of 20T multi-tyred roller starting from 1/8/25	8,090.28
		Total V81252	8,090.28
V81343 - Dandaragan Mechanical Services			
13901	05/08/25	SPRING BRAKE AIR VALVE	188.75
		Total V81343	188.75
V81382 - Cervantes Hardware and Marine			
200781	29/08/25	2x 205ltr of kero for road patching	2,400.00
		Total V81382	2,400.00
V81490 - Ricoh Finance			
189440-R8S3K9	15/08/25	Ricoh Photocopier lease payment FY26	966.79
		Total V81490	966.79
V82362 - Jurien Auto Electrics			
Q0423	28/08/25	Check a/c and repair DN023	150.00
		Total V82362	150.00
V82643 - Officeworks Business Direct			
623778456	10/09/25	Printing and Stationery	448.12
		Total V82643	448.12
V83780 - Pinnacles Traffic Management Services			
267	29/08/25	Dandaragan Rd traffic control for tree loppers	5,498.63
		Total V83780	5,498.63
V83975 - Corsign (WA) Pty Ltd			
00097113	05/08/25	Assorted signs as per quote # 00097113	2,780.80
		Total V83975	2,780.80
V84124 - Monsterball Amusements & Hire			
49820905B	06/08/25	Inflatables for Youth Festival	12,995.00
		Total V84124	12,995.00
V84391 - Innes Air & Electrical Pty Ltd			
04661	26/08/25	Repair to a/c in comms room at depot	1,608.00
04689	10/09/25	Re-locate Aircon Quote3719	1,566.61

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
Total V84391			3,174.61
V84430 - MCG Architects Pty Ltd			
3238	08/09/25	Site Plans and Elevations for Recreation Masterplan	15,400.00
Total V84430			15,400.00
V84504 - Birkles Plumbing & Gas			
7996	04/09/25	Repair 2 inch copper pipe	472.70
Total V84504			472.70
V84568 - Ignite Electrical			
4693	28/08/25	wiring new pump cervantes oval	915.75
4694	28/08/25	add GPO to tranquillo park	385.00
Total V84568			1,300.75
V84857 - Ruby Repairs Pty Ltd			
763	01/09/25	200000 km service	2,720.80
Total V84857			2,720.80
V84995 - Tiffany Slowiak			
36	11/09/25	Contract Cleaner	1,026.00
Total V84995			1,026.00
V85112 - Bodie Buckby			
STAFF TRAINING - NORTHAM	05/09/25	Staff Training - Northam	290.70
Total V85112			290.70
Total EFT01334			61,346.00
EFT Payment - EFT01338			
V80102 - Westrac Equipment			
1436641	25/09/25	AIR RELIEF VALVE & AIR GOVERNOR VALVE	352.66
Total V80102			352.66
V80150 - RDI Transport			
11469	26/09/25	Materials and Contracts (ALL)	40.00
Total V80150			40.00
V81201 - Dandaragan Community Centre Management Committ			
209	16/09/25	Annual contribution	13,000.00
Total V81201			13,000.00
V81616 - Jurien Pest Management			
9738/9739	08/09/25	Munbinea Bridge inspection	1,826.00
Total V81616			1,826.00
V81924 - Team Global Express Pty Ltd			
723	30/09/25	Freight	66.22
Total V81924			66.22
V82028 - Avon Waste			
72057	26/09/25	Waste Collection	22,687.21
Total V82028			22,687.21
V82282 - Isweep Town & Country			
2810	26/09/25	4 x towns street sweeping	9,570.00
Total V82282			9,570.00
V82474 - Direct Contracting Pty Ltd			
3007	25/09/25	repair kerbing	798.86
3004	23/09/25	Assorted Plant for various Projects	23,397.00
3011	25/09/25	Rolling Wongonderrah	11,627.00
Total V82474			35,822.86
V83736 - Waterlogic Australia Pty Ltd			
5051459	02/09/25	Waterlogic Filter Lease Payment Sept 25 to June 26	1,660.95

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
Total V83736			1,660.95
V84058 - Jurien Bay Medical Centre			
173262	30/09/25	Medical Examinations	192.50
Total V84058			192.50
V84913 - Ascentive Pty Ltd			
COMPLETION	01/08/25	50% progress CD Plan Graphics	2,557.50
Total V84913			2,557.50
Total EFT01338			87,775.90
EFT Payment - EFT01335			
V81382 - Cervantes Hardware and Marine			
PO86769	04/08/25	Monthly August \$100per purchase	161.91
Total V81382			161.91
V81795 - Jurien Bay Community Resource Centre			
4024	16/09/25	Shire Matters September Craytales	1,566.50
Total V81795			1,566.50
V81924 - Team Global Express Pty Ltd			
0720	16/09/25	Freight	266.73
0721	16/09/25	Freight	235.31
Total V81924			502.04
V81973 - Fuel Distributors of WA Pty Ltd			
00691396	16/09/25	Diesel	25,594.14
Total V81973			25,594.14
V82028 - Avon Waste			
72039	17/09/25	Waste Collection	22,099.27
Total V82028			22,099.27
V82256 - Lowman Engineering			
6050	11/09/25	Modifications - Fire Unit DN86	880.00
6049	09/09/25	Drain grates Iberia Street	3,150.00
Total V82256			4,030.00
V82382 - Redgum Village			
852	11/09/25	Accommodation	480.00
851	04/08/25	Accommodation	240.00
847	11/09/25	Accommodation	480.00
849	11/09/25	Accommodation	720.00
848	11/09/25	Accommodation	480.00
Total V82382			2,400.00
V82830 - Australian Communications & Media Authority			
504336441	16/09/25	License Renewal Notice	1,576.00
Total V82830			1,576.00
V83121 - Dandaragan Community Resource Centre Inc			
00125956	09/09/25	MC license	2,950.00
00125967	16/09/25	Pioneer Park Dandaragan and Depot Cleaning	1,756.22
Total V83121			4,706.22
V83187 - Wayne Gibson (Cr)			
QUARTERLY	16/09/25	1st Quarterly Payment	5,220.00
Total V83187			5,220.00
V83495 - Dandaragan Store			
AUGUST	16/09/25	Dandaragan Depot	36.40
Total V83495			36.40
V83660 - D Greenwood			

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
AUGUST 2025 - 2	16/09/25	Waste Contract	1,280.00
		Total V83660	1,280.00
V83705 - Telstra			
4169079	16/09/25	SMS Charges	413.49
		Total V83705	413.49
V83871 - Tyrecycle			
247175	11/08/25	Recycle tyres from JB landfill site	12,256.92
		Total V83871	12,256.92
V84049 - Jason Clarke, Cr			
QUARTERLY	16/09/25	1st Quarterly Payment	5,220.00
		Total V84049	5,220.00
V84099 - W Coole Mechanical			
1242	01/09/25	REPLACE A/C COMPRESSOR	2,510.94
		Total V84099	2,510.94
V84155 - Jurien Home Hardware - (was Thrifty Link)			
25-00029949	06/08/25	Makita battery	339.00
25-00030718	11/08/25	1x roll of whippy cord	123.69
25-00029386	02/09/25	Misc ESL Line 1 order (all 4 brigades equip)	2,254.90
25-00032825	28/08/25	Wet and dry vaccum cleaner for work shop	208.05
PO86767	04/08/25	Monthly August \$100per purchase	581.94
25-00031086	06/08/25	August PO for materials	94.85
PO86776	02/09/25	Dog food inv 152	46.55
PO86776A	02/09/25	Dog food inv 152	248.05
		Total V84155	3,897.03
V84262 - Cameron Rosenthal			
TRAINING	16/09/25	Training Course Wattle Grove and Dowerin	582.60
		Total V84262	582.60
V84282 - Offroad Trucks Australia Pty Ltd			
77692-1	15/09/25	Hill River 9.6 Annual Service	19,826.74
		Total V84282	19,826.74
V84311 - SEEK Limited			
701426942	15/09/25	Advertising and Promotions	583.00
		Total V84311	583.00
V84402 - Moora IGA			
AUGUST	16/09/25	Dandaragan Depot Supplies	82.00
		Total V84402	82.00
V84553 - Jurien Trenching & Excavations			
4165	05/09/25	Cleanout roadside drainage	990.00
4164	15/09/25	Grave digging at JB	660.00
		Total V84553	1,650.00
V84560 - Market Creations Agency Pty Ltd			
IH92-8	16/09/25	eNews Mailchimp	1,414.60
		Total V84560	1,414.60
V84568 - Ignite Electrical			
4699	05/09/25	Replace hi bay lights and fix switches	1,761.30
		Total V84568	1,761.30
V84599 - Maddi McDonald Cr			
QUARTERLY	16/09/25	1st Quarterly Payment	6,298.75
		Total V84599	6,298.75
V84602 - Rose Glasfurd (Cr)			

Payment Details - EFT

			Amount
Payment / Invoice	Date	Description	
QUARTERLY	16/09/25	1st Quarterly Payment	5,220.00
		Total V84602	5,220.00
V84870 - Anthony O'Gorman (CR)			
QUARTERLY	16/09/25	1st Quarterly Payment	11,630.00
		Total V84870	11,630.00
V84871 - Sharon Young (Cr)			
QUARTERLY	16/09/25	1st Quarterly Payment	5,220.00
		Total V84871	5,220.00
V84939 - Graham Lethlean Cr			
QUARTERLY	16/09/25	1st Quarterly Payment	5,220.00
		Total V84939	5,220.00
V85042 - Avantgarde Technologies Pt Ltd			
4460	08/09/25	Lattitude, monitors and dock	9,353.89
		Total V85042	9,353.89
V85084 - Arbor Consulting			
0386	08/09/25	Staff Training	4,840.00
		Total V85084	4,840.00
V85086 - Critical Fire Protection and Training			
37170	21/08/25	Fire Inspections and Servicing	423.50
		Total V85086	423.50
V85093 - BSS Employee Assistance Pty Ltd			
18677	11/09/25	EAP	726.00
		Total V85093	726.00
V85106 - Topp Dogg			
130677-2	29/08/25	Uniform	802.55
		Total V85106	802.55
V85114 - Happy Valley Farm WA			
049	12/09/25	Bus to Council for Dandy students	464.75
		Total V85114	464.75
		Total EFT01335	169,570.54
Grand Total - EFT Payment			770,977.85

Payment Details - Direct Debit

Payment / Invoice	Date	Description	Amount
GJBDEB-6784	1/09/2025	ANZ Merchant Fee	1,764.33
GJBREC-4876	1/09/2025	Credit Interest Adjustment	0.04
GJBDEB-6773	1/09/2025	Water - 2 York Street	114.44
GJBDEB-6772	1/09/2025	Water - Pinetree Crs	277.50
GJBDEB-6771	1/09/2025	Water - JBay Foreshore Ablutions	922.91
GJBDEB-6770	1/09/2025	Water - Memorial Park	138.13
GJBDEB-6769	1/09/2025	Water - Dobbyn Nature Park	196.91
GJBDEB-6768	1/09/2025	Synergy - Marinefields Standpipe	170.85
GJBDEB-6767	1/09/2025	Synergy - JCC	602.26
GJBDEB-6785	2/09/2025	WEX August 2025	2,605.30
GJBDEB-6783	2/09/2025	CBA Merchant Fee	53.24
GJBDEB-6782	2/09/2025	CBA Merchant Fee #3111	4.83
GJBDEB-6781	2/09/2025	CBA Merchant Fee	727.64
GJBDEB-6780	2/09/2025	CBA Merchant Fee #3305	51.97
GJBDEB-6777	3/09/2025	Water - Old Jurien Hall	5.88
GJBDEB-6776	3/09/2025	Water - JBay Cemetary	508.45
GJBDEB-6775	3/09/2025	Water - Jurien Bay Depot	332.11
GJBDEB-6774	3/09/2025	Water - Jurien F/S Amenities	369.32
GJBDEB-6778	4/09/2025	Synergy - Two Way Radios and Towers	130.28
GJBDEB-6787	5/09/2025	Water - JCC	599.56
GJBDEB-6791	8/09/2025	Water - Family Resource Centre	542.59
GJBDEB-6790	8/09/2025	Water - Jurien Admin Centre	975.82
GJBDEB-6788	10/09/2025	Synergy - Flauntleroy and Dobbyn Park	593.24
GJBDEB-6789	12/09/2025	Synergy - Dam Pump	247.12
GJBDEB-6810	15/09/2025	Secure Pay ZDN00	34.36
GJBDEB-6809	15/09/2025	CBA Trans Fee	1.39
GJBDEB-6808	15/09/2025	BPAY FEE	871.19
GJBDEB-6807	15/09/2025	CBA Trans Fees	72.67
GJBDEB-6806	15/09/2025	CBA Serv Fee	117.00
GJBDEB-6800	15/09/2025	Securepay ZDN00	34.36
GJBDEB-6799	15/09/2025	CBA Transaction Fee	1.39
GJBDEB-6798	15/09/2025	CBA Transaction Fee	871.19
GJBDEB-6797	15/09/2025	CBA Transaction Fee	72.67
GJBDEB-6796	15/09/2025	CBA Service fee	117.00
GJBDEB-6795	17/09/2025	Synergy - Cervantes Oval	661.08
GJBDEB-6794	17/09/2025	Synergy - Cervantes F/S Amenities	155.90
GJBDEB-6793	17/09/2025	Synergy - Cervantes F/S Amenities	321.02
GJBDEB-6792	17/09/2025	Synergy - Memorial Corner	132.99
GJBDEB-6811	19/09/2025	Synergy - Senior Park	140.49
GJBDEB-6811	19/09/2025	Synergy - Creek Pump	555.26
GJBDEB-6811	19/09/2025	Synergy - Memorial Park	475.48
GJBDEB-6811	19/09/2025	Synergy - Badgy Fire Station	159.64
GJBDEB-6811	19/09/2025	Synergy - Pioneer Park Toilets	1,008.63
GJBDEB-6811	19/09/2025	Synergy - -Badgy Oval	189.76
GJBDEB-6805	22/09/2025	Synergy - New Admin Centre	7,104.72
GJBDEB-6804	22/09/2025	Synergy - Jurien Bay Depot	2,244.98
GJBDEB-6803	22/09/2025	Synergy - Zendora Standpipe	124.91
GJBDEB-6802	22/09/2025	Synergy - Badgy Oval Lights	125.93
GJBDEB-6801	22/09/2025	Synergy - Aggies Cottage	93.59

Payment Details - Direct Debit

Payment / Invoice	Date	Description	Amount
GJBDEB-6821	24/09/2025	Australia Post (7099537)	305.94
GJBDEB-6816	24/09/2025	Synergy - Street Lighting	17,554.88
GJBDEB-6815	24/09/2025	Synergy - Bore Jurien Bay Vista	132.94
GJBDEB-6814	24/09/2025	Synergy - Ocean View Standpipe	124.88
GJBDEB-6813	24/09/2025	Synergy - Cervantes Waste Station	267.26
GJBDEB-6818	25/09/2025	Synergy - Jurien Bay Landfill	163.78
GJBDEB-6820	26/09/2025	Water - GROH	49.62
GJBDEB-6819	26/09/2025	Water - PW	68.09
GJBDEB-6859	30/09/2025	MC - CCP Convention Centre - Staff Refreshment	22.72
GJBDEB-6858	30/09/2025	MC - Mt Henry Tavern - Staff Refreshment	61.80
GJBDEB-6857	30/09/2025	MC - Naturra Roadhouse - Fuel	120.06
GJBDEB-6856	30/09/2025	MC - LG Planner Association - Membership	100.00
GJBDEB-6855	30/09/2025	MC - Booking.com - Staff Accommodation	687.00
GJBDEB-6854	30/09/2025	MC - Pan Pacific - VFF Conference	120.00
GJBDEB-6853	30/09/2025	MC - Facebook Ads - Advertising	14.04
GJBDEB-6852	30/09/2025	MC - Facebook Ads - Advertising	3.56
GJBDEB-6851	30/09/2025	MC - Pan Pacific - VFF Conference	106.72
GJBDEB-6850	30/09/2025	MC - Total Tools Joondalup - Tools	1,489.00
GJBDEB-6849	30/09/2025	MC - Island Brewhouse - VFF Conference	36.40
GJBDEB-6848	30/09/2025	MC - Novatel Langley - VFF Conference	175.00
GJBDEB-6847	30/09/2025	MC - Metro Bar & Bisro - VFF Conference	66.00
GJBDEB-6846	30/09/2025	MC - BWS - Stock Council Fridge	276.99
GJBDEB-6845	30/09/2025	MC - DoT - License Fee	487.75
GJBDEB-6844	30/09/2025	MC - Starlink - Subscription	195.00
GJBDEB-6843	30/09/2025	MC - BP Jurien Bay - Vehicle Inspection	225.90
GJBDEB-6842	30/09/2025	MC - Transport WA - Movement Permit	31.65
GJBDEB-6841	30/09/2025	MC - WA Police - Firearm Renewal	60.00
GJBDEB-6840	30/09/2025	MC - Inkjet - Stationery	87.95
GJBDEB-6839	30/09/2025	MC - Central Regional Tafe - Staff Training	75.80
GJBDEB-6838	30/09/2025	MC - DoT - Temp Road permit	31.65
GJBDEB-6837	30/09/2025	MC - Jurien IGA - Staff Amenities	29.85
GJBDEB-6836	30/09/2025	MC - Booking.com - Staff Accommodation	308.06
GJBDEB-6835	30/09/2025	MC - Adobe - Subscription	383.86
GJBDEB-6834	30/09/2025	MC - Intuit Mailchimp - Subscription	92.47
GJBDEB-6833	30/09/2025	MC - Dynamic Web Training - Staff Training	1,320.00
GJBDEB-6832	30/09/2025	MC - Kumquat Mae Cafe - RRG Meeting	10.00
GJBDEB-6831	30/09/2025	MC - Moora Bakery - RRG Meeting	31.60
GJBDEB-6830	30/09/2025	MC - DoT - Change of Plates	32.00
GJBDEB-6829	30/09/2025	MC - Metro Hotel - Staff Accommodation	180.00
GJBDEB-6828	30/09/2025	MC - Metro Hotel - Staff Accommodation	180.00
Grand Total - Direct Debit			53,332.54

Payment Details - BPAY

Payment / Invoice		Date Description	Amount
Other			
Other - 20250917			
V80818 - Telstra Corporation			
7863675800	17/09/25	IT Operations	14,168.36
2175531686	17/09/25	Telephones/Mobiles	787.00
2503689339	17/09/25	Telephones and Data	14.98
5258987000	17/09/25	IT Operations	5,152.95
Total V80818			20,123.29
V81671 - Water Corporation			
9015427497	16/09/25	Ezy Dump	6,628.00
Total V81671			6,628.00
Total 20250917			26,751.29
Grand Total - BPAY			26,751.29



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 25

Account No.

144 184 843 - 7

Page

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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		03AUG	8141	REDDY EXPRESS KARAWARA	96662372027	REDDY EXPRESS	DN000	75,731	DIESEL	187.91	80.78	137.99	13.80	151.79			
0402		03AUG		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83			
0402		14AUG	22226	BP CUNDERDIN ROADHOUSE	68169333886		DN000	75,830	SURCHARGE			4.92	0.49	5.41			
0402		14AUG	22226	BP CUNDERDIN ROADHOUSE	68169333886	BP	DN000	75,830	ULS DIESEL (185.90		100.45	169.76	16.98	186.74			
0402		14AUG		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83			
0402		24AUG	33621	BP CANNINGTON	29006639087		DN000	76,300	SURCHARGE			3.36	0.34	3.70			
0402		24AUG	33621	BP CANNINGTON	29006639087	BP	DN000	76,300	ULS DIESEL (189.91		121.83	210.34	21.03	231.37			
0402		24AUG		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: 7.5 Lt/100Km						CEO			TOTAL CARD SPEND		303.06	\$533.62	\$53.38	\$587.00			
COST CENTRE TOTAL		GOVERNANCE												303.06	\$533.62	\$53.38	\$587.00
0501		10AUG	5376	AMPOL JURIE BAY	64000175342	AMPOL	DN86	88,232	DIESEL	196.94	28.10	50.31	5.03	55.34			
0501		10AUG		WEX AUSTRALIA	68005970570		DN86		TRANSACTION FEE			0.75	0.08	0.83			
0501		01SEP		WEX AUSTRALIA	68005970570		DN86		MANAGEMENT FEE			5.00	0.50	5.50			
						EMC			TOTAL CARD SPEND		28.10	\$56.06	\$5.61	\$61.67			
COST CENTRE TOTAL		FIRE CONTROL												28.10	\$56.06	\$5.61	\$61.67
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

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Account Name

SHIRE OF DANDARAGAN

Period Ending

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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		05AUG	13203	BP JURIEN BAY	72825626712	BP			7 REGULAR ULP	188.00	68.94	117.83	11.78	129.61
1404		05AUG		WEX AUSTRALIA	68005970570				TRANSACTION FEE			0.75	0.08	0.83
1404		18AUG	13350	BP JURIEN BAY	72825626712	BP			7 REGULAR ULP	188.05	37.23	63.65	6.36	70.01
1404		18AUG		WEX AUSTRALIA	68005970570				TRANSACTION FEE			0.75	0.08	0.83
1404		29AUG	13476	BP JURIEN BAY	72825626712	BP			666 REGULAR ULP	188.02	85.57	146.26	14.63	160.89
1404		29AUG		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	191.74	\$334.99	\$33.51	\$368.50
COST CENTRE TOTAL SUNDRY PLANT											191.74	\$334.99	\$33.51	\$368.50
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
CEP		23AUG	28008	BADGINGARRA ROADHOUSE &	77612966882		DN004	193,573	SURCHARGE			0.39	0.04	0.43
CEP		23AUG	28008	BADGINGARRA ROADHOUSE &	77612966882	INDEPENDENT	DN004	193,573	ADBLUE BULK	139.91	8.92	11.35	1.13	12.48

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CEP		23AUG		WEX AUSTRALIA	68005970570		DN004		TRANSACTION FEE			0.75	0.08	0.83	
CEP		23AUG	28006	BADGINGARRA ROADHOUSE &	77612966882		DN004	193,573	SURCHARGE			2.66	0.27	2.93	
CEP		23AUG	28006	BADGINGARRA ROADHOUSE &	77612966882	INDEPENDENT	DN004	193,573	DIESEL	179.91	46.88	76.67	7.67	84.34	
CEP		23AUG		WEX AUSTRALIA	68005970570		DN004		TRANSACTION FEE			0.75	0.08	0.83	
CEP		25AUG	3309	BP KALBARRI	65367095233	BP	DN004	194,024	ULS DIESEL (	182.94	46.12	76.70	7.67	84.37	
CEP		25AUG		WEX AUSTRALIA	68005970570		DN004		TRANSACTION FEE			0.75	0.08	0.83	
CEP		28AUG	15054	SHARK BAY FUEL FISHING &	16388502276	INDEPENDENT	DN004	194,432	DIESEL	190.80	43.38	75.25	7.52	82.77	
CEP		28AUG		WEX AUSTRALIA	68005970570		DN004		TRANSACTION FEE			0.75	0.08	0.83	
CEP		01SEP		WEX AUSTRALIA	68005970570		DN004		MANAGEMENT FEE			5.00	0.50	5.50	
Approx. fuel consumption: 10.9 Lt/100Km						CEP			TOTAL CARD SPEND		145.30	\$251.02	\$25.12	\$276.14	
COST CENTRE TOTAL 402												145.30	\$251.02	\$25.12	\$276.14
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		08AUG	13243	BP JURIE BAY	72825626712	BP	DN032	223,460	ULS DIESEL (	191.01	43.25	75.10	7.51	82.61	
EDM		08AUG		WEX AUSTRALIA	68005970570		DN032		TRANSACTION FEE			0.75	0.08	0.83	
EDM		09AUG	9766	AMPOL NORTH WANNEROO	64000175342	AMPOL	DN032	223,864	DIESEL	189.90	32.48	56.07	5.61	61.68	
EDM		09AUG		WEX AUSTRALIA	68005970570		DN032		TRANSACTION FEE			0.75	0.08	0.83	
EDM		10AUG	27879	BADGINGARRA ROADHOUSE &	77612966882		DN032	224,112	SURCHARGE			1.34	0.13	1.47	

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Account No. **144 184 843 - 7**

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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
EDM		10AUG	27879	BADGINGARRA ROADHOUSE &	77612966882	INDEPENDENT	DN032	224,112	DIESEL	179.91	23.49	38.42	3.84	42.26
EDM		10AUG		WEX AUSTRALIA	68005970570		DN032		TRANSACTION FEE			0.75	0.08	0.83
EDM		01SEP		WEX AUSTRALIA	68005970570		DN032		MANAGEMENT FEE			5.00	0.50	5.50
Approx. fuel consumption: 6.2 Lt/100Km														
						DN032			TOTAL CARD SPEND		99.22	\$178.18	\$17.83	\$196.01
COST CENTRE TOTAL INFRASTRUCTURE											99.22	\$178.18	\$17.83	\$196.01
EMDS		04AUG	5108	AMPOL JURIEN BAY	64000175342	AMPOL	DN001	10,430	PREMIUM	213.90	47.40	92.17	9.22	101.39
EMDS		04AUG		WEX AUSTRALIA	68005970570		DN001		TRANSACTION FEE			0.75	0.08	0.83
EMDS		20AUG	1081	AMPOL JURIEN BAY	64000175342	AMPOL	DN001	10,748	PREMIUM	213.91	35.59	69.21	6.92	76.13
EMDS		20AUG		WEX AUSTRALIA	68005970570		DN001		TRANSACTION FEE			0.75	0.08	0.83
EMDS		28AUG	6305	AMPOL JURIEN BAY	64000175342	AMPOL	DN001	11,228	PREMIUM	213.89	41.97	81.61	8.16	89.77
EMDS		28AUG		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: 9.6 Lt/100Km														
						DN001 OUTBACK			TOTAL CARD SPEND		124.96	\$250.24	\$25.04	\$275.28
COST CENTRE TOTAL PLANNING											124.96	\$250.24	\$25.04	\$275.28
EMI		06AUG	13211	BP JURIEN BAY	72825626712	BP	DN002	13,380	ULS DIESEL (	191.01	57.59	100.00	10.00	110.00
EMI		06AUG		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83
EMI		14AUG	5614	AMPOL JURIEN BAY	64000175342	AMPOL	DN002	13,800	DIESEL	196.92	44.09	78.93	7.89	86.82
EMI		14AUG		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83

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Period Ending

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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		25AUG	13428	BP JURIEN BAY	72825626712	BP	DN002	14,350	ULS DIESEL (	191.02	59.26	102.91	10.29	113.20
EMI		25AUG		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: 10.7 Lt/100Km														
						EMI			TOTAL CARD SPEND		160.94	\$289.09	\$28.92	\$318.01
COST CENTRE TOTAL INFRASTRUCTURE											160.94	\$289.09	\$28.92	\$318.01
JBOPS		01SEP		WEX AUSTRALIA	68005970570		DN013		MANAGEMENT FEE			5.00	0.50	5.50
						DN013 HILUX			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL INFRASTRUCTURE											0.00	\$5.00	\$0.50	\$5.50
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
PEHO		13AUG	48034	METRO PETROLEUM JURIEN B	11671759658	METRO	DN041		1 REGULAR ULP	179.91	42.80	70.00	7.00	77.00
PEHO		13AUG		WEX AUSTRALIA	68005970570		DN041		TRANSACTION FEE			0.75	0.08	0.83
PEHO		20AUG	5870	AMPOL JURIEN BAY	64000175342	AMPOL	DN041	26,504	REGULAR ULP	189.93	23.04	39.78	3.98	43.76
PEHO		20AUG		WEX AUSTRALIA	68005970570		DN041		TRANSACTION FEE			0.75	0.08	0.83
PEHO		22AUG	10420	AMPOL COCKBURN CENTRAL	64000175342	AMPOL	DN041	27,018	REGULAR ULP	191.89	32.42	56.55	5.66	62.21

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PEHO		22AUG		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
Approx. fuel consumption: 6.6 Lt/100Km														
						DN041 RAV 4			TOTAL CARD SPEND		98.26	\$173.58	\$17.38	\$190.96
COST CENTRE TOTAL PLANNING											98.26	\$173.58	\$17.38	\$190.96
P00L CAR		30AUG	19592	VIBE BEECHBORO	76642151086	VIBE	DN016	26,373	PULP (RON 98 183.20		38.75	64.54	6.45	70.99
P00L CAR		30AUG		WEX AUSTRALIA	68005970570		DN016		TRANSACTION FEE			0.75	0.08	0.83
P00L CAR		01SEP		WEX AUSTRALIA	68005970570		DN016		MANAGEMENT FEE			5.00	0.50	5.50
						DN016 CAMRY			TOTAL CARD SPEND		38.75	\$70.29	\$7.03	\$77.32
COST CENTRE TOTAL INFRASTRUCTURE											38.75	\$70.29	\$7.03	\$77.32
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		01SEP		WEX AUSTRALIA	68005970570		DN052		MANAGEMENT FEE			5.00	0.50	5.50
						DN052 HILUX			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL 501											0.00	\$5.00	\$0.50	\$5.50

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RANGER UTE		01SEP		WEX AUSTRALIA	68005970570		DN10833		MANAGEMENT FEE			5.00	0.50	5.50
						DN10833 HILUX			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL PLANNING											0.00	\$5.00	\$0.50	\$5.50
WHS		04AUG	5101	AMPOL JURIEN BAY	64000175342	AMPOL	DN11047	17,197	DIESEL	195.90	52.71	93.87	9.39	103.26
WHS		04AUG		WEX AUSTRALIA	68005970570		DN11047		TRANSACTION FEE			0.75	0.08	0.83
WHS		06AUG	5217	AMPOL JURIEN BAY	64000175342	AMPOL	DN11047	17,613	DIESEL	195.92	48.23	85.90	8.59	94.49
WHS		06AUG		WEX AUSTRALIA	68005970570		DN11047		TRANSACTION FEE			0.75	0.08	0.83
WHS		01SEP		WEX AUSTRALIA	68005970570		DN11047		MANAGEMENT FEE			5.00	0.50	5.50
Approx. fuel consumption: 11.6 Lt/100Km														
						DN11047 HILUX			TOTAL CARD SPEND		100.94	\$186.27	\$18.64	\$204.91
COST CENTRE TOTAL INFRASTRUCTURE											100.94	\$186.27	\$18.64	\$204.91

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MONTHLY FINANCIAL REPORT
For the period ended 30 September 2025

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 30 SEPTEMBER 2025

	Adopted Budget Estimates	YTD Budget Estimates	YTD Actual	Variance* \$	Variance* %	Var.
Note	(a) \$	(b) \$	(c) \$	(c) - (b) \$	((c) - (b))/(b) %	
OPERATING ACTIVITIES						
Revenue from operating activities						
General rates	6,949,796	6,943,796	6,916,013	(27,783)	(0.40%)	
Rates excluding general rates	1,443,498	1,429,260	1,429,260	0	0.00%	
Grants, subsidies and contributions	2,912,961	950,282	946,088	(4,194)	(0.44%)	
Fees and charges	3,251,315	1,888,304	1,878,543	(9,761)	(0.52%)	
Interest revenue	312,321	75,953	77,183	1,230	1.62%	
Other revenue	53,800	13,452	6,852	(6,600)	(49.06%)	
Profit on asset disposals	396,164	0	0	0	0.00%	
	15,319,855	11,301,047	11,253,939	(47,108)	(0.42%)	
Expenditure from operating activities						
Employee costs	(6,560,720)	(1,299,203)	(1,295,109)	4,094	0.32%	
Materials and contracts	(6,480,488)	(1,306,345)	(1,326,944)	(20,599)	(1.58%)	
Utility charges	(494,516)	(90,800)	(91,904)	(1,104)	(1.22%)	
Depreciation	(8,593,056)	(2,148,264)	(2,138,664)	9,600	0.45%	
Finance costs	(45,687)	(11,421)	6,536	17,957	157.23%	▲
Insurance	(373,880)	(195,676)	(187,996)	7,680	3.92%	
Other expenditure	(755,665)	(222,837)	(224,449)	(1,612)	(0.72%)	
	(23,304,012)	(5,274,546)	(5,258,530)	16,016	0.30%	
Non cash amounts excluded from operating activities	2(c) 8,202,825	2,148,264	2,147,889	(375)	(0.02%)	
Amount attributable to operating activities	218,668	8,174,765	8,143,298	(31,467)	(0.38%)	
INVESTING ACTIVITIES						
Inflows from investing activities						
Proceeds from capital grants, subsidies and contributions	5,370,234	379,134	414,177	35,043	9.24%	
Proceeds from disposal of assets	478,250	0	0	0	0.00%	
Proceeds from financial assets at amortised cost - self supporting loans	0	8,890	8,890	0	0.00%	
	5,848,484	388,024	423,067	35,043	9.03%	
Outflows from investing activities						
Right of use assets recognised	0	0	(1,827)	(1,827)	0.00%	
Acquisition of property, plant and equipment	(3,227,629)	(1,424)	(1,424)	0	0.00%	
Acquisition of infrastructure	(7,904,330)	(138,388)	(138,388)	0	0.00%	
	(11,131,959)	(139,812)	(141,639)	(1,827)	(1.31%)	
Amount attributable to investing activities	(5,283,475)	248,212	281,428	33,216	13.38%	
FINANCING ACTIVITIES						
Inflows from financing activities						
Leases liabilities recognised	0	0	1,051	1,051	0.00%	
Proceeds from new borrowings	550,000	0	0	0	0.00%	
Transfer from reserves	1,600,000	0	0	0	0.00%	
	2,150,000	0	1,051	1,051	0.00%	
Outflows from financing activities						
Payments for principal portion of lease liabilities	(24,778)	(8,049)	(8,049)	0	0.00%	
Repayment of borrowings	(167,967)	(8,890)	(8,890)	0	0.00%	
Transfer to reserves	(1,121,909)	0	(23,638)	(23,638)	0.00%	
	(1,314,654)	(16,939)	(40,577)	(23,638)	(139.54%)	
Amount attributable to financing activities	835,346	(16,939)	(39,526)	(22,587)	(133.34%)	
MOVEMENT IN SURPLUS OR DEFICIT						
Surplus or deficit at the start of the financial year	2(a) 4,229,461	4,229,461	4,392,717	163,256	3.86%	
Amount attributable to operating activities	218,668	8,174,765	8,143,298	(31,467)	(0.38%)	
Amount attributable to investing activities	(5,283,475)	248,212	281,428	33,216	13.38%	▲
Amount attributable to financing activities	835,346	(16,939)	(39,526)	(22,587)	(133.34%)	▼
Surplus or deficit after imposition of general rates	0	12,635,499	12,777,917	142,418	1.13%	

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 30 SEPTEMBER 2025

	Actual 30 June 2025	Actual as at 30 September 2025
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	8,226,581	13,097,513
Trade and other receivables	764,227	3,495,483
Other financial assets	16,444	7,554
Inventories	67,947	69,181
Other assets	908,818	1,204,993
TOTAL CURRENT ASSETS	9,984,017	17,874,724
NON-CURRENT ASSETS		
Trade and other receivables	5,341	0
Other financial assets	101,387	101,387
Property, plant and equipment	35,161,830	46,558,298
Infrastructure	290,079,635	288,491,076
Right-of-use assets	60,448	55,897
TOTAL NON-CURRENT ASSETS	325,408,641	335,206,658
TOTAL ASSETS	335,392,658	353,081,382
CURRENT LIABILITIES		
Trade and other payables	679,214	473,335
Contract liabilities	179,700	246,425
Capital grant/contributions liabilities	0	7,380
Other liabilities	(70)	53
Lease liabilities	25,551	17,216
Borrowings	167,967	159,077
Employee related provisions	718,088	591,443
TOTAL CURRENT LIABILITIES	1,770,450	1,494,929
NON-CURRENT LIABILITIES		
Lease liabilities	36,137	37,474
Borrowings	1,737,121	1,737,121
Employee related provisions	74,009	70,125
TOTAL NON-CURRENT LIABILITIES	1,847,267	1,844,720
TOTAL LIABILITIES	3,617,717	3,339,649
NET ASSETS	331,774,941	349,741,733
EQUITY		
Retained surplus	200,740,546	209,153,789
Reserve accounts	4,373,156	4,396,794
Revaluation surplus	126,661,239	136,191,150
TOTAL EQUITY	331,774,941	349,741,733

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

SHIRE OF DANDARAGAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

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 where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 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 10 October 2025

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 2024-25 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

SHIRE OF DANDARAGAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

2 NET CURRENT ASSETS INFORMATION

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

Current assets

Cash and cash equivalents
Trade and other receivables
Other financial assets
Inventories
Other assets

Less: current liabilities

Trade and other payables
Other liabilities
Lease liabilities
Borrowings
Employee related provisions

Net current assets

Less: Total adjustments to net current assets

Closing funding surplus / (deficit)

Note	Adopted Budget Opening 1 July 2025	Actual as at 30 June 2025	Actual as at 30 September 2025
	\$	\$	\$
	8,226,581	8,226,581	13,097,513
	764,227	764,227	3,495,483
	16,444	16,444	7,554
	67,947	67,947	69,181
	908,818	908,818	1,204,993
	9,984,017	9,984,017	17,874,724
	(679,214)	(679,214)	(473,335)
	(179,630)	70	(53)
	(25,551)	(25,551)	(17,216)
	(167,967)	(167,967)	(159,077)
	(718,088)	(718,088)	(591,443)
	(1,770,450)	(1,590,750)	(1,241,124)
	8,213,567	8,393,267	16,633,600
2(b)	(3,978,946)	(4,000,550)	(4,031,466)
	4,234,621	4,392,717	12,602,134

(b) Current assets and liabilities excluded from budgeted deficiency

Adjustments to net current assets

Less: Reserve accounts
Less: Financial assets at amortised cost - self supporting loans
Add: Current liabilities not expected to be cleared at the end of the year
- Current portion of lease liabilities
- Current portion of borrowings
- Current portion of employee benefit provisions held in reserve

Total adjustments to net current assets

	(4,373,156)	(4,373,156)	(4,396,794)
	0	(16,444)	(7,554)
	24,778	25,551	17,216
	167,967	167,967	159,077
	201,465	195,532	196,589
2(a)	(3,978,946)	(4,000,550)	(4,031,466)

(c) Non-cash amounts excluded from operating activities

Adjustments to operating activities

Less: Profit on asset disposals
Add: Depreciation
Movement in current employee provisions associated with restricted cash
Non-cash movements in non-current assets and liabilities:
- Pensioner deferred rates
- Employee provisions

Total non-cash amounts excluded from operating activities

Adopted Budget Estimates 30 June 2026	YTD Budget Estimates 30 September 2025	YTD Actual 30 September 2025
\$	\$	\$
(396,164)	0	0
8,593,056	2,148,264	2,138,664
5,933	0	0
		5,341
		3,884
8,202,825	2,148,264	2,147,889

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.

SHIRE OF DANDARAGAN
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 FOR THE PERIOD ENDED 30 SEPTEMBER 2025

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 2025-26 year is \$10,000 and 10.00% whichever is the greater.

Description	Var. \$	Var. %
	\$	%
Expenditure from operating activities		
Finance costs	17,957	157.23%
Accounting difference from accruals made in June 2025		Timing
Will be rectified in Oct 2025 when loan payments are made.		

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 30 SEPTEMBER 2025

1 CASH AND FINANCIAL ASSETS AT AMORTISED COST

Description	Classification	Unrestricted	Restricted Accounts	Total	Institution	Interest Rate	Maturity Date
		\$	\$	\$			
Municipal Account	Cash and cash equivalents	3,445,419	253,805	3,699,224	CBA	3.00%	Ongoing
Municipal Term Deposit	Cash and cash equivalents	5,000,000	0	5,000,000	Cash	4.03%	Jan 2026
Petty Cash	Cash and cash equivalents	1,494	0	1,494	Cash	Nil	On hand
Reserve Account	Cash and cash equivalents	0	896,794	896,794	CBA	3.00%	Ongoing
Reserve Term Deposit	Cash and cash equivalents	0	3,500,000	3,500,000	CBA	4.02%	May 2026
Total		8,446,913	4,650,599	13,097,512			
Comprising							
Cash and cash equivalents		8,446,913	4,650,599	13,097,512			
		8,446,913	4,650,599	13,097,512			

KEY INFORMATION

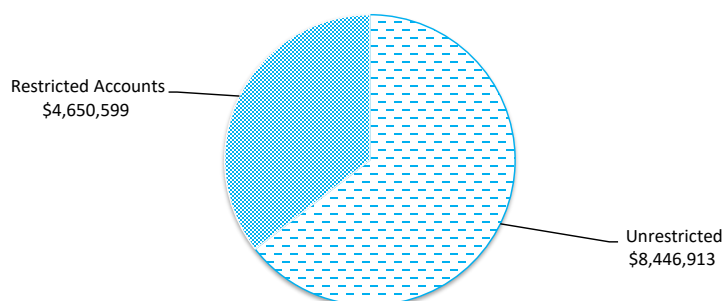
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of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



SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 30 SEPTEMBER 2025

2 RESERVE ACCOUNTS

Reserve account name	Budget				Actual			
	Opening	Transfers	Transfers	Closing	Opening	Transfers	Transfers	Closing
	Balance	In (+)	Out (-)	Balance	Balance	In (+)	Out (-)	Balance
	\$	\$	\$	\$	\$	\$	\$	\$
Reserve accounts restricted by Council								
Leave reserve	195,532	5,933	0	201,465	195,532	1,057	0	196,589
Plant reserve	454,133	11,811	(200,000)	265,944	454,133	2,454	0	456,587
Building reserve	386,135	30,582	0	416,717	386,135	2,086	0	388,221
Rubbish reserve	297,011	214,295	0	511,306	297,011	1,605	0	298,616
Community Centre reserve	341,938	19,342	0	361,280	341,938	1,849	0	343,787
Television Services Reserve	57,248	1,737	0	58,985	57,248	310	0	57,558
Information Technology Reserve	61,845	1,877	0	63,722	61,845	334	0	62,179
Land Development Reserve	2,644	2,326	0	4,970	2,644	14	0	2,658
Parking Requirements (L1154 SandpiperSt) Res	12,371	375	0	12,746	12,371	67	0	12,438
Parks & Rec. Grounds (Seagate) Reserve	162,763	4,939	0	167,702	162,763	879	0	163,642
Sport and Recreation Reserve	93,408	92,059	0	185,467	93,408	505	0	93,913
Landscaping Reserve	2,871	87	0	2,958	2,871	16	0	2,887
Aerodrome Reserve	45,904	18,833	0	64,737	45,904	249	0	46,153
Public Open Space Renewal Reserve	6,705	6,952	0	13,657	6,705	36	0	6,741
Infrastructure Renewal Reserve	757,815	22,993	(700,000)	80,808	757,815	4,096	0	761,911
Public Open Space Construction Reserve	10,179	309	0	10,488	10,179	55	0	10,234
Infrastructure Construction Reserve	158,050	4,796	0	162,846	158,050	854	0	158,904
Building Contruction Reserve	28,955	50,879	0	79,834	28,955	157	0	29,112
Economic Development Reserve	980,436	621,215	(450,000)	1,151,651	980,436	5,300	0	985,736
Turquoise Way Path Reserve	56,149	1,704	0	57,853	56,149	303	0	56,452
Cash in Lieu of Landscaping-Lot1146 Sandpiper	2,706	82	0	2,788	2,706	15	0	2,721
Cervantes Community Infrastructure Developme	258,358	8,783	(250,000)	17,141	258,358	1,397	0	259,755
	4,373,156	1,121,909	(1,600,000)	3,895,065	4,373,156	23,638	0	4,396,794

3 CAPITAL ACQUISITIONS

Capital acquisitions	Adopted		YTD Actual	YTD Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Buildings	1,850,129	1,424	1,424	0
Plant and equipment	1,377,500	0	0	0
Acquisition of property, plant and equipment	3,227,629	1,424	1,424	0
Infrastructure - roads	4,084,177	115,954	115,954	0
Infrastructure - Footpaths	288,000	0	0	0
Infrastructure - Drainage	12,000	0	0	0
Infrastructure - Parks and Reserves	391,500	13,432	13,432	0
Infrastructure - Other	3,128,653	9,002	9,002	0
Acquisition of infrastructure	7,904,330	138,388	138,388	0
Total capital acquisitions	11,131,959	139,812	139,812	0
Capital Acquisitions Funded By:				
Capital grants and contributions	5,370,234	379,134	414,177	35,043
Lease liabilities	0	0	1,051	1,051
Borrowings	550,000	0	0	0
Other (disposals & C/Fwd)	478,250	0	0	0
Reserve accounts				
Plant reserve	200,000	200,000	0	(200,000)
Infrastructure Renewal Reserve	700,000	700,000	0	(700,000)
Economic Development Reserve	450,000	450,000	0	(450,000)
Cash in Lieu of Landscaping-Lot1146 Sandpiper St	250,000	250,000	0	(250,000)
Contribution - operations	3,133,475	(1,839,322)	(275,416)	1,563,906
Capital funding total	11,131,959	139,812	139,812	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

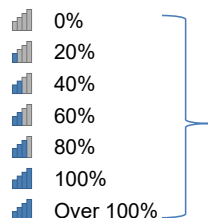
In accordance with *Local Government (Financial Management) Regulation 17A(2)*, the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

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

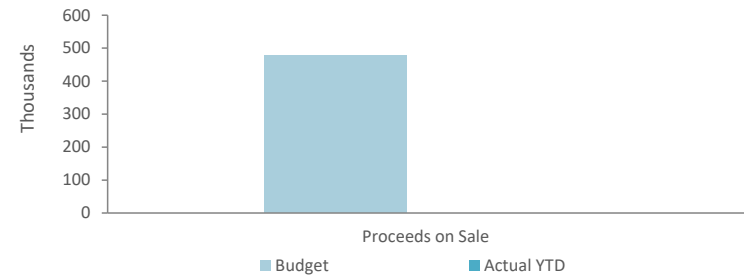


Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

	Account Description	Adopted		Variance (Under)/Over
		Budget	YTD Budget	
		\$	\$	\$
COALSEAM FOOTPATH - I10071		288,000	288,000	0
JURIEN IRRIGATION PROJECT - I20094		85,500	85,500	13,432
CERVANTES OVAL RETIC - I20109		130,000	130,000	0
RONCARD RESERVE CERV - REPLACE BBQ COOKTOP - I20111		4,650	4,650	0
JB CEMETERY GRAVE RETAINMENT - I30084		20,000	20,000	0
PIONEER PARK DANDARAGAN UPGRADE - I30109		30,000	30,000	0
JB AIRPORT SMALL PROJECTS - I30110		162,260	162,260	0
MOTORISATION CERVANTES WASTE TIP HOPPER - I30111		30,893	30,893	0
DOG/CAT POUND FACILITY FY26 - I30112		40,000	40,000	1,424
SANDY CAPE SOLAR LIGHTING - I30114		7,500	7,500	0
SANDY CAPE NORTH HEAD REMEDIATION - I30115		6,000	6,000	0
SANDY CAPE REINSTATEMNT OF RAMP TO MAKE LOOKOUT SA - I30116		7,500	7,500	0
JB DEPOT SHED EXTENSION - I50241		46,000	46,000	0
AGGIES COTTAGE - ANNUAL RENEWAL WORKS - I50246		10,000	10,000	0
4 PINETREE CIRCUIT - REPLACE PATIO - I50280		35,000	35,000	0
NEW DEPOT AMENITIES / 2X1 WITH CARETAKERS WING - I50287		400,000	400,000	0
CERVANTES NICHE WALL CONSTRUCTION - I50290		135,000	135,000	9,002
CERVANTES COMMUNITY RECREATION CENTRE - NEW ENTRY - I50291		400,000	400,000	0
JURIEN BAY CBD PLAN - NEW ABLUTION BLOCK - I50295		200,000	200,000	0
CERVANTES CCRC - CHANGEROOMS - I50296		609,979	609,979	0
JSRC SOAKWELL - I50304		12,000	12,000	0
JURIEN ADMIN - NEW ALARM, CCTV & LOCKS - I50305		40,000	40,000	0
FAMILY RESOURCE CENTRE - AIRCON FOR MAIN OFFICE - I50307		4,500	4,500	0
HSP2 INFRASTRUCTURE & LAND SERVICING - I50308		2,800,500	2,800,500	0
JURIEN CIVIC CENTRE - FLOORING REPLACEMENT - I50310		15,000	15,000	0
JURIEN ADMIN - WINDOW BLINDS - I50311		25,000	25,000	0
CERVANTES REC RES PLAYGROUND - I80002		110,000	110,000	0
DANDARAGAN BASKETBALL DUNK RING - I80020		15,000	15,000	0
DAMBADGIE ROAD - MGR011		150,000	150,000	0
ROWES ROAD RECONSTRUCTION - MRR007REC		530,000	530,000	0
COCKLESHELL GULLY RECONSTRUCTION - MRR051RECCO		40,000	40,000	0
GILLINGARA ROAD FINAL SEAL - RCR010FSCO		110,638	110,638	0
MUTHERWANDERY ROAD RECONSTRUCTION - RCR030REC		673,725	673,725	10,018
CATABY ROAD - RRG001FS		72,500	72,500	0
DANDARAGAN ROAD - RRG002FS		135,000	135,000	0
DANDARAGAN ROAD - RRG002REC		2,372,314	2,372,314	105,936
GRADER - MAINTENANCE - I60014		560,000	560,000	0
LOADER - CONSTRUCTION - I60041		600,000	600,000	0
TRUCK - ROAD MAINTENANCE - I60036		130,000	130,000	0
TOYOTA PRADO DN000 - I60044		80,000	80,000	0
PRESSURE CLEANER - I60055		7,500	7,500	0
		11,131,959	11,131,959	139,812
				10,992,147

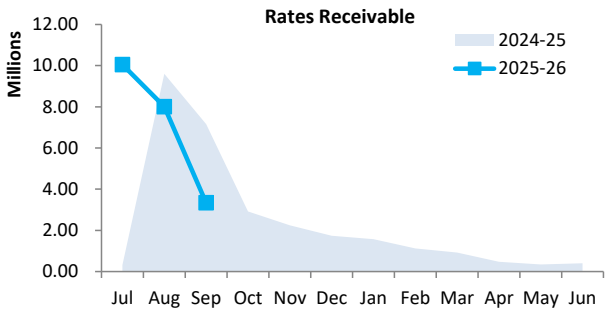
4 DISPOSAL OF ASSETS

Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book				Net Book			
		Value	Proceeds	Profit	(Loss)	Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	Plant and equipment								
	2016 Cat 12M Motor Grader - DN027	17,867	165,000	147,133	0	0	0	0	0
	Caterpillar 950K Wheel Loader - DN011	19,936	155,000	135,064	0	0	0	0	0
	2015 Hino 500 Series Tip Truck - DN006	2,127	70,000	67,873	0	0	0	0	0
	2023 Prado GXL	27,248	60,000	32,752	0	0	0	0	0
	Pressure Cleaner	0	250	250	0	0	0	0	0
	2017 Ford Everest SUV 4WD - DN004	10,383	20,000	9,617	0	0	0	0	0
	2017 Mazda CX5 Wgn - DN032	4,525	8,000	3,475	0	0	0	0	0
		82,086	478,250	396,164	0	0	0	0	0



5 RECEIVABLES

Rates receivable	30 Jun 2025	30 Sep 2025
	\$	\$
Opening arrears previous year	406,824	398,474
Levied this year	7,982,889	8,345,273
Fees and charges levied through rates	1,389,542	1,453,632
Less - collections to date	(9,380,781)	(6,853,882)
Net rates collectable	398,474	3,343,497
% Collected	95.9%	78.4%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	0	25,042	3,225	4,850	120,296	153,413
Percentage	0.0%	16.3%	2.1%	3.2%	78.4%	
Balance per trial balance						
Trade and other receivables						153,413
Allowance for credit losses of trade receivables						(1,427)
Total receivables general outstanding						151,986

Amounts shown above include GST (where applicable)

KEY INFORMATION

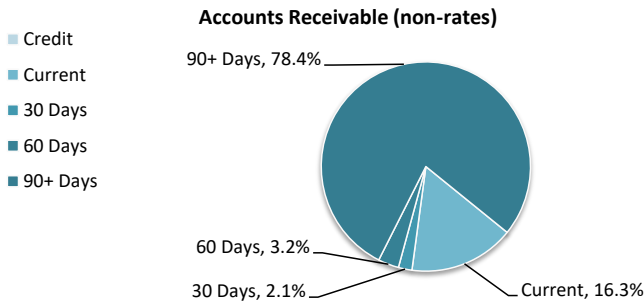
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

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

	Opening Balance 1 July 2025	Asset Increase	Asset Reduction	Closing Balance 30 September 20
	\$	\$	\$	\$
Other current assets				
Other financial assets at amortised cost				
Financial assets at amortised cost - self supporting loans	16,444	0	(8,890)	7,554
Inventory				
Stock on Hand - Fuel	67,947	132,836	(131,602)	69,181
Other assets				
Work in Progress	908,818	296,175	0	1,204,993
Total other current assets	993,209	429,011	(140,492)	1,281,728

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.

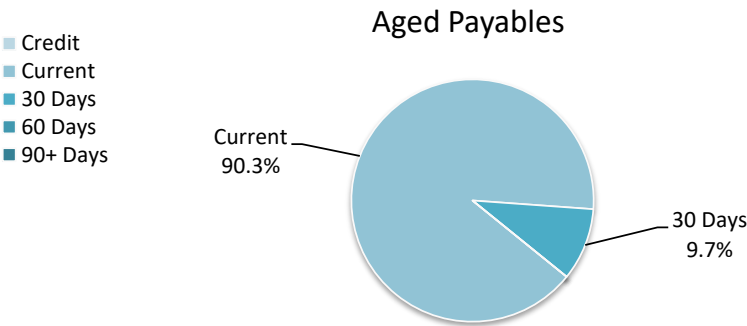
7 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	0	309,215	33,176	0	0	342,391
Percentage	0.0%	90.3%	9.7%	0.0%	0.0%	
Balance per trial balance						
Sundry creditors						342,391
ATO liabilities						(102,850)
Bonds and deposits held						233,794
Total payables general outstanding						473,335

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 Particulars	Loan No.	1 July 2025	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Dandaragan Residential House - GROH	136	430,807	0	0	0	(63,087)	430,807	367,720	0	(7,399)
Jurien Bay Foreshore Redevelopment	137	1,288,475	0	0	0	(63,907)	1,288,475	1,224,568	5,569	(31,955)
Jurien Bay Depot Building	138	167,499	0	0	0	(24,529)	167,499	142,970	1,836	(2,877)
Cervantes Rec. Centre	New	0	0	550,000	0	0	0	550,000	0	0
		1,886,781	0	550,000	0	(151,523)	1,886,781	2,285,258	7,405	(42,231)
Self supporting loans										
Jurien Bay Progress Association - Shed		7,681	0	0	(3,817)	(7,681)	3,864	0	(16)	(144)
Jurien Bay Mens Shed - Shed		5,553	0	0	0	(3,690)	5,553	1,863	4	(61)
Badgingarra Bowling Club - Synthetic Surface		5,073	0	0	(5,073)	(5,073)	0	0	(5)	(16)
		18,307	0	0	(8,890)	(16,444)	9,417	1,863	(17)	(221)
Total		1,905,088	0	550,000	(8,890)	(167,967)	1,896,198	2,287,121	7,388	(42,452)
Current borrowings		167,967					159,077			
Non-current borrowings		1,737,121					1,737,121			
		1,905,088					1,896,198			

All debenture repayments were financed by general purpose revenue.

Self supporting loans are financed by repayments from third parties.

New borrowings 2025-26

Particulars	Amount Borrowed	Amount Borrowed	Institution	Loan Type	Term Years	Total Interest & Charges	Interest Rate	Amount (Used)		Balance Unspent
	Actual	Budget						Actual	Budget	
	\$	\$				\$	%	\$	\$	\$
Cervantes Rec. Centre	0	550,000	WATC	Fixed	TBD	0	TBD	0	(550,000)	0

KEY INFORMATION

The Shire 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 Particulars		Lease No.	New Leases			Principal Repayments		Principal Outstanding		Interest Repayments	
			1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
			\$	\$	\$	\$	\$	\$	\$	\$	\$
Photocopier Lease	Ricoh		29,388	0	0	(3,270)	(9,085)	26,118	20,303	(246)	(1,462)
Water Filter Lease	Waterlogic		32,300	1,051	0	(4,780)	(15,693)	28,571	16,607	(606)	(1,773)
Total			61,688	1,051	0	(8,049)	(24,778)	54,690	36,910	(851)	(3,235)
Current lease liabilities			25,551					17,216			
Non-current lease liabilities			36,137					37,474			
			61,688					54,690			

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.

10 OTHER CURRENT LIABILITIES

	Note	Opening Balance 1 July 2025	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 30 September 2025
		\$	\$	\$	\$	\$
Other current liabilities						
Other liabilities						
Contract liabilities		179,700	0	66,725	0	246,425
Capital grant/contributions liabilities		0	0	7,380	0	7,380
Suspense payments		(70)	0	240	(117)	53
Total other liabilities		179,630	0	74,345	(117)	253,858
Employee Related Provisions						
Provision for annual leave		339,046	0	0	(111,383)	227,663
Provision for long service leave		379,042	0		(15,262)	363,780
Total Provisions		718,088	0	0	(126,645)	591,443
Total other current liabilities		897,718	0	74,345	(126,762)	845,301

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		
	Liability	Increase in	Decrease in	Liability	Current	Adopted	YTD	YTD
	1 July 2025	Liability	Liability	30 Sep 2025	Liability	Budget	Budget	Revenue
	\$	\$	(As revenue)	\$	\$	\$	\$	\$
Grants and subsidies								
Grants Commission - General	0	0	0	0	0	569,291	0	85,674
Grants Commission - Roads	0	0	0	0	0	738,676	0	167,842
ESL Operating Grant	0	0	0	0	0	83,000	0	46,703
ESL Capital Grant	0	0	0	0	0	20,000	0	0
Mitigation Activity Fund 2025/26 Round 1	0	0	0	0	0	152,910	0	0
Spray the Grey - Lotterywest	0	0	0	0	0	8,000	8,000	8,000
Spray the Grey - Tronox, Iluka, Imag Resources, Lotterywest	0	0	0	0	0	20,000	0	0
Dept of Infrastructure - Housing Support Program 1	0	0	0	0	0	252,700	0	239,617
Community Stewardship Grant - NRM FY24 & FY25 Carryover	154,700	22,100	0	176,800	176,800	176,800	0	0
Community Stewardship Grant - NRM FY26	0	44,625	0	44,625	44,625	89,250	0	0
Coastal Planning - Shoreline Monitoring	0	0	0	0	0	30,000	0	0
Coastal Planning - Inundation Strategy	0	0	0	0	0	67,000	0	0
CHRMAP Carryover	25,000	0	0	25,000	25,000	25,000	0	0
CHRMAP	0	0	0	0	0	25,000	0	0
Public Library Materials Funding Allocation	0	0	0	0	0	5,000	0	0
MRWA Direct Grant	0	0	0	0	0	375,849	375,849	369,328
Street Light Subsidy	0	0	0	0	0	4,100	0	0
	179,700	66,725	0	246,425	246,425	2,642,576	383,849	917,164
Contributions								
Contributions & Donations	0	0	0	0	0	53,100	5,775	0
Reimbursements	0	0	0	0	0	217,285	54,327	28,924
	0	0	0	0	0	270,385	60,102	28,924
TOTALS	179,700	66,725	0	246,425	246,425	2,912,961	443,951	946,088

12 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

	Capital grant/contribution liabilities					Capital grants, subsidies and		
	Liability	Increase in Liability	Decrease in Liability (As revenue)	Liability	Current Liability	Adopted Budget	YTD	YTD Revenue
	1 July 2025			30 Sep 2025	30 Sep 2025	Revenue	Budget	Actual
	\$	\$	\$	\$	\$	\$	\$	\$
Capital grants and subsidies								
Cervantes Changeroom - I50291	0	0	0	0	0	209,979	0	0
Jurine Bay Irrigation Project - I20094	0	0	0	0	0	42,750	0	0
Cataby Road - RRG001FS	0	2,880	0	2,880	2,880	48,333	2,880	0
Dandaragn Road - RRG002FS	0	4,500	0	4,500	4,500	90,000	4,500	0
Dandaragn Road - RRG002REC	0	0	0	0	0	853,210	0	0
Dandaragn Road - RRG002REC	0	0	0	0	0	886,562	0	0
Gillingarra Road - RCR10FSCO	0	0	0	0	0	70,000	0	0
Gillingarra Road - RCR030REC	0	0	0	0	0	350,000	0	0
JB Airport Small Projects - I30110	0	0	0	0	0	19,400	0	0
Housing Support Program 2 - Infrastructure & Land Servicing - I50308	0	0	0	0	0	2,800,000	0	0
DFES Fire Vehicle	0	0	0	0	0	0	0	414,177
	0	7,380	0	7,380	7,380	5,370,234	7,380	414,177

SHIRE OF DANDARAGAN

SUPPLEMENTARY INFORMATION

FOR THE PERIOD ENDED 30 SEPTEMBER 2025

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 2025	Amount Received	Amount Paid	Closing Balance 30 September 2025
	\$	\$	\$	\$
Cash In Lieu POS - L9000 Valencia	201,976	1,633	0	203,609
	201,976	1,633	0	203,609

SHIRE OF DANDARAGAN
 SUPPLEMENTARY INFORMATION
 FOR THE PERIOD ENDED 30 SEPTEMBER 2025

14 BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
			\$	\$	\$	\$
Budget adoption						0
Grant Funding Budget Amendment - JBC Golf Club	2025/08 9.1.4	Non cash item	23,037			0
				0	0	0



PUBLIC ARTS COMMITTEE TERMS OF REFERENCE

PURPOSE, SCOPE AND OBJECTIVE

These Terms of Reference set out the operating conditions for the Shire of Dandaragan Public Arts Committee (PAC), including the purpose, structure and responsibilities of the group's members established by Council.

The purpose of the Public Arts Committee is to make recommendations to Council when promoting public art as a tool for cultural expression and development and provide a platform where Councillor members and other members effectively represent the interests, views, opinions and values of the Shire of Dandaragan's electors, residents and ratepayers, when commissioning and selecting significant public artworks.

The scope of the PAC is limited to assisting the Shire of Dandaragan for the period stated in the Terms below, or until otherwise reviewed by Council. The PAC will provide feedback, input and recommendations to Council in regard to:

- Matters relating to Public Art policy and projects.
- The selection and commissioning of new works and the de-accession of existing works.
- Proposed public art projects to be included in private and/or commercial developments.
- Community suggestions for public art projects.
- Risk identification and management, indigenous protocols (where appropriate), environment protection and ethical principles of public art development.

The objectives of the PAC are:

- To assist Council to meet the policy objectives of its Public Art and Percent for Art Policy;
- To enhance community voice in decision-making processes and outcomes related to implementing the Public Art and Percent for Art Policy

The PAC is a formal Committee of Council created under S5.8 of the *Local Government Act 1995*, however the Committee has no delegated authority to make decisions on behalf of Council.

MEMBERSHIP

Group Structure

The PAC will consist of voting members:

Voting Members

- A maximum of three (3) elected Councillor representatives as nominated by Council
- A maximum of four (4) community members with experience in the following fields:
 - Arts or arts industry
 - Indigenous community
 - Tourism
 - Youth
 - Heritage

Ideally, preference will be given to have a voting member from each town within the Shire of Dandaragan.

A member of the committee will be nominated by the committee as the Presiding Member in accordance with the Local Government Act. This may be a Councillor representative or a community member.

Other Advisory Participants

The Shire of Dandaragan Chief Executive Officer (CEO) (or his representative) will attend meetings, and other staff will attend meetings on an 'as-needs basis' to provide input on community planning, town planning, engineering, open space planning, tourism, marketing or other operational aspects.

At the request of the Committee, the CEO may invite suitably skilled persons to join the PAC in an advisory capacity, for a specified purpose and for a specified period of time. Co-opted participants are not entitled to vote.

Membership (community) to the Public Arts Committee

The CEO will formalise appointments to the Public Arts Committee following approval by Council. The Shire will coordinate a public expression of interest process to invite a pool of applicants. Committee members will be appointed based on their responses to selection criteria, including:

- Expertise in relevant fields
- An appreciation and understanding of art in the public domain
- Experience in working with community and community groups

Term

The term of membership is two (2) years, subject to compliance with these Terms of Reference. Members may submit another EOI at the end of their term, however priority may be afforded to new applicants in the assessment process to ensure diversity and evolution of community participation is possible.

Vacancy

In the event of a member vacancy, a replacement shall be recommended by the Chief Executive Officer (CEO) by revisiting unsuccessful EOI applications, or by targeting individuals of a particular interest group, with the approval of Council.

Termination

A member may be removed from the PAC if they are absent from three (3) consecutive meetings. Members may also be removed if they breach these Terms of Reference. The CEO will formally notify the member in writing if their removal is required.

Members may terminate their membership at any time. Notice of membership termination must be provided in writing to the CEO.

Roles and Responsibilities

The PAC provides information, advice, views and recommendations to Council. Any information, advice, views and recommendations will be recorded in the minutes. The group has the opportunity to influence Council decision-making, however, does not have decision-making authority. This remains the function of Council.

SHIRE OF DANDARAGAN

The CEO will:

- Provide relevant officers in an 'advisor' role; and
- Provide an officer in an administration support role for creation of agendas, business papers and minutes.

MEMBERS

The Presiding Member will oversee the coordination of the PAC, including:

- Participating in meetings and adhering to the Terms of Reference;
- Ensure Committee adherence to the Terms of Reference;
- Keep Council informed of the activities, advice and recommendations of the PAC.

Other members will:

- Attend and participate in meetings;
- Adhere to the Terms of Reference;
- Councillor members are to represent the policy position and strategic views of Council, when participating as a member appointed by the Council;
- Represent community views and provide information and advice to the Committee on items related to the Committee's purpose, scope, and objectives.
- Strategic and policy recommendations of the Committee will be reported to Council for decision;
- Management and operational recommendations will be reported to the CEO for decision

MEETINGS

If the Presiding Member is not present due to a notified absence or not present within ten minutes after the time appointed for the meeting, the members may choose one of their numbers to act as Presiding Member for the purpose of the meeting.

The administration officer will provide administrative support to the PAC by preparing the Agenda, Progress Reports and Action Lists of the Committee's meetings formatted in accordance with Council's templates. The Shire's community services team will help facilitate the selection of artists, provide support to the PAC and liaise with all relevant departments of the Shire.

Frequency

The PAC will meet four (4) times per year, for approximately two hours at the Shire Administration Centre. Depending on the agenda and discussion, meeting run times may be shortened or lengthened. Members may join meetings online, however two (2) business days notice must be provided to the Admin Support.

Council may call a special meeting of the PAC with at least 14 days written notice to members.

Agendas and Minutes

The Presiding Member will set the agenda. Each agenda will incorporate a standing agenda item called 'Disclosure of Interests' and require members to declare any conflicts of interest they may have, with any particular agenda item/s or issue/s to be discussed at the meeting. Interests can include financial, in-direct financial, proximity or any other interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest, and includes an interest arising from kinship, friendship or membership of an association. Members can request other items be added to the agenda.

Agenda items can be provided to the administration officer not less than five (5) business days before the scheduled meeting. The Agenda will be provided to members not less than two (2) business days before a scheduled meeting. Members will deliberate based on the set agenda items.

Minutes will include Attendance; Apologies; Disclosure of Interests'; and a record of all recommendations made by the PAC. Minutes will generally be circulated within seven (7) days following a meeting.

The final minutes will be uploaded onto the Shire website within three (3) weeks of the meeting and be registered in the Shire's records management system.

Voting

Each PAC member shall be entitled to one (1) vote in respect to any advice or recommendations of the group. The working group shall aim to make decisions by consensus, when possible, otherwise the decision of the group shall be by the majority of votes cast in favour.

In the case where a majority vote cannot be reached, the matter will be referred to the CEO who may provide additional information, for a revote to be held. If a decision is not forthcoming, the matter will be determined by the Presiding Member casting a second vote.

A quorum of a meeting of the PAC will be one more than 50% of the permanent members. No business of the PAC will be considered unless a quorum is present. If within half an hour from the time of the appointed meeting a quorum is not present, the meeting will be deferred to a later date.

RECORD KEEPING

The Shire of Dandaragan will manage record keeping of the group's activities in Shire's internal records management system, including:

- Member details – as provided on the EOI application (personal details will be managed confidentially, in accordance with Council's privacy standards);
- EOI applications and other selection process documentation;
- Register of when meetings were held;
- Terms of Reference;
- Agendas and minutes for each meeting; and
- Any other related correspondence or information.

REPORTING

The recommendations of the PAC will be reported to Council by way of a Council Agenda Item prepared for the Committee by the administration officer. The relevant decisions of Council will in turn be reported to members of the PAC.

Recommendations made by the PAC will inform the decisions made by Council for Public Art.

PUBLIC RELATIONS AND DEALING WITH THE MEDIA

The Shire of Dandaragan Shire President (or the CEO at the direction of the Shire President) will

be the official spokesperson for the PAC. All official public relations matters and media enquiries about public art should be referred to the CEO. The PAC are not authorised to speak to the media on behalf of the Shire unless approved by the Shire President. Committee members may make comment in a public setting from an individual context with due regard and support for the democratic nature of the Committee.

DISCLOSURE

The following information will be published on Shire's public website:

- Names of the members;
- Terms of Reference; and
- Agendas and minutes of each meeting.

RESPONSIBLE DEPARTMENT

Corporate and Community Services



JURIEN BAY AND CERVANTES FORESHORE MASTERPLAN REPORT



Table 1. Edition Details

Jurien Bay Foreshore Masterplan	
Title	Jurien Bay & Cervantes Foreshore Masterplan Report
Production Date	06/01/2020
Prepared By	UDLA
Author	Rasheen Lee
Status	For Council Endorsement
UDLA Project Code	DANCJF

Table 2. Document Register

Document Register			
Version	Date	Amendments	Prepared By
A	20/01/2020	Draft for comment	RL
B	19/03/2020	For final comment	RL
C	26/03/2020	Cost estimate updates	RL

Image 1. Jurien Bay Jetty Source: UDLA

Image 2. Cervantes Beach (Cover) Source: UDLA



Prepared for:

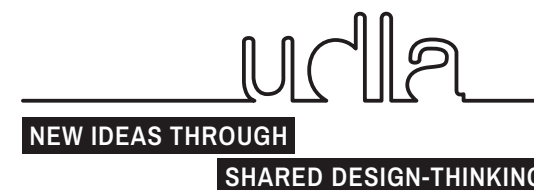
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Executive Summary

This masterplan document has been prepared to provide a framework to guide future development and locate key pieces of infrastructure and amenity at the Jurien Bay and Cervantes Foreshores, assisting SoD in seeking funding and staging works.

The Jurien Bay masterplan aims to:

- Strengthen the foreshore promenade;
 - Create opportunities for art and interpretation;
 - Create a town square at the beach;
 - Create a sense of arrival;
 - Improve foreshore amenity;
 - Create inspiring play opportunities;
 - Provide shelter from the elements;
 - Provide a space that is inclusive and welcoming for all;
 - Provide events and meeting places; and,
 - Retain Jurien Bay's sense of place and uniqueness .
- Improve beach access nodes
 - Connect the Park and the Beach
 - Improve safety of the Aragon/Catalonia Street corner
 - Extend dune and showcase endemic species including windflowers
 - Improve Catalonia Park
 - Create a sense of arrival to the foreshore and Catalonia Park
 - Create continuous beach access
 - Provide opportunities for uniquely Cervantes art and interpretation

The Cervantes Foreshore masterplan aims to:

- Provide a continuous water front trail



1.0 Introduction

1.1 Project Origin

“Jurien Bay and Cervantes beaches should be a place to bring a family, a place for locals, tourists and visitors to create fond memories, a place to enjoy recreational activities such as picnic lunches, swimming, fishing, coffee and snacks. The foreshores should be active spaces that bring businesses to service the needs of active users of the foreshore. A place for markets and festivals.”

Foreshore Vision.

The Cervantes and Jurien Bay foreshores are unique environments enjoyed by both visitors and locals. The Shire of Dandaragan (SoD) engaged UDLA to develop masterplans for both foreshore areas, with active input from local residents and stakeholders.

The masterplans provide a framework to guide future development and locate key pieces of infrastructure and amenity, assisting SoD in seeking funding and staging works.

A collective approach has been taken in recommending furniture, materials and tree species for both sites based on simplifying the management of both foreshores, their proximity and the physical link shared through the Turquoise Way cycle path. There is still plenty of opportunity for customisation at key locations to distinguish between the towns.

Image 3. Cervantes beach looking south from breakwater (left) Source: UDLA

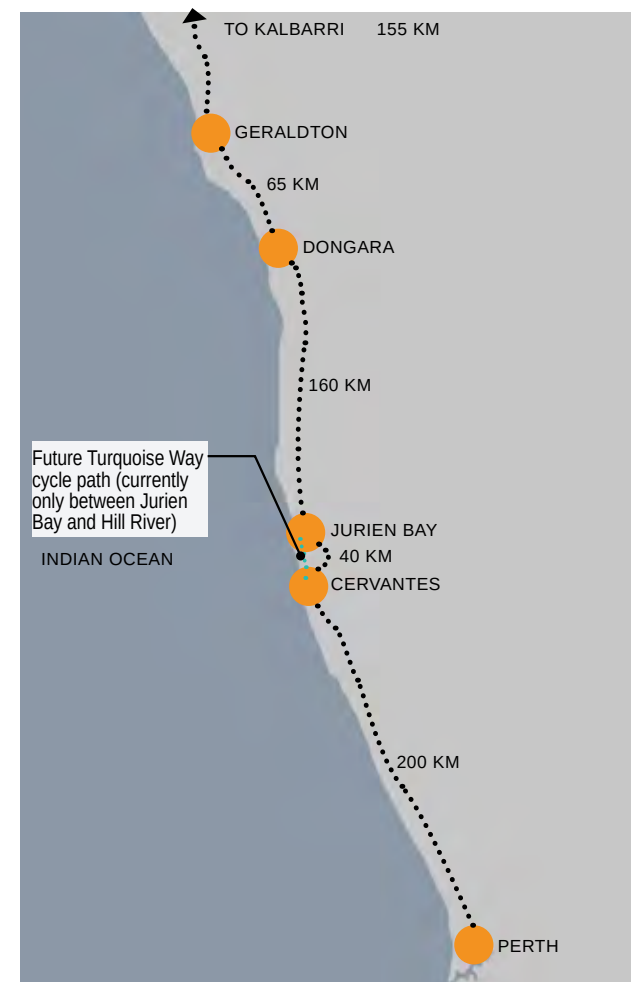


Figure 1. Location plan

Coastal Processes

The coastal processes along the Cervantes and Jurien Bay coastline have significant impact on current and future uses of the foreshores. The masterplans show the inland boundary of predicted vulnerability as per '*Coastal Hazard Risk Management and Adaptation Plan*' Cardno 2018 (CHRMAP).

Cervantes foreshore suffers from seasonal erosion to the point where much of the beach is not traversable in winter. The constructed dune has greatly assisted in reducing the impacts of erosion to Catalonia Park. The masterplan proposes to continue the dune treatment north and provide boardwalks that will allow for continuous access along the foreshore even during winter months.

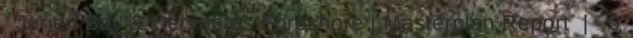
Jurien Bay foreshore is currently in accretion however it is thought erosion will reduce the beach width over the next 10 years. It is noted the use of the existing snorkel trail is currently restricted due to sand covering the reef balls but UDLA have made the assumption the beach will retreat in the future and the snorkel trail will be usable again. The masterplan proposes to provide stairs off the side of the jetty to improve access to the water as a short term solution to the widening beach.

In both cases infrastructure has been placed within the 100 year hazard line, however this infrastructure has significant contribution to the amenity and accessibility of the foreshore for the public. When it comes to detailed design the ideas of Retreat and Accommodate should be applied especially to built form, to ensure adaptable, innovative solutions for foreshore amenity and building in a high risk area.

Image 4. Cervantes beach in front of the Lobster Shack (right) Source: UDLA



Figure 2. Source: CoastAdapt.com.au



2.0 Methodology



2.1 Process

A concurrent process was run for both Jurien Bay and Cervantes Foreshore Masterplans. This was driven by the community engagement as per the diagram below. As described by Shire President Leslee Holmes '*Jurien Bay and Cervantes are*

not separate entities, they are two places joined by the Turquoise Way.' The Foreshore Masterplans have been treated as such through this process, whilst still recognising that each site has its own sense of place and individual challenges and opportunities.

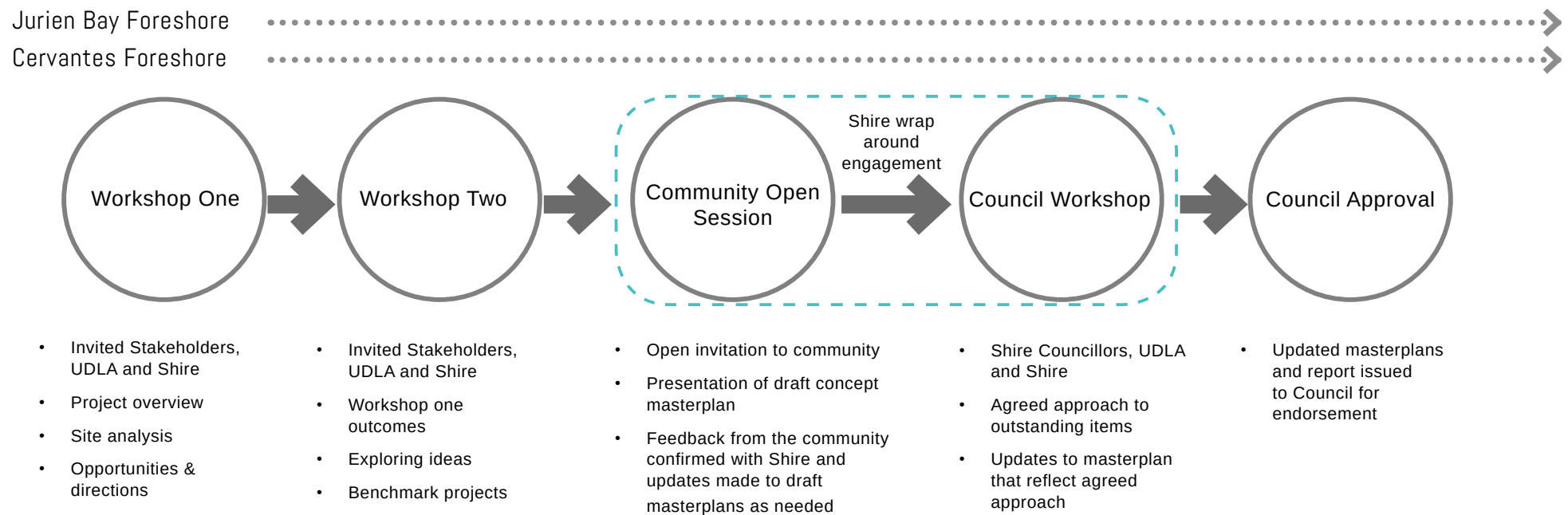


Image 5. Cervantes Community Open Session Source: UDLA

3.0 Jurien Bay Foreshore Masterplan

3.1 Jurien Bay Foreshore

The foreshore is located away from the main road of Jurien Bay Town with the main access being via Roberts Street. The central area around the jetty is well connected to the shopping area on the corner of Roberts Street and Bashford Street.

Dobbyn Park is located to the North, Fauntleroy to the South, with the Jetty in the centre.

Fauntleroy Park has recently undergone upgrades with new shade shelters, barbecues, picnic settings and drink fountains, all currently in good condition, grouped in clusters around paths leading to the Turquoise Way cycle path and beach access paths.

Dobbyn Park is characterised by amenity dotted throughout, much of which is in need of replacing. There are several mature trees in Dobbyn Park providing good shade. The public toilets in Dobbyn Park have been identified as needing replacement.

The space around the jetty and caravan park cafe is dominated by car park, which splits the two parks.

 Foreshore Masterplan Site



Figure 3. Jurien Bay Context Plan, Not to Scale Source: UDLA

3.2 Site Analysis

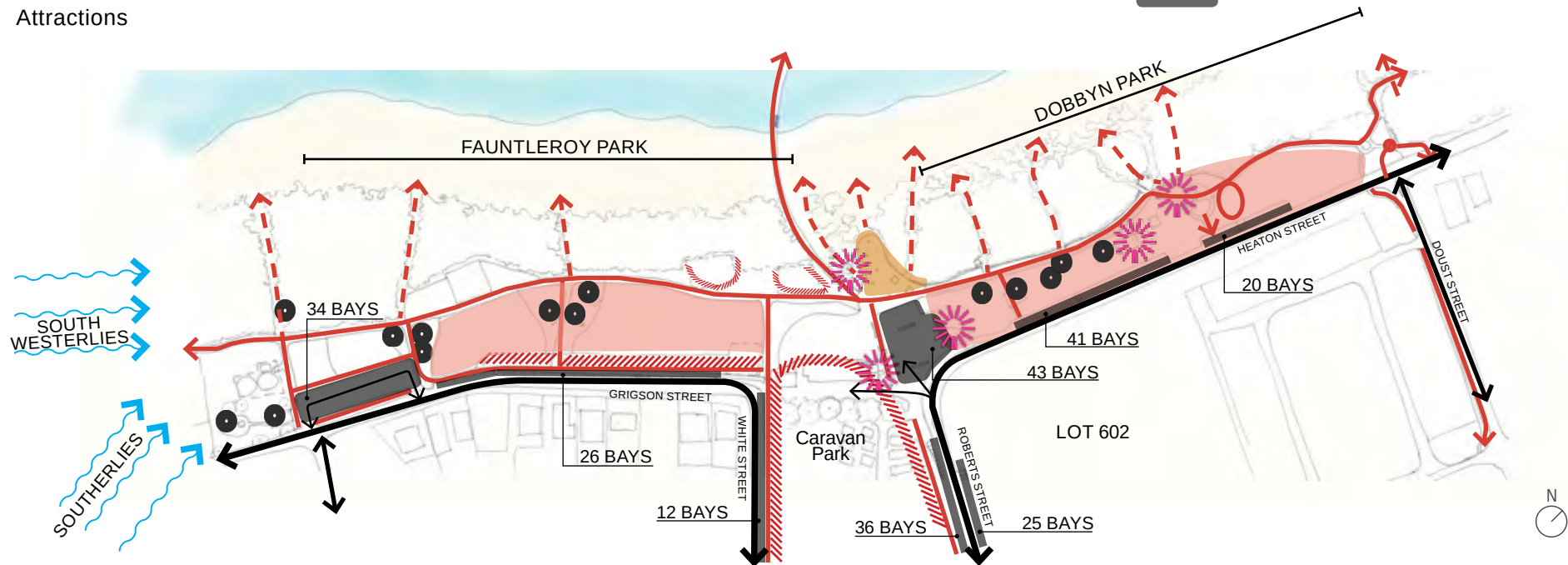
The figure below shows an analysis of the existing condition of the Jurien Bay foreshore area including:

- Parking
- Vehicle access
- Pedestrian access
- Barriers to access
- Amenity
- Attractions

- Prevailing winds
- Events spaces

KEY

-  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



3.3 Opportunities and Directions

- The two parks, Fauntleroy and Dobbyn, are quite different spaces.
- Fauntleroy Park recently upgraded. Amenity including furniture is in good condition and should be retained. Large open turf areas can cater for a range of events.
- Much of the amenity to Dobbyn Park is due for replacement including the toilets.
- Turquoise Way provides a strong foreshore promenade and should be further strengthened.
- The area at the terminus of Roberts Street is dominated by vehicles, there is opportunity to pedestrianise this space and create a beach front town square.
- Parking provision appears adequate.
- The masterplan should be able to function with or without the development of lot 602.
- Prevailing winds have a near constant presence, the design should incorporate ways to mitigate the impact of strong winds where possible.
- The current location for the playground is not suitable due to corrosive environment.
- Opportunity for better wayfinding along Bashford Street to direct visitors to the foreshore.



Image 7. Jurien Bay Dobbyn Park Source: UDLA

3.4 Schematic Plan

The schematic plan for Jurien Bay foreshore demonstrates the 'big ideas' for improving the foreshore, tested and developed during community engagement. These are as follows:

 **Strong foreshore promenade**
Extend and widen Turquoise Way to make usable for cyclists and pedestrians along the entire length.

 **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.

 **A beachfront meeting place**
Creation of a beach front 'town square' through two new buildings and commercial opportunities.

 **Create a sense of arrival**
Strong visual connection from the Roberts Street to the ocean.

 **Improved amenity**
Replace and improve amenity including public toilets, shade shelters, drink fountains, bins, bbqs, seating and beach showers. Newer works to Fauntleroy Park are to be retained.

 **Inspiring play opportunities**
Opportunity for a new themed playspace that can be a major attractor for the town.

Shelter from the elements
Strategic placement of new built form, tree planting and shade shelters to provide respite from strong winds and sun.

Welcoming for all
Improved all abilities access and spaces that cater for all ages, locals and visitors to the foreshore.

Events and meeting places
Range of flexible spaces to allow for markets, festivals, sporting events and live music.

Sense of place and uniqueness

Retain the coastal holiday vibe, dune environment and community interventions that make the Jurien Bay Foreshore unique.

Legend

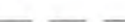
-  Amenity node
-  Youth Plaza
-  Playground
-  Future playground expansion
-  Turf
-  Art & Interp opportunity
-  Beach access
-  Foreshore promenade
-  Activity centre



Figure 5. Jurien Bay Schematic Plan

3.5 Masterplan

Legend

-  Extent of Works
-  Existing Red Asphalt
-  Road
-  Paving
-  Feature Paving
-  Decking
-  Trees
-  Turf
-  Low Planting
-  Wind break planted mounds
-  Shade Shelter
-  Dune Fence
-  Beach access node: shower, seating. Potential for shade and art/interp
-  Picnic node: bbq, shade, seating, drink fountain, bin. Existing infrastructure utilised were suitable.
-  1 New amenity building with toilets, flexible lock up space for storage/meeting space/kiosk, sound shell and wind break screens
-  2 Existing infrastructure
-  Bar/restaurant
-  Public Toilets

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



Figure 6. Jurien Bay Masterplan

3.6 Parking

Objectives

- Remove cars 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;
- The Shire is able 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 602 development; and,
- Provision of a drop off zone and ACROD bays at the Jetty town square.

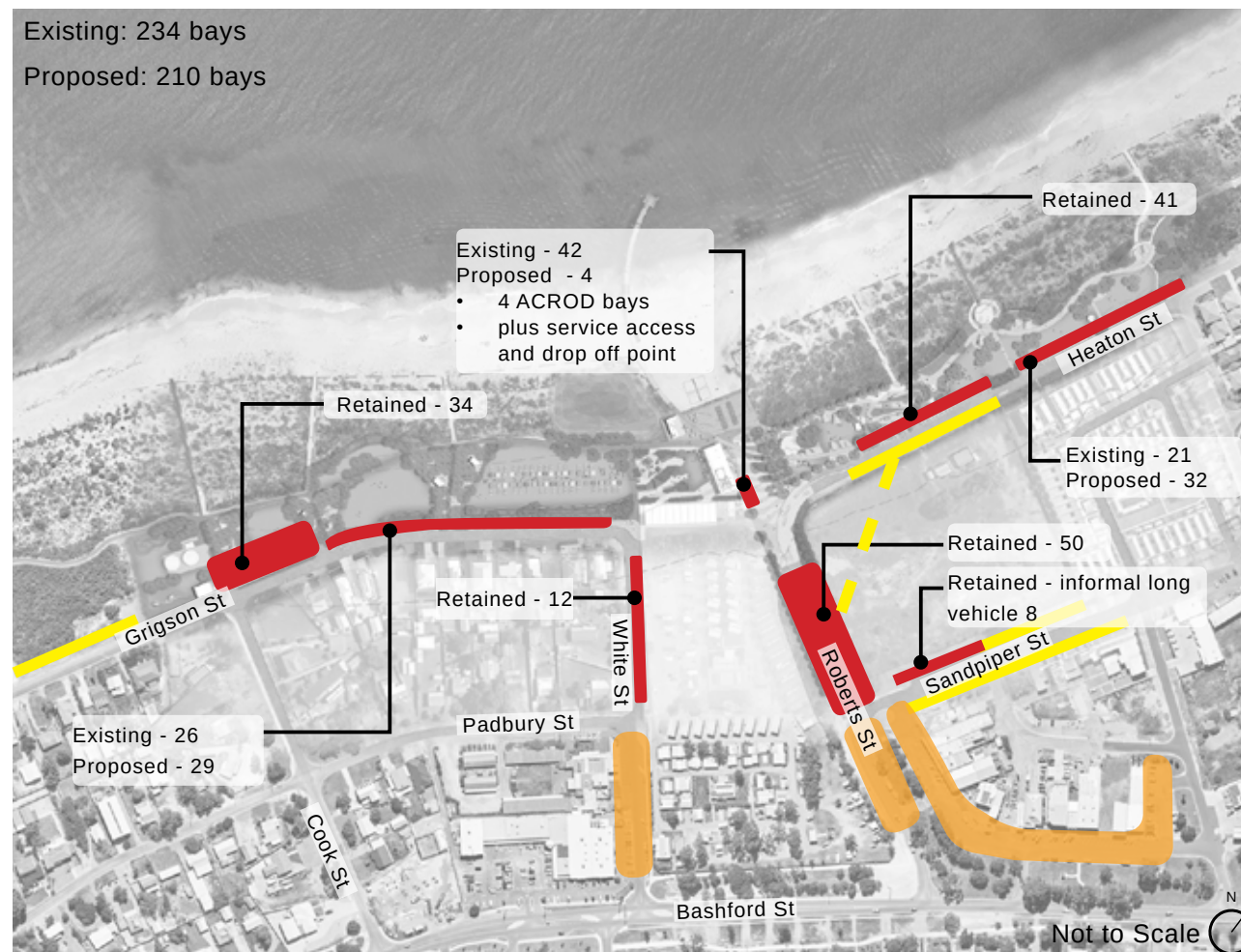
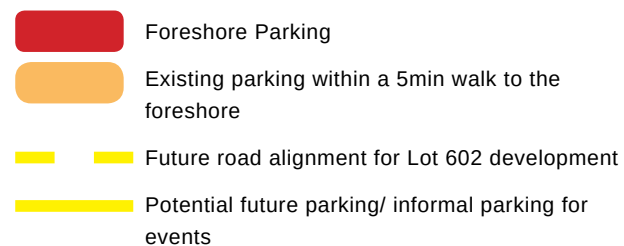


Figure 7. Parking Provision

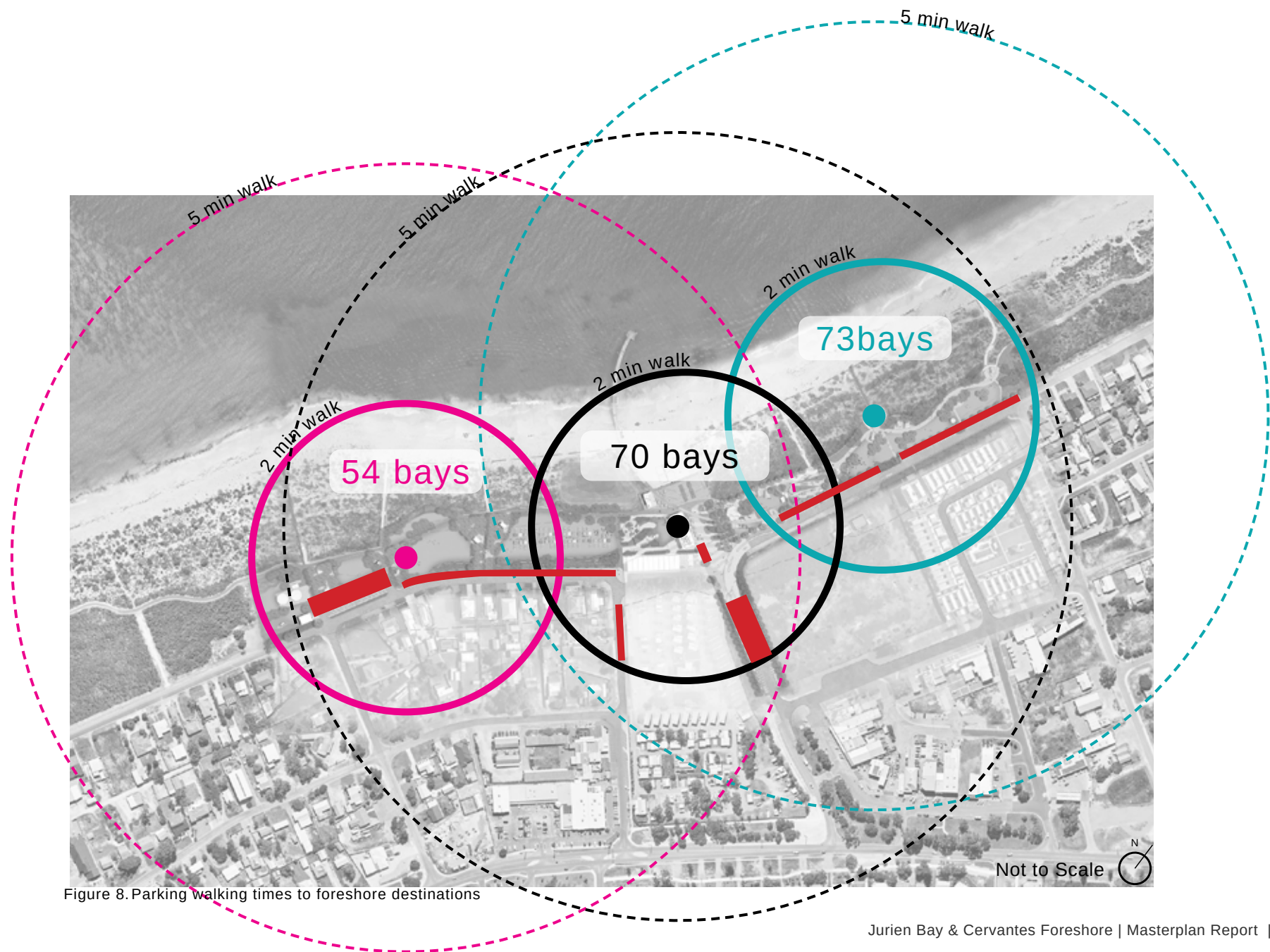


Figure 8. Parking walking times to foreshore destinations

3.7 Access

Objectives

- Improve all abilities access of the foreshore, including to the beach itself;
- 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 one for pedestrians, rather than cars; and,
- Retain access for events to Fauntleroy park, in particular accommodating for the Lions Markets.



Image 8. Existing Turquoise Way condition to Fauntleroy park Source: UDLA

-  Vehicle access
-  Caravan Park access, to be relocated in future
-  Service vehicle access (events and maintenance)
-  Drop off zone
-  Primary pedestrian path (min 3.5m wide)
-  Secondary pedestrian path (2-3m wide)
-  Primary beach access (stair and ramp access)
-  Slatted path beach access
-  Sand path beach access

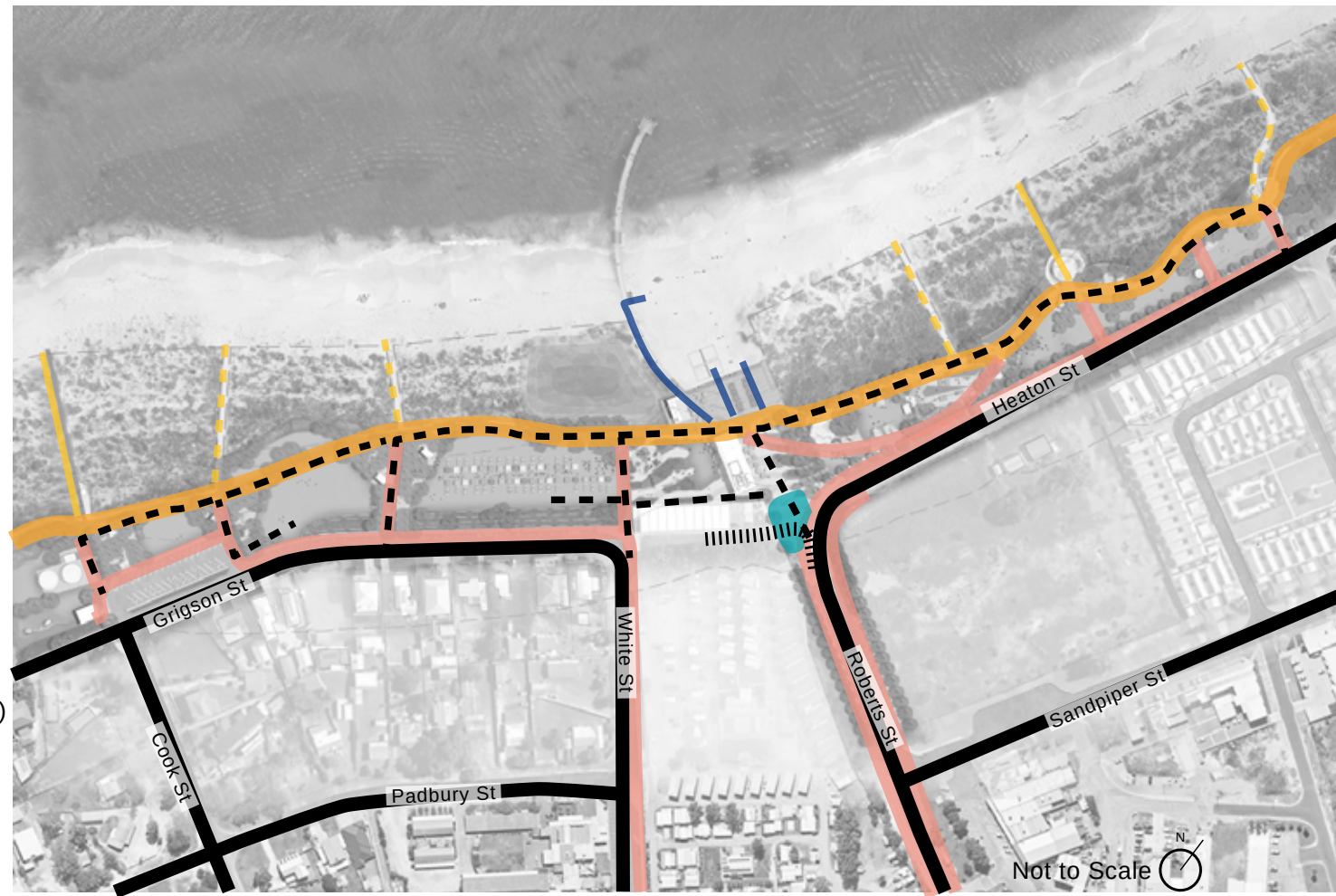


Figure 9. Access

3.8 Fauntleroy Park

Objectives

- Retain and improve recent amenity upgrades including tree planting and introduction of mounding for wind mitigation
- Provision for existing (Lions Markets and Indian Ocean Festival) and potential future events through flexible open spaces that can

easily expand and contract as needed, and power upgrades.

- Retain the Turquoise Way red asphalt path as the principle shared path along the foreshore, connecting to Dobbyn park and the harbour to the North and Hill River and Cervantes to the South in the future.

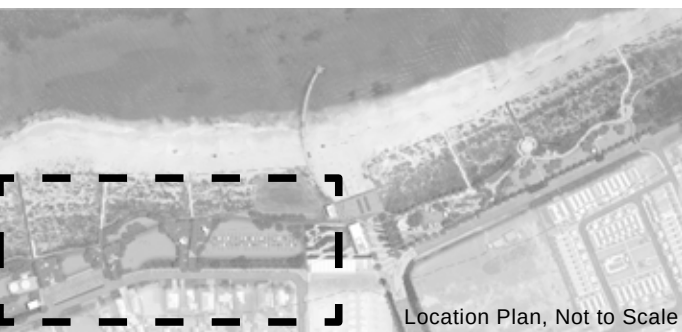
- Tree planting concentrated around the amenity nodes to maintain views from residences on Grigson Street and vehicle access for maintenance and events.
- Formalise beach access by fencing dunes and re-vegetating where appropriate. One beach access path has been nominated for recycled plastic slats to be installed to provide easier beach access for those less able bodied.
- Public art and interpretation to be installed at beach access points providing an opportunity for linear story telling along the foreshore (refer 3.12 Custom Landscape Elements).
- Amend drainage to reduce visual impact and remove need for fencing, in particular the sump near the corner of White and Grigson Streets and two sumps to the south of the jetty.



Image 10. Busselton foreshore parkland Source: www.busselton.wa.go.au

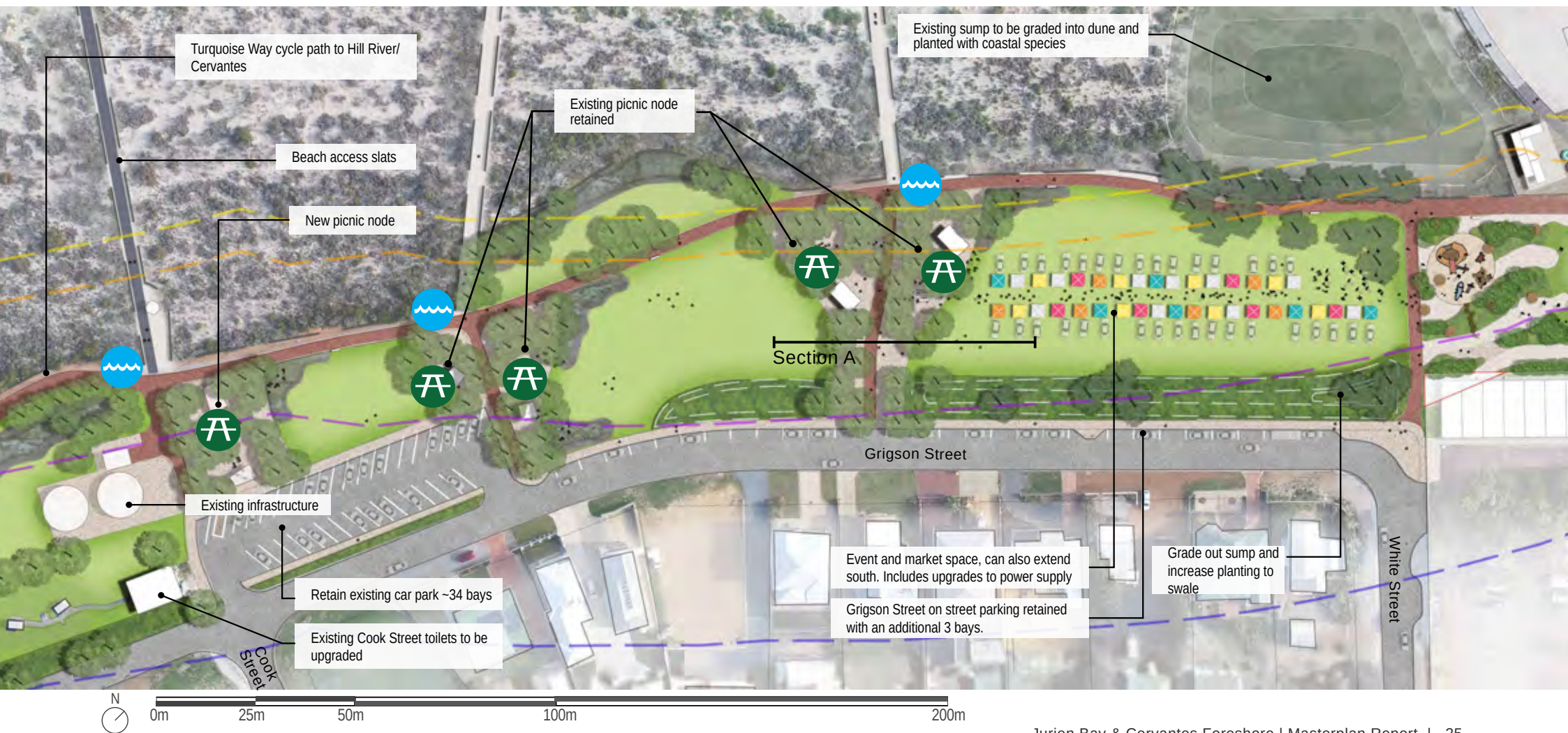


Section A Scale | 1:500



Key

-  Beach access node: shower, seating. Potential for shade and art/interp
-  Picnic node: bbq, shade, seating, drink fountain, bin. Existing infrastructure utilised were suitable.



Tree Planting

Groves of trees are to be planted concentrated around the amenity nodes to maintain views from residences on Grigson Street. 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 such as Norfolk Island Pines. Selection of species for the front line coastal environment can be a challenge. Further investigation should be undertaken by the Shire to select the most appropriate species that will succeed in the front line coastal conditions and will be enjoyed by the community. It is noted Norfolk Island Pines were not a popular choice with several individuals that took part in the Stakeholder workshop.

Further species options and recommendations can be found in 5.2.



Figure 10. Fauntleroy Park location plan



Figure 11. Typical beach access path with fencing to dune Scale: 1:200



1 Tree planting around bbq nodes, Fauntleroy Park



Image 11. Tree Groves Source: rockinghamvisitorcentre.com.au/



Image 12. Markets Source: theurbanlist.com

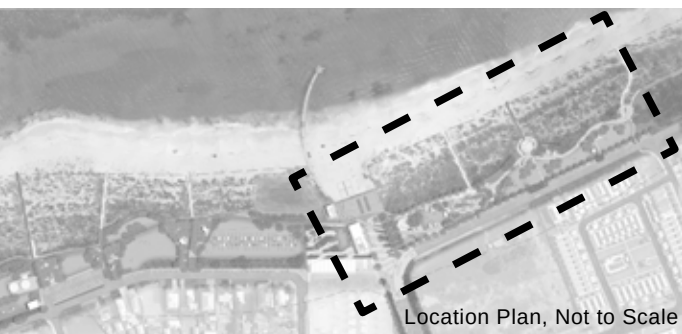
3.9 Dobbyn Park

Objectives

- Dobbyn Park is intended to function as a more programmed space than Fauntleroy Park, containing a new playground and youth plaza (refer 3.6 Custom Landscape Elements) and amenity nodes.
- Widening of the Turquoise Way to a 3.5m path for comfortable use by pedestrians and cyclists.
- Formalise beach access by fencing dunes and re-vegetating where appropriate. The beach access path at the snorkel trail head has been nominated for recycled plastic slats to be installed to provide easier beach access for those less able bodied.
- Upgrade and replace amenity and infrastructure that has reached end of life.
- Concentrate amenity at 'nodes' along the foreshore promenade and containing shade shelters, picnic settings, bins, BBQs, beach showers and drink fountains. Additional respite points can be located along the foreshore promenade in between the nodes as seats and bins.
- Public art and interpretation to be installed at beach access points providing an opportunity for linear story telling along the foreshore. Refer 3.12 Public Art and Interpretation for further detail.



Section B Scale | 1:250



Key



Beach access node: shower, seating.
Potential for shade and art/interp



Picnic node: bbq, shade, seating, drink fountain,
bin. Existing infrastructure utilised were suitable.



0m 25m 50m 100m 200m

3.10 Town Square

Objectives

- A space that joins the two public open space conditions to either side. A central, activated meeting space.
- A beachfront town square that creates a physical and visual connection from the beach to the town site through removing the existing car park and framing the view down Roberts Street with trees.
- New built form providing public amenity, and a food and beverage offering. Provides a destination during the day and evening for visitors and locals.
- A plaza sleeved by trees and the amenity building provides a flexible space for smaller events that don't necessitate expanding into Fauntleroy Park including evening food markets, local bands and performances.
- Clear beach access via a new deck connected to the existing jetty with stairs and a ramp.



Image 13. Henley Square, SA Source: TCL



Key

- ① Amenity building
- ② Bar (privately developed)
- ③ Beach access deck

Amenity Building ①

- A superior shade structure, providing respite from the sun, wind and rain.
- Combined amenity of public toilets, sound shell and flexible footprint for a space for storage, kiosk or community meeting place.
- Highly permeable, pedestrians are able to walk through with no front or back to the building.



Image 14. Amenity building precedent, Whitby Falls Farm
Source: TRCB



Image 15. Orange Box and change rooms, Leighton Beach
Source: Douglas Mark Black



Amenity building concept (TRCB)



Image 16. Shelter with toilets incorporated, Kangaroo Bay
TAS Source: Adam Gibson

Food and Beverage Offering ②

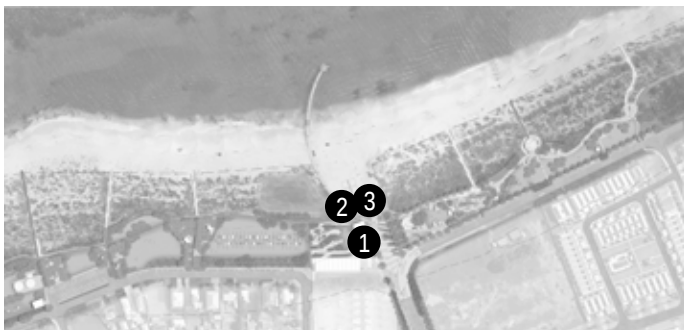
- Provides evening activation for the foreshore.
- Orientated to provide shelter from the wind but maximise connection to the jetty and beach.
- Shipping container style offers flexibility for expansion and a marine aesthetic.
- Privately developed and managed.



Image 17. Shipping container restaurant Source: Pinterest



Image 18. Shipping container restaurant, London Source: Dezeen



Location Plan, Not to Scale



Image 19. Shipping container construction Source: Pinterest

Beach Access Deck ③

- Provide clear access to the beach from the town square.
- Well connected to the jetty.
- A sociable space for sitting and enjoying views.
- Provides seating for events including viewing of beach volleyball.
- Opportunity for playful seating elements.



Image 20. Custom seating, Henley Square SA Source: TCL



Image 21. Steps that double as spectator seating, Scarborough Source: Dezeen



Image 22. Bathers Beach House deck and licensed beach bar, Fremantle Source: fremantlefishingsboatharbour.com

3.11 Roberts Street

Objectives

- Create a sense of arrival through framing Roberts Street with the planting of tree avenues.
- Removal of jetty carpark and re-grading to allow for views through to the ocean, creating a visual connection from the street.

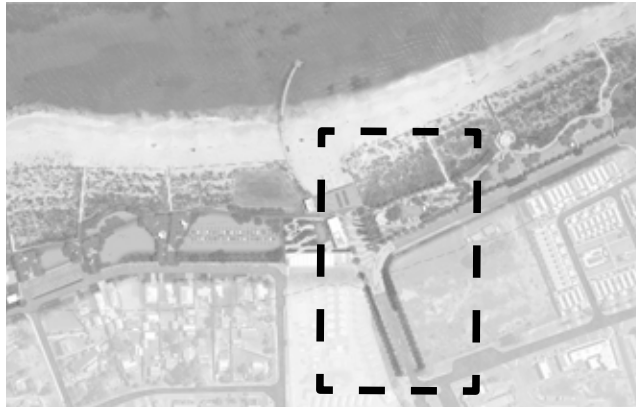


Figure 13. Location Plan, Not to Scale



Figure 14. Location Plan, Not to Scale



Figure 12. Section C, shown with *Agonis flexuosa* tree species

3.12 Custom Landscape Elements

1. Main Playground
2. Main Playground (future)
3. Secondary Playground
4. Custom Seating
5. Youth Plaza
6. Public Art and Interpretation (various locations)



Figure 15. Custom landscape elements location plan

1

Main playground

Opportunity for iconic playground that is unique to Jurien Bay and attracts both locals and tourists to the Foreshore. This can be achieved through involving an artist to create custom equipment or elements. Stage 2 of the playground should be taken into account at the concept phase.

Potential Partners: Lotterywest, Artists.



Image 24. Scarborough Foreshore Whale playground. Designed by working closely with an artist to create the concrete whale skeleton Source: UDLA



Image 23. Sea Play by the Bay Adventure playground, Busselton Source: busselton.wa.gov.au

3

Secondary Playground

Opportunity for a low key playground with a smaller footprint, potentially with a nature play theme. This playground allows for good supervision from Fauntleroy Park during events and from the commercial use on the jetty.

Potential Partners: Men's Shed, Schools



Image 25. Glenelg playground, SA Source: busycitykids.com.au



Image 26. Keast Park playground Source: Landezine

4

Custom Seating

Opportunity for a playful custom seating element.
A spot for sunset viewing and socialising.

Potential Partners: Men's Shed, Artists

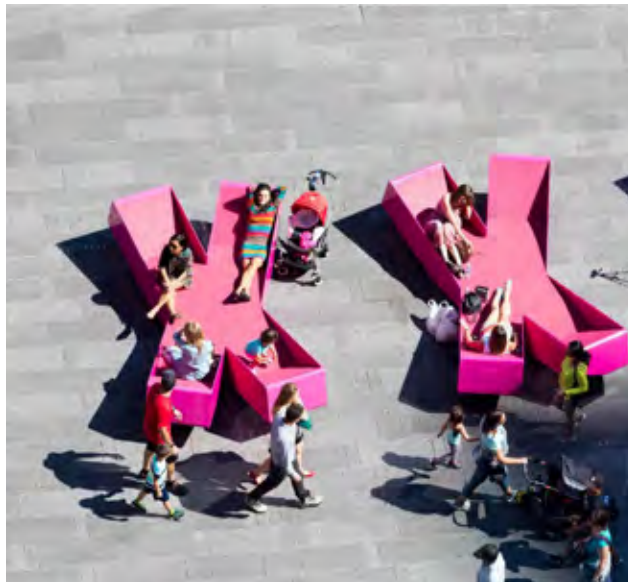


Image 27. Playful seating, New York Source: UAP



Image 28. Henley Square, SA Source: TCL

5

Youth Plaza

A footprint of roughly 1500m² has been shown on the masterplan for skate park, wheeled sports track and other active uses such as a basketball halfcourt. This is a significant reduction on the original proposal by Enlocus. A small building on the south side of the youth plaza provides a flexible space for storage or a meeting space for youth groups or other community groups, based on the size of small shipping container.

Potential Partners: Lotterywest



Image 30. Bibra Lake skate park with wheeled sports track wrapping around the site Source: UDLA



Image 31. Bibra Lake skate park Source: UDLA



Image 29. Scarborough skate park and youth plaza Source: UDLA



Image 32. Fremantle youth plaza Source: UDLA



Image 33. Bibra Lake skate park Source: Nearmap

Public Art and Interpretation

The foreshore promenade provides an opportunity for linear story telling focused at 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 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 34. Storytelling Interpretation Source: UDLA



Image 35. Artwork integrated into shade shelter Source: UDLA



Image 37. Etching to timber deck Source: UDLA



Image 36. Sandblasting in concrete paving Source: UDLA

6

Snorkel Trail Interp 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.



Snorkel trail node perspective

6

Iconic Sculpture

A large public art piece that creates a sense of arrival to Jurien and the foreshore, located in the town square. There are many opportunities for inspiration and theming including the marine and dune environments, Jurien's sea side holiday vibe and marine industry. This should be developed further with the local community.



Image 39. Scarborough Foreshore entry artwork Source: UDLA



Image 38. Opportunity for iconic sculpture, Esperance WA Source: UDLA

3.13 Events

A number of regular events already occur in the Jurien Bay foreshore. The masterplan addresses the current use as well as planning for potential future events through the provision of flexible, adaptable events spaces.

- Large events to occur in Fauntleroy Park
- Capacity of 16,000 people standing with further smaller pockets of space to the west and south.
- Power supply upgrades to be undertaken so as not to limit the set up of events, and allow for drop in concert infrastructure. (Liaise with Lions and Indian Ocean Festival to locate these). No fixed performance space has been proposed for Fauntleroy Park.
- Smaller events such as winter markets, night food stalls and small live performances are to occur in the town square, which is able to accommodate approximately 2,500 people in the immediate plaza area, with spaces to the north, west and south to spill in to.
- A new sound shell is incorporated into the amenity building for small performances.

Fauntleroy Park events examples



Image 40. Jurien Bay Lions Markets Source: rac.com.au



Image 41. Busselton foreshore concert Source: busselton.gov.wa.au

Town square events examples



Image 42. Evening activation Source: cambridge.gov.wa.au



Image 43. Food/coffee truck Source: pintrest

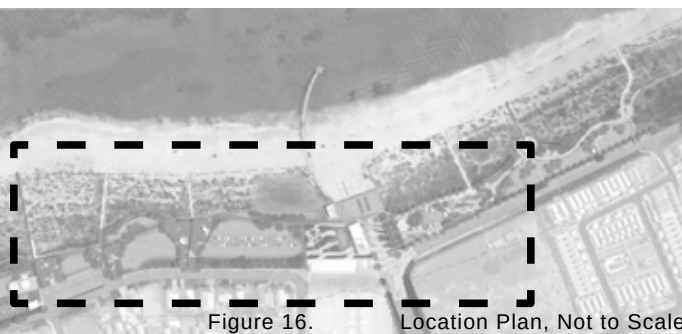


Figure 16.

Location Plan, Not to Scale

Calculation rates

Standing - 2 people per 1m²

Markets - 16m² per stall

Picnics - 1.2 people per 1m²



Figure 17.

Event capacity, not to scale

3.14 Future Development

The foreshore masterplan should be adaptable to future changes to the surrounding spaces. The figure adjacent shows the functionality of the design even with the significant development of lot 602, with little impact to the edge of the Dobbyn Park and no clashes with large infrastructure items.

The masterplan is an opportunity to 'set the tone' particularly on Roberts Street so any future development will need to fit within the framework. In implementing the planting of avenues of trees on Roberts Street, a visual and physical buffer will be well established by the time any development goes ahead.

It has been advised that private and public parking will be made available within the lot, and new road alignment should provide street parking where possible.

There is opportunity for the hotel development to interact positively with the plaza space to provide further activation.

When lot 602 is developed the Caravan Park entry will be moved to the Bashford Street end of Roberts Street, removing the necessity for access down the plaza excepting service and events vehicles. More ACROD or short term parking bays could be located here if required.



Figure 18. Jurien Bay Foreshore with Lot 602 developed

Scale 1:500



3.15 Staging

Location	Item	Timeframe	Complexity
1 Fauntleroy Park	Tree planting	0-1 year	Low
	Power upgrades	0-1 years	Medium
	Dune fencing, dune reveg and beach access upgrades	0-2 years	Low
	Additional amenity	0-2 years	Low
	Grigson Street drainage	0-1 years	Medium
	General upgrades to existing works	0-1 years	Low
	Streetscape	0-5 years	Low
2 Dobbyn Park	Youth Plaza	0-2 years	High
	Playground stage 1	0-2 years	High
	Playground stage 2	5-10 years	High
	Snorkel trail node	2-5 years	Medium
	Path	0-5 years	Medium
	Dune fencing, dune reveg and beach access upgrades	0-2 years	Low
	Infrastructure and furniture	0-5 years	Medium
	Tree planting	0-5 years	Medium
	Sea wall realignment	0-5 years	Low
	Streetscape	0-5 years	Low
3 Town Square	Sump grading	0-5 years	Medium
	Deck, including custom seating	0-5 years	High
	Plaza	0-10 years	High
	Secondary Playground and landscape	0-5 years	Medium
	Amenity building	0-5 years	High
	Commercial site	0- 2 years	High
	Roberts Street upgrades (tree planting, footpaths)	0-5 years	High
	Volleyball courts	0-5 years	Low
	Jetty access steps	0-1 years	Medium

Refer to Appendix C for Jurien Bay Foreshore cost estimate.

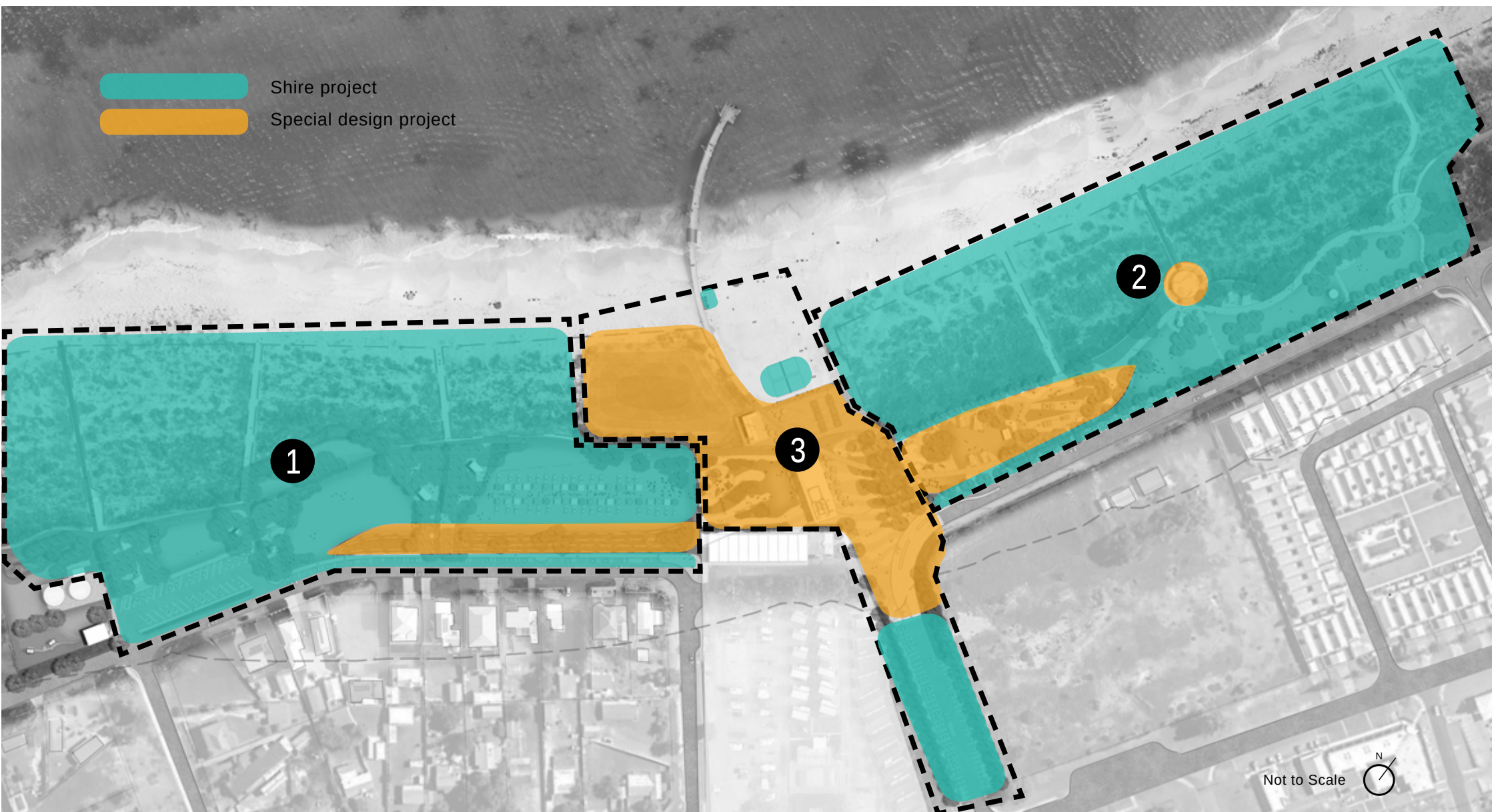


Figure 19. Jurien Bay Foreshore Staging Plan

4.0 Cervantes Foreshore Masterplan



4.1 Cervantes Foreshore

The Cervantes foreshore is located approximately 2.8 kilometres from the Cervantes Road turn off on Indian Ocean Drive. The Cervantes foreshore, is naturally more of a low key space in comparison to Jurien Bay, being a smaller town, however the masterplan still proposes several aspirational projects.

Cervantes has a population of 527 (2016 census) however there are large numbers of tourists passing through the area daily, visiting the Lobster Shack, and an influx of visitors in school holidays. Providing for these peak periods, without over complicating the foreshore space is key for providing functional public open space that still feels 'of Cervantes'.

The events requirements for Cervantes also differ to that of Jurien Bay. The majority of events in Cervantes are held at the rec centre, however some flexible spaces that can cater for smaller events have been included in the masterplan.

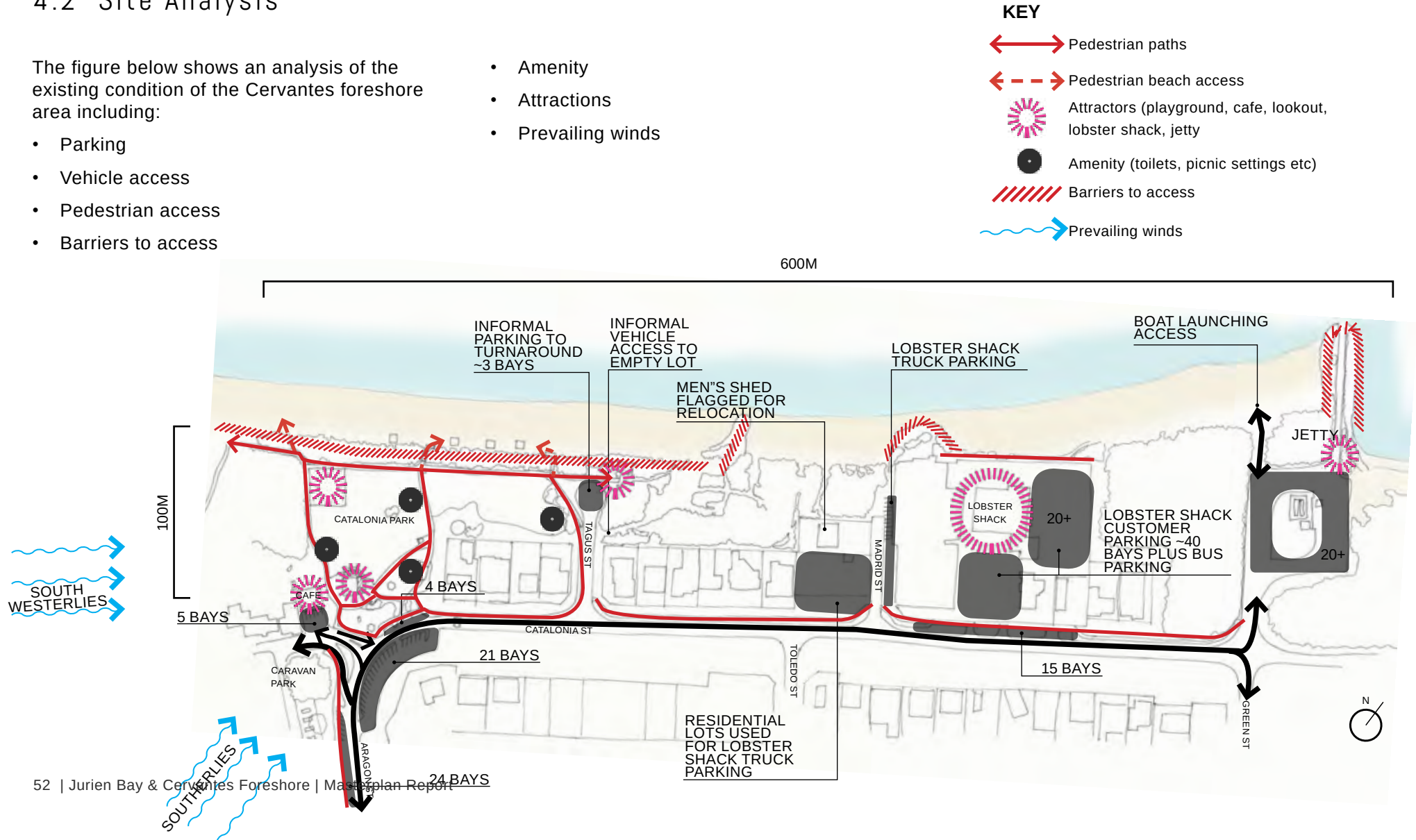
 Foreshore Masterplan Site



4.2 Site Analysis

The figure below shows an analysis of the existing condition of the Cervantes foreshore area including:

- Parking
- Vehicle access
- Pedestrian access
- Barriers to access
- Amenity
- Attractions
- Prevailing winds



4.3 Opportunities and Directions

- A more 'low key' space in comparison to Jurien Bay, however still deals with high number of tourists visiting the Lobster Shack.
- Disconnected pedestrian access throughout the foreshore.
- Majority of events in Cervantes occur at the Rec Centre rather than Catalonia Park.
- Safety concerns for the corner of Catalonia and Aragon Streets, particularly during peak periods (school holidays).
- Parking issues to the North caused by Lobster Shack visitors, measures are being taken to deal with this on site where possible.



Image 45. Undeveloped foreshore area looking North Source: UDLA

4.4 Schematic Plan

The schematic plan for Cervantes foreshore demonstrates the 'big ideas' for improving the foreshore, tested and developed during community engagement. These are as follows:

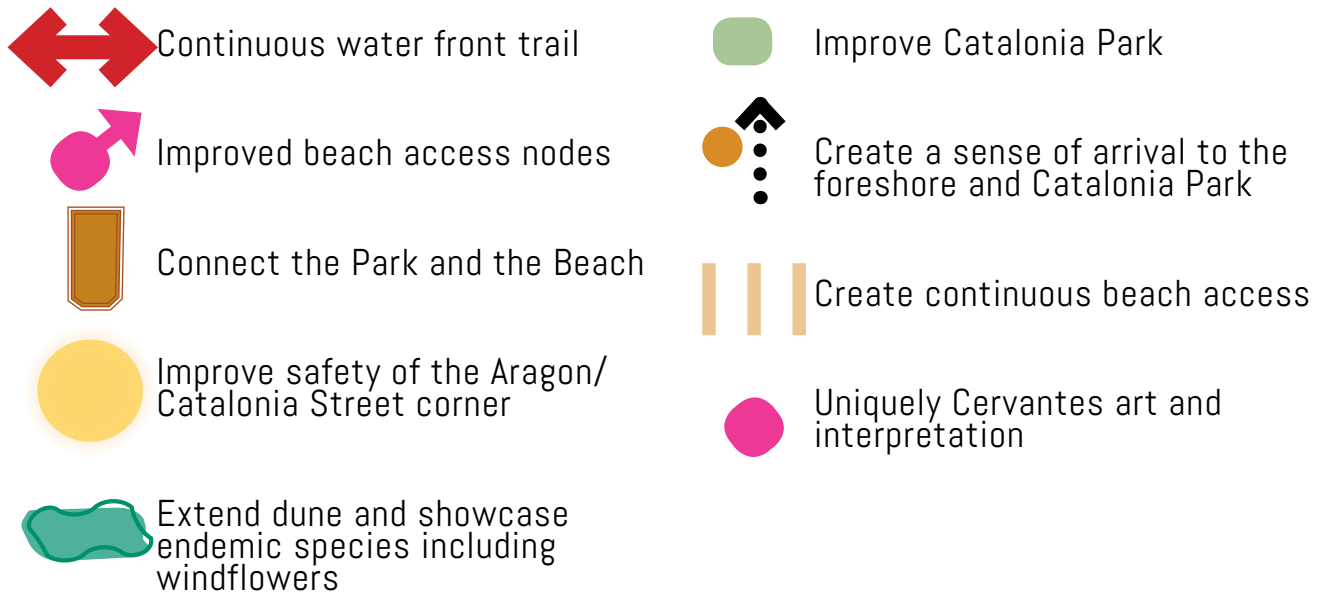




Figure 20. Cervantes foreshore schematic plan

4.5 Masterplan

 Extent of Works

 Red Asphalt

 Paving Treatment

 Road Paving Treatment

 Timber Boardwalk/Decking

 Turf

 Low Coastal Planting

 Trees

 Shelter

 Market Umbrellas

 Beach access node: shower, seating. Potential for shade and art/interp

 Picnic node: bbq, shade, seating, drink fountain, bin.

 Playground

 Public Toilets

 Café/restaurant

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

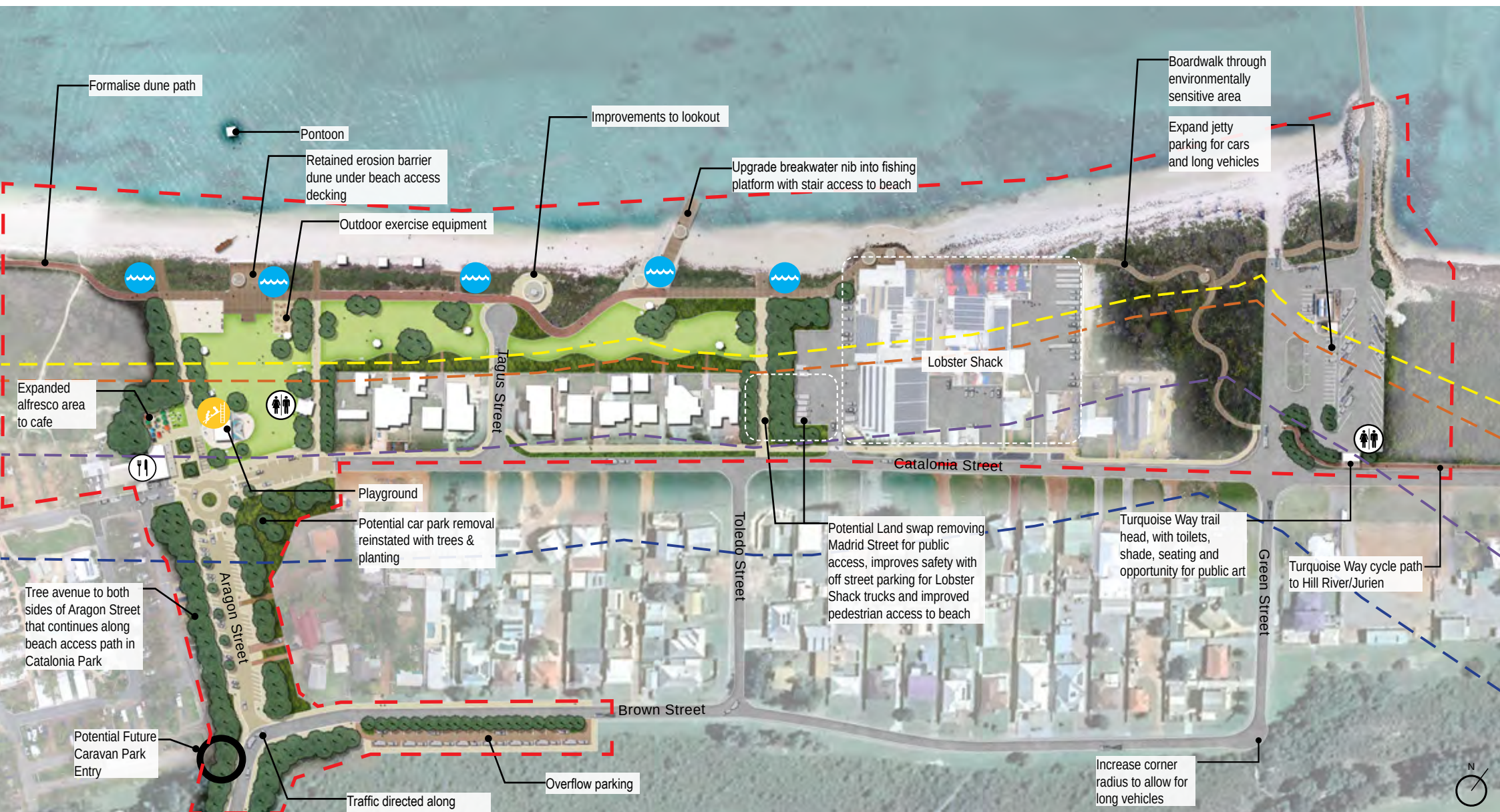


Figure 21. Cervantes foreshore masterplan

4.6 Parking

Objectives

- Address the fluctuating need for parking along the foreshore by providing overflow options for peak times, but not over providing where it isn't needed.
- Realign parking to mitigate safety issues at the corner of Aragon and Catalonia Street.
- Ease peak parking by providing overflow parking on Brown Street.
- Identify future opportunities for overflow parking.
- Encourage Caravan Park to provide more 'check in' parking on site.

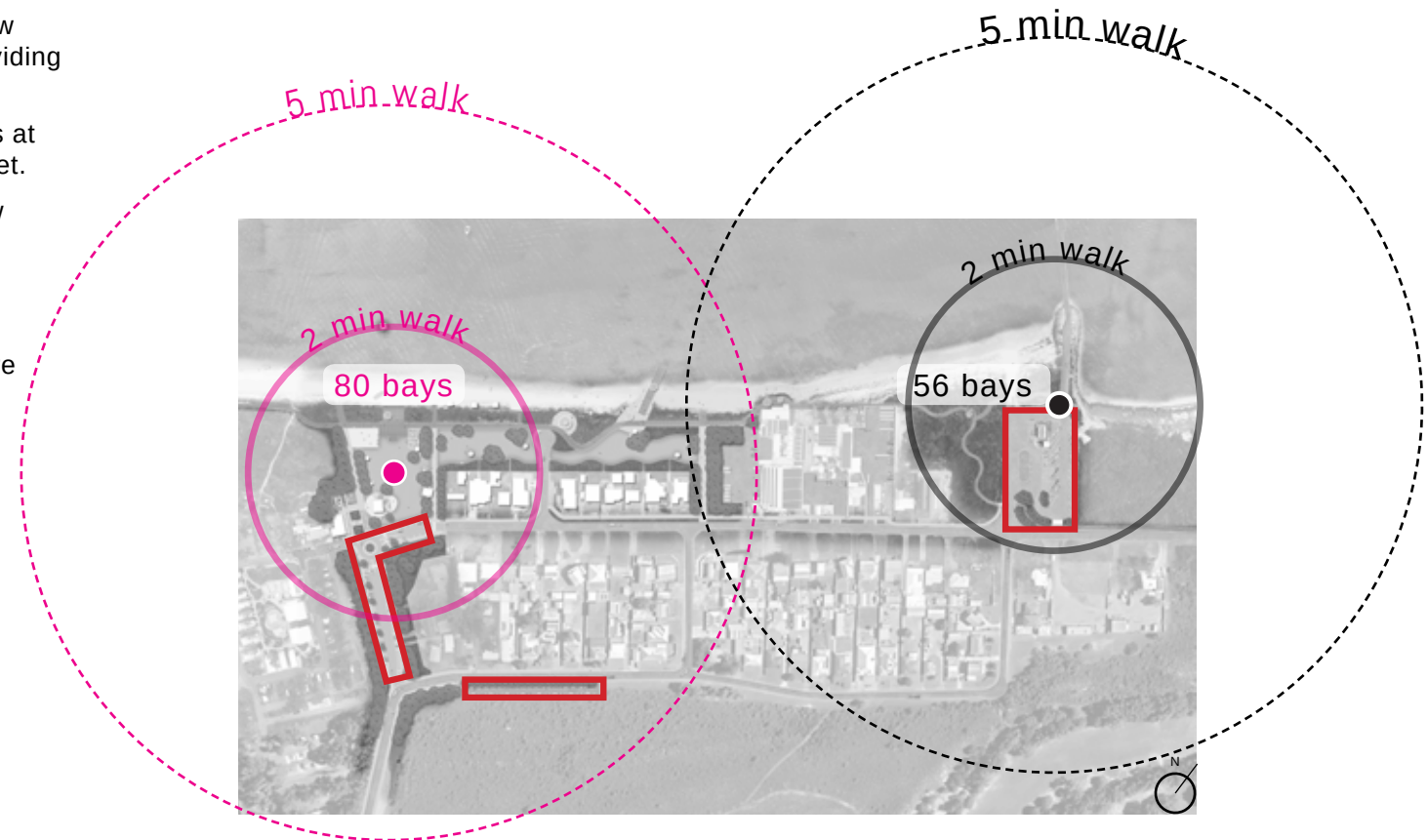


Figure 22. Proposed public parking walking times

- Foreshore Parking
- Potential future parking

Existing: 100 bays

Proposed: 150 bays (including 8 long vehicle)

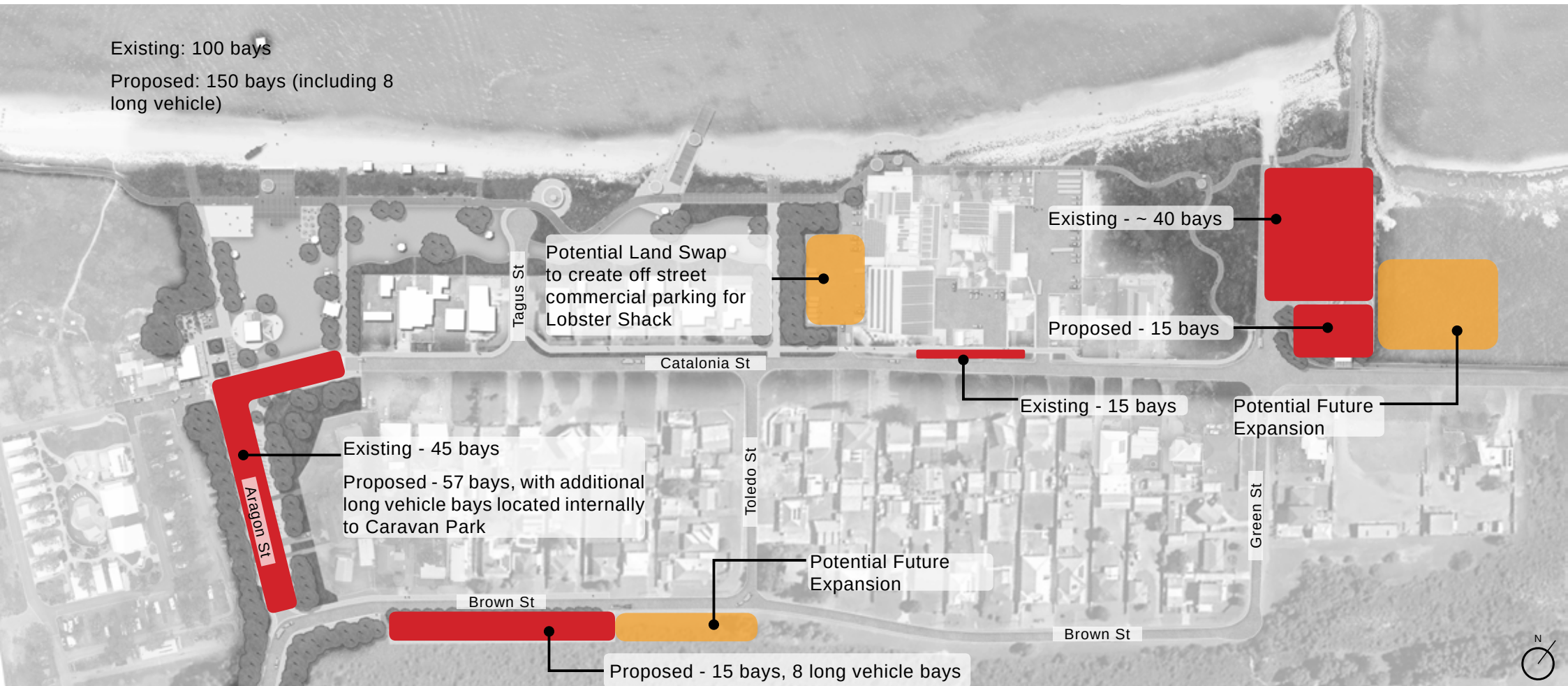


Figure 23. Public parking provision

4.7 Access

Objectives

- Improve access for pedestrians throughout the foreshore, including all abilities by widening and sealing paths and ensure level changes meet Australian Standards.
- Create continuous access along the beach and foreshore path, connecting North to the future Turquoise Way and South to Corunna Road.
- Improve physical and visual connection to beach from Catalonia Park through a beach access deck which carries over the dune.
- Improve pedestrian safety by creating a slow vehicle environment to Aragon Street and installing several pedestrian crossings. (Locations to be confirmed during detailed design).
- Encourage Lobster Shack traffic to divert down Brown Street, through the use of surface treatments and signage.



Image 46. View South from lookout showing existing foreshore path and beach access platforms



Foreshore path

- An all abilities accessible path along the foreshore, for use all year round, but particularly winter use when the beach may be inaccessible due to coastal processes.
- Connect in to the proposed extension of the Turquoise Way (Hill River to Cervantes) to create a cycling and walking destination to/ from Jurien Bay.
- Change of materials as the path traverses the foreshore including red asphalt, flush decking and raised boardwalk.
- A new 'trail head' where the Turquoise Way enters Cervantes with interpretation, public toilets, shade and seating. There is also opportunity for public art to be incorporated.



Figure 25. Location plan, not to scale



Section A: Boardwalk through environmentally sensitive area Scale 1:200

Continuous Beach Access

- The two breakwater nibs cause a break in access along the beach.
- Evidence suggests these need to be retained to aid in accretion to the beach but are currently in poor condition and unsafe.
- The Shire to liaise with Department of Transport to renovate the breakwater nibs to make safe, and develop into amenity for users, including stepped access over the breakwaters to provide continuous beach access.
- Improvements may also include fishing platform, shade shelter and public art.
- It is recognised this is a complex project for the Shire to undertake but it will provide significant improvements, both aesthetic and practical, for foreshore users.



Image 47. Fishing platform Source: Pinterest

Traffic Diversion

The masterplan proposes to encourage Lobster Shack traffic, including trucks, tourist buses and visitor vehicles to divert via Brown Street. Through:

- Signage from as far back as the Roadhouse, at each intersection directing traffic to the Lobster Shack.
- Creating a slow condition to Aragon Street, less desirable for heavy vehicles.
- Increasing the corner radius to Brown/Green Street corner to allow for buses and trucks.
- Slight realignment of Aragon/Brown Street corner.

These changes aim to reduce pedestrian/vehicle clashes currently occurring at the corner of Aragon and Catalonia Street and unsafe parking by tourists.

The location of the golf course to the South Eastern side of Brown Street means there are not pedestrians regularly crossing Brown Street. The Brown Street diversion also hopes to mitigate some of the current parking issues along Catalonia Street by making the off street parking of the Lobster Shack more prominent when turning out of Green Street, therefore visitors are less likely to park on verges.

Aragon Street Slow Condition

The slow condition along Aragon Street aims to make the space safer for pedestrians and create a sense of arrival to the Cervantes foreshore. This can be achieved through:

- Change in road material to a cobble or other textural finish.
- Change parking from 45 to 90 degree and add to both sides of street where possible.
- Inclusion of a round-a-bout at the corner of Aragon and Catalonia Street.
- Inclusion of pedestrian crossings.
- Additional tree planting in avenues.

These measures should be undertaken with advice from a traffic engineer and/planner during the detailed design phase.



Image 48. Queen Street treatment, Busselton Source: Google Street View



Image 49. Elizabeth Quay internal roads, Perth Source: Google Street View



Figure 26. Road diversion and condition

4.8 Catalonia Park

Objectives

- Enhance the existing park and extend a low maintenance parkland along the foreshore.
- Upgrade amenity where needed.
- Provide more shade through tree planting and shade shelters
- Extend the avenue planting to Aragon Street along the main paths to either side of the park, creating a sense of enclosure, visually drawing people down to the beach and mitigating prevailing winds.
- Provide outdoor exercise equipment appropriate to use for group fitness classes, in particular catering for senior classes.
- Upgrade and expand alfresco area to cafe.
- Clear beach access via a new multi function deck that wraps over the top of the dune, providing stair and ramp access between beach and park.
- Retain beach volley ball court, deck to be designed to provide spectator seating.



Tree Planting

The existing Tuart trees along Aragon Street provide an excellent point of difference for Cervantes. A combination of Tuarts and other tree species can be used in Catalonia Park to:

- Frame views for both vehicles and pedestrian arriving to the foreshore;
- Provide shade for users;
- Create a sense of enclosure; and,
- Create a windbreak.



Image 50. Dunsborough foreshore Source: UDLA



Image 51. Leighton Beach, North Fremantle Source: UDLA

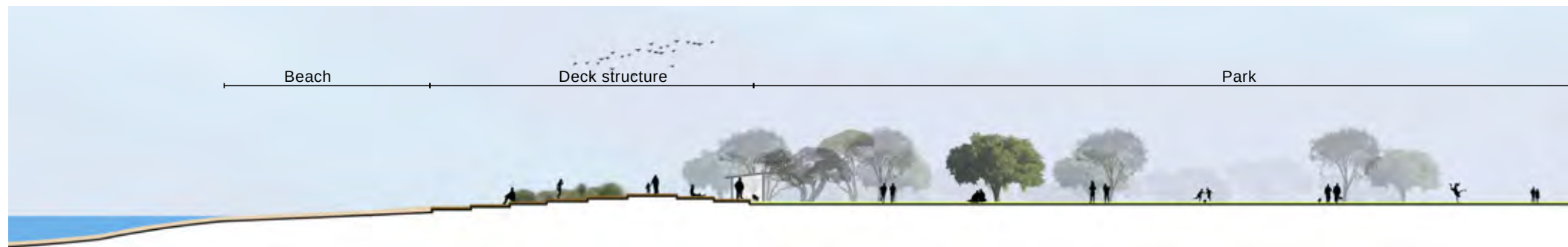


Figure 27. Section A Scale 1:500

Beach Access Deck

The constructed dune along the edge of Catalonia park creates a significant physical and visual barrier between park and beach, however is necessary to protect the park from coastal processes. The beach access deck aims to create a better visual and physical connection through a timber structure that folds over the dune providing stair and deck access to the beach, seating and opportunities for public art. A stage could also be incorporated structure, including a power source.

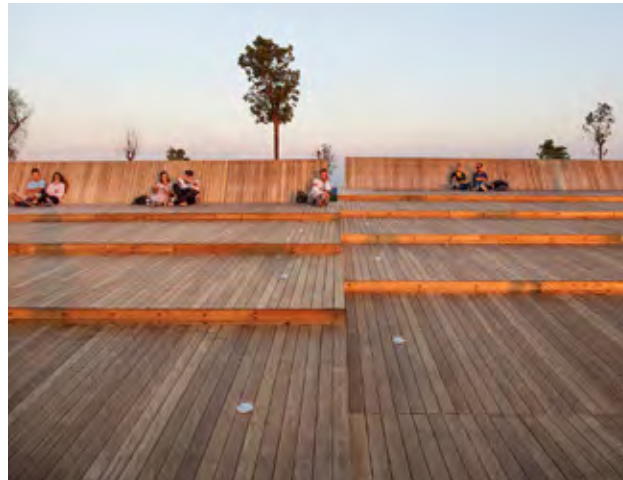


Image 52. 'Sunset lounge', Turkey Source: Landezine



Image 53. Keast Park, Melbourne Source: Landezine



Figure 28. Section B Scale 1:500

Image 54. Cervantes cafe Source: UDLA



4.9 Public Art and Interpretation

Cervantes has a very active arts and heritage community, and the foreshore is an ideal location to showcase this. The masterplan nominates locations of 'entry' sculptures as well as a series of public art or interpretive elements coinciding with beach access points. These can act as markers to help visitors locate beach access paths, as well as being attractions in themselves.

There is also opportunity for art and interpretation at the Turquoise Way trail head at the jetty. This could be focussed on flora and fauna experienced along the cycle path. A signage style currently used in Jurien Bay for the Turquoise Way should be utilised in Cervantes and along the trail where needed.

Further explorations should be made into theming and what the local community would like to see, as well as thought given to potentially commissioning a renowned artist to create something that is an attraction for tourists.



Figure 29. Art and Interp location plan



Image 56. Yaburara Heritage Trail, Karratha Source: trailswa.com.au



Image 55. Containbow entry sculpture. Fremantle Source: Keane Bourke



Image 57. Turquoise Way signage in Jurien Bay Source:UDLA

4.10 Staging

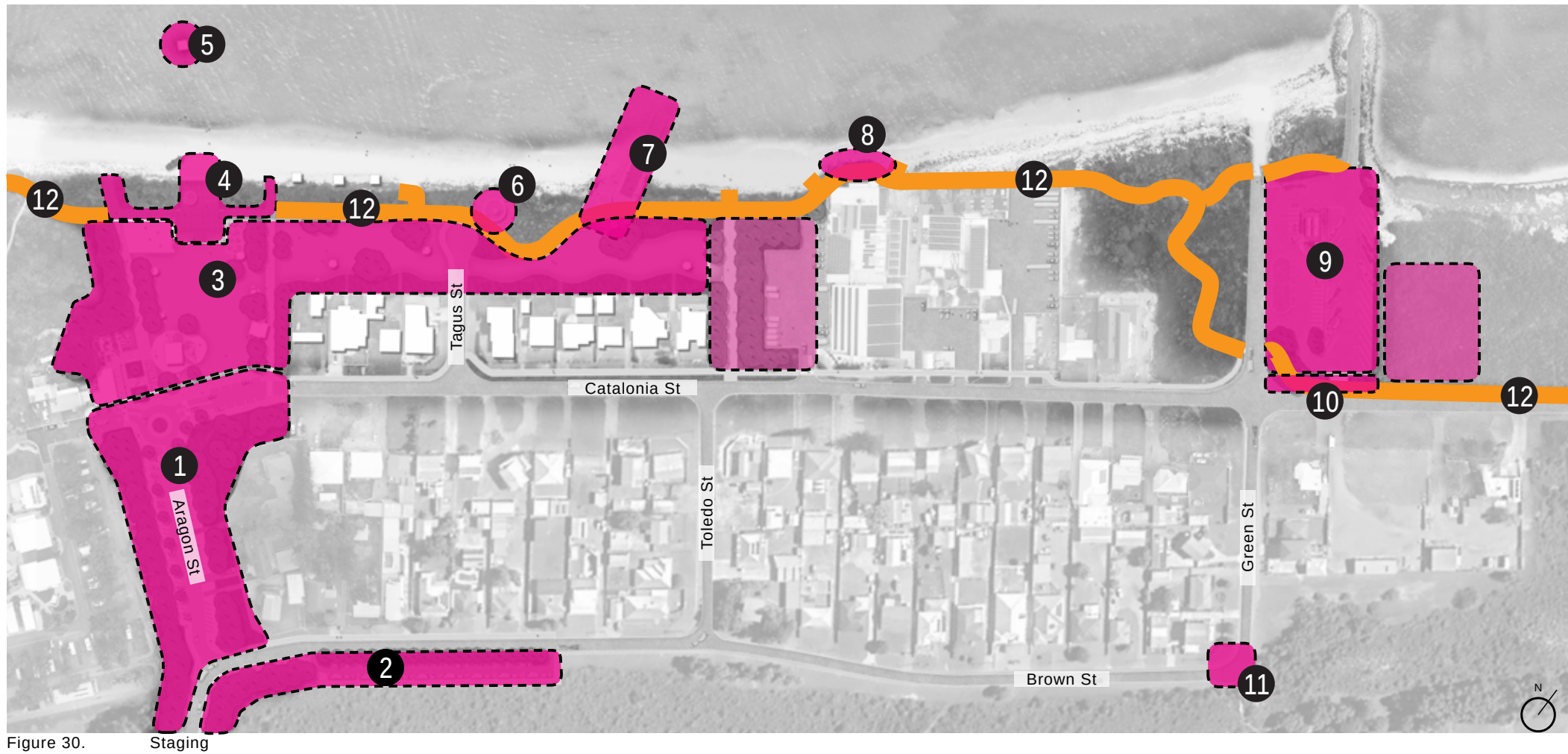
Location	Item	Priority	Timeframe	Complexity
1 Aragon Street	Tree planting	High	0-5 years	High
	Road and parking realignment and resurfacing			
2 Brown Street	Tree planting	Low	0-5 years	Low
	Parking			
3 Catalonia Park	Amenity upgrades	Medium	0-10 years	Medium
	Soft landscaping - including extension of park treatment north			
	Alfresco area			
	Public art			
	Outdoor exercise equipment			
4 Beach access deck	Deck and walkway	Medium	0-10 years	High
	Beach sculpture			
5 Pontoon		High	0-1 years	Medium
6 Lookout	Shade shelter	Low	5-10 years	Medium
	Seating			
	Upgraded interp			
	Regrading access			
7 Breakwater 1	Breakwater clean up	Medium-High	0-5 years	High
	Block steps			
	Fishing platform			
8 Breakwater 2	Breakwater clean up	Medium-High	0-5 years	High
	Alfresco deck			
9 Jetty car park	Car park upgrade and expansion	Medium	0-5 years	High
10 Turquoise Way trail head	Public toilets	Medium	0-5 years	High
	Shade/furniture			
	Public Art/interp			
11 Corner of Brown/Green Street	Realignment of corner radius	High	0-5 years	Low
12 Foreshore path	Widening of red asphalt and path extension to south	High	0-10 years	High
	Boardwalk			

Refer Appendix D for Cervantes Foreshore cost estimate

Key

 Project

 Foreshore path



5.0 Foreshore Palettes



5.1 Furniture

Aside from custom elements described for both Jurien Bay and Cervantes it is thought practical to continue with the proprietary suite of furniture, shade shelters and fixings already being used by the Shire in Jurien Bay from WALGA preferred supplier Exteria. It is recommended that accessibility is taken into account in furniture selection to allow for wheel chair users especially for picnic settings, drink fountains and barbecues.

Some proprietary items are easily customisable through laser cutting and etching, which could be an option to create some distinction between Bay and Cervantes furniture.

Furniture should be able to withstand the corrosive coastal environment.



Image 62. Beach Shower Source: exteria.com.au



Image 58. Existing shelters in Fauntleroy Park, Jurien Bay. 'Longreach Double' Source: UDLA



Image 59. Accessible BBQ Source: Christie Barbecues



Image 60. Consider inclusion of arm rests on bench seats Source: exteria.com.au



Image 61. Customisable bin surrounds Source: exteria.com.au

5.2 Planting

Species should be further investigated during detailed design, however the below species provide a base for species that will perform in Jurien Bay and Cervantes foreshore environments.



Agonis flexuosa, Peppermint Tree

Considerations: Provides good shade, may not cope with frontline coastal conditions.



Araucaria heterophylla, Norfolk Island Pine

Consideration: Tall, provide shade, continuation of existing avenues on Bashford Street to create a feeling of arrival.



Araucaria columnaris, Cook Island Pine

Considerations: Similar to Norfolk Island Pines but more narrow form.



Eucalyptus gomphocephala, Tuart

Considerations: Significant tuarts in both caravan parks, could use as avenue planting.



Eucalyptus utilis, Coastal Moort

Considerations: Growth can be quite low, prune to encourage clear trunk. Several successful specimens in Dobbyn Park



Ficus macrophylla, Moreton Bay Fig

Considerations: Potentially suitable for Fauntleroy Park. Likely need to amend soil structure to allow roots to establish.



Melaleuca quinquinervia, Narrow Leaf Paperbark

Considerations: Can have a messy form, not suitable as street tree.



Phoenix canariensis, Date Palm

Considerations: Potential selection for avenue planting.

5.3 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 could differ between sites.



Red asphalt



Salt seeded concrete



Feature paving



Crushed limestone



Beach access slats



Timber deck and boardwalk

6.0 Conclusion



6.1 Next Steps

The foreshore masterplans have been developed to guide change within the Cervantes and Jurien Bay foreshores 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 treated on a project by project basis, allowing SoD to assess available funding and priority to stage future works. This includes identifying projects that can be undertaken by SoD, and those requiring external consultants to be engaged.

The masterplan is not a static document, but will need to adapt as changes occur over time, remaining a relevant and useful document to SoD.

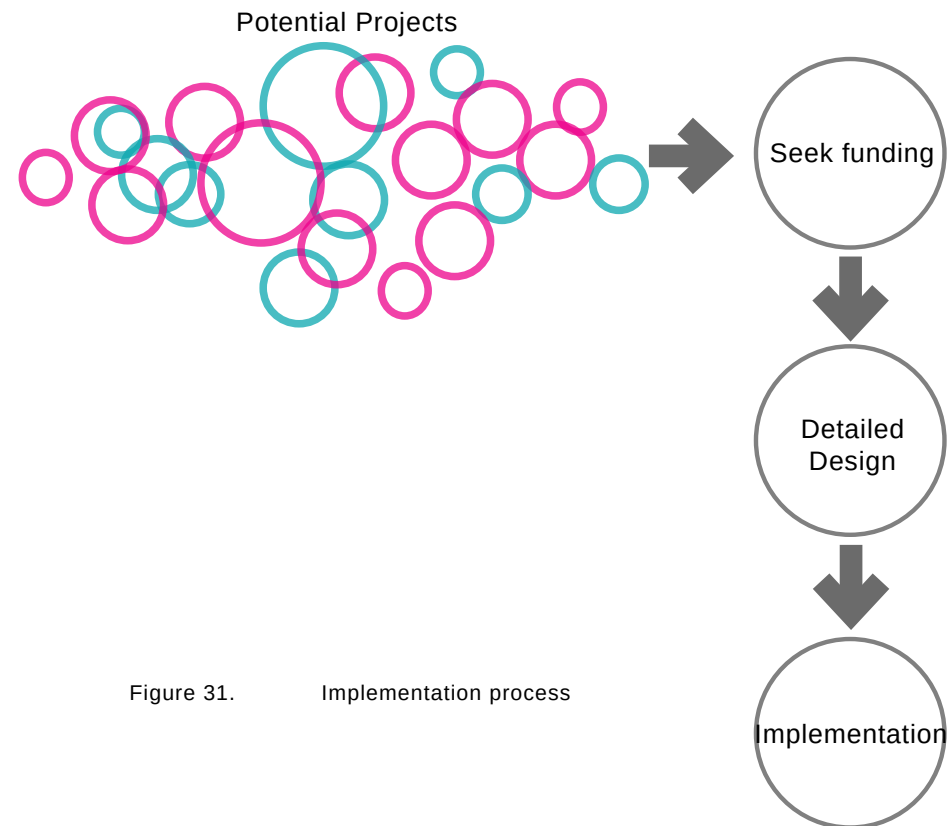


Figure 31. Implementation process

Appendix A-Jurien Bay Foreshore Masterplan



Appendix B-Jurien Bay Foreshore Cost Estimate



Appendix C-Cervantes Foreshore Masterplan



Appendix D-Cervantes Foreshore Cost Estimate



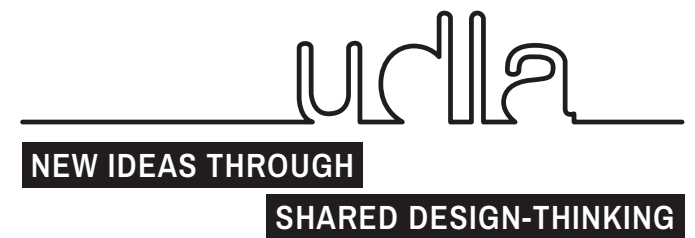
Appendix E-Combined Cost Estimates

Appendix F-Workshop Presentations

Appendix G-Community Engagement Summaries



UDLA
Level 1A 3-5 Josephson Street
Fremantle WA 6160
08 93367577
www.udla.com.au



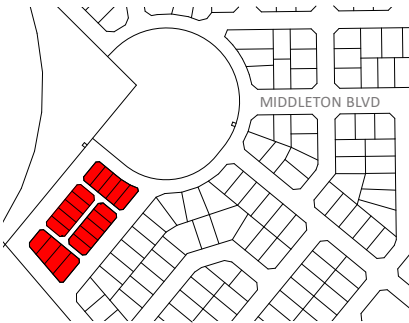


LEGEND

- LDP Lots
- Retaining Wall
- No Vehicular Access
- Primary Street Development Frontage
- Zero Lot Line (no setback required ground floor)
- Stairs From Street
- Designated Garage and Carport Location



LDP LOCATION PLAN



This Local Development Plan (LDP) has been approved by the Shire of Dandaragan under the provisions of Local Planning Scheme No.7 and Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015. This LDP is valid for the period specified in this approval.

Delegated Authority	Shire Ref	Adoption Date	Expiry Date
Shire of Dandaragan			

Ardross Estates Pty Ltd



LOCAL DEVELOPMENT PLAN
Lots 929 - 933, 943-947 & 1939 - 1942 Beachridge Drive and
Lots 934 - 938 Autumn Way, Beachridge Estate, Jurien Bay
Shire of Dandaragan

Version 2025/v1

Local Development Plan Provisions

The following design requirements shall apply in conjunction with the requirements annotated on the plan for Lots 929 - 933, 943-947 & 1939 - 1942 Beachridge Drive and Lots 934 - 938 Autumn Way, Beachridge Estate, Jurien Bay. The following provisions in the Local Development Plan (LDP) comprise variations to or additional Residential Design Code "Deemed-to-Comply" provisions.

Unless varied in the LDP, all development shall also be designed and assessed in accordance with the Residential Design Codes (R-Codes), Shire of Dandaragan Local Planning Scheme No. 7 and/or local planning policies, if relevant. Residential Design Guidelines for Beachridge Estate are not relevant to Lots 929 - 933, 943-947 & 1939 - 1942 Beachridge Drive and Lots 934 - 938 Autumn Way, Beachridge Estate, Jurien Bay.

Design Provisions

- 1. The minimum open space requirement for all lots included in the LDP is 35%
- 2. The setback of dwellings (including porches/verandahs or covered areas) from the primary street is a minimum of 3m.
- 3. The minimum setback of the front door from the primary street is 4m.
- 4. The minimum setback of dwellings from the secondary street for Lots 929, 933, 934, 938, 1939, 1942, 943 and 947 is 1m.
- 5. Nil setbacks for some dwellings are permissible to one side boundary at ground level as shown on the LDP for a maximum length prescribed by the primary street setback and the garage location. Nil side setbacks for dwellings are not permitted for any road and laneway side boundaries.
- 6. Where a nil side setback is permissible but not proposed, side setbacks shall conform to the requirements of the R-Codes.
- 7. The minimum side boundary setback of any second storey is 2m where there is a boundary wall at ground level.
- 8. Vehicle and garage/carport access must be from the rear laneways as shown on this LDP.
- 9. All garages/carports must be built up to the nominated side boundary and in the location shown on this LDP.
- 10. All garages/carports must be located a minimum of 0.5m

from the rear laneway boundary.

- 11. All garages/carports must have a minimum 6m width and 6m depth (excluding walls) plus a minimum 6m² internal storage area.
- 12. All garages/carports are to have doors to enclose them.
- 13. The front dwelling elevation and entrance shall include a porch/verandah or covered area with a minimum 4m width and 1.5m depth.
- 14. Architectural elements of merit (such as a window shade awning or a bay/protruding window and roofline) to the front dwelling elevation may intrude up to 600mm within the primary street setback provided it is no more than 55% of the total frontage width of the dwelling.
- 15. The minimum roof pitch for all dwellings will be a minimum of 24 degrees. Notwithstanding this, other roof forms (such as skillion roofs to be a minimum of 3 degrees) are permitted provided they complement the coastal setting.
- 16. The minimum ceiling height for all habitable rooms at ground level shall be 2.7m.
- 17. The primary internal living space and outdoor covered area for all dwellings must be setback a minimum of 2m from the side boundary to maximise northern sun solar access. The only exceptions are Lots 933, 943, 938 and 1939 which need to maximise northern solar access where practicable given the lot orientation and location of garage/carport.
- 18. The floor level of all dwellings to be a maximum of 150mm above the front stair landing.
- 19. Fencing installed by the developer on lots shall not be removed or modified without prior written approval from the Shire of Dandaragan and shall be maintained as visually permeable by landowners where applicable.

This Local Development Plan (LDP) has been approved by the Shire of Dandaragan under the provisions of Local Planning Scheme No.7 and Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015. This LDP is valid for the period specified in this approval.

Delegated Authority	Shire Ref	Adoption Date	Expiry Date
Shire of Dandaragan			

15th August, 2025

Alex Mackenzie
Shire of Dandaragan
PO Box 676
Jurien Bay WA 6516

**Lorraine Elliott
Planning Services**

Dear Alex

LOCAL DEVELOPMENT PLAN – EXISTING R40 LOTS – BEACHRIDGE ESTATE, JURIEN BAY

The following planning justification is provided on behalf of Ardross Estates Pty Ltd to support the Local Development Plan (LDP) for 19 existing R40 lots located on Autumn Way and Beachridge Drive. The submission addresses key design elements that require variations or additions to the “deemed-to-comply” requirements in the Residential Design Codes (R-Codes), such as the reduction of open space from 45% as per the R-Codes to 35%.

The submission is supported by 3 different house designs showing how the lots may be developed (refer to attached plans). However, future owners will not be restricted to the attached house designs or a particular building company. Due to current limitations in Jurien Bay with building companies, Ardross has explored the alternative option of modular homes with 2 of the attached house designs being from Fox Modular. Based on a cost benefit analysis, the Fox Modular designs have proven to be a viable alternative for Jurien Bay with a reduced construction timeframe (both on and off-site) as well as being cost effective.

The attached house designs respond to the relatively smaller lot sizes with rear laneways by proposing a reasonable size floorspace, rear garages and the maximum use of land for outdoor living and garden areas with less front, side and rear setbacks. In summary, the designs are commensurate with the existing subdivision of smaller rear loaded lots.

Approval of the LDP allows for a co-ordinated planning decision and avoids multiple development applications being submitted and slowing down the building construction process.

Given the subdivision is existing, the LDP facilitates the development of housing that responds to the smaller rear loaded lots and it does not adversely affect any owners in the surrounding area, it is requested that the Shire not publicly advertise the LDP as per Clause 50 (3) in the *Planning and Development (Local Planning Scheme) Regulations 2015*.

PLANNING RATIONALE FOR VARIATIONS AND ADDITIONS TO THE R-CODES

The proposed LDP design provisions have been assessed against the objectives and design principles of the relevant design elements in the R-Codes, thereby demonstrating the provisions are acceptable and consistent with good quality built form outcomes.

Reduced Open Space

The following planning rationale is provided to reduce open space to 35%:

- Given all house designs will be restricted to rear lot access and some will also have nil side boundary setbacks, open space is not consumed by driveways and side setbacks. Therefore, most of the open space provided on each lot has greater useability, privacy and functionality as an outdoor living area and for landscaping, including the planting of tree(s).
- The proposed designs will comply with other related requirements in the R-Codes, such as trees and front landscaping.
- There is a precedence for approved LDPs in the Perth Metropolitan Area to have 30-35% open space on R40/R50 sized lots.
- The proposed primary street setback reduction (refer to next section) and the existing subdivision design with rear laneway access, lead to the need for less open space.
- In line with community expectations, reduced open space allows for reasonable sized homes to be constructed on smaller lots.
- The development of rear loaded R40 lots create a relatively compact built form with front landscaping that is distinctive from surrounding houses in Beachridge with front garages and prominent sheds that also characterise the streetscape.
- External open space areas to the rear of dwellings will provide private and usable outdoor living areas that allow for entertainment, leisure and landscaping with a high level of accessibility to internal living areas and to garages. Even with reduced open space, the size and dimensions of outdoor living areas will still comply with the R-Codes.
- The more compact housing form with less open space provides an alternative to larger lots and is adaptive to a changing population. In particular, less open space and single storey house designs are more manageable for older residents.
- The inclusion of the sustainability provision, requiring a minimum 2m setback to maximise northern sun exposure, further ensures that open space is functional and well utilised.
- The location of rear open space allows for good access to the garage and storage area.
- There will be sufficient open space around the dwellings for the provision of external fixtures and facilities, such as hot water systems, meter boxes and clothes drying area, without impacting the street frontage.

Reduced Primary Street Setback

The following planning rationale is provided to reduce the primary street setback to 3m:

- It is a minor variation of only 1m and therefore has minimal impact on the streetscape. It is also consistent with the 3m setback requirements on the surrounding larger lots.
- The primary street setback will be mostly landscaped given rear vehicular access, contributing to the amenity of the area and enhancing the streetscape.
- Natural landscaping of the primary street setback (with no driveways) will likely exceed the R-Code requirement that limits impervious surfaces to no more than 50%.
- The use of native landscaping in the private realm will be promoted.
- Housing built slightly closer to the street potentially increases the level of passive surveillance on the public realm, thereby create a safer community.

- The front pedestrian entry is via steps and the requirement for verandahs/porches with a minimum 1.5m depth means that the minimum distance to the front door will be 4.5m, which exceeds the standard 4m setback.

Nil Side Boundary Setback for Dwellings (at ground level) and Garages

The following planning rationale is provided for nil side boundary setbacks for dwellings and garages along nominated boundaries:

- It allows for more efficient development and usable open space on the lots as less land area is taken up by side boundary setbacks.
- It enhances the privacy of outdoor living areas to the benefit of residents.
- It does not adversely impact the streetscape or the amenity of adjoining properties given it is restricted to the ground level.
- The nil boundary setbacks are located generally along the southern boundaries of lots so that exposure to the northern sun is maximised.
- The building scale, bulk and height would be generally consistent and sympathetic with surrounding detached single dwellings.
- No attached housing is proposed based on the nominated nil side boundary setbacks shown on the LDP. Some lots such as Lots 938 and 943 won't have nil boundary setbacks for dwellings as the southern boundary adjoins a laneway and the northern boundary requires building setbacks to maximise northern sun exposure.

Upper Floor Side Boundary Setback

The following planning rationale is provided to allow a 2m side boundary setback for upper floors where there is a boundary wall at ground level:

- A 2m setback of the upper floor would need to demonstrate there is no unacceptable overlooking and overshadowing of adjoining properties and as such all house designs would need to comply with requirements in the R-Codes for visual privacy and solar access. In this way, the 2m setback would not adversely impact the amenity of adjoining lots. If necessary, screening devices would be utilised.

Architectural Elements and Rooflines

The following planning rationale is provided to support the proposed architectural and roofline requirements:

- Building orientation of the lots is managed through the LDP with a focus on Autumn Way and Beachridge Drive. Front building elevations will be articulated with front porches/verandahs, window shade awnings etc that will contribute positively to the streetscape and amenity of the area.
- Architectural features with up to 600mm intrusions into the primary street setback allow for flexibility and varied articulation to the front elevation to prevent a line of flat dwelling frontages. A frontage width upper limit of 55% is proposed to meet the requirements of the 2 storey design, however the intrusion into the front setback is only 90mm, which is far less than the maximum limit.
- The development of the lots based on the attached house designs is a well-conceived design that is appropriate in scale with articulated front elevations, rear garages and reduced front setbacks.

- The required roof pitch of at least 24 degrees or appropriate skillion roofs provide the required verticality to the small lot built form.

CONCLUSION

The LDP will facilitate good housing design as it maximises the functionality of the built space and open space and it will contribute to the continued development of the Beachridge Estate.

On this basis, it is requested that the Shire of Dandaragan approve the LDP.

Thank you for your attention to this matter. Please do not hesitate to contact the undersigned if there are any queries.

Yours faithfully



Lorraine Elliott
Principal Planner

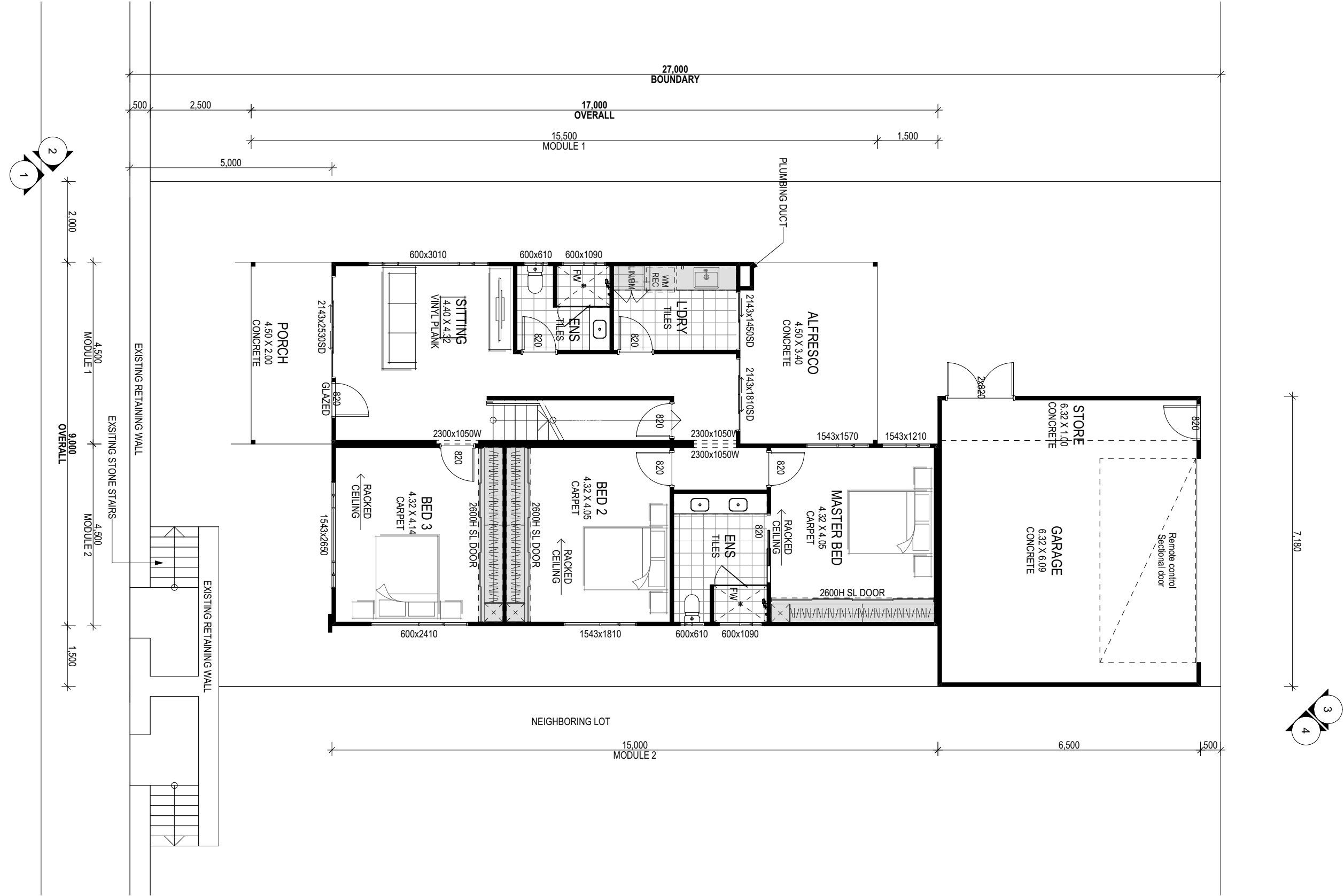
Lorraine Elliott Planning Services



Planning
Institute
Australia

CUSTOM 3x2 DOUBLE STORY

Attachment: 9.3.2



1:100

FLOOR PLAN

1

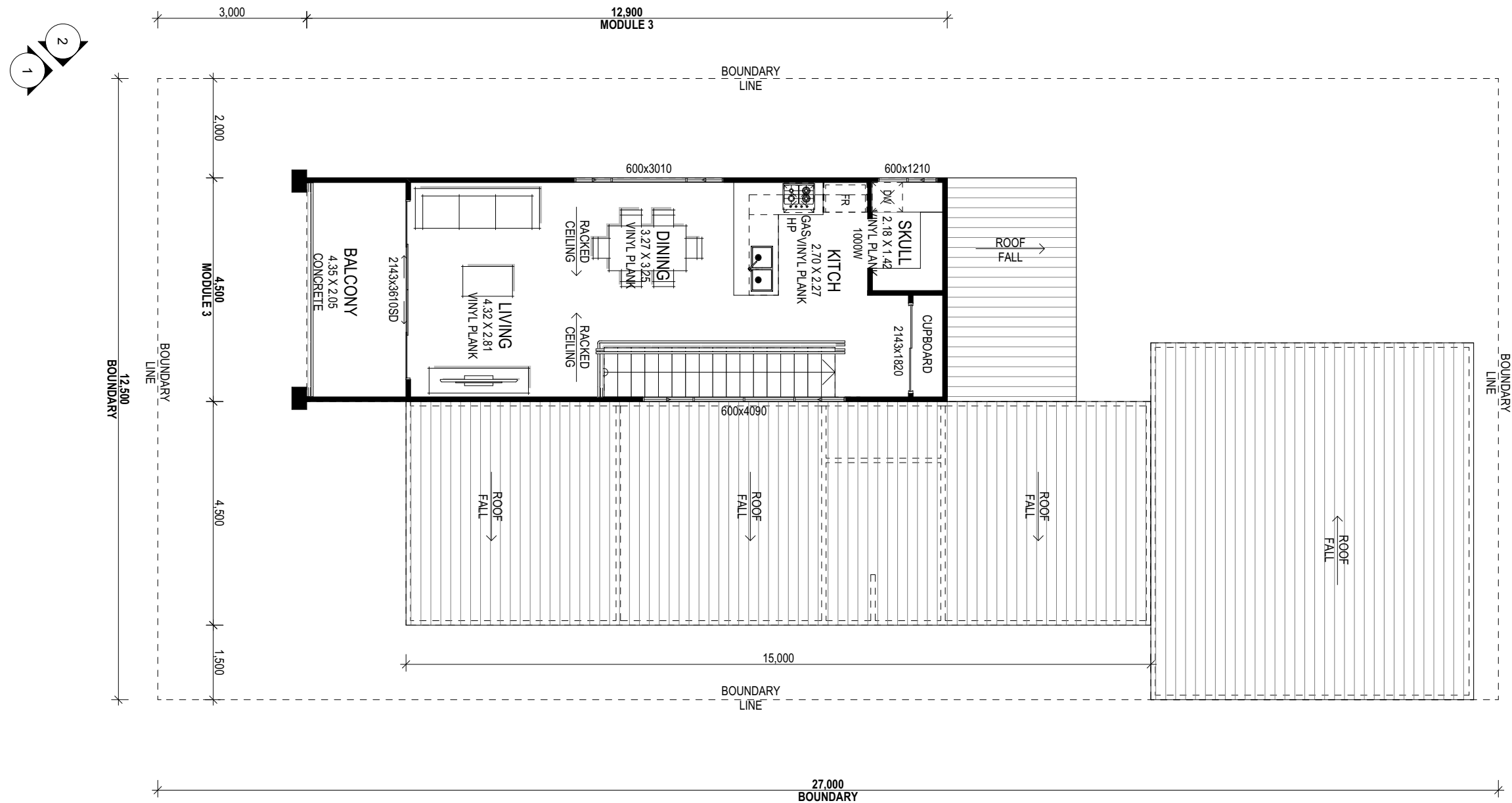


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 - FOR PROJECT SPECIFIC CONSTRUCTION DETAILS, REFER TO SEPARATE SHEET.
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REV	DATE	REVISION	DR	JOB NO:	FT809
A	18/07/25	SALES SKETCH	MS	BUILDING:	CUSTOM 3X2
B	21/07/25	SALES SKETCH	MS	SPEC:	PIQUE
				CLIENT:	TBC
				ADDRESS:	LOT 935 AUTUMN WAY JURIE

CUSTOM 3x2 DOUBLE STORY



2.

FIRST FLOOR

1:100

APPROVALS	
OWNER 1:	-----
DATE:	-----
OWNER 2:	-----
DATE:	-----
R JOB NO:	FT809
BUILDING:	CUSTOM 3X2
SPEC:	PIQUE
CLIENT:	TBC
ADDRESS:	LOT 935 AUTUMN WAY JURIE

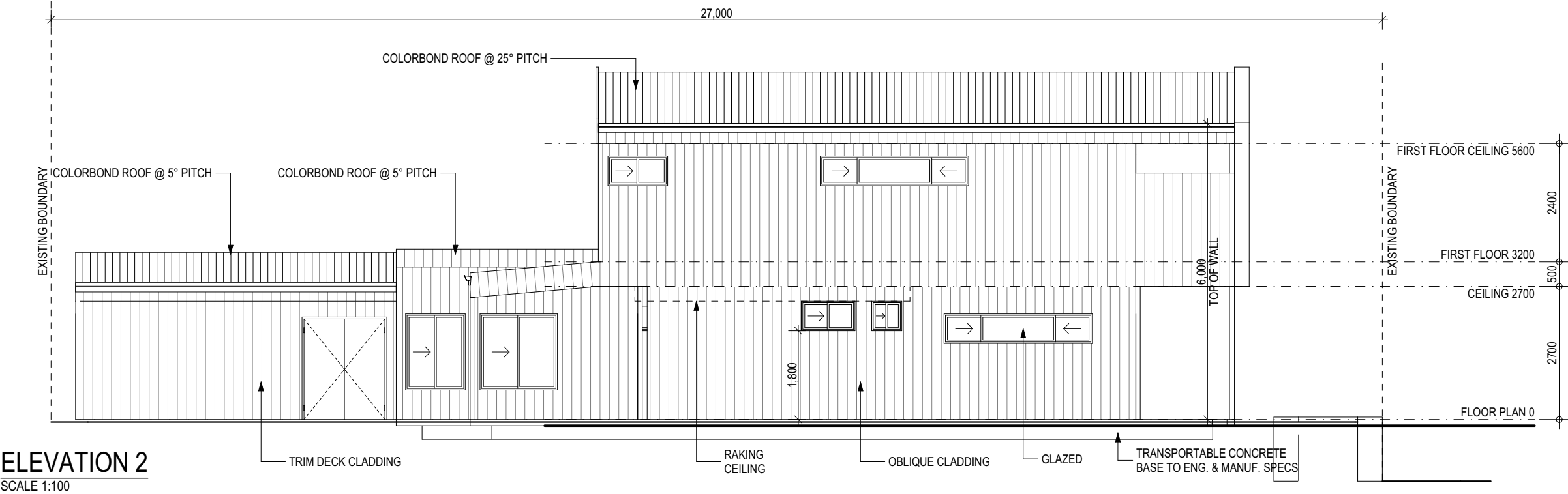
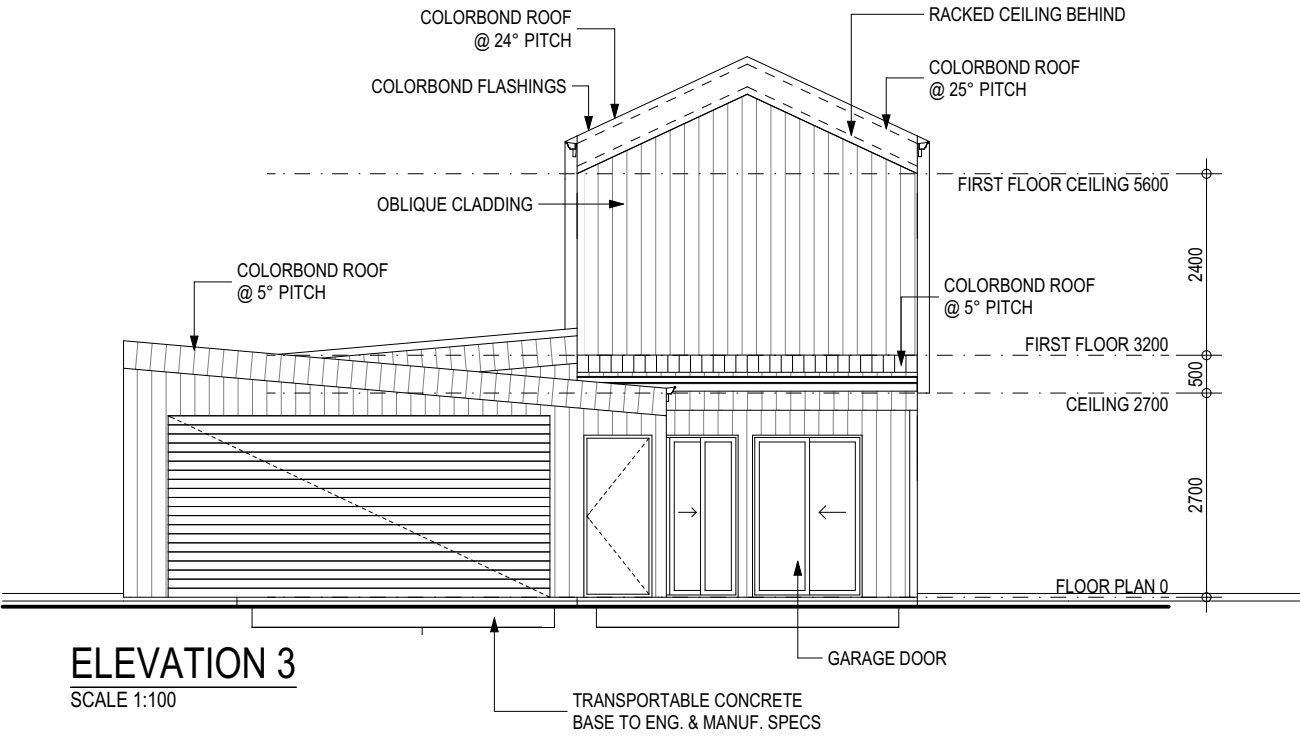
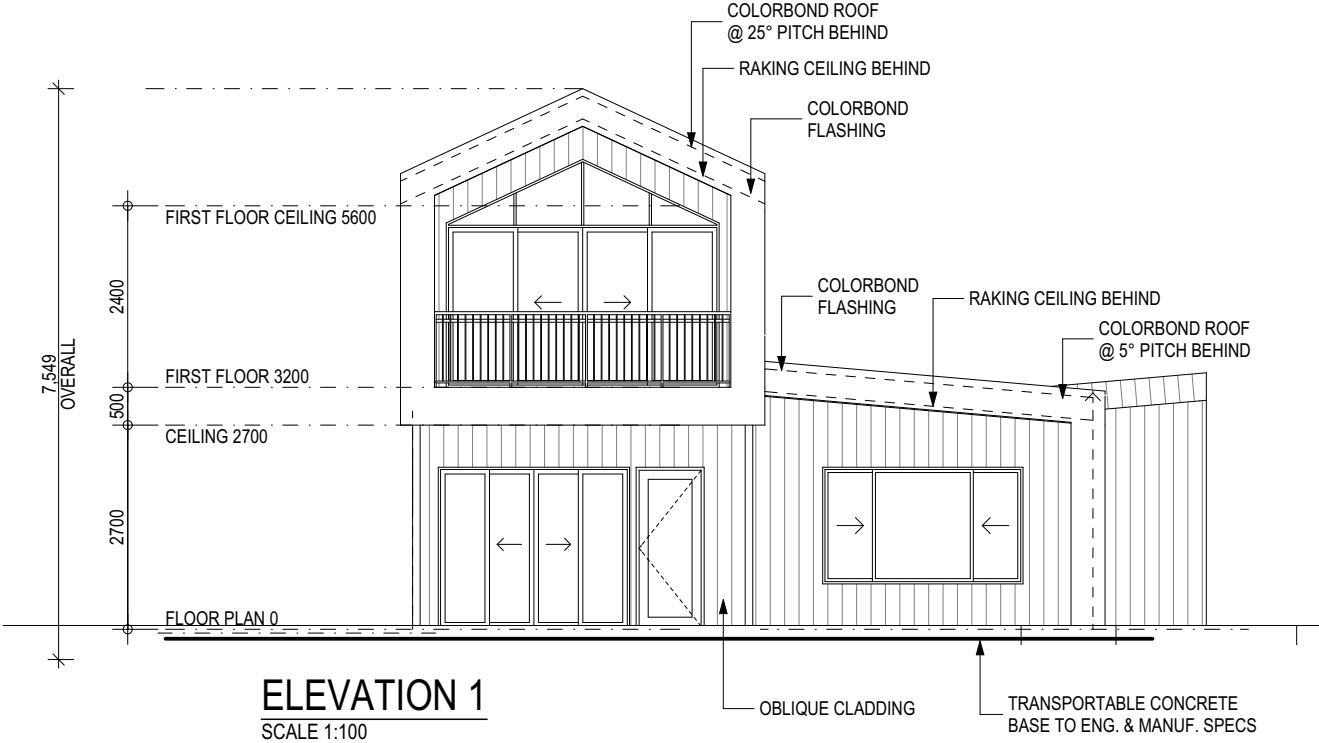
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A	18/07/25	SALES SKETCH	MS	BUILDING: CUSTOM 3X2
B	21/07/25	SALES SKETCH	MS	SPEC: PIQUE
				CLIENT: TBC
				ADDRESS: LOT 935 AUTUMN WAY JURIE

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CUSTOM 3x2 DOUBLE STORY



APPROVALS	
OWNER 1:	_____
DATE:	_____
OWNER 2:	_____
DATE:	_____
JOB NO:	FT809
BUILDING:	CUSTOM 3X2
SPEC:	PIQUE
CLIENT:	TBC
ADDRESS:	LOT 935 AUTUMN WAY JURIE



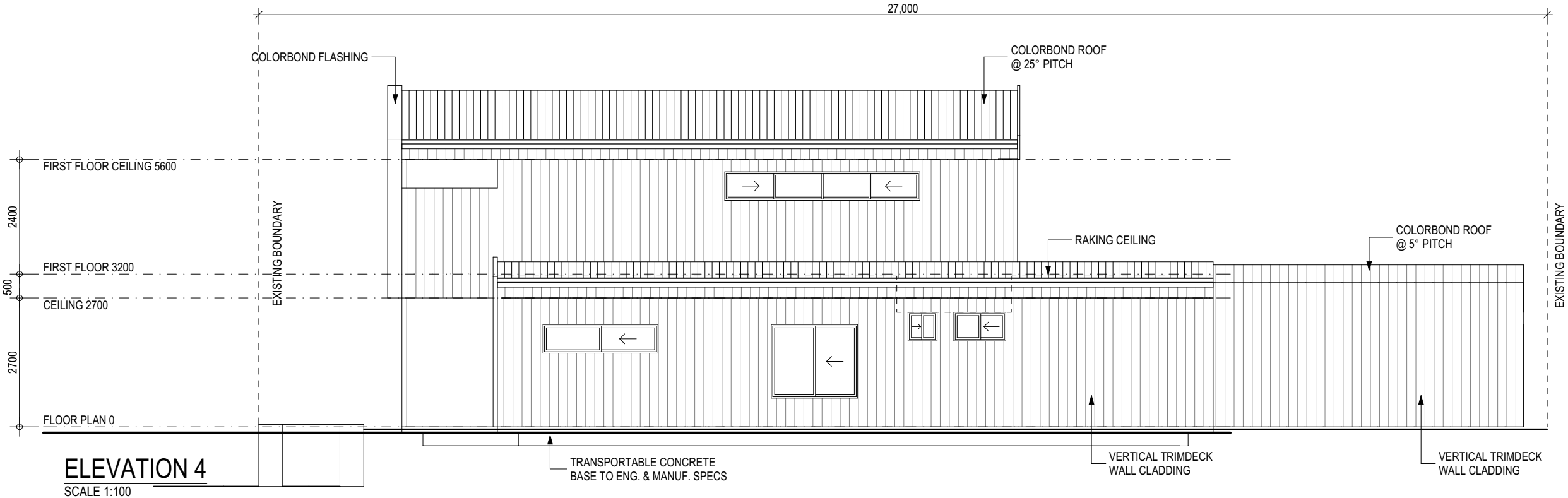
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REV	DATE	REVISION	DR
A	18/07/25	SALES SKETCH	MS
B	21/07/25	SALES SKETCH	MS

CUSTOM 3x2 DOUBLE STORY



APPROVALS	
OWNER 1:	-----
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B	21/07/25	SALES SKETCH	MS	SPEC: PIQUE
				CLIENT: TBC
				ADDRESS: LOT 935 AUTUMN WAY JURIE

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• COLOURS MAY PRESENT DIFFERENTLY BASED ON SCREENS VIEWED ON/PRINTERS USED.

CUSTOM 3x2 DOUBLE STORY



3D VIEW - 1



3D VIEW - 2

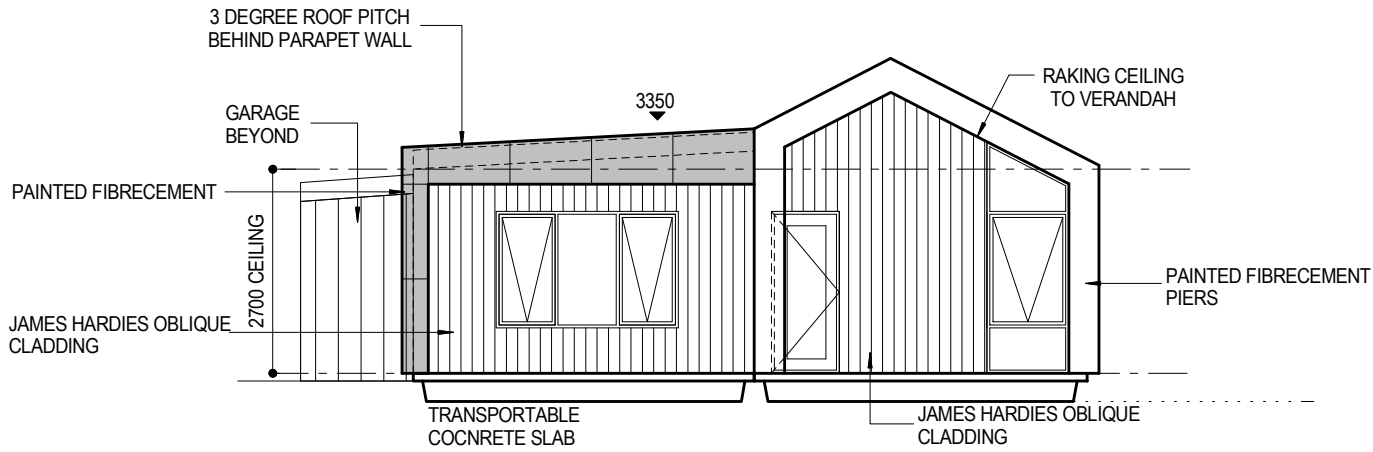
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DATE:	_____
OWNER 2:	_____
DATE:	_____



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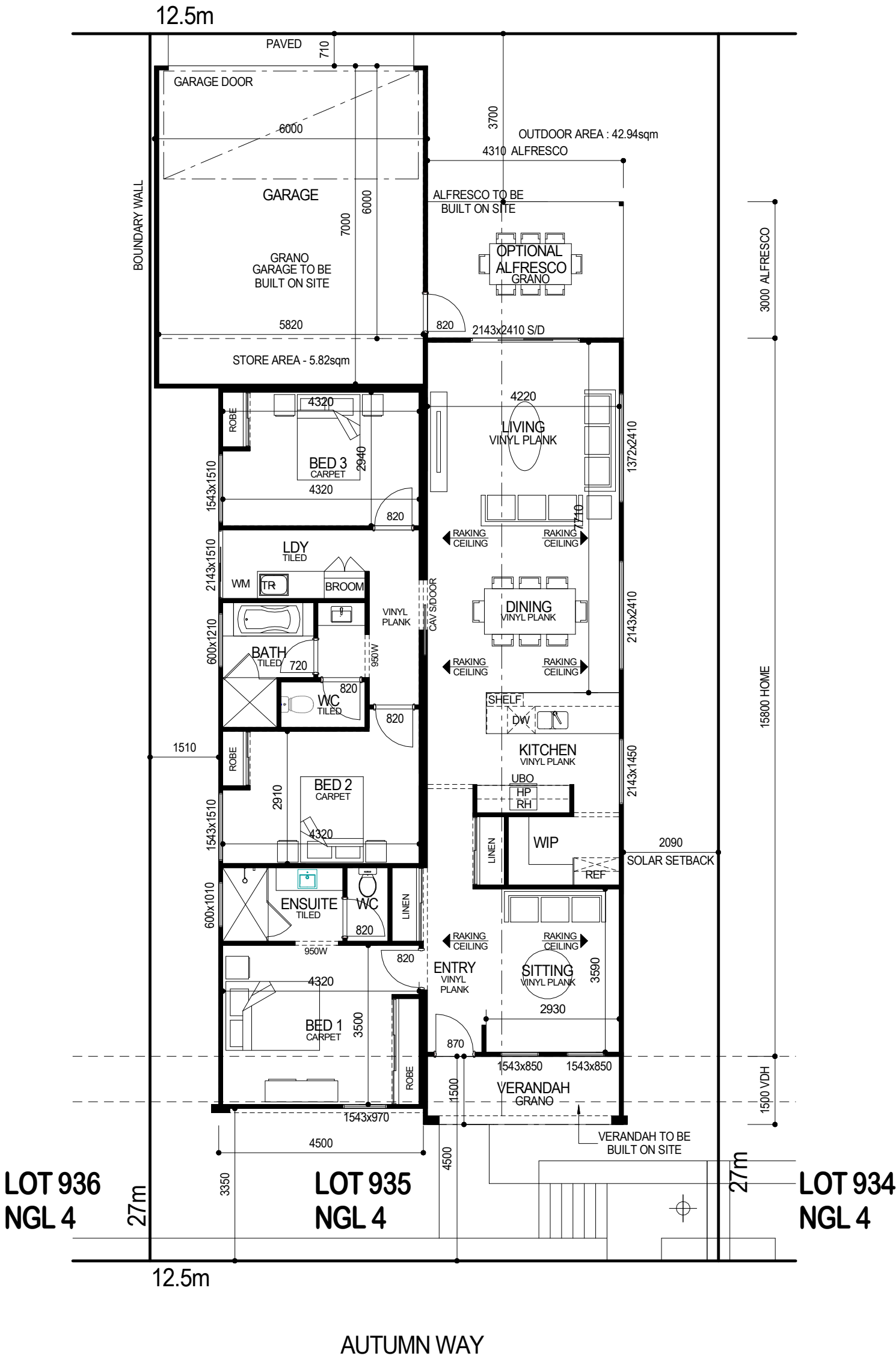
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B	21/07/25	SALES SKETCH	MS	SPEC: PIQUE
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AUTUMN WAY - ELEVATION

CASTLE LANE



PIQUE

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PROJECT DETAILS

JOB NO:
BUILDING: DESIGN 1 - V2
CLIENT: BEACHRIDGE ESTATE

ADDRESS: LOT 935 AUTUMN WAY,
JUIRIEN BAY

DRAWING DETAILS

PAGE:
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DRAWN: Mike
CHECKED:
DATE: 30/05/2025

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AREAS

HOME : 141.00sqm
VERANDAH : 6.46sqm
GARAGE AND STORE : 42.54sqm
ALFRESCO : 12.93sqm

TOTAL : 202.93sqm
PERIMETER : 52.2lm

PIQUE

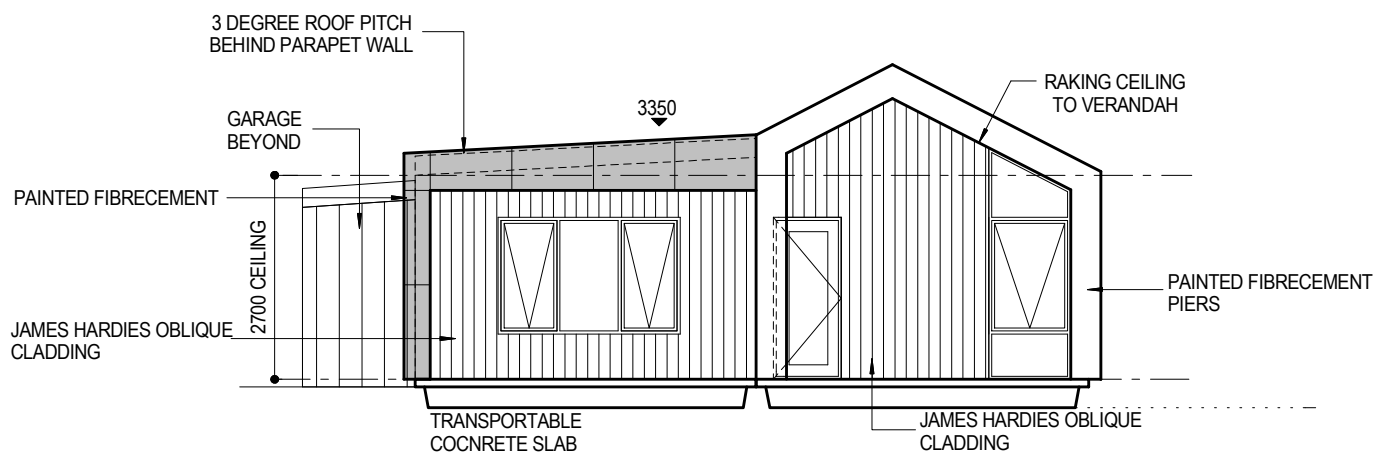
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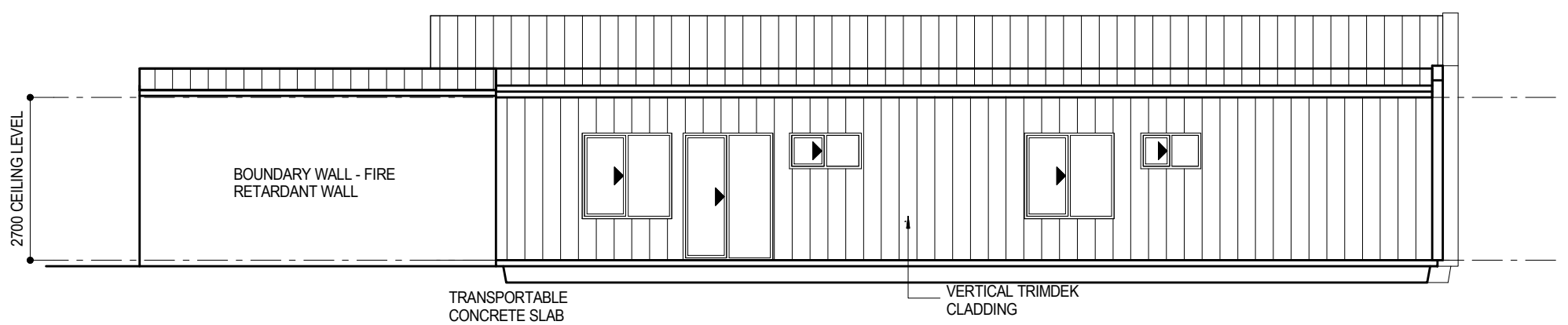
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BUILDING: **DESIGN 1**
CLIENT: **BEACHRIDGE ESTATE**
ADDRESS: **LOT 935 AUTUMN WAY,
JUIRIEN BAY**

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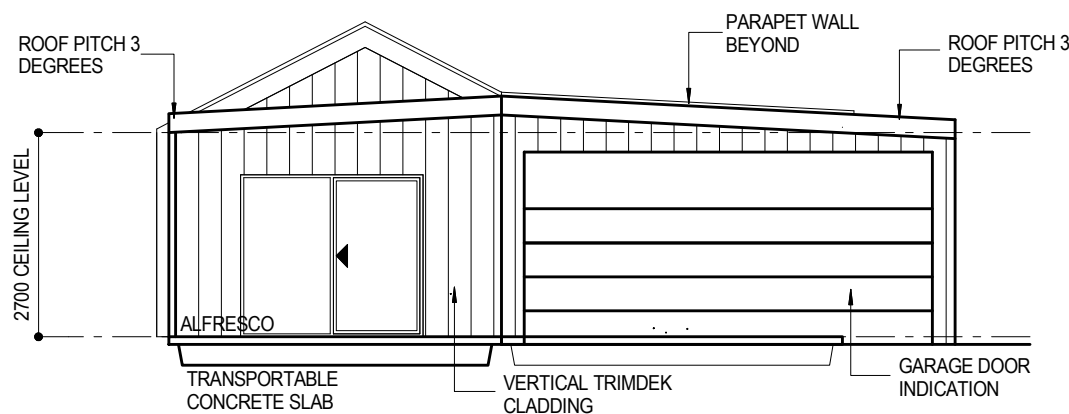
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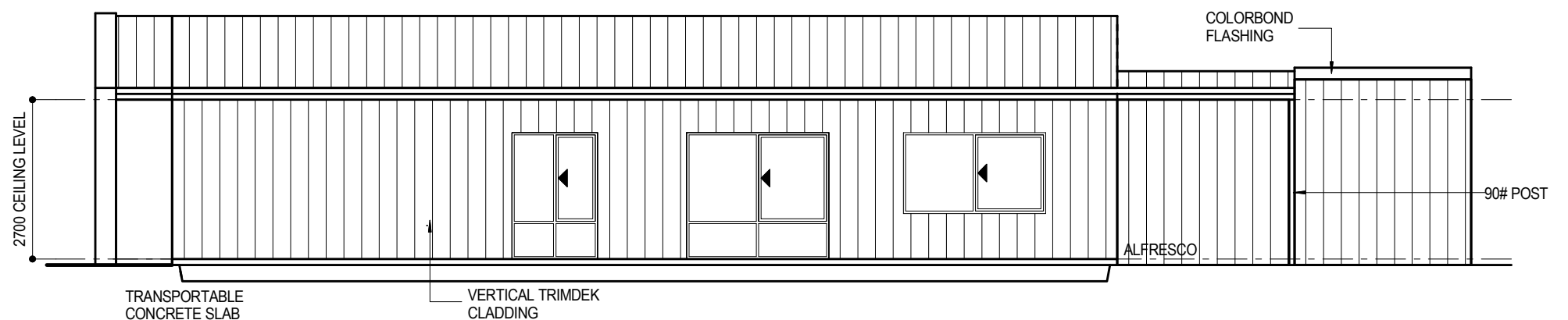
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ELEVATION 2



ELEVATION 3



ELEVATION 4



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-	-	-

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TITLE
PERSPECTIVES

CLIENT
-

DRAWN BY MS	CHECKED BY MS	DATE 21.5.2025
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SCALE(@A3) NTS	PROJECT NO. FC155
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*FOR ILLUSTRATIVE PURPOSES ONLY

MAIN - 90mm STUDWORK W/-
SELECTED HARDIES LINEA AS
SHOWN & HARDIES FINE TEXTURE
TO REMAINDER.

ALL GLAZING TO COMPLY WITH A.S. 1288 &
A.S. 2047

ELECTRICAL NOTE

- SMOKE ALARM USING SCATTERED LIGHT,
TRANSMITTED LIGHT OR IONISATION -
INTERCONNECTING HARDWIRED SMOKE
DETECTOR TO BCA 2016 & AS 3786:2014. AS
INDICATED ON PLAN.
DENOTES SMOKE DETECTOR (S)

NOTE

- EXTENT OF BULKHEADS & DROPPED
CEILINGS SHOWN SHADED

NOTE

- EXTENT OF CAVITY WALL INSULATION

WINDOW NOTE

- FLYSCREENS SUPPLIED AND
INSTALLED BY BUILDER AFTER
HANDOVER.

PAINT NOTE

- INTERNAL WALL PAINT - 2 COATS
(1 COLOUR) W/- 1 COAT OIL BASED
SEALER.

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ALL DIMENSIONS TO BRICKWORK.

ROOF CARPENTER NOTE

- COLORBOND ROOF PITCH AT 25°38'
- TIMBER ROOF CONSTRUCTED IN ACCORDANCE TO AS1684
- CEILINGS AT 2700h UNLESS NOTED OTHERWISE.

NOTE

- MASONARY TO SMALL BUILDINGS TO AS 4773.
- MASONARY STRUCTURES TO AS 3700.

ROOF PLUMBER NOTE

- FINAL POSITIONS OF RWP'S TO BE
DETERMINED BY ROOF PLUMBER ON SITE

ENERGY EFFICIENCY REQUIREMENTS

REFER TO ABSA ASSESSMENT

- SEALS TO ALL WINDOWS AND DOOR FRAMES
THROUGHOUT.

THERMAL PERFORMANCE SPECIFICATIONS

WINDOWS

GLASS: SINGLE CLEAR FRAME: ALUMINIUM
U VALUE: 6.57
DETAILS: THROUGHOUT SHGC: 0.74

EXTERNAL WALLS

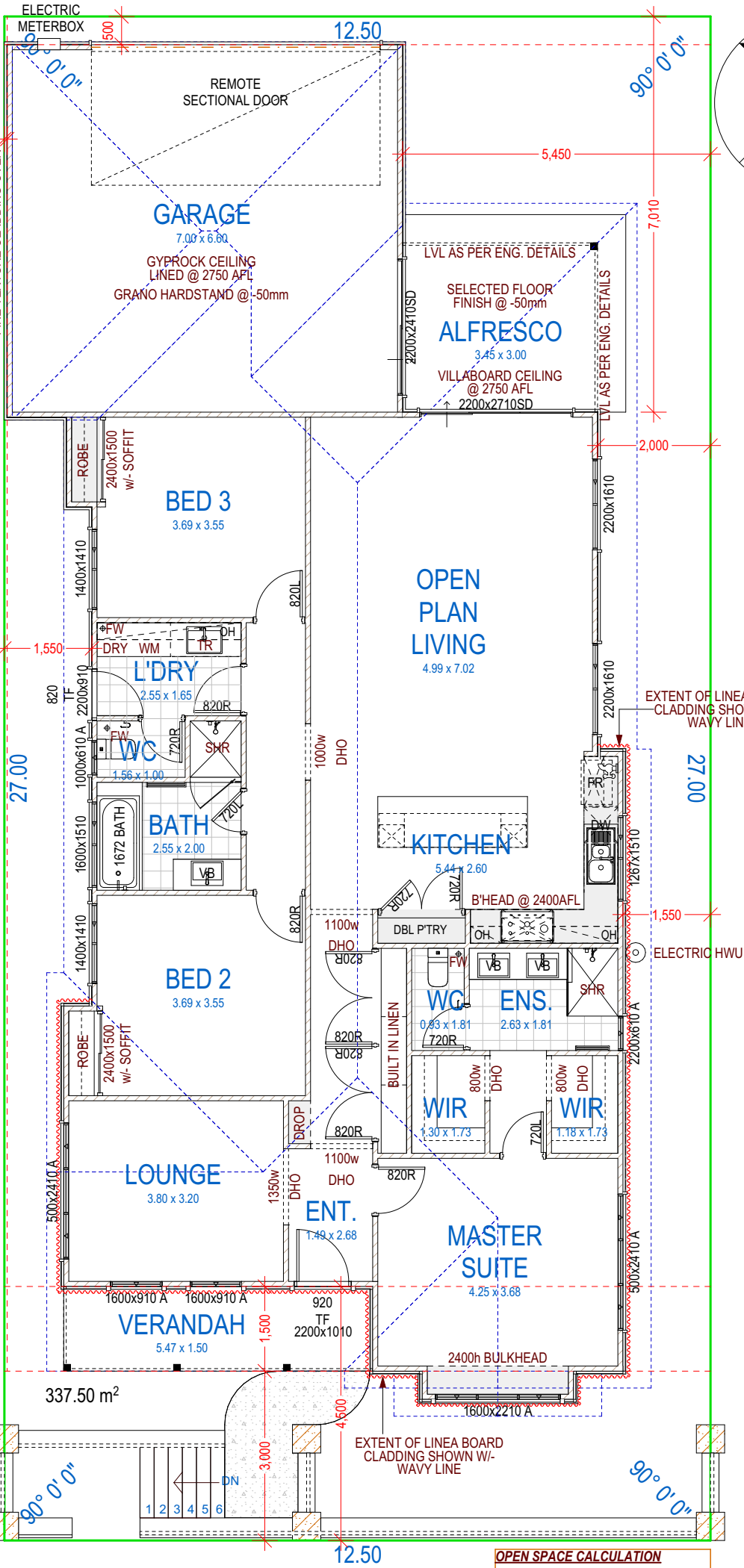
STUDWORK: 90mm W/- HARDIES LINEA BOARD
DETAILS: R 2.0 BATTS

CEILINGS

INSULATION: INCLUDING GARAGE
R4.0

ROOF

INSULATION: 50mm ANTICON
COLOUR: MEDIUM - SA 0.475 - 0.7



FLOOR PLAN

1:100

OPEN SPACE CALCULATION

SITE AREA 337.50m²
HOUSE AREA 199.20m²
OPEN SPACE 41%
SITE COVERAGE 59%

AREAS

	AREA (m2)	Perimeter
LIVING	154.26	55,680
GARAGE	45.66	27,200
ALFRESCO	10.35	12,900
VERANDAH	8.21	13,940
	218.48 m ²	109,720 mm

ROOF QUANTS

Material Type	Roof - Metal
Surface [m2 on the rake]	269.34
Area [m2 on the flat]	242.85

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Ardress Land Developers

ADDRESS:

Lot #

Name

Suburb

Street

BUILDER:

CLIENT(S):

DATE:/...../.....

VARIATIONS:

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1 DESIGN REVIEW
2 DESIGN REVIEW

21-10-2024
04-11-2024
13-12-2024

DATE: 29-01-2024

DESIGN: GRH DESIGNS

ISSUE DATE: 13/12/2024 9:35 AM

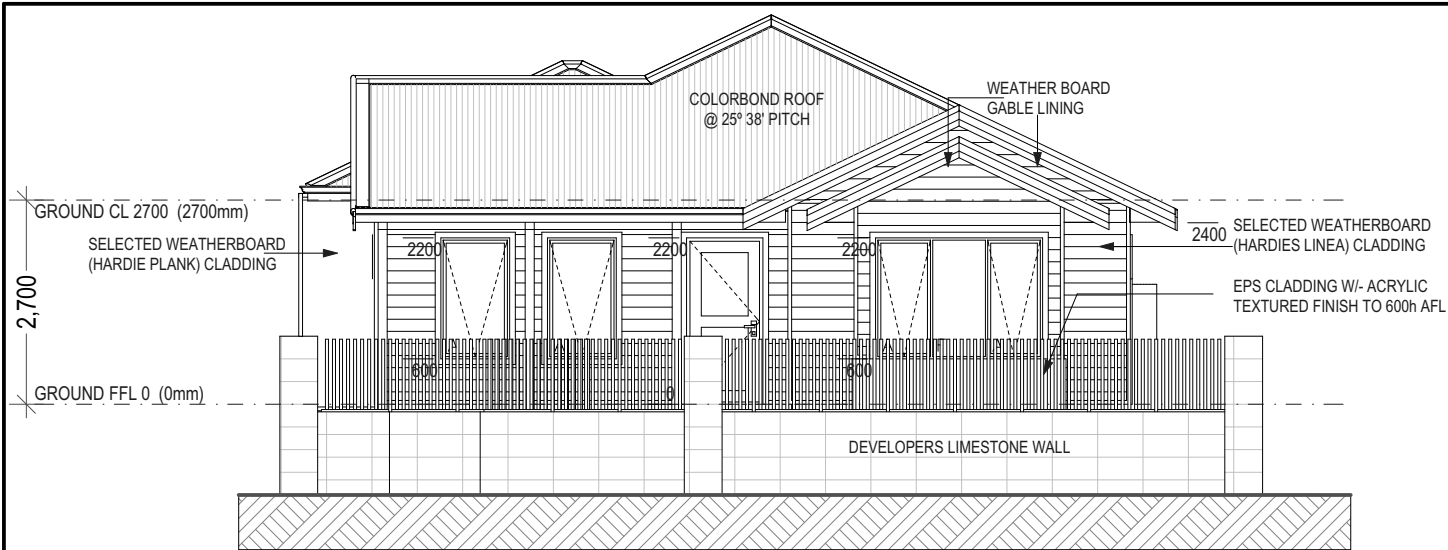
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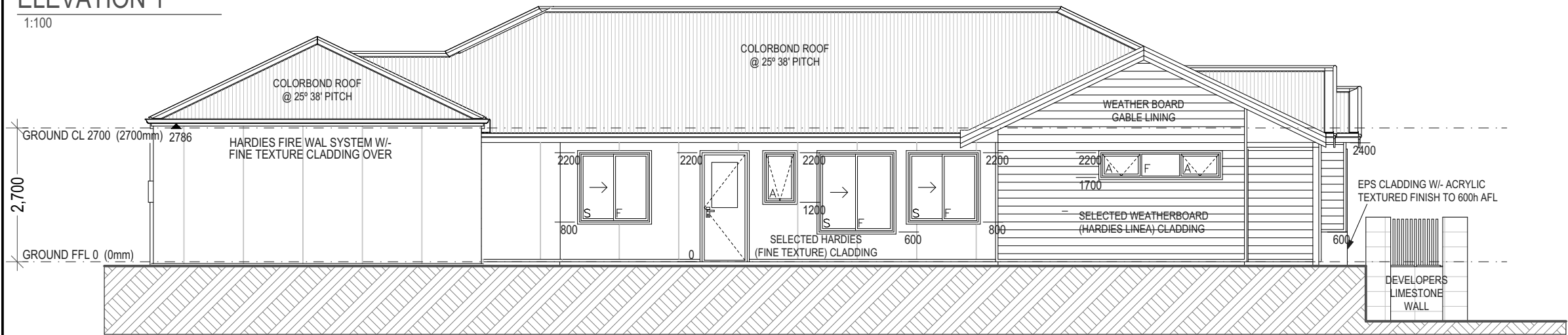
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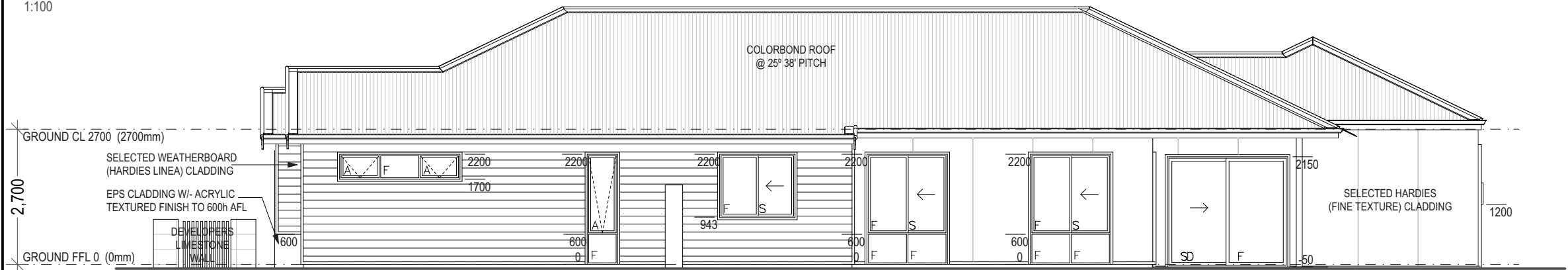
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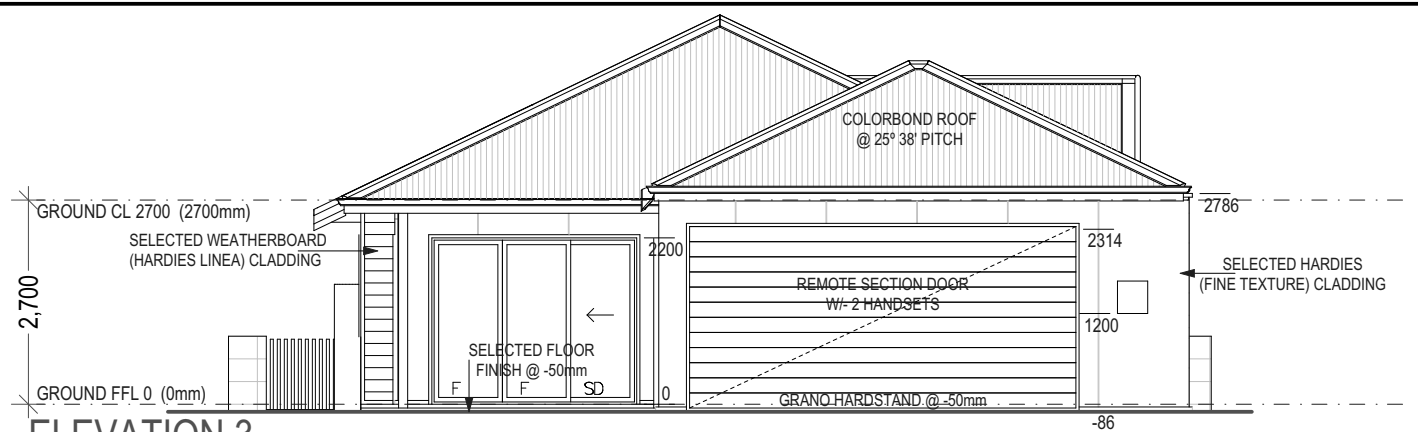
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ELEVATION 2
1:100



ELEVATION 4
1:100



ELEVATION 3
1:100

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Ardress Land Developers

ADDRESS:

Lot # Street
Name
Suburb

BUILDER:

CLIENT(S):

DATE:/...../.....

VARIATIONS:

0 DESIGN CONCEPT
1 DESIGN REVIEW
2 DESIGN REVIEW

21-10-2024
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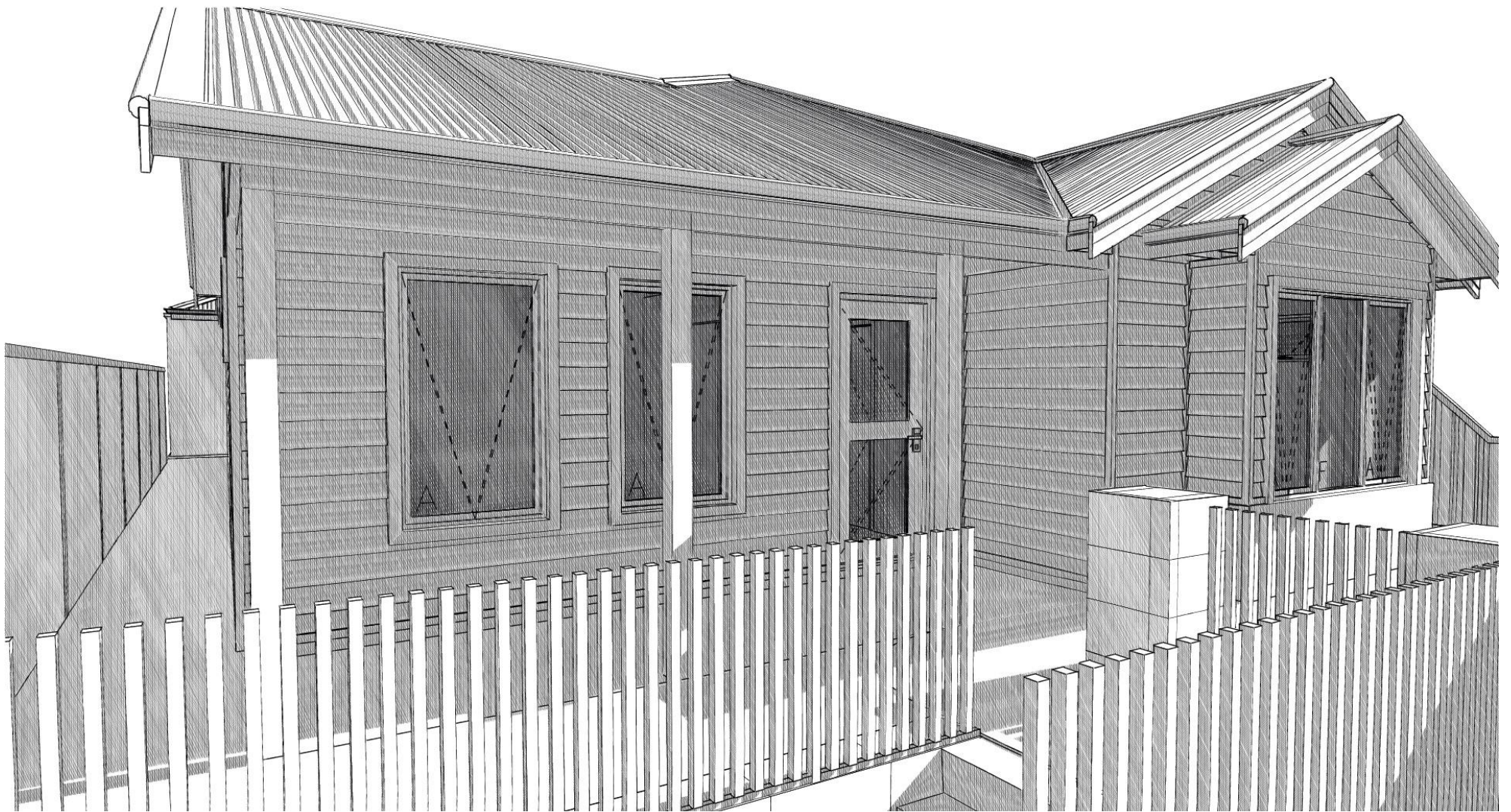
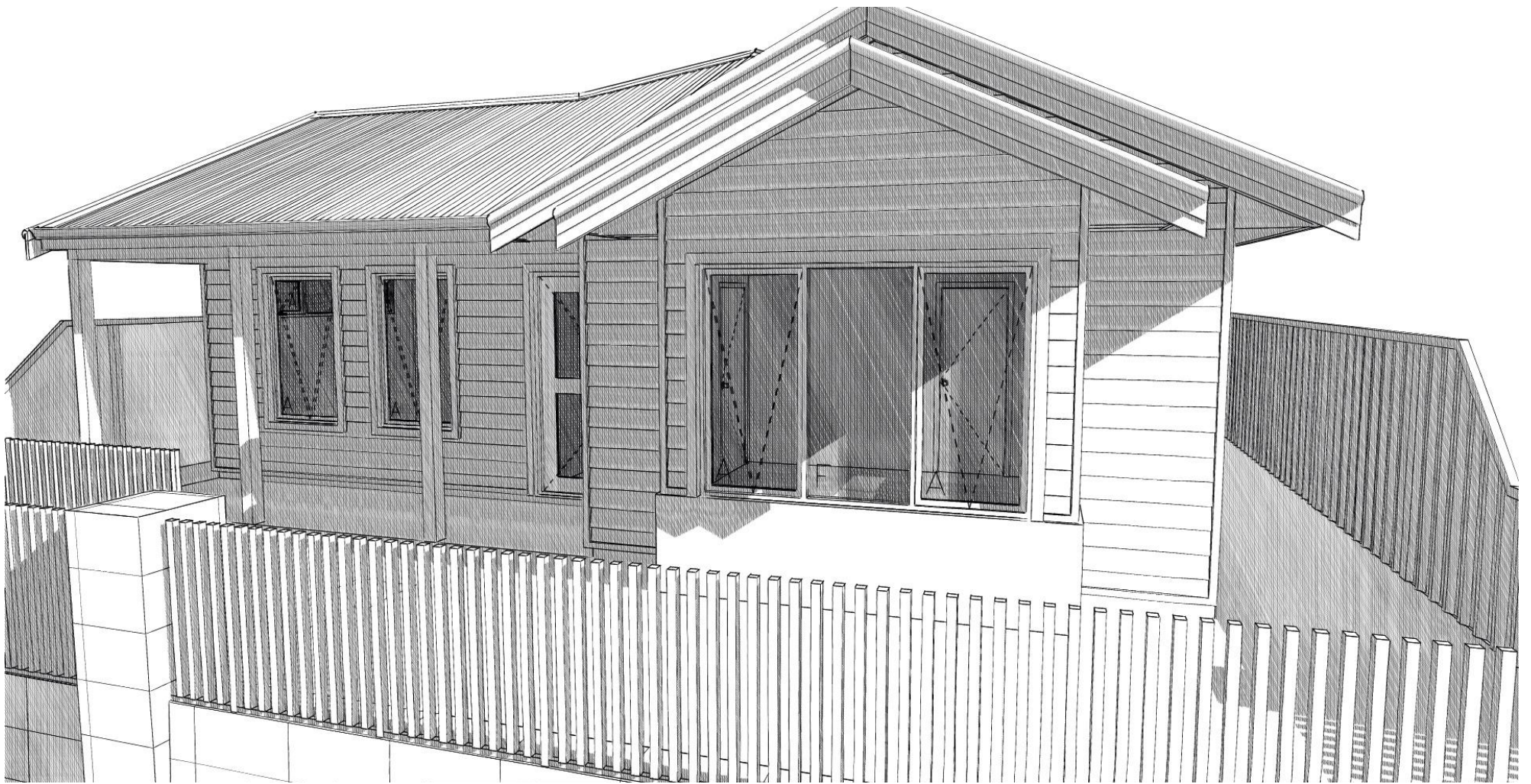
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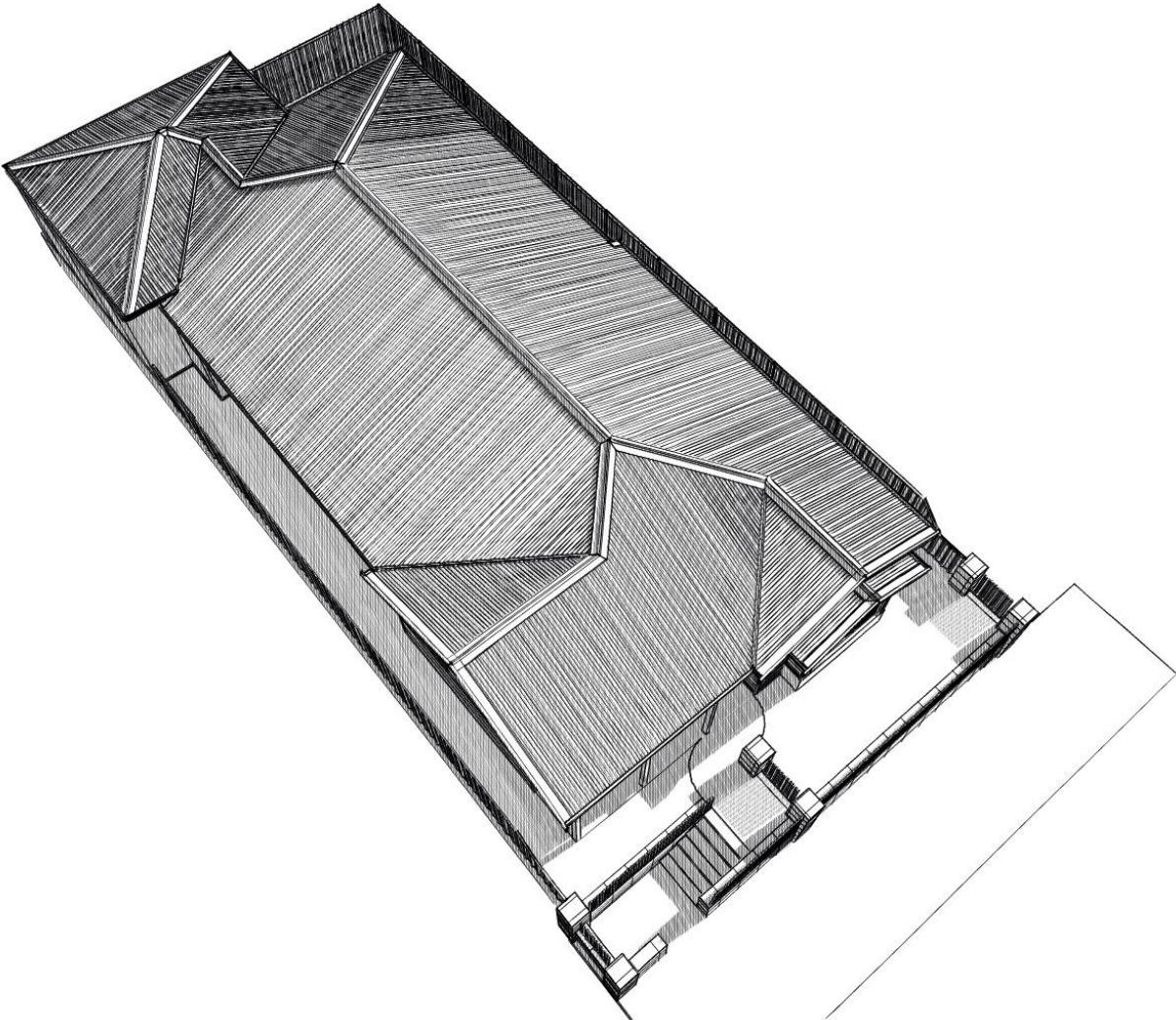
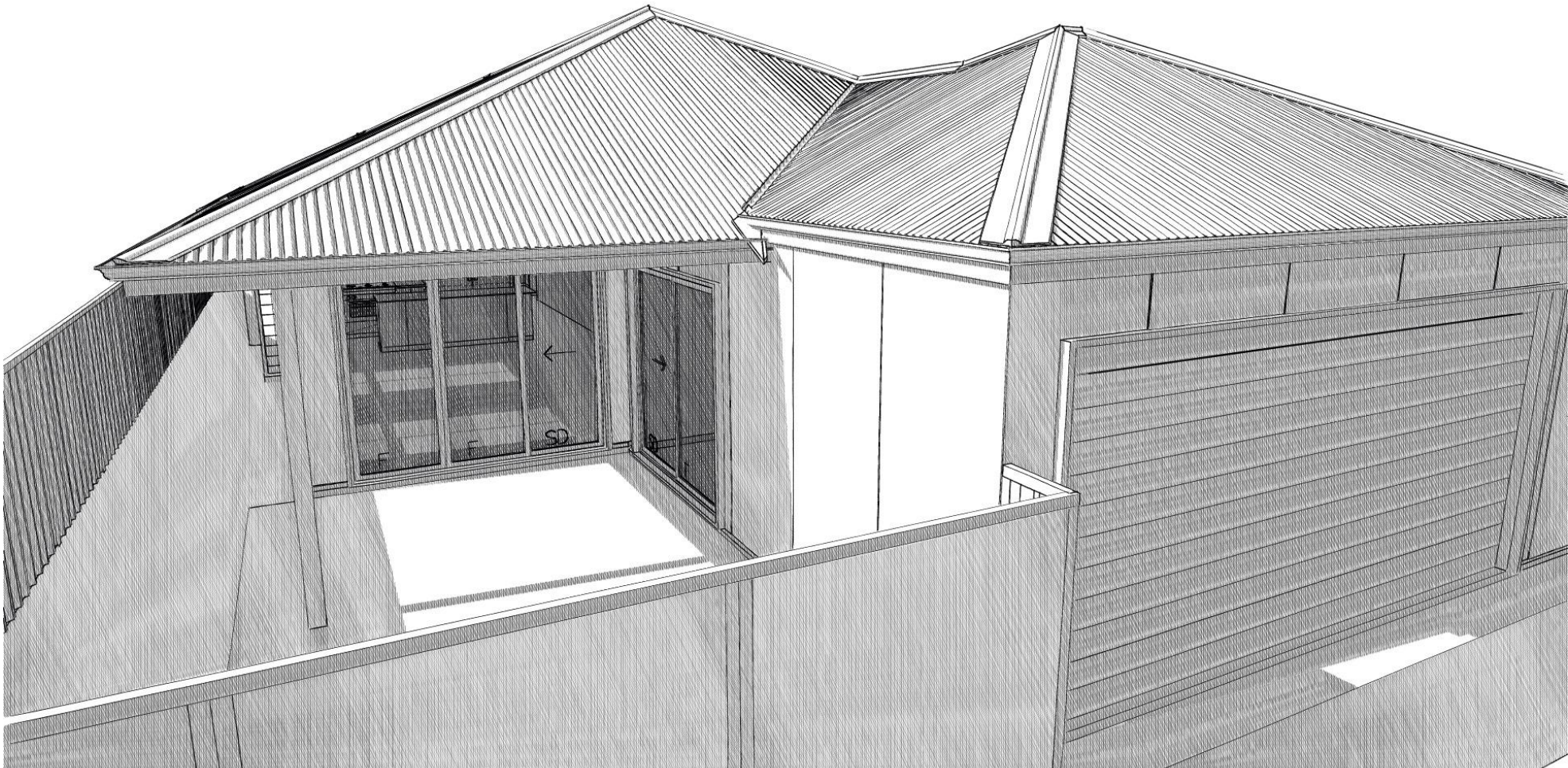
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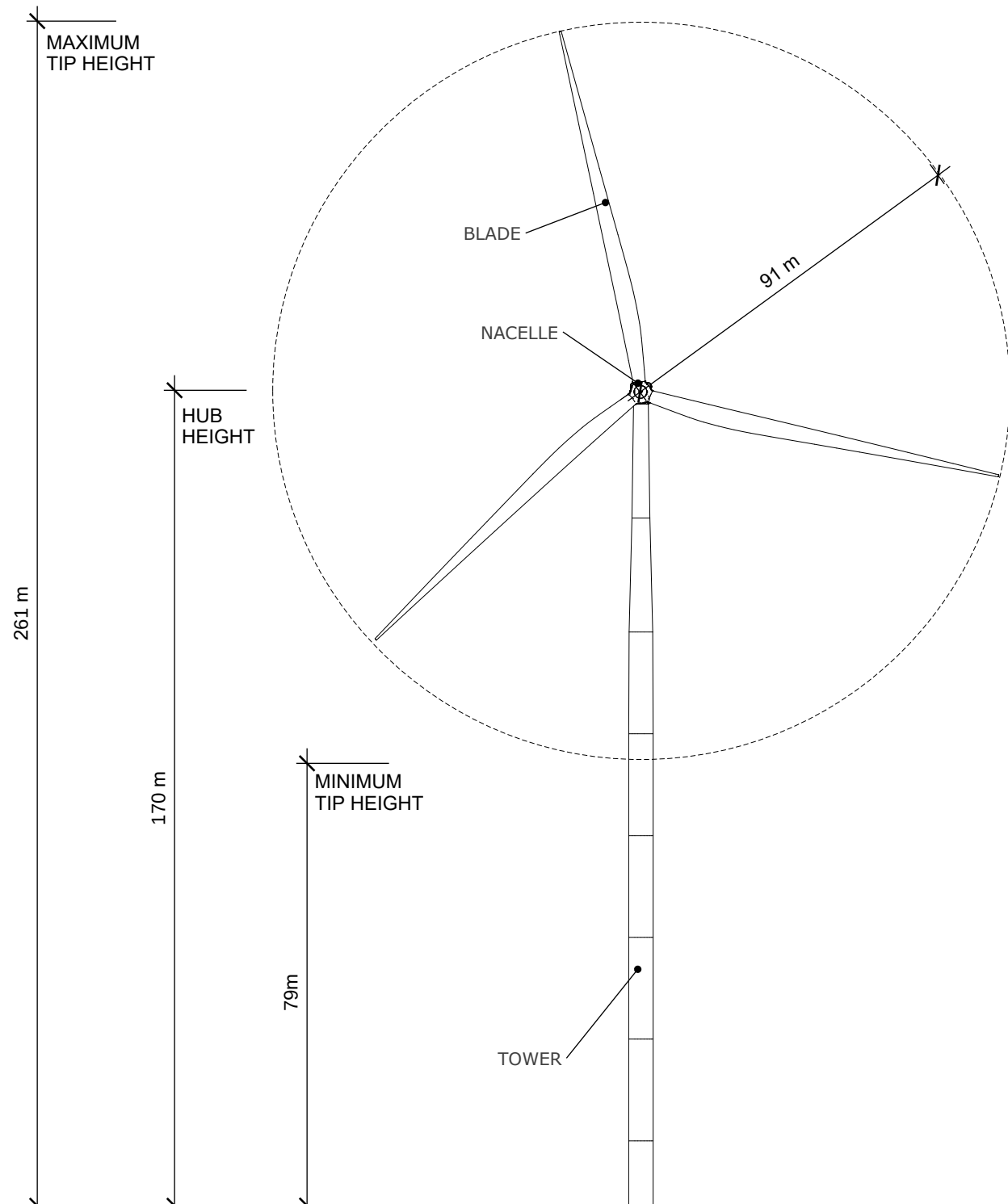
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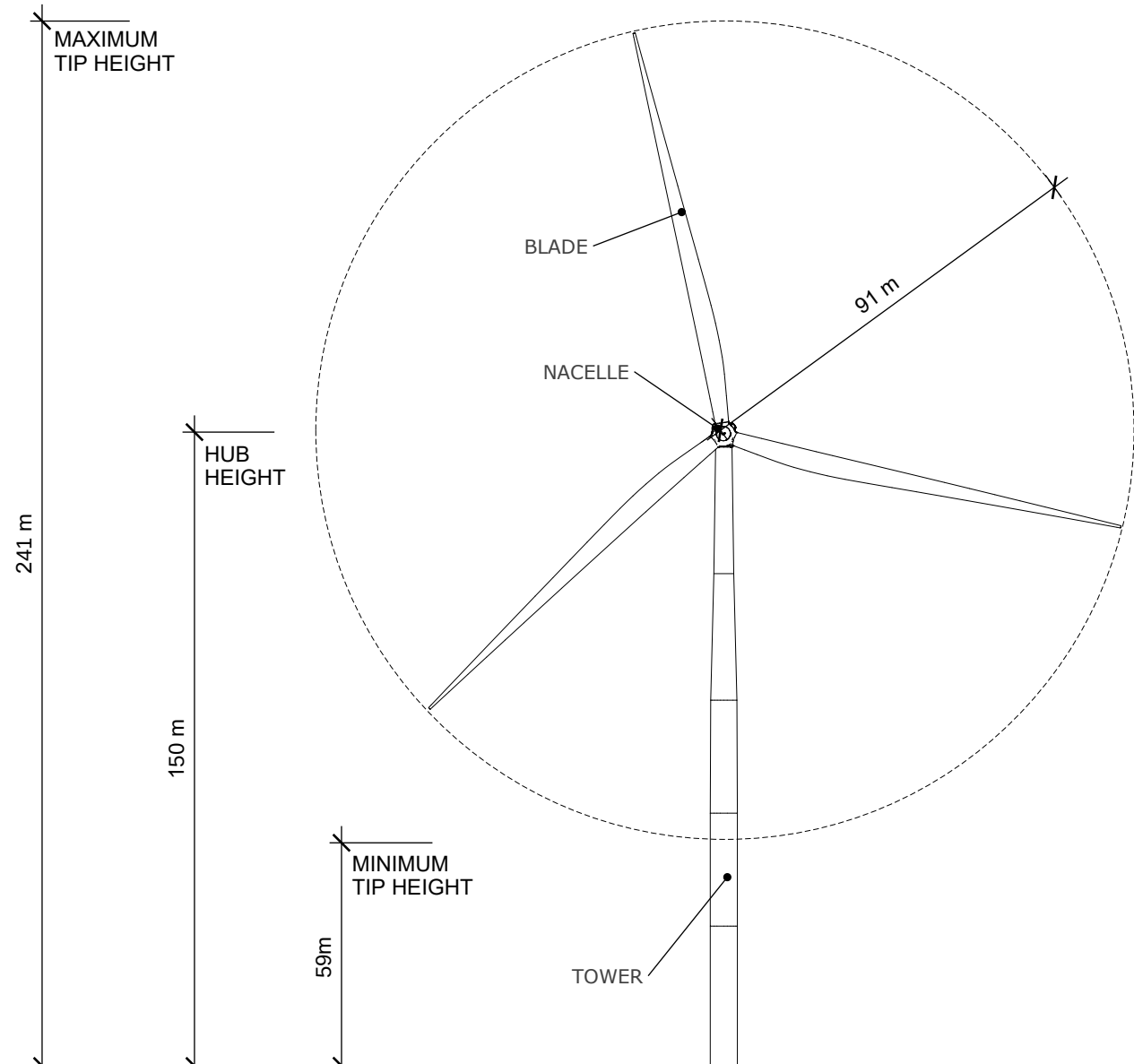


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		Name				JOB NO: 6269
Suburb				SCALE: 1:		
				ONE OFF		
				SHEET NUMBER : 3 of 1		





TYPICAL
170M HUB HEIGHT
TOWER



TYPICAL
150M HUB HEIGHT
TOWER

DRAWING TITLE
Wind Turbine (Typical)-
Elevations

PROJECT
Yathroo Wind Farm

PROJECT NO.
YTO

DRAWN BY
RJW

APPROVED BY
RJW

ISSUE
4.07.25

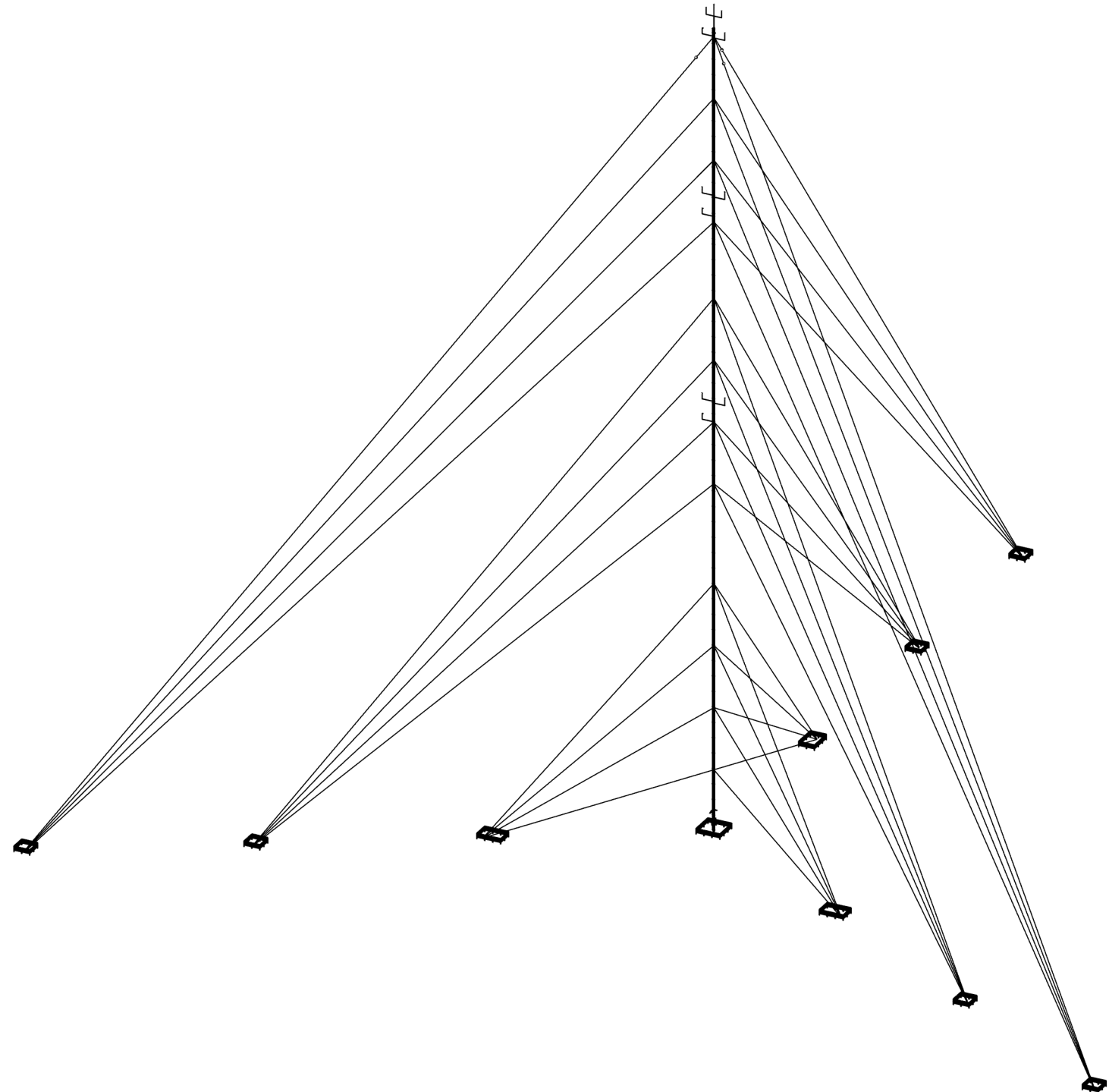
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YTO-WF-DR-1001

4.07.25 | Rev. B



DRAWING TITLE
Wind farm met mast -
Isometric

PROJECT
Yathroo Wind Farm

PROJECT NO.
YTO

DRAWN BY
RJW

APPROVED BY
RJW

ISSUE
4.07.25

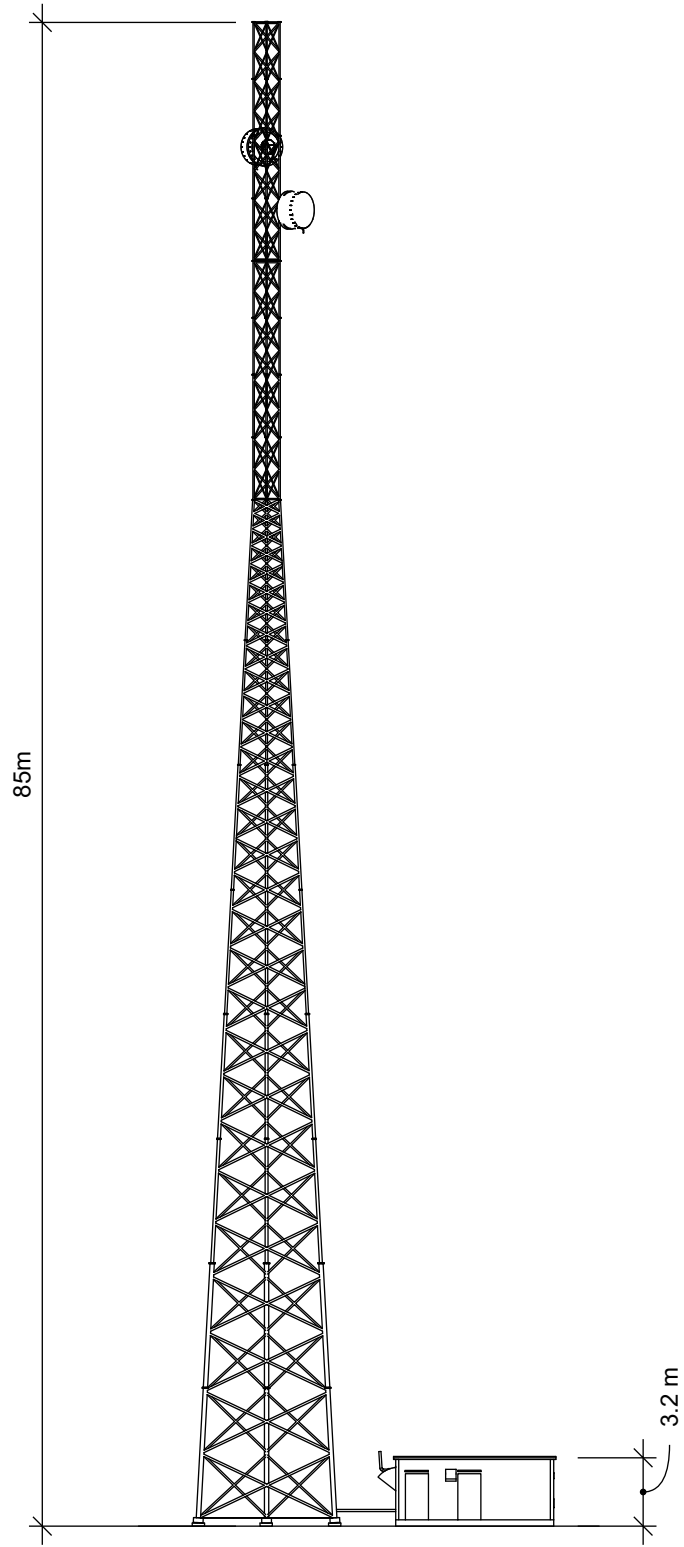
REVISION
B



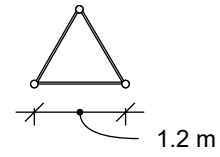
NOTES
1. THIS DRAWING IS FOR PLANNING PURPOSES AND IS NOT FOR CONSTRUCTION.
2. FINAL ARRANGEMENT IS SUBJECT TO DETAIL DESIGN.
3. THIS DRAWING HAS BEEN PREPARED WITH THE HIGHEST DEGREE OF ACCRUACY
POSSIBLE. HOWEVER NEOEN, NOR ANY OF ITS CONTRACTORS/SUPPLIERS CAN BE
HELD RESPONSIBLE FOR ANY DAMAGES DUE TO ERRORS OR EMISSIONS.

YTO-**WF-DR-1201**

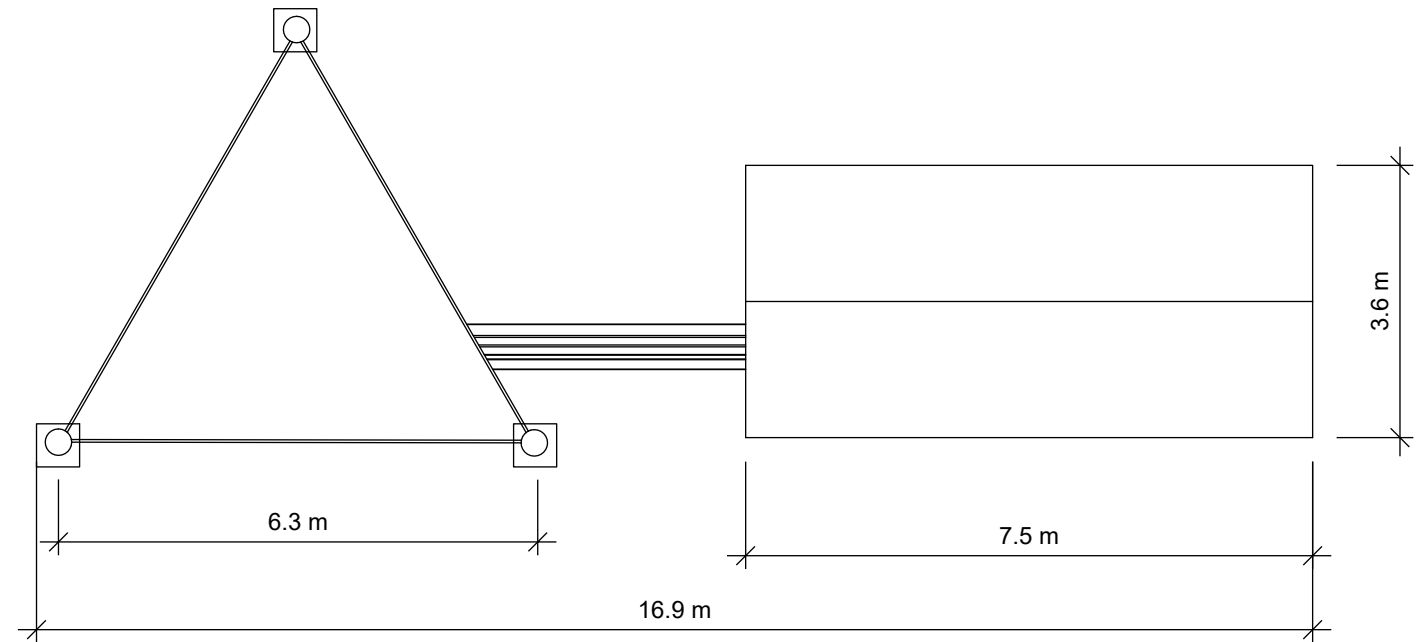
4.07.25 | Rev. B



A Plan - Top
1201 Scale: 1:100



B Plan - Base
1201 Scale: 1:100



DRAWING TITLE
Wind farm communication
tower - Section and plan

PROJECT
Yathroo Wind Farm

PROJECT NO.
YAT

DRAWN BY
RJW

APPROVED BY
RJW

ISSUE
04.07.25

REVISION
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NEOEN

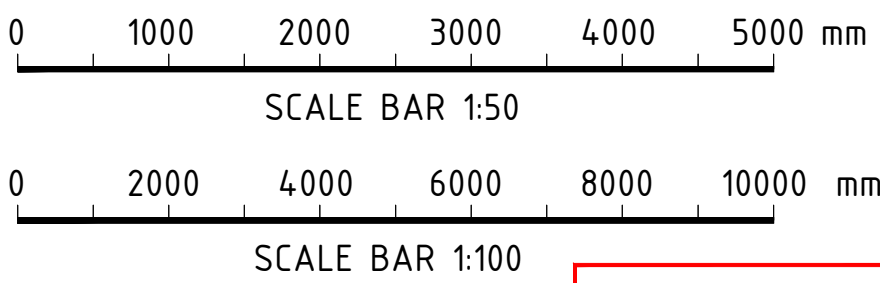
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YAT-WF-DR-1201

04.07.25 | Rev. B

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A

1.	CONCEPT SIDE VIEW OF BESS, BASED ON TESLA MP2 TECHNOLOGY. SUBJECT TO CHANGE PENDING CONFIRMATION OF BESS OEM.	A
2.	REFER TO 250524-ELE-LAY-0013 FOR PLAN VIEW OF THE BESS.	



E

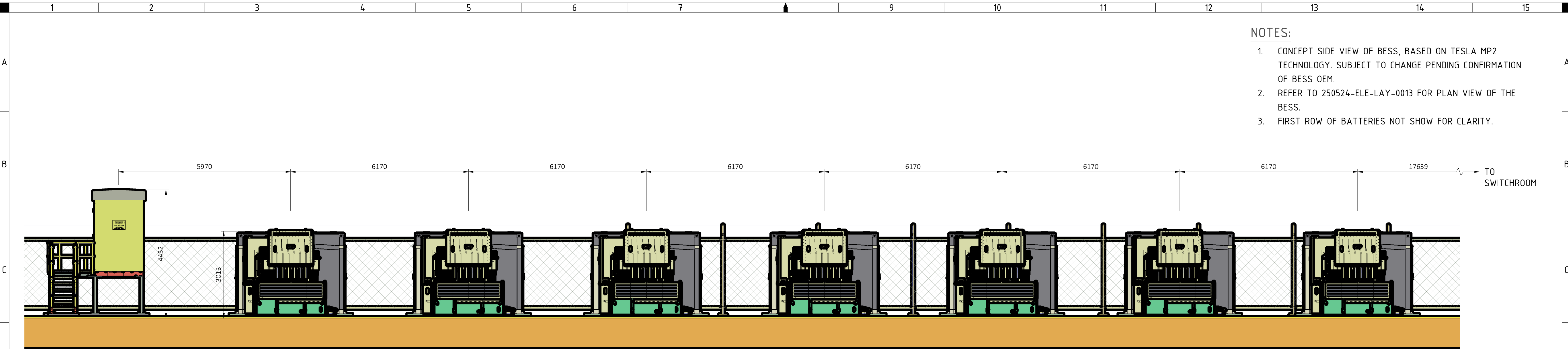


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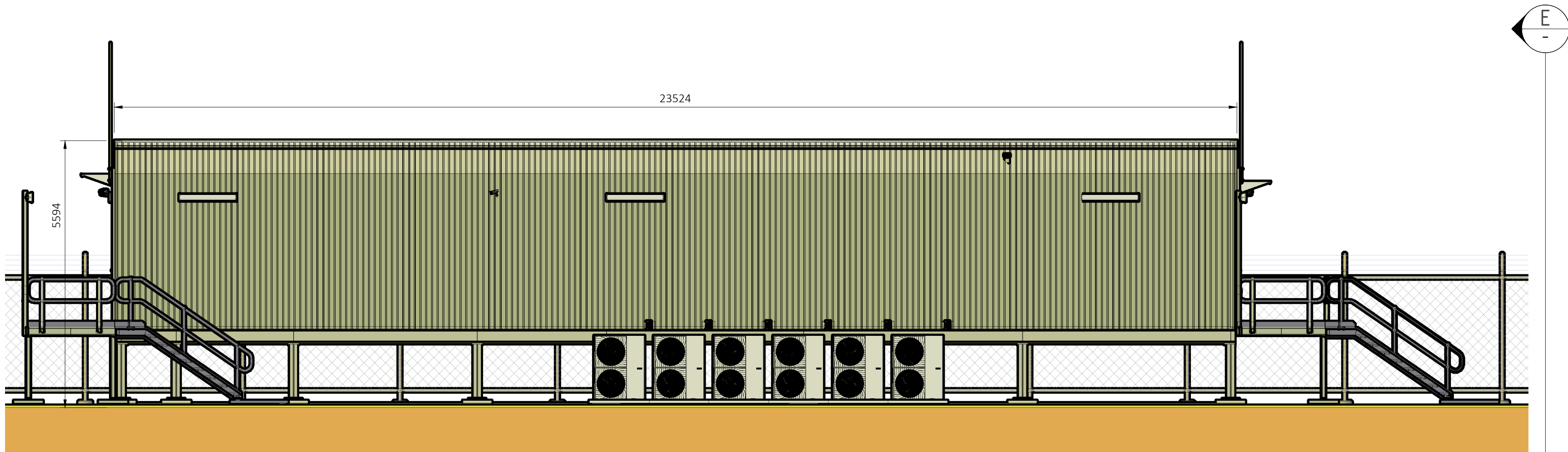


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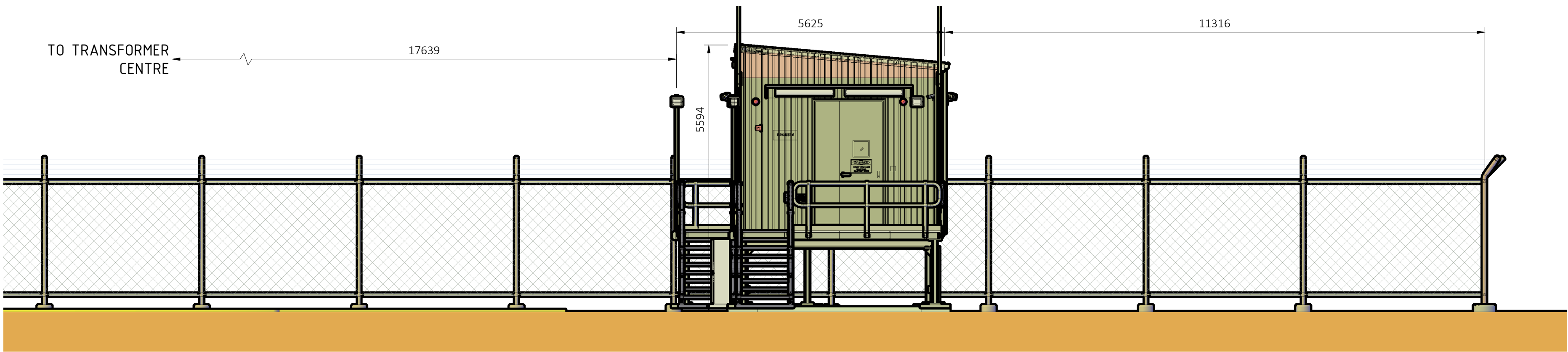
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C BATTERIES, TX & RMU - SIDE VIEW
250524-ELE-LAY-0013 SCALE: N.T.S.



D SWITCHROOM / CONTROL ROOM - FRONT VIEW
250524-ELE-LAY-0013 SCALE: N.T.S.



E SWITCHROOM / CONTROL ROOM - SIDE VIEW
THIS DRAWING SCALE 1:100

- NOTES:
1. CONCEPT SIDE VIEW OF BESS, BASED ON TESLA MP2 TECHNOLOGY. SUBJECT TO CHANGE PENDING CONFIRMATION OF BESS OEM.
 2. REFER TO 250524-ELE-LAY-0013 FOR PLAN VIEW OF THE BESS.
 3. FIRST ROW OF BATTERIES NOT SHOW FOR CLARITY.

SCHEDULE OF SUBMISSIONS
PROPOSED RENEWABLE ENERGY FACILITY (YATHROO WIND FARM AND BESS) ON VARIOUS LOTS, YATHROO AND MIMEGARRA

Submission Number	Summary of Comments	Officer Response
1. Landowner	1. I am writing to express my concerns regarding the proposed Yathroo Wind Farm development in Dandaragan, which is near the location where I am planning to build my future home at (address provided). 2. While I understand the importance of renewable energy and support efforts to move toward sustainable energy solutions, I have significant concerns about the potential impacts of this project on residential amenity and future land use on my property. 3. Specifically: Setback Distances: I ask that any turbines near residentially zoned or intended residential land be subject to strict setback requirements – ideally no less than 2km – to mitigate potential amenity impacts. <i>(The proposed house position is on a non-associated property, approximately 160m from the wind farm project boundary. Based on the mapping provided by the Applicant, the nearest turbine would be 287.1m away from the common boundary.)</i>	1. Noted. 2. Noted. 3. The Shire's 'Renewable Energy Facilities' Local Planning Policy (LPP) states that wind turbines are to be set back a minimum of 1.1 times the total height of the structure from public roads and lot boundaries, where the adjoining lot is not included within the wind farm project area. Based on the proposed height of the turbines, this equates to a setback of 287.1m from the lot boundary. The proposal complies with these setback requirements. It is also noted that all involved properties are zoned 'Rural' under the Shire's Local Planning Scheme No 7, not 'Residential' and therefore a rural amenity applies to these properties. The LPP further requires all turbines to be set back 1.5km from a sensitive land use, and compliance with the Environmental Protection (Noise) Regulations 1997 is required at all times. Should construction of a future house mean that the wind farm development no longer complies with these standards, the proponent can be required to take mitigation action, including limiting or modifying the use of turbines that are non-compliant.

2. Landowner	1. Dear Sir, We wish to make comment on the Proposed Yathroo Wind Farm, as our property (address) is on the boundary of the proposed renewable energy development. We have several areas of concern: We feel that the Dandaragan Shire is a pristine, scenic, rural area which the Shire now seems to be turning into an Industrial park. Over the years we have seen the development solar farms & mines around Cataby, and Yandin Wind Farm, the latter two being close to our property. We now have to deal with noise pollution from the wind farm and the Illuka mine 24 hours a day as well as light pollution which disrupts our view of the night sky. All dramatically impacting on our quality of rural life. We have kept our farm well treed to maintain the rural park land feel. The erection of the wind towers all around us will certainly devalue our property as a farm or a lifestyle property. 2. Stockyard Road – Last year Stockyard Road was re sheeted and has been the best it has been for many years, until the last month when 8 Road Trains a day have been permitted to cart Bio solids to a neighbouring property. The heavy use of the gravel road over winter has destroyed the road, breaking through in many areas. We feel that the road will not stand up to the heavy transport that will use the road during construction and the ongoing maintenance of the towers. The cranes used are in excess of 100 T. We suggest that if the project goes ahead there be consideration to push Neon to bituminise and maintain Stockyard Road for the life of the project. 3. We understand from the plans we have seen that there is a proposed Substation located halfway down Stockyard Road. We would ask for it to be relocated out of sight of Stockyard Road and our property as the visual impact would be considerable to ourselves our neighbours and traffic using Dandaragan and Stockyard Roads.	1. With regard to noise impacts, noise modelling was completed for multiple turbine layouts to ensure the Project layout complies with the nominated minimal assigned noise level of 35 dB(A) at night at existing non-involved sensitive receivers. The noise impact assessment also considered cumulative noise impacts associated with the existing nearby Yandin Wind Farm and Cataby Mine. The noise impact assessment was referred to the Department of Water and Environmental Regulation's Environmental Noise Branch which generally supported the methodology and conclusions drawn. A condition of approval will require a post-construction noise monitoring plan to ensure compliance with relevant legislation, including mitigation strategies should any exceedance in noise levels be experienced. With regard to lighting, construction activities will mainly be during daylight hours, and any activities likely to require night-time lighting will be limited in duration and subject to Construction Environmental Management Plan (CEMP) protocols. All non-aviation safety lighting will be designed in accordance with <i>AS/NZS 4282:2019 Control of the obtrusive effects of outdoor lighting</i>, and located to reduce visibility from nearby residences and public roads. Mitigation measures such as directional lighting, shielding, and placement of lighting infrastructure will be implemented as part of detailed design. The Civil Aviation Safety Authority (CASA) has requested that obstacle lighting be applied to
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	4. The Red Tailed Black Cockatoos are gradually increasing in population in and around our property. Have they been considered in the environmental impact of the Wind Towers? 5. We understand that these Renewable Energy Wind Towers only have a life span of 25 – 30 years. Who then is responsible for their decommissioning, removal of the towers & foundations and restoration of the land? Are we creating an environmental disaster for our children?	the turbines given their height and intrusion into navigable airspace, however the impact of such lighting can be mitigated by installation of radar-activated lights or a cowling system, much like a typical “lampshade”, that could result in little or no downward light spill without impacting aviation safety. A condition of approval will state that aviation lighting must be installed to the satisfaction of the Shire with input from CASA and shall be designed to minimise visual impact. Potential impact to property values is not a matter that can be considered when making planning decisions under the Planning and Development (Local Planning Schemes) Regulations 2015. 2. The Shire has requested that Stockyard Road be sealed for the first 2.3 km with all costs to be borne by the proponent. Additionally, a condition of approval is recommended requiring that a Road Condition Report be prepared prior to construction traffic commencing, including a dilapidation survey to assess the condition of the road. At the conclusion of construction, a further dilapidation survey is to be completed and the proponent will be required to rectify any damage to the road resulting from the construction traffic. 3. Whilst the precise location of the substation is yet to be finalised, the development application plans show it is located approximately 1.5 km from the nearest residence along Stockyard Road. It is noted
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		that the Visual Impact Assessment submitted with the development application assessed the potential change in views from Stockyard Road as 'high', although classified the overall impact as 'moderate' and 'not significant.' However, it did note that 'close views from Stockyard Road toward a potential substation location, including associated security lighting' will 'introduce additional infrastructure into the rural landscape that could have a dominant effect on views experienced from Stockyard Road.' The proponent's response to the submission indicated that they 'are also exploring various screening options such as strategic planting of vegetation to help minimise the visual impact of infrastructure from public roads and neighbouring properties.' A condition of approval is recommended to state that prior to the commencement of construction, the proponent shall prepare a landscaping plan, specifically addressing how the visual impact of structures such as the BESS, substations, and Western Power terminal will be mitigated from public roads and neighbouring properties. The landscaping plan shall be approved by the Shire of Dandaragan and thereafter implemented at all times. 4. Carnaby's Black-cockatoo and Red-tailed Black-cockatoo have been recorded in the Project Area during bird and bat utilisation surveys. A condition of approval is recommended to require the proponent to
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		prepare and submit a Bird and Bat Adaptive Management Plan prior to the commencement of construction, as requested by the Department of Biodiversity, Conservation, and Attractions (DBCA). 5. At the end of the wind farm's life cycle (typically 25-30 years) the project will either be decommissioned or repowered. If decommissioned, the project owner will be responsible for removing the wind turbines and all above ground structures and rehabilitate the site. A fund will be set up to ensure that the wind farm is decommissioned and the land is rehabilitated at the end of its operating life, or in the unlikely event that the project owner becomes insolvent. A Preliminary Decommissioning Plan was provided in support of the Development Approval (DA) submission and provides an outline of the approach the Project will take to managing the wind farm and associated infrastructure at the end of life. Furthermore, a more detailed decommissioning plan will be developed prior to operations ceasing.
3. Landowner	1. As a neighbouring landholder, we object to the proposal in its current form after careful review of the proposal and consideration of the impacts on our property, family, and business interests. Our concerns are both substantive and procedural. They relate to the scale and siting of turbines; the visual and amenity impacts on our homestead and future family housing; the impact on established and planned business operations; the inequity and	1. Noted. Refer individual responses below. 2. The proponent is seeking approval for the scale of development as outlined in the DA submission. Any future expansions to the project area would require amended plans or a new development application, which would (depending on the potential impact of the amendment) generally entail further community consultation.

	inadequacy of compensation frameworks; and insufficient transparency in consultation. To ensure clarity for Council and transparency in decision-making, we have set out our concerns in structured form in Appendix A. Each issue includes a description, evidence/basis, and the specific consideration we respectfully request Council address. The proposed development, in its current form, would cause permanent and unacceptable impacts on (business), our family, and our diversified business activities. The consultation to date has been procedurally flawed and materially misleading, and the scale and siting of turbines pose a direct threat to a >\$40 million diversified enterprise based in Dandaragan, built over 25 years. We request that Council defer determination until complete and accurate information is provided and fresh community consultation is undertaken on a final footprint, or impose the conditions outlined to ensure fair process and protection of local amenity and economic activity.	3. Potential impact to property values is not a matter that can be considered when making planning decisions under the Planning and Development (Local Planning Schemes) Regulations 2015.
	2. <i>Issue / Impact:</i> Misleading Boundaries and Flawed Consultation. The proposed wind farm boundaries, as presented in the Shire's referral of 28 July 2025, are materially misleading. The proponent is actively seeking to expand its footprint, with the consequence of further surrounding our enterprise and amplifying the impacts outlined in this submission. Consultation on a moving, incomplete footprint is procedurally unfair and not fit-for-purpose. <i>Evidence / Basis:</i> Referral documents (28 July 2025); developer local interactions. <i>Requested Consideration:</i> Defer determination until the proponent lodges the full and final project footprint. Require fresh community consultation on that final footprint and reject any process advanced on partial or misleading information.	4. The Project has been sited and designed to minimise adverse impacts on sensitive receivers in accordance with the requirements of the Renewable Energy Facilities LPP. This includes siting turbines a minimum of 1.5km from existing sensitive land uses and a minimum of 1.1 times maximum tip height from the Project boundary. A Landscape and Visual Impact Assessment was undertaken to inform Project layout and considered the impact of the Project on views and existing visual receptor audiences present around the Project Site. It is not possible to assess views from a future proposed residence.
	3. <i>Issue / Impact:</i> Property Value Loss.	5. As part of the Aviation Impact Assessment, a search of certified and uncertified aerodromes was undertaken. A 3 nm radius was used to assess the potential impacts on aircraft operations at or within the vicinity of uncertified aerodrome. The 3 nm radius is considered to be the area in which aircraft are making preparations to join the circuit prior to landing and within which to manoeuvre after take-off to depart from the aerodrome. One uncertified aerodrome was identified within 3nm of the project. This aerodrome is being used by an involved landholder for occasional agriculture

	Current homestead (\$2m capital spend) outlook permanently scarred by Yathroo Wind Farm. Estimated value loss -5% to -8%. <i>Evidence / Basis:</i> Valuation assessments; family investment evidence. <i>Requested Consideration:</i> Compensation and/or relocation of intrusive turbines.	operations. It is not possible to consider effects on yet to be constructed airfields.
	4. <i>Issue / Impact:</i> Future Housing Loss. As we prepared to pass the current homestead for the next generation, our elevated future site - selected for its ideal location and outlook - was to be our retirement residence. The 24/7 intrusion of turbines into this view permanently undermines the purpose of the site and severs our connection to place. <i>Evidence / Basis:</i> Planned capital spend; multigenerational succession plan. <i>Requested Consideration:</i> Recognition in planning and redress.	6. A Landscape and Visual Impact Assessment (LVIA) has been completed for the Project in accordance with the State Planning Framework, and has considered the requirements of the Position Statement: Renewable energy facilities (WAPC, 2020) and best practice techniques, as required by Visual Landscape Planning in WA: a manual for evaluation, assessment, siting and design (WAPC, 2007).
	5. <i>Issue / Impact:</i> Business Development Loss – Marri Hill Airfield The airstrip was intended to support a long-term FIFO contract with Central Desert operations, using Marri Hill as the base. This opportunity is now compromised by the proposed development, and the use of local airspace is materially impacted. <i>Evidence / Basis:</i> Occupancy of Breakaway Workers Village, Documented business plan; tourism/aviation amenity evidence. Use of airspace compromised.. <i>Requested Consideration:</i> Compensation or mitigation.	The visual assessment in the LVIA considered the impact of the Project on views and visual receptor audiences present around the Project Site, and determined that no significant impacts are expected to be experienced by identified visual receivers with the exception of passing motorists on a short section of the Brand Highway where it passes through the Project Site and very close views toward wind turbines are possible. It is noted that the Renewable Energy Facilities LPP requires turbines to be located in flatter landscapes, where feasible.
	6. <i>Issue / Impact:</i> Loss of amenity. Current layout shows turbines at high elevation, creating dominance and permanently degrading homestead views and district landscape. <i>Evidence / Basis:</i> Layout maps from Neoen; family site evidence. <i>Requested Consideration:</i> Relocate / eliminate most offensive turbines.	7. The proponent is seeking approval for the scale of development as outlined in the DA submission. Any future expansions to the project area would require amended plans or a new development application, which would entail further community consultation.
	7. <i>Issue / Impact:</i> Lack of Transparency in Layout Disclosure Neoen has provided partial layouts, insufficient to assess full impacts (e.g., elevation, lighting, shadow flicker). Consultation has been limited and reactive; maps provided were vague.	A Community Engagement Plan was submitted with the Development Application

	<i>Evidence / Basis:</i> Transcript evidence; developer correspondence. <i>Requested Consideration:</i> Require full disclosure of final, detailed layouts (with visual simulations) and structured community engagement before approvals progress.	and outlines a structured engagement programme.
	8. <i>Issue / Impact:</i> Community amenity loss. Landscape blight extends beyond subject land, diminishing community heritage and shared amenity. <i>Evidence / Basis:</i> Visual intrusion across multiple properties. <i>Requested Consideration:</i> Council advocacy for reduced siting impact.	A condition of approval will be added requiring the provision of detailed design drawings for key structures (e.g. wind turbines, BESS, substation, O&M building) as well as a final site layout, and any significant changes resulting from detailed design may require an amended or subsequent development approval.
	9. <i>Issue / Impact:</i> Mental Health and Wellbeing Stress and sense of dislocation from permanent landscape change; compounded by intrusive lighting. <i>Evidence / Basis:</i> Family testimony; emerging recognition of psychosocial impacts. <i>Requested Consideration:</i> Recognition in assessment.	8. Although the Project Site and surrounding area have a strong rural character, only a small number of nearby rural residents have prolonged, close-range views of the Project. Larger sized settlements and public viewpoints in the broader area are typically located some distance from the Site where the likely impact of the Project is reduced and more influenced by the presence of intervening vegetation and topography.
	10. <i>Issue / Impact:</i> Neighbour Compensation Inequity Developer offer of \$1,050/MW is below benchmark and misleadingly counts neighbour/host payments as “community compensation.” <i>Evidence / Basis:</i> Clean Energy Council standards; transcript evidence. <i>Requested Consideration:</i> Enforce true community benefit contributions, separate from neighbour/host deals, at benchmark aligned levels.	The visual assessment in the LVIA considered the impact of the Project on views and visual receptor audiences present around the Project Site, and determined that no significant impacts are to be experienced by identified visual receivers with the exception of passing motorists on a short section of the Brand Highway where it passes through the Project Site and very close views toward wind turbines are possible.
	11. <i>Issue / Impact:</i> Council Administration of Compensation Unclear how Council manages or distributes developer contributions to landowners and the wider community. Is there an incorporated fund established for transparent administration and distribution of community contributions? <i>Evidence / Basis:</i> Lack of public reporting; absence of visible governance structure. <i>Requested Consideration:</i> Require establishment and public reporting of an incorporated community fund dedicated to managing developer contributions.	
	12. <i>Issue / Impact:</i> Noise and Monitoring Concerns	

	Flawed monitoring methodology (e.g., siting near roads/sheds) risks underreporting true impacts. <i>Evidence / Basis:</i> Transcript evidence; past monitoring precedents. <i>Requested Consideration:</i> Require independent, transparent monitoring at representative dwellings. 13. <i>Issue / Impact:</i> Lighting Impact (Night-time Beacons). The intrusion from our front living room and bedrooms will be constant, dominating the daytime vista and continuing into the night. Aviation safety lights (red beacons) will be clearly visible from key living spaces, creating a continuous night-time glow. This 24/7 intrusion diminishes visual amenity, impacts lifestyle, and carries consequences for mental health and wellbeing. <i>Evidence / Basis:</i> Layout maps; aviation lighting requirements; family testimony. <i>Requested Consideration:</i> Require radar-activated or mitigated lighting systems. 14. <i>Issue / Impact:</i> Livestock and Agricultural Impacts Potential disruption to livestock behaviour and farming operations; long-term impacts uncertain. <i>Evidence / Basis:</i> CSIRO reports; agricultural case studies. <i>Requested Consideration:</i> Commission independent agricultural impact studies before approval. 15. <i>Issue / Impact:</i> Emerging federal standards Andrew Dyer report (Dec 2023) and draft federal frameworks ignored by developer. <i>Evidence / Basis:</i> Publicly released reports; federal policy momentum. <i>Requested Consideration:</i> Planning must anticipate and align with federal standards. 16. <i>Issue / Impact:</i> Business Opportunity Foregone – Data Centre Potential to co-locate AI/data centre using Moora water and renewable power blocked by siting. <i>Evidence / Basis:</i> Strategic growth opportunities tied to regional infrastructure. <i>Requested Consideration:</i> Acknowledge and address strategic loss. 17. <i>Issue / Impact:</i> Preferential treatment of host landowners.	9. The health impacts of wind turbines have been extensively researched. More than 100 peer-reviewed scientific studies, and at least 25 comprehensive literature reviews by independent expert bodies have examined this topic over the past two decades. These reviews, conducted by organisations such as the World Health Organization, Australia's National Health and Medical Research Council (NHMRC), Health Canada, the UK Health Protection Agency, and the US National Research Council, have consistently found no credible evidence linking wind turbines to adverse health outcomes. Technical assessments of Noise, EMI and Shadow Flicker were submitted as part of the Development Application and relevant conditions of approval relating to the management of potential impacts are proposed to be applied. 10. At present, local government (i.e. the Shire) has no legal mechanism to enforce community benefit payments. \$1,050/MW per year is aligned with the NSW Government Guidelines for Community Engagement and Benefit Sharing in Renewable Energy Projects, which is currently considered to be leading practice. 11. The proponent has advised that the community benefit fund will be administered independently through the charitable arm of Bendigo Bank. The Shire will seek representation on the advisory committee to ensure projects with pre-determined broad scale community support, such as those identified in the Strategic
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	Proponents hosting infrastructure have secured turbine locations set well back from their homestead and out of sightlines, a luxury not afforded to neighbours. Creates a “them vs us” dynamic and undermines community harmony. <i>Evidence / Basis:</i> Layout maps; cadastral overlays. <i>Requested Consideration:</i> Require equitable siting that considers broader district impacts, not just host preferences. 18. <i>Issue / Impact:</i> Lack of Small Business and Community Support. Suggestion that developers intend to use temporary demountable accommodation for workforce, bypassing local businesses (e.g., Breakaway Workers Village, Cataby Services). Demonstrates failure to integrate with and support local economy. <i>Evidence / Basis:</i> Local business testimony; stakeholder statements, consistent with precedent from comparable projects. <i>Requested Consideration:</i> Require binding commitments to source workforce accommodation and services through local businesses. 19. <i>Issue / Impact:</i> Light Aircraft Operations Critical to Rural Existence (Spraying & Fire Fighting). Light aircraft operations critical to rural existence – pastoral management (pasture spraying, pest control) and firefighting (water bombing) are jeopardised by turbine siting. Costs increase due to limited pilots licensed for turbine flight zones. <i>Evidence / Basis:</i> Local aviation practices; CASA requirements; rural fire service protocols. <i>Requested Consideration:</i> Developer to fund additional costs, training, and ensure safe operational clearances for agricultural and firefighting aircraft. 20. <i>Issue / Impact:</i> Threat to Diversified (Family) Business Model, The family has established a diversified business that extends well beyond farming. Over 25 years, this has grown into a >\$40 million enterprise spanning agriculture, accommodation, and regional earthmoving services, with future growth supported by the planned introduction of an airfield. Dandaragan has been a proud base for this success. The proposed renewable energy project presents a significant threat to this model-disrupting current operations and placing future growth at risk. <i>Evidence / Basis:</i> Business valuation;	Community Plan, are considered for receipt of benefits. 12. Noise monitoring is typically undertaken at non-involved sensitive receivers that are close to the modelled 35 dB(A) noise contours. Following a Project constraints noise impact assessment, background noise level measurements were conducted at seven sensitive receiver locations in proximity to the wind farm. Six locations were chosen to represent receiver locations either within or just outside the 35 dB(A) contour based on preliminary noise modelling predictions. One location was chosen to capture ambient noise levels for the purposes of understanding existing industrial noise and addressing cumulative noise from the Project. The background noise monitoring was undertaken by a suitably qualified noise consultant and in accordance with the SA Guidelines 2021 and guidance from DWER. The final noise impact assessment was referred to the Department of Water and Environmental Regulation’s Environmental Noise Branch which supported the methodology and conclusions drawn. 13. The Civil Aviation Safety Authority (CASA) has requested that obstacle lighting be applied to the turbines given their height and intrusion into navigable airspace, however the impact of such lighting can be mitigated by installation of radar-activated lights or a cowl system, much like a typical “lampshade”, that could result in little or no downward light spill without impacting aviation safety. A condition of approval is recommended to require that
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	evidence of diversification (farming, workers' village, airfield, earthmoving services, regional investments). <i>Requested Consideration</i> Recognition of the broader economic contribution and mitigation measures to protect diversified business interests.	aviation lighting must be installed to the satisfaction of the Shire with input from CASA, and shall be designed to minimise visual impact. 14. The total construction area of all infrastructure associated with the wind farm will occupy less than ~3% of the Project Site, and a large part of this will be returned to productive use following construction. Much of the footprint is access tracks that were already in existence (but are to be upgraded), cables that are buried underground at such depths that do not prevent cropping or grazing, and temporary construction areas will be rehabilitated back to agricultural use. Once the Project is operational, farming practices can resume around wind turbines and other infrastructure. The Shire has previously considered a renewable energy facility to be compatible with the objectives of the 'Rural' zone under Local Planning Scheme No. 7. 15. The report being referenced contains six key themes for improving community engagement effectiveness and outcomes. The proponent has submitted a Community Engagement Plan setting out how it plans to engage with community and stakeholders throughout the life span of the project. 16. Potential impact on future business ideas is not a matter that can be considered when making planning decisions under the Planning and Development (Local Planning Schemes) Regulations 2015.
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		17. Turbine placement across the Project Site, including for both host and neighbouring properties, is determined in consideration of applicable planning and environmental guidelines, including the noise and shadow flicker limits. The closest turbine to a host landowner's homestead is located approximately 1520 m away, while the closest turbine to a neighbouring residence is approximately 1660m. These distances comply with all required environmental and planning standards, which are designed to ensure that potential impacts such as noise and shadow flicker remain within acceptable limits for all residents, regardless of landownership status. 18. Workforce accommodation is not included within this development application. The Development Application report states the proponent 'will focus first on hiring local people for projects who will commute from the wider local areas and will not require additional accommodation. The preferred option for accommodation for other construction workers is in housing in the surrounding localities and towns.' 19. The 100 m setback distance (from a turbine to non-involved property boundary) specified by the Aerial Application Association of Australia (AAAA) has been exceeded with the proposed Project configuration, with a distance of at least 287 m between the nearest turbine and non-involved property boundary. The Aviation Impact Assessment developed for the Project found that it is reasonable to conclude that safe aerial application operations would be possible
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		on properties within the Project Site and on neighbouring properties, subject to final turbine locations and by implementing recommendations provided in assessment. This includes providing details of the Project, including location and height information of turbines, wind monitoring towers and overhead powerlines to landowners so that, when asked for hazard information on their property, the landowner may provide the aerial application pilot with all relevant information. Aerial firefighting is a separate matter and is expected to be addressed through the preparation and implementation of Risk and Emergency Management Plans (Refer submission 13 from DFES). 20. Council has previously determined that a 'renewable energy facility' is a compatible use within the 'Rural' zone, as it is not considered to have adverse impacts on broadacre farming operations. It is not envisaged that the development will have any impact on accommodation or earth moving services, and there may be opportunities to contract these services to the wind farm proponent.
4. Landowner	Identical to submission 3, above.	Refer responses to submission 3, above.
5. Air Services Australia	1. I refer to your request for an Airservices assessment of the proposed activity at Yathroo Wind Farm, Shire of Dandaragan local government area (LGA) in the Wheatbelt region of WA. Airspace Procedures With respect to procedures designed by Airservices in accordance with ICAO PANS-OPS and Document 9905, at a maximum height of 518.5638m/1702ft AHD the wind farm will not affect any sector	1. Noted. 2. Noted. The proponent will be advised of the procedure to contact Air Services Australia to increase the grid LSAT heights. 3. Noted. The proponent has separately liaised with the Bureau of Meteorology (BoM) and are currently working through the BoM's Comprehensive Impact Assessment process,

	or circling altitude, nor any instrument approach or departure procedure at Pearce aerodrome. The wind farm will not affect the Perth RTCC. Note: procedures not designed by Airservices at Pearce aerodrome were not considered in this assessment. 2. Grid lowest safe altitude (LSALT) The proposed activity will penetrate the current Airservices-designed Grid LSALT, which will need to increase by 100ft. Please advise the Vertical Obstacle Data (VOD) team at VOD@airservicesaustralia.com of any need to increase Grid LSALT heights at least two (2) weeks before construction commencing by supplying the below information: • Approved wind turbine locations • Elevations at the top of the highest point of the turbine in metres AHD • A copy of this email 3. Communications/Navigation/Surveillance (CNS) Facilities We have assessed the proposed activity to the above specified height for any impacts to Airservices Precision/Non-Precision Navigation Aids, Anemometers, HF/VHF/UHF Communications, A-SMGCS, Radar, PRM, ADS-B, WAM or Satellite/Links and have no objections to it proceeding. Note: Meteorological instruments not owned by Airservices were not considered in this assessment. In accordance with Part 139 (Aerodromes) Manual of Standards, Chapter 19, we recommend consulting with the Bureau of Meteorology (the Bureau) to ensure	which is expected to be completed by November 2025. The BoM was referred the development application and had no objection. 4. Noted. 5. Noted. 6. This is proposed to be included as an Advice Note.
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	that the proposed activity does not adversely affect their equipment. The Bureau can be contacted at airport.developments@bom.gov.au 4. Air Traffic Control (ATC) Operations There are no additional instructions/concerns from ATC. 5. Summary The proposed activity does not impact Airservices operations or facilities at Pearce aerodrome. 6. Vertical Obstacle Notification As this proposed activity is more than 30m (99ft) AGL, please follow the below notification process: 1. Complete the Vertical Obstacle Notification Form: ATS-FORM-0085_Vertical_Obstruction_Data_Form.pdf (airservicesaustralia.com) 2. Submit completed form to: VOD@airservicesaustralia.com as soon as the development reaches the maximum height. For further information regarding the reporting of tall structures, please contact the VOD team.	
6. Civil Aviation Safety Authority (CASA)	1. CASA has reviewed the Aviation Impact Assessment (AIA) prepared by Aviation Projects dated July 2025 for the Yathroo Wind Farm project located approximately 28 km northeast of Lancelin and 113 km north of Perth within the Shire of Dandaragan in the Wheatbelt region of Western Australia. CASA notes the following information contained in the AIA: • This wind farm development compromises up to 65 wind turbine generators (WTGs) which are up to 261 m Above Ground Level (AGL).	1. 'Noted. The application was referred to the Department of Defence, which did not provide a response. Therefore it can be considered that they have no objection to the proposal. The proponent has confirmed that they have also made a number of unsuccessful attempts to gain Defence's feedback. With respect to the concerns raised by Dunn aviation, a condition of approval will be added to request development of a formal operating

	• The wind farm is located outside of any certified aerodrome's OLS. • There is 1 uncertified aerodrome identified within 3 nm - It is an unnamed uncertified aerodrome and is associated with a landholder involved with the wind farm project. • The uncertified aerodrome is used by Dunn Aviation (an operator involved in water bombing operations) which has expressed concerns regarding potential conflicts during left-hand turn flight patterns. Dunn aviation recommended development of a formal operating procedure, similar to their current arrangement with Defence airspace coordination. Further, Dunn aviation require turbines to be turned off for spraying operations, usually in the winter months 1-2 times per year. • The WTGs would impact the Grid LSALT, which would need to be raised by 100 ft to 2800 ft AMSL. • The WTGs would impact the air route Y15 LSALT, which would need to be raised by 300 ft to 2700 ft AMSL. • The WTGs would impact the air routes Q17 and Y10 LSALTs, which would need to be raised by 100 ft to 2800 ft AMSL. • The site of the wind farm is located within Danger Area D193, and although no impact is anticipated, confirmation from the Department of Defence is required. • The site of the wind farm is located within Eclipse Hill Defence radar building restricted area, therefore an assessment from the Department of Defence is required to confirm no impact. 2. CASA's assessment was conducted in accordance with the National Airports Safeguarding Framework (Guideline D) as developed by the Department of Infrastructure, Transport,	procedure regarding aerial spraying and firefighting operations, prior to the commencement of wind farm operations. 2. Further to the receipt of CASA's submission, AirServices Australia was engaged to provide clarification on this matter. They clarified via email that there was no impact to the identified air routes. It was discovered that the methodology used by the aviation consultants used a 7 nm protection area for analysis to ensure safety, however AirServices Australia use 5 nm for the air routes. Under this revised radius, the proposed turbines are outside the protection area and do not infringe into the nominated air routes. Given this, no further action is required. 3. Noted. The recommendations of CASA are consistent with the National Airports Safeguarding Framework – Volume D: Managing the Risk to Aviation Safety of Wind Turbine Installations (Wind Farms) and Wind Monitoring Towers. A condition of approval will be added to state: <i>Wind turbines shall be fitted with low intensity-steady red obstacle/hazard lighting, to operate during poor light and hours of darkness, to the satisfaction of the Shire of Dandaragan in consultation with the Civil Aviation Safety Authority. The lighting shall be designed, as much as is practicable, to minimise amenity impacts on the surrounding area.</i>
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	Regional Development, Communications and the Arts, and as developed to provide planning advice to State and Local Planning Authorities to aid in safeguarding Australian airports from incompatible development. CASA notes that Airservices has provided its response - WA-WF-075 (see attached) and confirmed the impact to the Grid LSALT, which would need to be raised by 100 ft. The Airservices response did not comment on the impacts to the air route LSALT Y15, Q17 and Y10. CASA recommends that Airservices be asked to confirm whether there are any impacts to these air routes identified in the AIA. Should any further impacts be identified, CASA will need to review the Airservices comments and may need to potentially revise its assessment response. Nonetheless, until such time that any such impacts are resolved and published, CASA advises that the proposed Yathroo Wind Farm as presented, would have an unacceptable effect on the safety of existing and future air transport operations. 3. With regards to Visual Flight Rules (VFR) operations, pilots are permitted to fly as low as 500 ft AGL. The WTGs will reach up to a height of approximately 856 ft (or 261 m) AGL, and therefore the turbine blades will infringe navigable airspace by 356 ft. Therefore, CASA recommends the proponent install obstacle lighting on the turbines due to the height of these structures. To limit any potential visual impact on the community, CASA would also recommend consideration of a radar-activated type system of steady red low intensity (200 cd) aviation hazard lighting or contacting obstacle lighting suppliers and discussing whether a cowl system, much like a typical "lampshade", could be incorporated into the lighting system that could result in little or no downward light spill without impacting aviation safety.	Additionally, an Advice Note will be added to provide further clarification about CASA's requirements: <i>The Applicant is advised that the Civil Aviation Safety Authority has recommended consideration of a radar-activated type system of steady red low intensity (200 cd) aviation hazard lighting or contacting obstacle lighting suppliers and discussing whether a cowl system, much like a typical "lampshade", could be incorporated into the lighting system that could result in little or no downward light spill without impacting aviation safety, to reduce any amenity impacts of the lighting.</i> 4. Noted. As stated above, a condition of approval will require a formal operating procedure to be developed regarding aerial spraying and fire-fighting operations originating from the airstrip within the project site. 5. Noted. Meteorological masts have been designed accordingly. 6. Noted. The need for relevant notifications are proposed to be included as an Advice Note.
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	4. CASA agrees with the AIA that communication with the Dunn Aviation continue to address their operational issues. As military aircraft operate to lower heights than civilian aircraft, Land Planning and Regulation at the Department of Defence should also be contacted to provide feedback, and particularly given that the wind farm site is located within Danger Area D193. 5. Any wind monitoring masts associated with the development should be marked as per Section 8.110 of CASA's Part 139 (Aerodromes) - Manual of Standards (MOS139) with the inclusion of aviation hazard markers. 6. The coordinates and estimated survey heights of each WTG and wind monitoring mast must be reported to the Airservices Australia Vertical Obstacle Database (VOD) email address, once Development Approval is granted to ensure that the location of the wind farm can be mapped for the information of pilots. Changes to maps can take in excess of six months, therefore one month prior to works commencing, Airservices should be contacted via the VOD email address so that a NOTAM (Notice to Airmen) can be published by Airservices advising pilots that the construction of tall structures in the area is imminent. On the completion of works, the VOD should be advised of the surveyed height and location of each WTG and wind monitoring mast so that the wind farm details can be accurately recorded in the database.	
7. Bureau of Meteorology	1. Thank you for contacting the Bureau regarding the Yathroo wind farm proposal. The developer of this proposal has reached out to us, and we are currently engaging in an evaluation of the proposal and potential impacts to Bureau assets. We will continue to engage with the developer throughout this process. We require no further action on the Shire's behalf.	1. Noted.
8. Yued Aboriginal Corporation	The Yued Aboriginal Corporation (Corporation) has reviewed the Development Application for the proposed Yathroo Wind Farm and Battery Energy Storage System, which is open for public comment	1. The proponent has committed to engaging with the Yued Aboriginal Corporation (YAC) to demonstrate how impacts to water sources

	until the 22 August 2025. The Corporation would like to provide the following comments: 1. <i>Heritage</i> All water sources are of particular cultural heritage significance to Yued People, including rivers, creeks, streams, brooks and tributaries, lakes, springs, and wetlands. Water sources provide food and medicine resources and attract animals used for traditional food, medicine and tool production. Water sources often have religious, mythological, ritual and ceremonial practices attributed to them, in addition to the sustenance value that continues today. Although not currently recorded on the Department of Planning, Lands and Heritage Aboriginal Cultural Heritage Inquiry System (ACHIS), the river system Caren Caren Brook that feeds into Lake Yangay, Lake Guraga and Namming Lake, retains cultural heritage values both intangible and tangible for Yued People. These cultural heritage values are protected under the <i>Aboriginal Heritage Act 1972</i> even when not recorded on ACHIS. Yued people aim to increase the recognition of the cultural heritage values of these river systems and ensure their protection and maintenance during the project development. Consultation will be necessary to avoid or limit the impact of cables, overhead transmission lines or traffic crossing the extensive network of tributary water systems within the project area. The DA does not seem to consider this a cultural heritage issue although it acknowledges the Moore River and tributaries as culturally significant. There is likely to be tangible cultural heritage values in the form of artefacts/scatter/camps/scarred trees etc within 350m of water sources including Guraga Lake to the west of the proposed Western Power terminal. An example of these sites are listed on the DPLH ACHIS located in the vicinity of the proposed BESS:	have been avoided where practicable and how works in proximity to water sources will be managed. The development application report states that tracks have used existing creek crossings where possible to reduce clearing of riparian vegetation. Where creek crossing upgrades are required, the extent of clearing will be minimised and works will be undertaken in accordance with the associated Bed and Banks permit that will be sought from DWER under the Rights In Water and Irrigation Act 1914 (RIWI Act). A condition of approval is proposed to be added to require a detailed Surface Water Management Plan to be prepared setting out measures to avoid negative impacts on creeks, wetlands, and other waterways. It is noted that there is likely to be heritage values in the form of artefacts/scatter/camps/scarred trees etc within 350 m of water sources, and a condition will be added requiring the proponent to undertake on-ground cultural heritage surveys that include Traditional Owner participation prior to project construction, in consultation with the YAC. The provisions of the Aboriginal Heritage Act 1972 apply to all Aboriginal Heritage sites in Western Australia, whether they have been surveyed or not. 2. The proponent has prepared a desktop Aboriginal and Historical Heritage Due Diligence Assessment identifying known
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	• ACH Lodged Site ID 20234 Iluka Cataby 12 is an artefact / scatter. • ACH Lodged Place 5214 NATGAS 133 • ACH Lodged Place 20233 Iluka Cataby 11.	sites and areas with a greater likelihood of containing Aboriginal cultural heritage material, although it is acknowledged that this is not a comprehensive assessment. A condition will be added advising the proponent of the need to undertake on-ground cultural heritage surveys that include Traditional Owner participation prior to project construction, in consultation with the YAC.
	2. The project area has not undergone a comprehensive heritage survey although there are surveys undertaken that are in the vicinity of the project area or intersect the project area and are mostly of narrow infrastructure corridors including: • 2017 Heritage Survey Area 23017 – Aboriginal Heritage Study for 330kV Transmission Line upgrade Pinjar Substation to Eneabba Substation • 2012 Heritage Survey Area 24188 – Report of a Consultation over Impact of Iluka Resources Cataby Project on Site Id 20781 Minyulo Brook • 2011 Heritage Survey Area 104162 – Report on an ethnographic survey of the proposed Telcom Australia optic fibre cable route: Perth / Geraldton region • 2011 Heritage Survey Area 19023 – Report on Aboriginal heritage investigations: proposed DBNGP pipeline corridor widening project • 2005 Heritage Survey Area 17059 – Dampier to Perth Natural Gas Pipeline Route: A Survey for Aboriginal Sites. March 1979.	3. Noted. Consultation with YAC should be undertaken prior to the digging of gravel pits or trucking in gravel resources.
	3. Yued People consider soils, dirt and rock have cultural heritage values and these should be factored in when removing, relocation, or bringing in these materials into the Yued ILUA area. The digging of gravel pits will require consultation as will the alternative of trucking in such resources.	4. The proponent has advised that minimal water will be required for operation of the project. Peak water demand will be during the 2 year construction period, and groundwater abstraction will be managed in accordance with requirements of the Rights in Water and Irrigation Act 1914 (RIWI Act). The following permits will be sought and it is envisaged these will need to be supported by a hydrological assessment to demonstrate water resources can be utilised in a sustainable manner: • 26D licence to construct a groundwater abstraction bore(s) • 5C licence to abstract groundwater.
	4. We are concerned about the cumulative impact of water draw down for the construction of this project and several others within the Shire of Dandaragan, given the trajectory of rainfall decrease and that subsurface water systems are not able to recharge as effectively as a result. Yued people have cultural heritage values	5. The Project site is primarily cleared and infrastructure will be located in cleared agricultural land as far as practicable, thus minimising impacts to native remnant vegetation. Vegetation clearing is not expected to exceed 11 ha of native remnant vegetation and 5ha of isolated remnant trees, over a total

	associated with subsurface water systems that connect the Yathroo and Mimegarra region to other areas within the broader Yued ILUA area and have expressed their concerns about the impact of Renewable Energy Developers and other resource extractions on these finite water resources. 5. Remnant vegetation areas are likely to retain Yued cultural heritage values such as food sources like <i>Karno</i> the indigenous yam that is still eaten today. 6. Social surrounds assessments under the EPA are necessary to ensure Yued cultural values associated with the environment are protected. 7. Visual, vibrational and noise impacts of turbines and infrastructure in proximity to cultural heritage values are of concern to Yued People. 8. Impacts on access to cultural heritage area for the purpose of undertaking cultural practices such as hunting and gathering of food and medicine resources is of concern to Yued People. 9. Yued Peoples contributions to the development of the agricultural industry are inadequately represented in the Yued ILUA area. Yued People lived and worked on farming properties since the colonial period and this continues to this day. Research is necessary to understand the Yued cultural and historic associations with one registered historical heritage site within the Project Site (Yathroo Homestead and Outbuildings) and also two registered historic heritage sites located within 10km of the Project Site. 10. <i>Environment</i> The Development Application should not be supported until the Proponent provides the Corporation with the flora and vegetation survey, the terrestrial fauna survey, and the bird and bat utilization survey.	area of more than 15,000 ha. The majority of this vegetation is in degraded condition. The requirement to obtain a clearing permit under the Environment Protection (Clearing of Native Vegetation) Regulations 2004 is proposed to be included as an Advice Note. 6. Noted. The proponent has advised that social surrounds will be considered in the referral of the project to the Environmental Protection Authority (EPA) under Part IV of the Environmental Protection Act 1986. 7. A Landscape and Visual Impact Assessment (LVIA), Noise Impact Assessment, and Shadow Flicker and Blade Glint Assessment have been completed for the project demonstrating that the development will be compatible with its surroundings. 8. The proponent has signed a Yued Heritage Protection Agreement and the Shire understands that this agreement commits the proponent to support and facilitate the necessary surveys, site monitoring, and other agreed processes to identify, manage, and protect areas of cultural significance throughout the life of the project. An Advice Note is proposed to be added stating that the Yued Heritage Protection Agreement is to be implemented at all times throughout the project lifespan. 9. The Shire commissioned an experienced heritage consultant to prepare a Heritage Impact Statement regarding potential impacts on the Yathroo Homestead. The Heritage
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	Appendix N of the Development Application is not provided and therefore the Corporation cannot consider the environmental assessment of the project. This is also not in line with best practice for engaging with Traditional Owners in that Neoen has not provided this information to the Corporation prior to the submission of this Development Application. 11. It is not clear whether the proponent has considered the flight path of the other conservation-significant species: the peregrine falcon, the blue-billed duck, or the six other migratory shore birds which have not been listed. The Australian government has an international obligation to protect migratory shorebirds through the bilateral agreements, and it is not documented in this development application whether the proposal will impact their flight paths or their habitat. 12. It is not clear where the clearing is to occur and whether the isolated paddock trees are suitable as nesting habitat for black cockatoos (<i>Zanda</i> sp.) It is often the case that paddock trees have a diameter-at-breast height of more than 50cm which makes them suitable as nesting habitat. 13. Based on the proposed layout, a new creek crossing will be established across Yatheroo Brook. This will result in disturbance to surface hydrology as well as clearing of riparian vegetation. The Corporation has identified an existing creek crossing to the south that would avoid any clearing of riparian vegetation. This should be given consideration given the already heavily cleared landscape. It is recommended that revegetation of the 100m buffer of the Yatheroo Brook is considered as part of the development, which is common practice in other municipalities when considering large-scale developments. 14. Additionally, it is unclear what the impacts will be to the brook. The Yued Aboriginal Corporation are currently engaged with Curtin University to monitor the health of the wetlands that are	Impact Statement concluded that the proposed Yathroo Wind Farm will have no detrimental impact on the heritage significance of Yathroo Homestead and outbuildings, from the closest turbines (2) that are located 2 kilometres west of the homestead and Dandaragan Road. Recognition of Yued People's contribution to the agricultural industry, whilst important, is not considered relevant to the assessment of this development application. 10. The various surveys were available from the Shire office upon request. All environment studies have been assessed by the various state government agencies, and the proposal will be formally referred to the EPA in the near future. 11. A condition of approval is proposed to require a Bird and Bat Adaptive Management Plan to be prepared prior to the commencement of construction to the satisfaction of the Shire in consultation with relevant state government agencies. This Management Plan will consider the flight paths and habitats of conservation-significant species. 12. Clearing will generally align with the layout as presented in the DA submission. The majority of potentially suitable black-cockatoo nesting trees within the disturbance footprint have already been surveyed with the findings used to inform the layout. The Project will avoid all Rank 1 (trees with activity at hollow observed) and Rank 2 (trees with hollows of suitable size with chew marks visible) black-cockatoo breeding trees. Any potentially suitable nesting
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	downstream from this project site. Long neck tortoises are found in these waterways and wetlands and have cultural values for Yued People and possibly totemic associations. 15. <i>Fire Mitigation</i> YAC prefer to see a water tank for firefighting purposes at the proposed Western Power terminal location in case of fire spreading towards Namming Reserve and the Guraga Lake and Namming Lake to the west. 16. <i>Consultation</i> YAC contends that decision makers, when determining whether or not to grant an approval regarding a major development application on Yued Boodja should satisfy themselves that the person seeking the approval has engaged in a consultation process with Yued that is: A. Robust, and B. Modified in accordance with Yued's reasonable requests, and C. Directed at achieving mutual agreement with Yued. 17. While Neoen has entered into a heritage protection agreement with YAC, this agreement does not cover the project as a whole. 18. Neoen has expressed an intention to consult with Yued to achieve mutual agreement but it is too early in the process to assess whether Neoen has demonstrated a commitment to achieving agreement.	trees in the final disturbance footprint that have not yet been surveyed, will be surveyed prior to clearing and will be avoided if determined to be a Rank 1 or Rank 2 black-cockatoo breeding tree. 13. The proponent has advised that it has confirmed directly with the YAC that the proposed creek crossing of Yatheroo Brook is located at a previously cleared and disturbed site. As such, there is a reduced requirement for additional clearing of vegetation at this location. 14. Impacts to creeklines throughout the project site are anticipated to be minor, and generally confined to areas where existing crossings are to be widened and new creek crossings constructed. A condition of approval is proposed to require a detailed Surface Water Management Plan to be prepared setting out measures to avoid negative impacts on creeks, wetlands, and other waterways. 15. The Bushfire Management Plan stipulates that tanks must be installed reasonably adjacent to either external access points (to public roads), or to internal access points (near gated lot boundaries), and must be within 10-minute travel (20-minute turnaround) of a turbine. However, a sufficiently sized water tank (approximately 576,000L) is proposed to be located at the proposed battery site, which is adjacent to the Northern proposed Western Power terminal on the western side of the Brand Highway.
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		16. It is considered that the consultation process required under the Planning and Development (Local Planning Schemes) Regulations 2015 has been undertaken. YAC has had the opportunity to review the proposal and has provide a submission. Advice Notes will recognise the existing Yued Heritage Protection Agreement, the requirements under the Aboriginal Heritage Act 1972, and the need to undertake relevant pre-development cultural heritage surveys and monitoring during construction. 17. Refer response to item 16. 18. Refer response to item 16.
9. Department of Local Government, Industry Regulation and Safety	1. DLGIRS consists of many regulatory branches, however Building and Energy (B&E) can offer feedback related to our administration of Electrical Safety regulations. B&E does not review or approve electrical facilities including the documentation provided as the electrical design and safety requirements are industry regulated in WA. 2. B&E expects the BESS and wind farm facility will form electrical installations containing private generating plant connected to Western Power's network. Accordingly, the BESS and wind farm facility must comply with, but not limited to the Electricity Act 1945, Electricity (Licensing) regulations 1991, WA Electrical Requirements, other relevant regulations and safety standards, and network operator's connection requirements, including obligations of designer's, electrical contractors, and licenced electrical workers. 3. B&E has published some guidance on our website that may be useful in the development of these facilities. Battery energy storage systems (BESS) – Fact sheet	1. Noted. 2. Noted. Compliance with all relevant legislation and standards will be required, although in the case of electrical infrastructure this is not regulated by the Shire. 3. Noted. This guidance has been provided to the proponent. 4. Noted – refer comments from DFES in submission 13. The proponent prepared a report demonstrating compliance with the 'Design Guidelines and Model Requirements: Renewable Energy Facilities.'

	Information for electrical licence holders 4. In terms of fire safety, risk and emergency management when designing, constructing and operating renewable energy facilities, it is recommended that the ‘Design Guidelines and Model Requirements: Renewable Energy Facilities’ guidance be considered and early engagement undertaken with DFES.	
10. Department of Planning Lands and Heritage (Aboriginal Heritage)	1. Thank you for your enquiry dated 29 July 2025 seeking comment from the Department of Planning, Lands and Heritage (DPLH), Aboriginal Heritage Conservation team, regarding the Development Application for proponent Neoen to construct a renewable energy facility (Yathroo Wind Farm) over 15,000 hectares in the localities of Yathroo and Mimegarra. A review of the Register of Places and Objects, as well as the DPLH Aboriginal Heritage Database, concludes that part of the Project Area intersects with the actual boundaries of Lodged Aboriginal heritage places Iluka Cataby 11 (ID 20233) and Iluka Cataby 12 (ID 20234). Based on the current information held by DPLH, if any activities that may harm or impact Aboriginal heritage will occur within the boundaries of the above places, approvals under the Aboriginal Heritage Act (AHA) will be required. 2. I note that the above places were identified in the Desktop Aboriginal and Historical Heritage Due Diligence Assessment provided with the Development Application. Although the above places are within the Project Area, I note that the proposed development intends to avoid the above places. 3. Please note that the subject area in its entirety does not appear to have been comprehensively surveyed, so there may be unrecorded Aboriginal heritage in the area. The AHA protects all Aboriginal sites in Western Australia, whether they have been evaluated and registered or not. Should a person become	1. Noted. 2. Noted. 3. Noted. A proposed condition of approval will require comprehensive on-ground cultural heritage surveys to be undertaken prior to the commencement of construction, including Yued Traditional Owner participation. 4. The Yued Aboriginal Corporation has commented on the proposed development. Refer to submission 8. An Advice Note is recommended to reference all relevant surveys and controls to be undertaken in accordance with the Yued Heritage Protection Agreement. 5. Noted.

	aware of Aboriginal heritage while undertaking an activity or project, they are required to report it to DPLH and approvals under the AHA may be required. 4. I note that Neoen has signed a Yued Heritage Protection Agreement (YHPA) with Yued Aboriginal Corporation (YAC). As part of this agreement, Neoen has committed to completing heritage surveys prior to project ground disturbance and will implement appropriate Aboriginal cultural heritage controls in consultation with YAC. DPLH encourages all parties to act in accordance with the agreement they have entered into to allow for best practice management of any Aboriginal heritage extant in the vicinity of the project. 5. The public Aboriginal Cultural Heritage Inquiry System (ACHIS) is updated as new information about Aboriginal heritage is recorded. DPLH recommends regularly checking ACHIS in case any new information is reported within the subject area.	
11. Department of Biodiversity Conservation and Attractions	1. Thank you for your email of 28 July 2025 regarding the proposed Renewable Energy Facility – Yathroo Wind Farm. The project site is situated within proximity to land reserved under the Conservation and Land Management Act 1986, including Namming Nature Reserve approximately 2km west, Moore River National Park approximately 10km south and Bundarra, Eneminga, Jam Hill, Moochamulla, and Quinns Hill Nature Reserves and Un-named Reserves R 25591, R 39571 and R 27993, all located within 10 km of the Project Site. Lake Guraga, listed in the Directory of Important Wetlands Australia, is located approximately 1km west of the project area. Lake Guraga provides significant habitat for waterbirds, including migratory birds listed under State and Commonwealth legislation, as well as international agreements.	1. Noted. The proponent has advised that the proposed development will be referred to the Environmental Protection Authority (EPA) under Part IV of the Environmental Protection Act 1986, with flora and fauna reports to accompany the referral. This will include avifauna surveys and also consideration of the cumulative effect of wind farms on birds. 2. As above, these matters will be considered in detail in the EPA Referral. 3. The proponent has advised that DBCA input is expected for these approval processes.

	2. The Department of Biodiversity, Conservation and Attractions (DBCA) notes the potential impacts of the development on conservation significant values including breeding, roosting and foraging habitat of the threatened Carnaby's cockatoo (<i>Zanda latirostris</i>), specially protected species Peregrine Falcon (<i>Falco peregrinus</i>, OS) numerous migratory bird species, including Curlew Sandpiper (<i>Calidris ferruginea</i>) listed as Critically Endangered under the Biodiversity Conservation Act 2016 (BC Act), priority fauna species and ecological communities, wetlands and possible impacts on threatened and priority flora. 3. It is noted that the Development Application Report recognises that approvals under the Environmental Protection Act 1986 (EP Act) and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 may be required 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. 4. Threatened flora and fauna are protected under the BC Act. Any impacts that may 'take' or 'disturb' a threatened species require Ministerial Authorisation under Section 40 of the BC Act. It is recommended that the proponent consults with DBCA's Species and Communities Branch (SpeciesandCommunities@dbca.wa.gov.au), to discuss the potential for impacts on BC Act matters and section 40 requirements. 5. DBCA notes that fauna field surveys were undertaken October/November and December 2024. It is possible that complementary survey will be required for environmental impact assessment. The proponent is encouraged to consult with the Department of Water and Environment Regulation (DWER) to confirm survey requirements and methodologies that will inform the environmental impact assessment, to ensure	4. Noted. Compliance with the Biodiversity Conservation Act 1999 will be required. 5. Noted. The proponent has advised that it has completed a targeted habitat assessment survey within the development corridor in June 2025 and will discuss with DWER whether further survey work is required. A condition of approval will request that a Bird and Bat Adaptive Management Plan be prepared prior to the commencement of construction to the satisfaction of the Shire in consultation with DBCA and DWER. 6. The development application report states that tracks have used existing creek crossings where possible to reduce clearing of riparian vegetation. Where creek crossing upgrades are required, the extent of clearing will be minimised and works will be undertaken in accordance with the associated Bed and Banks permit that will be sought from DWER under the Rights In Water and Irrigation Act 1914 (RIWI Act). 7. The Preliminary Construction and Environmental Management Plan states that no vegetation directly associated with wetlands west of the Brand Highway will be cleared. No ground disturbance works will be undertaken within 50m of mapped wetland boundaries within Special Control Area 1 – Bassendean Sands. Whilst the proponent has stated that stormwater runoff will be managed so that it is not directly discharged into the wetlands or wetland buffers, a condition of approval will require a detailed
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	they meet the relevant decision-making authorities survey standards. This is particularly important in the assessment of the significance of potential impacts associated with bird strike. Should the proposal not be assessed under the EP Act, DBCA requests that the proponent provides any additional biological surveys undertaken to inform environmental impact assessment to DBCA for review.	Surface Water Management Plan to be prepared setting out how this will be achieved, particularly with regard to the BESS. The Surface Water Management Plan may include post-development flood modelling to verify that appropriate design features and mitigations will achieve the surface water management objectives.
	6. Waterbodies and their associated habitat provide important habitat for flora and fauna. DBCA notes that creek crossings are proposed for the project. Impacts to creek lines, including the removal of riparian vegetation will increase the risk of erosion, potentially reduce water quality and potentially impact important habitat. It is recommended that alternative alignments are investigated to avoid to impacts to creek lines wherever possible.	8. <i>Grevillea curviloba</i>, was found to be planted outside of its natural range, in an area of disturbed, revegetated bushland along Brand Highway, and as such, has been excluded as a significant flora species in this context. <i>Grevillea curviloba</i> has a restricted distribution, with the northernmost records located along the entrance road to RAAF Gingin, and the southernmost records located in Ellenbrook. It has a very narrow east-west distribution, occurring in a line between Gingin and Ellenbrook (WA Herbarium, 1998-). This taxon is also a common cultivar and is often planted outside of its range throughout Perth and the southwest. Nonetheless, the recorded <i>Grevillea curviloba</i> is not part of the Disturbance Footprint for the project and will not be cleared for the development.
	7. Several occurrences of the Geomorphic Wetlands Swan Coastal Plain (GWSCP) intersect the project site. Wetland management categories have been assigned to the GWSCP dataset to provide an indication of the relative values of a wetland, and guidance on the management and protection it should be afforded. The GWSCP dataset lists the management category of the wetlands within the proposal area as 'not assessed'. Where there are proposed impacts to wetlands, a wetland management category should be determined in accordance with "A methodology for the evaluation of wetlands on the Swan Coastal Plain, Western Australia" (DBCA, 2017) to guide wetland management and protection.	9. Unidentified <i>Hypocalymma</i> species was collected from quadrat YTQ07 located within the reserve of Walyoo Road and is not located within the disturbance footprint.
	8. DBCA notes that the Detailed and Targeted Flora and Vegetation Assessment found occurrences of threatened flora species <i>Grevillea curviloba</i> outside of its natural range. The report concluded that due to the species restricted distribution and the taxon being a common cultivar, the occurrences were	10. Noted. A condition of approval is recommended to require that a Bird and Bat

	planted or a garden escape. From the information provided it cannot be determined if the occurrences of <i>Grevillea curviloba</i> are native or naturalised, therefore DBCA recommends that impacts to occurrences of <i>Grevillea curviloba</i> are avoided. 9. During the 2024 Flora and Vegetation Survey, one <i>Hypocalymma</i> species could not be identified with confidence. A specimen was sent to the WA Herbarium for further investigation and identification. DBCA supports Umwelt's (July, 2025) recommendation for further investigation to determine whether this taxon is an undescribed species. Until such a time that the species can be identified as not a species listed as threatened or on DBCA's priority list, DBCA recommends that impacts to <i>Hypocalymma</i> sp. are avoided. 10. There are several renewable projects comprising wind turbines in proximity to this proposal, either approved or in development. DBCA has concerns regarding cumulative impact of windfarms in the area on biodiversity values, particularly avifauna and bats. DBCA recommends that cumulative impacts to biodiversity values are considered in the assessment of the proposal. To minimise fauna impacts it is recommended that the proponent complies with the commitments in the application to develop a Project Bird and Bat Adaptive Management Plan. Should the proposal not be assessed under Part IV of the EP Act, it is recommended that the proponent ensures compliance with the requirements of the BC Act where impacts on Threatened species cannot be avoided and/or mitigated. DBCA requests that the proponent provides the Project Bird and Bat Adaptive Management Plan to DBCA for review in the event that the project is not assessed under Part IV of the EP Act.	Adaptive Management Plan be prepared prior to the commencement of construction to the satisfaction of the Shire in consultation with DBCA and DWER.
11. Department of Water and Environmental Regulation	1. Thank you for providing the Development Application - Proposed Renewable Energy Facility (Yathroo Wind Farm) for the Department of Water and Environmental Regulation (DWER) to consider.	1. Noted. 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) as required.

	DWER has identified that the proposal has the potential for impact on environment and water resource values and management. Key issues and recommendations are provided below, and these matters should be addressed: <u>Groundwater Licensing</u> Should the proponent seek to obtain groundwater, the proposed activities occur within the proclaimed Gingin Groundwater area and subject to licensing requirements under the <i>Rights in Water and Irrigation (RIWI) Act 1914</i>. As such, a licence will be required to construct and/or alter a well and to abstract water. It is recommended that the proponent contact the Mid-West Gascoyne Water Licensing team on 9965 7400 or midwestgascoyne@dwer.wa.gov.au regarding any groundwater licensing requirements. 2. <u>Waterways Protection</u> Various minor waterways are located within the project area. Although the waterway may not be impacted by the proposed works, it is recommended that care is taken during the construction process to minimise the risk of impact to the waterway. The proponent should be encouraged to implement best management practices during future activities to minimise impacts on riparian vegetation and surface water quality. Best management practice includes (at minimum): • Disturbance to riparian vegetation should be avoided to maintain foreshore stability and protect important riparian habitats. • Constructing any unavoidable creek crossings on relatively straight sections of the watercourse, not on meander bends.	2. A condition of approval will be applied to require a detailed Surface Water Management Plan to be prepared setting out waterways will be protected, particularly with regard to the BESS, including post-development flood modelling to verify that appropriate design features and mitigations will achieve the surface water management objectives. These conditions will assist in the protection of waterways. It is expected that the Surface Water Management Plan will incorporate the best practice recommendations for water management. The proponent will be required to obtain a Bed and Banks permit under the RIWI Act for any proposed new creek crossings. 3. Noted. Post-development flood modelling with including the proposed pads, access roads and hardstands will be a condition of approval. Erosion risk should be considered in the Surface Water Management Plan. 4. Noted. 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. 5. Noted. The possibility of works approval and/or a licence application being required for quarrying and concrete batching under Part 5 of the Environmental Protection Act 1986 is included in the Agenda Report.
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	• Limit creek crossings, minimize impact on water ways banks and vegetation • Undertake revegetation of disturbed areas. A Bed and Banks permit under the Rights in Water and Irrigation Act 1914, maybe required for the interference with the bed and bank of any watercourse. For more information, it is recommended that the proponent contact the Mid-West Gascoyne Water Licensing team on (08) 9965 7400 or midwestgascoyne@dwer.wa.gov.au.	6. Noted. Compliance with the Environmental Protection (Noise) Regulations 1997 is recommended as condition of approval. According to the noise contour mapping submitted with the Development Application, all sensitive receivers not involved with the project are predicted to comply with the Noise Regulations' minimum assigned levels of 35 dB(A) during night-time hours. It is noted that five receivers on properties associated with the project exceed this level and as there is not clear guidance from DWER on how this is to be assessed, the proponent must make their own risk assessment of how to proceed in these circumstances.
3.	<u>Flooding</u> The provided flood modelling report has been reviewed with the hydrological and hydraulic modelling for Yathroo Wind Farm. Overall, the modelling approaches outlined are consistent with current industry standards and are considered adequate for assessing the current flood risk at the site. The following additional comments are provided to improve the usefulness and confidence in model outputs for infrastructure design: • The model parameters are based on regional estimates. The confidence in the modelling would be improved through calibration / validation to information for observed events. However, we are not aware of any currently available data/information to support this validation. Collecting information on flooding for future flood events will enable future validation of the modelling. • An assessment of the sensitivity of flood risk to the adopted model parameters may assist a better understanding of potential flood risk in infrastructure design • Most infrastructure is located outside of the modelled floodplain, however, there are some components of the proposal located within the floodplain. Post-development flood	7. Noted. This will be a condition of approval. It is noted that the sensitive receivers associated with the Yandin Wind Farm have been modelled to comply with the 35dB(A) levels. 8. Noted. It is expected that curtailment strategies will be addressed through the preparation of a noise mitigation plan which will be required as part of the post-construction noise monitoring. 9. Noted. The proponent is aware of this recommendation which should be taken into account in future compliance modelling. 10. This should be addressed in the noise mitigation plan with noise levels ground-

	modelling with proposed pads, access roads and hardstands could help understand the impact of these developments on the existing flood risk. • The proposed developments located near waterways may be exposed to potential erosion risks and localised velocities may differ from those found during the regional scale flood modelling presented in the report. 4. <u>Native Vegetation Protection</u> Under section 51C of the Environmental Protection Act 1986 (EP Act), clearing of native vegetation is an offence unless: • it is undertaken under the authority of a clearing permit, • it is done after the person has received notice under Section 51DA(5) that a clearing permit is not required, • the clearing is subject to an exemption. 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). Information on exempt activities and application forms are available here Native vegetation clearing permit forms Western Australian Government (www.wa.gov.au) If further clarification is required, please contact the Department's Native Vegetation Regulation section by email admin.nvp@dwer.wa.gov.au or by telephone 6364 7098. 5. <u>Industry Regulation</u> This advice is based on the information provided in the development application, noting that the volume of gravel and quarry material required for construction has not been	truthed in the post-development noise modelling program.
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	specified, as well as onsite location of burrow pits and concrete batching plants. In the event that the applicant determines that a works approval or licence application is required under Part V of the <i>Environmental Protection Act 1986</i> (EP Act), the advice provided in this communication does not prejudice and must not be considered to infer the outcome of the EP Act licence and works approval process. 6. <u>Noise</u> The Environmental Noise Branch (ENB) of DWER has reviewed the noise impact assessment and provide advice provided in the Technical (Review) Report attached. DWER should be notified of any modifications to the development application that may have implications on aspects of environment and/or water management, to enable the implications to be assessed. Please be advised that the preferred contact details for the regional DWER office is midwestgascoyne@dwer.wa.gov.au and correspondence should be sent to this address to enable a prompt response. Technical (Review) Report of Acoustic Assessment The Shire of Dandaragan's request was not specific and, therefore, ENB undertook a wholistic review of the Noise Impact Assessment (NIA) against the requirements of the Environmental Protection (Noise) Regulations 1997 (Noise Regulations). The NIA generally followed a modelling and assessment methodology that is supported by ENB, and the predicted noise levels appear reasonable based on the assumptions presented. ENB notes the NIA proposes 45 dB(A) criteria for noise sensitive receivers within the project boundaries. Historically, the department considered such receivers as being within the noise emitting premises, such	
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	that the assigned levels of the Noise Regulations would not apply. Nonetheless, the department has recommended 40 dB LA10 for involved receivers on past projects to provide some protection to health and amenity. However, the State Government is currently reviewing policy options and considering the applicability of the Noise Regulations to involved receivers. In the meantime, proponents are encouraged to seek independent legal advice if they have concerns about how the requirements of the EP Act and Noise Regulations may apply to their particular circumstance.	
	7. As this is the development approval stage ENB recommends the NIA should be updated to address the following: - The noise criteria for the Project should be the assigned levels, after considering intrusive characteristics, at those receivers located within the existing Yandin wind farm boundaries. Currently, the NIA references 40 dB(A) for these receivers, being 5 dB below the development approval noise limit for noise sensitive receivers within the Yandin wind farm boundaries. The Project noise emissions are obligated to comply with the Noise Regulations at neighbouring premises. The Noise Regulations do not currently have regard for previous development approvals. 8. Section 5 of the NIA implies that curtailment options are available should intrusive characteristics (i.e. modulation) be detected at a receiver. ENB does not expect tonality or impulsiveness at distant receivers from well-maintained turbines. Therefore, at development approval stage the NIA should present curtailment strategies that can be implemented to reduce noise levels to compliance at all receivers not associated with the Project, after consideration of the 5 dB adjustment for modulation. 9. With the modelling assumptions used in the NIA, ENB notes that the +1 dB adjustment to the manufacturer's sound power levels for uncertainty would not be warranted. 10. The broadband nighttime sound power level for the BESS is 6 dB lower than the daytime based on the reduced fan duty assumed at night. The nighttime noise level was then used to assess the noise emissions for the time period outside 0700 to 2200 hours. ENB notes that the nighttime period of the Noise Regulations extends	

	to 0900 hours on Sundays and public holidays and, ENB surmises that the operating duty of the BESS is not constrained at nighttime. That is, the BESS could operate at higher duty in response to environmental conditions and/or power demand at the time. Therefore, the noise emissions from the BESS should be included in the combined emissions from the Project based on 'worst-case' operations (i.e. higher fan duty), unless evidence is provided that each BESS will always operate at the lower sound power level during the nighttime period as defined in the Noise Regulations.	
12. Main Roads WA	1. In response to correspondence received on 25 July 2025 Main Roads has no objections, to the application subject to the following conditions being imposed: Conditions 1. The developer must construct suitable access points to the Brand Highway to Main Roads requirements. <u>Justification for Condition</u> The development is the nexus for the works/upgrades to be completed. Condition has been applied to reflect Main Roads role as the road authority. 2. The applicant is required to submit an Application form to undertake works within the road reserve prior to undertaking any works within the Brand Highway road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website > Technical & Commercial > Working on Roads. <u>Justification</u> Public safety and protection of the Primary Regional Road Reservation. 3. A traffic management plan in conjunction with an application for a permit that requires vehicle and machinery access and movement for Restricted Access Vehicles shall be submitted for approval to the satisfaction of Main Roads Western Australia. <u>Justification for Condition</u> Public safety and protection of the Primary Regional Road Reservation. 4. Advice	1. The substance of the condition is supported, however as the Shire cannot defer assessment of a condition to a third party, it is recommended that the condition be re-worded to state: <i>Prior to the commencement of development, the vehicular access points onto the subject land are to be constructed to the satisfaction of the Shire, in consultation with Main Roads WA for any access points required from the Brand Highway.</i> 2. This is proposed to be included as an Advice Note relating to the above condition. 3. Preparation of a Traffic Management Plan (TMP) will be a condition of approval, to be to the satisfaction of the Shire, in consultation with Main Roads. The TMP is to include the following, at minimum: a) construction vehicle speed limits, b) approved haulage routes and times of operation (to avoid conflict with school buses and community use), c) dust suppression and local road safety measures, d) evidence of the necessary approvals / permits from Main Roads WA Heavy Vehicle Operations Branch;

	a) Condition 1 and 2: All proposed project vehicular access points from the Brand Highway to the various project sites shall be constructed or upgraded to Main Roads WA requirements. 5. b) No power lines shall be installed within the Brand Highway road reserve that run parallel to the road. 6. c) The private power line shall require a Deed of Agreement with Main Roads to cross the Brand Highway Road Reserve. • In the first instance Main Roads preference is that all utilities crossings are underground. Where the above ground power transmission lines are proposed to cross the Brand Highway Road Reserve the proponent will need to demonstrate in writing to the satisfaction of Main Roads that no other alternative is available, in accordance with the Main Roads Policy and Guideline for Utility Services in the Road Reserve. Where Power lines cross the road reserve they must do so perpendicular to the road. 7. d) All power crossing proposals shall be in accordance with: • Condition 2: Main Roads Approval to Work within the Road Reserve, Application and Procedure. This process includes any onsite environmental or heritage assessment. • Main Roads Policy and Guideline for Utility Services in the Road Reserve • Utility Providers Code of Practise: Section 8.2 Clearance from Overhead Powerlines • Main Roads Guide to Design of Oversize and Over-Mass Vehicle Corridors. 8. e) 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. Main Roads is the relevant authority to issue such approvals. This includes accreditation under the WA Heavy Vehicle Accreditation (WAHVA) Mass Management Module and approval for Accredited Mass Management Scheme AMMS).	e) other requirements as stipulated by Main Roads. 4. This is proposed to be included in the Advice Note referenced in Point 2, above. 5. Noted. Will be included as an Advice Note. 6. Noted. Will be included as an Advice Note. 7. Noted. Will be included as an Advice Note. 8. Noted. Will be included as an Advice Note. 9. Main Roads' requested conditions and Advice Notes are supported, although the proposed condition 2 is proposed to be made an Advice Note.
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	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.	
	9. Should the Shire disagree with or resolve not to include as part of its conditional approval any of the above conditions or advice, Main Roads requests an opportunity to meet and discuss the application further, prior to a final determination being made. Main Roads requests a copy of the final determination on this proposal to be sent to mwgplanning@mainroads.wa.gov.au quoting the number reference above.	

13. Department of Fire and Emergency Services	I refer to your email dated 9 September 2025 regarding the submission of a Bushfire Management Plan (BMP) (Version 1.1), prepared by Bushfire Prone Planning and dated 8 September 2025, for the above proposed development. 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 for Fire in Western Australia. General Comment 1. DFES acknowledges that the proposed development includes the construction and operation of up to 65 wind turbines, a Battery Energy Storage System (BESS) and the associated infrastructure. 2. DFES notes that the current version of SPP 3.7 and the Guidelines no longer makes reference to 'high risk land use'. The decision maker has referred this proposal to DFES as a discretionary referral. DFES considers that SPP 3.7 and the Guidelines do not adequately address high risk land use such as renewable energy facilities. 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. Accordingly, DFES has also assessed the proposal against the CFA Design Guidelines and Model Requirements – Renewable Energy Facilities as amended (REF Guidelines) which is currently considered best practice for the development of renewable energy facilities. 3. Specific requirements of SPP 3.7 and the supporting Guidelines and the REF Guidelines are to be further addressed in the BMP as outlined in the below assessment. The assessment comments relating to the REF Guidelines have been incorporated into the below overall assessment comments for the respective issue/element.	1. Noted. 2. Noted. 3. Noted – these points will be addressed in the below items. 4. Noted. 5. Noted – these points will be addressed in the below items. 6. Noted. 7. Conditions of approval are proposed to be added requiring preparation of an Emergency Management Plan and Risk Management Plan (taking into account risks beyond 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 Country Fire Authority's Design Guidelines and Model Requirements – Renewable Energy Facilities. Information should also be incorporated regarding the information in subsequent sections, noting that risks arising from the BESS exceed bushfire and include electrical, chemical, explosion, potential fire spread, mechanical damage, landscape hazards and aerial firefighting. 8. It is considered that this information can be incorporated into the Risk Management Plan. 9. Noted. The Risk Management Plan should include information regarding engagement with DFES District Officers and local fire and emergency services personnel. 10. Noted. The Risk Management Plan should include information regarding engagement with DFES and DBCA relating to aerial fire suppression. 11. Noted.
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	4. Recommendation: Compliance with acceptable solutions fully demonstrated DFES advises that the BMP has adequately identified issues arising from the bushfire risk assessment and demonstrated how the proposed development can achieve compliance with the bushfire protection criteria and satisfy the policy outcomes and requirements of SPP 3.7. 5. However, DFES recommends that further information be submitted as outlined in Assessment Tabel 2 below, to demonstrate compliance with the REF Guidelines. Could you please forward notification of the application determination to DFES for our records. 6. Table 1: Assessment – Policy Measure 7.1 ii c. Compliant Preparation of a BAL Assessment <i>SPP 3.7 Appendix A - Bushfire Assessment Methodologies Method 2</i> The submitted Method 2 calculations have been validated by DFES. <i>BMP Modification Required</i> No further action is required on BMP. 7. Table 2: Policy Measure 7.1 iv. and Section 9.4.2 of the Guidelines: DFES Role as Hazard Management Agency (HMA) DFES wishes to provide the below additional advice in its role and responsibilities of HMA for Fire in Western Australia. <u>Emergency Management Plan (EMP)</u> 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 and the comments from DFES Aviation Services below. These contain	12. The Risk and/or Emergency Management Plan should include the risk to aerial fire suppression operations and measures to mitigate these risks, including stopping wind turbines adjacent to a fire area in the event of a fire emergency. 13. This should be incorporated into the Risk and /or Emergency Management Plan. 14. Availability of aerial firefighting water should be addressed in the Risk Management Plan, with recommendations on how to ensure sufficient supplies are available. 15. The installation of a dam can be considered as an option for maintaining aerial firefighting water supply in the Risk Management Plan, however it is not considered there is sufficient justification to require it as a condition of approval at this stage. There may be potential for a collaborative approach to be taken among other project stakeholders (including mining and/or power generation) and other wind farm operators. 16. Noted.
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	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 Shire. <i>Action</i> Comment only. 8. <u>Renewable Energy Facilities</u> <i>Risk Management Plan</i> 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. 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. While DFES accepts that the submitted Compliance Assessment against the REF Guidelines can be considered as a draft RMP, a detailed RMP should be further developed to address the following model requirements of the REF Guidelines: • The identification and management of renewable energy facility risks and hazards other than bushfire (such as electrical, chemical, explosion, potential fire spread, mechanical damage, landscape hazards and aerial firefighting). • Details of the facility, its type and size. • Firefighting water supply to consider aerial fire suppression operation needs (refer to DFES Aviation Services comments below). • DFirefighting water supply to consider aerial fire suppression operation needs. • Details of the explosion prevention system for the BESS facility. • Details of the spill containment management measures for the BESS facility.	
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	• Details of appropriate monitoring for the facility infrastructure to ensure that any shorts, faults or equipment failures with the potential to ignite or propagate fire are rapidly identified and controlled. <i>Action</i> A detailed Risk Management Plan is required to be prepared at the building permit application stage. 9. <i>Consultation</i> In the event that an approval is granted, the DFES District Officers including Aviation Services Officers 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. It is considered critical for the local fire and emergency services to understand the hazards present in the facility and the measures required to ensure the safety of firefighting personnel when working in or around different parts of the facility. This may impact on how crews respond to a fire within the facility, which may in turn have ramification regarding the optimal number and location of water supplies. <i>Action</i> Comment only. 10. <u>DFES Other Technical Advice</u> <i>DFES Aviation Services</i> Aviation Services has reviewed the submitted Aviation Impact Assessment (AIA) and makes the following comments: The proponent should engage with DFES and the Department of Biodiversity, Conservation and Attractions to understand specific risks to aerial fire suppression operations and considers these hazards and risks in the management of the wind farm operation. 11. The Risk Management Plan should consider aviation- specific risks relating to aerial fire suppression rather than the treatment	
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	of these hazards by acceptance in the Aviation Impact Assessment. 12. The Emergency Management Plan (EMP) should include procedures for stopping wind turbine generators (WTGs) adjacent to a fire area in the event of a fire emergency, rather than slowing them as suggested in the AIA. If the WTGs are not stopped, they will cause To be addressed at the building permit application stage. safety concerns to impact aerial fire suppression, which is likely to result in escalation of the fire that is difficult to control and could impact the surrounding area outside of the windfarm envelope. 13. The EMP should detail how the operator is to engage with the designated Incident Controller during an emergency incident. 14. Aviation Services notes that firefighting water supplies have been considered for ground based firefighting. An assessment of the groundwater supplies indicates that the area has limited open water supplies available for firefighting helicopters. As such, DFES recommends expanding the firefighting water supplies to include water for aerial fire suppression operations. If possible, this could be integrated into the water supply for ground-based firefighting by installing a dam with a suitable water supply to maintain water for both ground-based and aerial firefighting requirements. 15. Based on the above, it is recommended that a lined dam with a minimum capacity of 2,250 m³ be provided for aerial firefighting water supplies rather than relying on open supplies in the area that cannot be guaranteed over the summer period. This dam would need a water supply to replenish water used for aerial fire suppression operations and should be located with sufficient distance from the windfarm development envelope to enable safe entry and egress for multiple helicopters.	
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	<i>Action</i> To be addressed at the building permit application stage (Items 12-17) 16. <i>DFES Land Use Planning</i> 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. <i>Action</i> Comment only.	
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DRAFT LPP 9.15 Workforce Accommodation

1.0 Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. ('The Regulations'). This Policy may be cited as *Local Planning Policy 9.15 Workforce Accommodation*.

2.0 Introduction

This Policy provides direction and guidance on the development of 'Workforce Accommodation' which is a 'use not listed' under the *Shire of Dandaragan Local Planning Scheme No.7*. The policy provides information regarding Development Application requirements and process, and the assessment of 'Workforce Accommodation' proposals.

Under the terms of the *Planning and Development Act 2005*, *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Shire of Dandaragan Local Planning Scheme No.7 (LPS7)* development approval is required from the Shire of Dandaragan (Shire) to develop and/or use any land for workforce accommodation purposes unless an exemption to the need for approval is applicable under the *Planning and Development Act 2005*, the *Mining Act 1978* or any *State Agreement Acts*. This policy is to be read in conjunction with the Western Australian Planning Commission's *Position Statement: Workforce accommodation (January 2018)*.

The Shire acknowledges workforce accommodation is economically critical infrastructure that may be required in a short timeframe, and therefore flexibility will be required in certain instances. It recognises that workforce accommodation is only temporary in nature, typically developed at minimal cost, has lower levels of amenity than sites containing permanent accommodation, and can give rise to land use conflict and environmental harm if poorly located and/or managed.

For the purposes of this policy, workforce accommodation incorporates all buildings and structures, facilities and infrastructure/utilities required to accommodate the workforce. The intent of this policy is to control the location, servicing, design, management, duration, decommissioning and rehabilitation and re-use of workforce accommodation or associated infrastructure in accordance with the aims and objectives of the Shire's local planning framework.

3.0 Interpretations

'Adaptive reuse' refers to the process of repurposing existing buildings, infrastructure, or land for new and contemporary uses, while retaining their structural integrity, and contribution to local character. For the purposes of this policy, it may apply to existing development/buildings and associated infrastructure being converted to workforce accommodation, existing development being used for workforce accommodation, or purpose-built workforce accommodation dwellings and infrastructure being repurposed for other uses once the initial need or approval period has expired.

'Agriculture and seasonal workforce' is to be interpreted as small scale, seasonal part-time staff for the agricultural sector or other approved uses in rural areas.

‘Basic design standards’ applies to temporary workforce accommodation on “Rural” zoned land that is used for a construction workforce (workforce village); or for use by a transient agriculture and seasonal workforce.

‘Construction workforce’ is to be interpreted as a significant number of construction staff required to be brought into the locality for undertaking the construction phase of the project or during maintenance shut-downs, outside of what would otherwise be considered the operational phase of the project.

‘High design standards’ applies to workforce accommodation developed in urban areas on “Commercial”, “Harbour”, “Tourist” zoned land that demonstrates ‘value added’ benefit for adaptive re-use of the workforce accommodation, either in part or in whole, beyond the life of the workforce accommodation use.

‘Operational workforce’ is to be interpreted as the permanent staff that are required to operate the facility or project, inclusive of support staff such as catering, cleaners, medical staff and the like.

‘Small-scale accommodation’ workforce accommodation capped at 12 occupants with a maximum floor area of 300m² defined as Class 1b buildings under the National Construction Code (NCC) 2025.

‘Workforce Accommodation’ is defined as premises, which may include modular or relocatable buildings, used:

- (a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
- (b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

‘Workforce Village’ means any facility used for the accommodation of a work force of 13 or more occupants developed in accordance with National Construction Code of Australia (NCC) (Class 3 buildings). These facilities are designed to support the health, safety, and wellbeing of workers temporarily living away from home.

The following definitions are included under the state planning framework and will be incorporated into future updates of LPS7:

‘Independent living complex’ means a development with self-contained, independent dwellings for aged or dependent persons together with communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation but does not include a development which includes these features as a component of a residential aged care facility.

‘Tourist and visitor accommodation’ will replace all current traditional definitions relating to tourist accommodation under the *Shire of Dandaragan Local Planning Scheme No.7* including ‘Holiday Accommodation’, ‘Motel’, ‘Resort’, ‘Serviced apartment’, and ‘Tourist development’, in accordance with the *Short-Term Rental Accommodation Regulations 2024*. ‘Tourist and visitor accommodation’:

- (a) means a building, or a group of buildings forming a complex, that —
 - (i) is wholly managed by a single person or body; and
 - (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and
 - (iii) may include on-site services and facilities for use by guests; and

- (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and
- (b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but
- (c) does not include any of the following —
 - (i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);
 - (ii) a caravan park;
 - (iii) hosted short-term rental accommodation;
 - (iv) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);
 - (v) a park home park;
 - (vi) a retirement village as defined in the Retirement Villages Act 1992 section 3(1);
 - (vii) a road house;
 - (viii) workforce accommodation;

‘Residential aged care facility’ a residential facility providing personal and/or nursing care primarily to people who are frail and aged or dependent persons which, as well as accommodation, includes:

- (a) appropriate staffing to meet the nursing and personal care needs of residents
- (b) meals and cleaning services
- (c) furnishings, furniture and equipment.

This may consist of multiple components that include communal amenities and land uses for residents and staff that are incidental and ancillary to the provision of such accommodation, residential respite (short-term) care and an independent living complex, but does not include a hospital, rehabilitation or psychiatric facility.

4.0 Objectives

The objectives of the Policy are to:

- Ensure that workforce accommodation proposals are assessed in a consistent, fair, thorough, and timely manner, with defined approval periods and with requirements for decommissioning, or adaptive reuse outlined.
- Provide, where necessary, for the development of workforce accommodation in a way that maximises social benefits whilst minimising social costs.
- Encourage workforce accommodation to be located within or close to urban centres and townsites, ensuring reciprocal benefits for the local community and businesses. This enables occupants to conveniently access services and facilities, and encourages occupants to participate in the community, improving social wellbeing.
- Encourage the accommodation of temporary workers' - housing integrated within or in close proximity to townsites wherever possible, preferably using existing or approved short-term accommodation options.
- Support the provision of permanent housing for long-term operational workforce within designated 'Residential' zones.
- Ensure workforce accommodation proposals are appropriately designed for their location, served by all key essential service infrastructure and integrated

into the surrounding environment through design and management measures that promote social cohesion and protect local amenity.

- Support the development of workforce accommodation on 'Rural' zoned land for short-term construction, or seasonal or periodic employment where it does not compromise agricultural or approved land uses—and is sited to protect environmentally sensitive areas, and areas of visual or heritage significance.

5.0 Application of this Policy

- 5.1 This Policy applies to workforce accommodation facilities proposed on land within the *Shire of Dandaragan Local Planning Scheme No. 7* ('LPS7') area.
- 5.2 This Policy applies to all development applications for 'Workforce Accommodation', as defined under the *Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)*, within the Shire's municipal district. A Development Application is required for all workforce accommodation.
- 5.3 This Policy also provides guidance for the consideration of workforce accommodation proposals under other legislation referred to the Shire for comment.
- 5.4 This Policy is effective from the date of publication by the Shire in accordance with clause 87, *Part 12, Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015* and may be amended or revoked at the discretion of the Shire.
- 5.5 If a provision of this Policy is inconsistent with the LPS7, the Scheme prevails. This Policy is not part of the Scheme and does not bind the Shire in respect of any determination made pursuant to the Scheme. The Shire should however have due regard for the provisions of this Policy and its objectives before making any determination.
- 5.6 It is not intended for this Policy to be applied retrospectively to any existing approved development, except where a development application is required by the Shire to amend an existing approval.
- 5.7 This Policy does not negate or override the need to obtain approvals and comply with the standards and requirements of the *Caravan Parks and Camping Grounds Act 1997* and associated regulations and/or the *National Construction Code 2025* (NCC), and the Department of Local Government, Industry Regulation and Safety (DLGIRS) *Village: Audit guides and templates* where applicable.

6.0 Development Application Requirements

- 6.1 All development applications for workforce accommodation should be accompanied by the requirements prescribed in clause 63 in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Shire of 'Dandaragan Development Application Checklist' and will need to provide the following additional information:
 - Details of the purpose and underlying need for the proposed development (i.e. which specific workforce is intended to be housed and why the workforce cannot be housed in existing town-based accommodation).
 - Details confirming the maximum number of workers proposed to be accommodated on the land and for what period of time.

- Details of the location of the work site(s) the occupants of the workforce accommodation will be employed.
- Details confirming if and how the workforce accommodation development will be staged and the likely date of commencement of works, completion and occupancy.
- Details confirming the period of time the workforce accommodation is anticipated to be in place or will be operational.
- Details confirming the capacity of existing essential services, and any additional services necessary to be provided to the site to service the development.
- Details of any prior consultation with the local community, Shire, other government agencies and key essential service providers.
- Details of landscaping, fencing, internal access roads and building materials and finishes.
- Landowner/proponent statement of intent for proposed transitional use (adaptive reuse) of the infrastructure and/or accommodation.

6.2 In addition to 6.1 above, workforce accommodation proposals for workforce villages (13 or more occupants), proposals that meet the requirement for 'high design standards', or in instances where the Shire considers necessary should include:

- A detailed **Management Plan** demonstrating how the development will be effectively and appropriately managed. The Management Plan should be submitted with the development application and address:
 - strategies ensuring that noise, dust, odour, lightspill, waste and litter are acceptably managed;
 - strategies resolving conflict with owners and/or occupiers of land within the vicinity of the site that may be affected by the operation of the workforce accommodation and timeframes for conflict resolution;
 - details of all vehicle access and parking management including transportation of workers to the site where construction is taking place.
 - strategies for managing the consumption of alcohol in workforce villages (if applicable)
 - ongoing maintenance of and repairs to the facility;
 - emergency evacuation measures/procedures; and
 - who will be directly responsible for implementing the strategies contained in the Management Plan including their contact details.
- A detailed **Decommissioning Plan** confirming:
 - when the workforce accommodation will be decommissioned.
 - any improvements that are proposed to remain in place following decommissioning.
 - arrangements for the decommissioning and rehabilitation of the site including likely timeframes; and
 - what assets may be transferred to public or private ownership where this has been agreed/committed to.

6.3 If the proposed workforce accommodation is developed on land designated by the Fire and Emergency Services Commissioner as being bushfire prone, the application should be accompanied by suitable information demonstrating compliance with the specific requirements of *State Planning Policy 3.7* entitled 'Planning in Bushfire Prone Areas' and the associated guidelines.

7.0 Policy Provisions

7.1 General

- 7.1.1 The use class 'workforce accommodation' is not listed in the Zoning Table of LPS7. As such, any application for development approval will be assessed and processed as a 'complex application' in accordance with the relevant requirements for *Part 8 - Applications for development approval* in terms of the *Deemed provisions for local planning schemes* in the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 7.1.2 All development applications for 'workforce accommodation' will be advertised for public comment for 28 days in accordance with the requirements of clause 64 in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* as it applies specifically to complex applications.
- 7.1.2 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*. This policy guides considerations including compatibility with the zone objectives (location), impact on local amenity (design), infrastructure capacity (servicing), and the public interest (management and adaptive reuse).
- 7.1.3 Applications should demonstrate that there is a need to develop workforce accommodation of the size and at the location proposed for the period of time for which approval is sought. Proposals for workforce villages (13 or more occupants), proposals should provide the following details:
- Evidence that demand for workforce accommodation beds has been assessed.
 - Identification of the number of workers to be retained as long-term operational workforce, including the permanent town-based housing arrangements proposed for those employees.
 - Clarification of whether the facility is intended to accommodate workers from multiple worksites, companies, or industries.

7.2 Location

- 7.2.1 Workforce accommodation proposals for operations located within 30 minutes driving time of a townsite are encouraged to locate in close proximity to the town or provide town-based workforce accommodation.
- 7.2.2 The Shire will have due regard for the type and scale of surrounding land uses and associated impacts and the local community's views before determining a development application for workforce accommodation or proposals under other legislation referred to the Shire for comment. Workforce accommodation proposals will generally not be supported where the Shire determines that they could result in significant land use conflict with existing uses on the land or adjoining properties.
- 7.2.3 The Shire does not support workforce accommodation proposals where suitable permanent or short-term accommodation options are readily and practically available within existing townsites and in reasonable proximity to the workplace. Preference is given to integrated, town-based accommodation such as new or existing dwellings, or tourist and visitor accommodation wherever possible.
- 7.2.4 Workforce accommodation is to be located to avoid the loss or fragmentation of productive agricultural land and not adversely, detrimentally or prejudicially affect

the use, or continued use, of the land or any adjoining land for agricultural or other approved purposes.

- 7.2.5 The Shire may approve a workforce village on 'Rural' zoned land, where it can be demonstrated it will be consistent with and not compromise the aims and objectives of the Shire's local planning framework.
- 7.2.6 The Shire may support the ongoing retention of workforce accommodation, on land zoned 'Rural', where the accommodation is used for an agriculture and seasonal workforce, remains small in scale, excludes substantial communal facilities, and is incidental to the predominant "Rural" land use of the subject property.
- 7.2.7 The Shire may support workforce accommodation on land zoned "Commercial", "Harbour", or "Tourism" under LPS7 where the development demonstrates 'High Design Standards'. Proposals should include communal facilities and parking areas. The proposal is to demonstrate adaptability and demand for a future use aligned with the underlying zone or transition to an appropriate use such as 'Tourist and visitor accommodation', 'Residential aged care facility' or 'Independent living complex'.
- 7.2.8 The Shire may support workforce accommodation in and adjacent to "Residential" zones in the townsites of Badgingarra and Dandaragan where land tenure is suitable. The workforce accommodation is to be suitably located and designed to limit impacts on existing residential areas and improve amenity.
- 7.2.9 This policy may apply to proposals for workforce accommodation on "Public Purpose" reserves in and adjacent to townsites where land tenure and management orders are suitable and consistent with the intended use of the reserve. Commercial leases granted on "Public Purpose" reserves may include tenure conditions such as gifting infrastructure or providing service upgrades and connections.

7.3 Servicing

- 7.3.1 Proponents should ensure that the infrastructure capacity to service the proposal is adequately addressed. Where upgrades to existing services are required in and adjacent to townsites, proponents are encouraged to demonstrate infrastructure improvements for the site and surrounds associated with the proposal, and improvements that will be available for adaptive reuse once the workforce accommodation period concludes (such as power, water, wastewater, and roads/paths).
- 7.3.2 Arrangements are to be made with the relevant service provider to ensure a reticulated water supply is provided to service the needs of a workforce accommodation development in urban areas, including infrastructure required for firefighting purposes.
- 7.3.3 Where a reticulated water supply service is not available, suitable arrangements should be made to the specifications and satisfaction of the Shire to provide an adequate supply of water for human consumption and firefighting purposes.
- 7.3.4 All tanks and vessels used for the storage of water for human consumption need to have sufficient capacity to ensure a minimum of 80 litres of water per person per day is available at all times.

- 7.3.5 All tanks and vessels used for the storage of water for human consumption are to be constructed and covered to prevent water stored from becoming polluted or contaminated.
- 7.3.6 All water stored for human consumption is to be maintained at all times to the satisfaction of the Shire and in accordance with the Australian Drinking Water Guidelines published by the National Health and Medical Research Council.
- 7.3.7 Arrangements need to be made with the relevant service provider to ensure workforce accommodation development is served by reticulated sewerage disposal infrastructure where this service is immediately available. Where reticulated sewerage disposal infrastructure is not immediately available, suitable arrangements are to be made to the specifications and satisfaction of the Shire or the Department of Health to provide an adequate on- site effluent disposal system.
- 7.3.8 Workforce accommodation requires access to appropriate power infrastructure. This includes confirmation of capacity and connection feasibility, or the provision of a suitable on-site power system, in accordance with Western Power's requirements and the Western Australian Service and Installation Requirements (WASIR).
- 7.3.9 Arrangements for waste management and transport need to be made in consultation with the Shire. Where applicable, a waste management plan may be submitted for the Shire's consideration and approval.

7.4 Design

- 7.4.1 All buildings and structures proposed to be used for workforce accommodation purposes are required to be of scale, form and appearance (including materials and colours) that do not detract from the amenity and desired character of the immediate locality. The standard of development should be compatible with its location and existing development in the immediate locality and should be consistent with the surrounding streetscape, LPS7 requirements and applicable Design Guidelines.
- 7.4.2 This policy defines workforce accommodation into two categories of design standards (basic and high):

7.4.2.1 'Basic design standards' require:

- (a) Workforce accommodation to include ablutions with kitchen/cooking facilities, showers, toilets, laundry, and associated amenities.
- (b) The use of second-hand transportable structures for workforce accommodation purposes will only be supported by the Shire where the proponent clearly demonstrates the structures are in good condition, fit for purpose and will not have a detrimental impact on the visual amenity of the immediate locality.
- (c) Workforce accommodation to be appropriately screened by vegetation or other means, to the satisfaction of the Shire when deemed necessary.
- (d) Wherever possible, natural vegetation to be retained in any development scenario unless its removal is required for safety and/or bushfire management purposes.
- (e) In the "Rural" zone, a minimum setback of 20 metres from front, side and rear boundaries is required unless otherwise required and approved by the Shire.

- (f) Small-scale accommodation to be clustered in close proximity to existing dwellings and/or other buildings where possible.
- (g) The accommodation to be appropriately set back from existing productive agricultural land and buildings thereon to avoid land use conflicts such as spray drift, dust, odour and noise.
- (h) The layout and arrangement of workforce accommodation developments to minimise the impacts of noise and headlight glare of vehicles to bedrooms and major habitable rooms of existing dwellings on adjoining and other nearby properties.
- (i) All external lighting to comply with the requirements of AS4282 – Control of Obtrusive Effects of Outdoor Lighting and the Western Australian Planning Commission’s Dark Sky Principles to prevent light spill from the site.
- (j) Stormwater to be contained on site.

7.4.2.2 In addition to clause 7.4.2.1 ‘Basic Design Standards’ for Workforce accommodation, proposals for workforce villages (13 or more employees), or where the Shire considers necessary should include the following:

- (a) Additional facilities including a sheltered entry area, outdoor activity space (covered or shaded), a commercial kitchen and eating area, suitably located and screened clothes drying and storage areas, and a designated, screened rubbish collection and bin washdown area.
- (b) Internal pedestrian access is to be provided to and between all workforce accommodation buildings and facilities by way of adequate pathways to the satisfaction of the Shire.
- (c) All internal roads and accessways are to be designed and constructed to the satisfaction of the Shire to ensure the safe and convenient movement of vehicles.
- (d) Adequate external lighting should be provided to allow for pedestrian and vehicular safety and security throughout the development. All external lighting should be designed and installed so as not to adversely impact adjoining and other nearby properties.

7.4.3.2 ‘High Design Standards’ require:

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

Table 1: High Design Standards

	Design Elements	Policy provision
1	Building Form	The development form, bulk, scale and streetscape appearance that contributes to the amenity and desired character of the surrounding area
		Predominant building materials and features found in the locality that are incorporated into the design form and finishes.
		The building features and design to include wall height and roof pitch matches surrounding buildings and conforms with the desired character.
2	Street Setback	7.5 m setback. The primary street setback areas are to only be used for landscaping, parking and access, unless otherwise approved by the Shire. The provision of awnings to accommodation units/pods entrances and walkways, occupant and visitor car parking facilities are to be located within the street setback.
	Rear setback	7.5 m
	Side Setback	As determined by the Shire.
3	Plot ratio	1.0
4	Landscaping	Landscaping to be provided as a minimum 2m wide strip along the street frontage. Landscaping to include 10% of the site area. All landscaping is to consist of suitable plant species for the location, of an appropriate growth height and are to be maintained to the satisfaction of the Shire for the extent of the approval term.
5	Carparking	Where workers have or are provided with access to private vehicles, one (1) car parking space should be provided on-site for every two (2) workers (or part thereof) proposed to be accommodated within the development. The car parking spaces required are to be maintained at all times for the exclusive use of workers accommodated on the land to the satisfaction of the Shire. Carparking requirements will also need to consider the future use following transition from workforce accommodation. Carparks are to be sealed, and line marked. Adequate safe access is to be available for parking of service and waste vehicles.
6	Waste and Service Area Screening	All waste/bin storage areas, washing lines, air-conditioning units, and similar service infrastructure must be appropriately screened from public view. Screening treatments should be designed to the satisfaction of the Shire.
7	Pedestrian Pathways	Internal pedestrian access and pathways are to be included in the development and are required to be paved and sealed.
8	Front fences	Front fences should be visually permeable, and the design, height, colour and materials used should reflect / not detract from the local character.
9	Signage	Signage and advertisement devices are not supported, unless used for information or safety purposes

10	Stormwater	All stormwater runoff from a workforce accommodation is to be contained and disposed on- site and not directed towards, or have scope to negatively impact upon, any immediately adjoining property or any environmentally sensitive areas on or off -site. The preparation and implementation of a detailed Stormwater Drainage Management Plan prepared by a suitably qualified person may be required as a condition of development approval.
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7.5 Timeframes

- 7.5.1 Development approvals for workforce accommodation will generally be subject to a temporary approval of up to 5 years. The specific time limit set in each case will have regard to the purpose of the workforce accommodation (i.e. construction or operational staff) and the location of the accommodation and longer periods may be considered when justified.
- 7.5.2 In considering the period of time for which development approval is granted for workforce accommodation, the Shire will consider the timeframe requested by the landowner and the tenure arrangements for the land.
- 7.5.3 Any proposal to extend the term of approval for workforce accommodation development will require the preparation and lodgement of a new development application with the Shire prior to expiry of any development approval. All applications will be assessed and determined in accordance with the standards and requirements of the Shire's local planning framework applicable at the time.

7.6 Decommissioning and Rehabilitation or Adaptive Re- Use

- 7.6.1 Workforce accommodation that is only required for a certain period of time will be required to be decommissioned at the end of the project, unless the buildings can be re-used for another land use and have been designed to be adaptive.
- 7.6.2 Workforce accommodation that is no longer required for its original operational purpose may be considered for adaptive reuse where it has been constructed to a high design standard or is located within or adjacent to townsites. Adaptive reuse is encouraged where it supports infrastructure improvements and aligns with local planning objectives. Proponents should incorporate design flexibility during initial development to enable future repurposing of infrastructure.
- 7.6.3 As part of the development application, landowners may submit a statement of intent outlining potential transitional uses of workforce accommodation or associated infrastructure. This statement may relate to:
- The entire development
 - A portion of the accommodation
 - Specific infrastructure proposed for retention
 - Gifting or repurposing assets for use by local government, not-for-profit organisations, community groups or other appropriate users.
- The statement of intent should include:
- A description of the proposed future use
 - Identification of parties responsible for ongoing maintenance
 - Evidence of consultation with the Shire or relevant stakeholders
 - Understanding of the planning processes required to achieve the intended adaptive reuse.

The statement of intent does not constitute approval for continued or alternative use. Any transitional use will require a separate development application (or other relevant applications as necessary) at the time the workforce accommodation ceases.

- 7.6.2 In the case where the owner/operator of workforce accommodation intends to sell or reuse the land and workforce accommodation buildings thereon for another use post completion of a project, the development will need to be decommissioned within 6 months of completion of the project or expiry of the development approval if the land is not sold and/or remains idle and unused for a period of 12 months.
- 7.6.3 The Shire requires all improvements associated with a workforce accommodation development to be decommissioned and removed from the land at the end of the approval term and the land reinstated to its natural condition insofar as practicable. A condition may be imposed on any development approval granted requiring the preparation and submission of a Decommissioning and Rehabilitation Plan at an appropriate time for consideration and endorsement by the Shire.

Local Planning Policy – Document Control		
Version	Decision to Adopt	
1.		
Public Consultation		
WAPC Approval Required		No
Document Reference		
Next Review Date		

APPROVALS REPORT (BUILDING APPLICATION) - 01-SEP-2025 -> 30-SEP-2025

BA Number — **2025 / 00122**
 Property — **36RRN Cambewarra Drive, Jurien Bay**
 Property Area — **2.0330 Hectares**
 Type Of Work — **BA2 (10a Shed)**
 Value Of Work — **\$7,200**
 VEN Number — **1282160**

Owner — **I L Davis**
PO Box 284
JURIEN BAY WA 6516
 Builder — **I L Davis**
PO Box 284
JURIEN BAY WA 6516

New Floor Space —
 ABS Code — **51**
 Floor Material — **Not Specified**
 Wall Material — **Not Specified**
 Roof Material — **Not Specified**
 Frame Material — **Not Specified**

BA Number — **2025 / 00127**
 Property — **21 Corunna Road, Cervantes**
 Property Area — **0.1029 Hectares**
 Type Of Work — **BA2 (N/A)**
 Value Of Work — **\$1,000**
 VEN Number — **709666**

Owner — **R A Davidson**
21 Corunna Road
CERVANTES WA 6511
 Builder — **R A Davidson**
21 Corunna Road
CERVANTES WA 6511

New Floor Space —
 ABS Code — **51**
 Floor Material — **Not Specified**
 Wall Material — **Not Specified**
 Roof Material — **Not Specified**
 Frame Material — **Not Specified**

BA Number — **2025 / 00089**
 Property — **8 Andalusia Street, Cervantes**
 Property Area — **0.0000 Hectares**
 Type Of Work — **BA2 (Residential Class 1 (Dwelling))**
 Value Of Work — **\$400,000**
 VEN Number — **1806701**

Owner — **L G & S B Annan**
12 Malaga Court
CERVANTES WA 6511
 Builder — **L G & S B Annan**
12 Malaga Court
CERVANTES WA 6511

New Floor Space —
 ABS Code — **51**
 Floor Material — **Not Specified**
 Wall Material — **Not Specified**
 Roof Material — **Not Specified**
 Frame Material — **Not Specified**

BA Number — **2025 / 00130**
 Property — **120RRN Wren Way, Jurien Bay**
 Property Area — **2.0011 Hectares**
 Type Of Work — **BA1 (Class 1a Dwelling)**
 Value Of Work — **\$453,626**
 VEN Number — **1460984**

Owner — **R E & L C Pheifer**
PO Box 1061
JURIEN BAY WA 6516
 Builder — **Modular Wa**
PO Box 1786
WANGARA WA 6947

New Floor Space —
 ABS Code — **51**
 Floor Material — **Not Specified**
 Wall Material — **Not Specified**
 Roof Material — **Not Specified**
 Frame Material — **Not Specified**

BA Number ——— **2025 / 00131**
 Property ——— **15 Beachridge Drive, Jurien Bay**
 Property Area — **0.0700 Hectares**
 Type Of Work — **BA1 (Class 1a Dwelling)**
 Value Of Work — **\$699,824**
 VEN Number — **1464515**

Owner ——— **B C & G J Sutherland**
10 Hyde Court
HILLARYS WA 6025
 Builder ——— **L D Billingham**
7 Bayport Cct
MINDARIE WA 6030

New Floor Space ———
 ABS Code ——— **51**
 Floor Material ——— **Not Specified**
 Wall Material ——— **Not Specified**
 Roof Material ——— **Not Specified**
 Frame Material ——— **Not Specified**

BA Number ——— **2025 / 00128**
 Property ——— **64 Lesueur Drive, Jurien Bay**
 Property Area — **0.0870 Hectares**
 Type Of Work — **BA2 (Class 10a Outbuilding)**
 Value Of Work — **\$38,908**
 VEN Number — **1236798**

Owner ——— **F E & H J Wilkinson**
34 Penistone Street
GREENWOOD WA 6024
 Builder ——— **Castlerock Developments Pty Ltd**
PO Box 503
BULLSBROOK WA 6084

New Floor Space ———
 ABS Code ——— **51**
 Floor Material ——— **Not Specified**
 Wall Material ——— **Not Specified**
 Roof Material ——— **Not Specified**
 Frame Material ——— **Not Specified**

BA Number ——— **2025 / 00129**
 Property ——— **18 Ward Street, Jurien Bay**
 Property Area — **0.0804 Hectares**
 Type Of Work — **BA2 (Class 10a Outbuilding)**
 Value Of Work — **\$54,338**
 VEN Number — **710207**

Owner ——— **L & R W King**
128 John Street
HENLEY BROOK WA 6055
 Builder ——— **Castlerock Developments Pty Ltd**
PO Box 503
BULLSBROOK WA 6084

New Floor Space ———
 ABS Code ——— **51**
 Floor Material ——— **Not Specified**
 Wall Material ——— **Not Specified**
 Roof Material ——— **Not Specified**
 Frame Material ——— **Not Specified**

BA Number ——— **2025 / 00133**
 Property ——— **24 Seville Street, Cervantes**
 Property Area — **0.0000 Hectares**
 Type Of Work — **BA9 (Office / Administration Building)**
 Value Of Work — **\$0**
 VEN Number ———

Owner ——— **St John Ambulance**
Cervantes Sub Centre
PO Box 105, CERVANTES WA 6511
 Builder ——— **Southern City Building Group**
9 Ritcher Road
BUNBURY WA 6230

New Floor Space ———
 ABS Code ——— **51**
 Floor Material ——— **Not Specified**
 Wall Material ——— **Not Specified**
 Roof Material ——— **Not Specified**
 Frame Material ——— **Not Specified**

BA Number ——— **2025 / 00134**
 Property ——— **525Lot Beachridge Drive, Jurien Bay**
 Property Area — **0.0805 Hectares**
 Type Of Work — **BA1 (Class 1a Dwelling)**
 Value Of Work — **\$825,000**
 VEN Number — **1577093**

Owner ——— **F A T Sunderland, E A Gannaway**
134c Vignerons Loop
HOCKING WA 6065
 Builder ——— **Elitebuilders Pty Ltd**
PO Box 766
JURIEN BAY WA 6516

New Floor Space ———
 ABS Code ——— **51**
 Floor Material ——— **Not Specified**
 Wall Material ——— **Not Specified**
 Roof Material ——— **Not Specified**
 Frame Material ——— **Not Specified**

BA Number ——— **2025 / 00135**
 Property ——— **14 Aragon Street, Cervantes**
 Property Area — **0.8886 Hectares**
 Type Of Work — **BA2 (Class 10a Shade Structures)**
 Value Of Work — **\$100,000**
 VEN Number — **709617**

Owner ——— **The Club Cervantes Pty Ltd**
PO Box 24
CERVANTES WA 6511
 Builder ——— **Pioneer Shade Structures**
26 Sammut Street
PO Box 5483, SMITHFIELD NSW 2164

New Floor Space ———
 ABS Code ——— **51**
 Floor Material ——— **Not Specified**
 Wall Material ——— **Not Specified**
 Roof Material ——— **Not Specified**
 Frame Material ——— **Not Specified**

BA Number ——— **2025 / 00124**
 Property ——— **235LOT Zendora Road, Jurien Bay**
 Property Area — **3.0000 Hectares**
 Type Of Work — **BA1 (Class 1a Dwelling)**
 Value Of Work — **\$578,000**
 VEN Number — **1505390**

Owner ——— **A N & J J S Ricketts**
PO Box 1029
JURIEN BAY WA 6516
 Builder ——— **Coast Edge Development**
32 Woodbine Loop
TAPPING WA 6065

New Floor Space ———
 ABS Code ——— **51**
 Floor Material ——— **Not Specified**
 Wall Material ——— **Not Specified**
 Roof Material ——— **Not Specified**
 Frame Material ——— **Not Specified**

BA Number ——— **2025 / 00125**
 Property ——— **12 Hawaii Road, Jurien Bay**
 Property Area — **0.0809 Hectares**
 Type Of Work — **BA1 (Class 1a Dwelling)**
 Value Of Work — **\$789,000**
 VEN Number — **710249**

Owner ——— **C G Oversby, A Rudduck**
19 Forge Lane
HENLEY BROOK WA 6055
 Builder ——— **Coast Edge Development**
32 Woodbine Loop
TAPPING WA 6065

New Floor Space ———
 ABS Code ——— **51**
 Floor Material ——— **Not Specified**
 Wall Material ——— **Not Specified**
 Roof Material ——— **Not Specified**
 Frame Material ——— **Not Specified**

BA Number ——— **2025 / 00126**
 Property ——— **8 Dover Way, Jurien Bay**
 Property Area — **0.0700 Hectares**
 Type Of Work — **BA1 (Class 1a Dwelling)**
 Value Of Work — **\$426,000**
 VEN Number — **1636382**

Owner ——— **G C & P Scott**
19 D'Rayne Glade
NAMBEELUP WA 6207
 Builder ——— **Coast Edge Development**
32 Woodbine Loop
TAPPING WA 6065

New Floor Space ———
 ABS Code ——— **51**
 Floor Material ——— **Not Specified**
 Wall Material ——— **Not Specified**
 Roof Material ——— **Not Specified**
 Frame Material ——— **Not Specified**

BA Number ——— **2025 / 00137**
 Property ——— **11 Adriana Parade, Jurien Bay**
 Property Area — **0.0700 Hectares**
 Type Of Work — **Class 10b (Swimming Pool)**
 Value Of Work — **\$17,000**
 VEN Number — **1531751**

Owner ——— **B A & F J Tester**
PO Box 302
JURIEN BAY WA 6516
 Builder ——— **Pool Excavation Pros**
97 Lakelands Drive
GNANGARA WA 6065

New Floor Space ———
 ABS Code ——— **51**
 Floor Material ——— **Not Specified**
 Wall Material ——— **Not Specified**
 Roof Material ——— **Not Specified**
 Frame Material ——— **Not Specified**

BA Number ——— **2025 / 00138**
 Property ——— **6 Peaceful Bay Parade, Jurien Bay**
 Property Area — **0.0819 Hectares**
 Type Of Work — **BA2 (Class 10a Carport)**
 Value Of Work — **\$19,000**
 VEN Number — **1577161**

Owner ——— **J F & C C Burton**
6 Peaceful Bay Parade
JURIEN BAY WA 6516
 Builder ——— **J F & C C Burton**
6 Peaceful Bay Parade
JURIEN BAY WA 6516

New Floor Space ———
 ABS Code ——— **51**
 Floor Material ——— **Not Specified**
 Wall Material ——— **Not Specified**
 Roof Material ——— **Not Specified**
 Frame Material ——— **Not Specified**

BA Number ——— **2025 / 00123**
 Property ——— **4 Mallee Close, Jurien Bay**
 Property Area — **0.0803 Hectares**
 Type Of Work — **BA2 (Class 10a Carport)**
 Value Of Work — **\$17,490**
 VEN Number — **1264824**

Owner ——— **E & K E Kubiak**
PO Box 623
JURIEN BAY WA 6516
 Builder ——— **Swan Aussie Sheds**
PO Box 58
JURIEN BAY WA 6516

New Floor Space ———
 ABS Code ——— **51**
 Floor Material ——— **Not Specified**
 Wall Material ——— **Not Specified**
 Roof Material ——— **Not Specified**
 Frame Material ——— **Not Specified**

BA Number ——— **2025 / 00105**

Property ——— **40 Drummond Circus, Cervantes**

Property Area ——— **0.0809 Hectares**

Type Of Work ——— **BA2 (Class 10b Portable Ensuite)**

Value Of Work ——— **\$15,000**

VEN Number ——— **709291**

Owner ——— **Z K & S W Goldsmith**

PO Box 2198

ELLENBROOK WA 6069

Builder ——— **Z K & S W Goldsmith**

PO Box 2198

ELLENBROOK WA 6069

New Floor Space ———

ABS Code ——— **51**

Floor Material ——— **Not Specified**

Wall Material ——— **Not Specified**

Roof Material ——— **Not Specified**

Frame Material ——— **Not Specified**

SUMMARY OF PLANNING DECISIONS MADE DURING - SEPTEMBER 2025

Delegation Register Reference	Type of Work	D/A Number	Applicants Name	Owners Name	Property Address	Date Accepted	Date Approved	Days To Approve	Determined By	Recommendation/Outcome
Delegated	Shed 10a to 1a	2025 / 00109	M M & M C Lever	M M & M C Lever	65RRN Belinda Loop, Jurien Bay	11-Aug-25	5-Sep-25	26	Alex MacKenzie - MPD	Approved with condit
Delegated	Res Construction	2025 / 00104	K Casson, L Nelmes	K Casson, L Nelmes	32 Seaward Drive, Jurien Bay	5-Aug-25	9-Sep-25	36	Alex MacKenzie - MPD	Approved with condit
Delegated	Ancillary Dwelling	2025 / 00113	A J Stevens, T McMiles	A J Stevens, T McMiles	104RRN Marine Drive, Jurien Bay	26-Aug-25	17-Sep-25	23	Alex MacKenzie - MPD	Approved with condit
Delegated	Home Business	2025 / 00095	Paula Bandy	D Servaas	9 Cormorant Court, Jurien Bay	17-Jul-25	19-Sep-25	65	Alex MacKenzie - MPD	Approved with condit
Delegated	Carport / Concrete S	2025 / 00106	K M Cornwell, T C Cox	K M Cornwell, T C Cox	10 Picasso Place, Cervantes	7-Aug-25	22-Sep-25	47	Alex MacKenzie - MPD	Approved with condit
Delegated	Dwelling and Outbuli	2025 / 00121	D J & R D Spicer	D J & R D Spicer	237LOT Zendora Road, Jurien Bay	23-Sep-25	23-Sep-25	1	Alex MacKenzie - MPD	Approved with condit
Delegated	Outbuilding	2025 / 00124	Jurien Bay Building	Jurien Golf Club	7 Nineteenth Avenue, Jurien Bay	22-Sep-25	24-Sep-25	3	Alex MacKenzie - MPD	Approved with condit
Council Decision	Canteen/Fitness Cent	2025 / 00103	Yandan Grazing Co	Yandan Grazing Co	584RRN Cataby Road, Dandaragan	12-Aug-25	25-Sep-25	45	Council - OMC	Approved with condit
Council Decision	Signage	2025 / 00074	The Club Cervantes Pty Ltd	The Club Cervantes Pty Ltd	14 Aragon Street, Cervantes	29-May-25	25-Sep-25	120	Council - OMC	Approved with condit
Delegated	Outbuilding	2025 / 00107	E J & T S Coppola	E J & T S Coppola	85Lot Ridge Way, Jurien Bay	6-Aug-25	26-Sep-25	52	Alex MacKenzie - MPD	Approved with condit
Delegated	Workers Accom.	2025 / 00118	Element Advisory	Koojan Downs Pty Ltd	1184LOT Capitela Road, Dandaragan	19-Sep-25	26-Sep-25	8	Alex MacKenzie - MPD	Approved with condit



MONTHLY REPORT

Date:	September 2025
Visitor Centre customers:	1567
Telephone calls:	315
Sandy Cape enquiries (phone, website & email):	274
Merchandise sales:	434 items \$2,752.00

In September, the Visitor Centre received 1,567 customers, up from 1,046 in August. Telephone and Sandy Cape enquiries increased. Merchandise sales increased from \$1,862.45 to \$2,752.00.

Visitor feedback was also positive, highlighting the quality of service and knowledge of staff.

Facebook reach decreased, reaching 201,000 in September, down from 324,090 in August—a decrease of 38%.



LIBRARIES MONTHLY REPORT

Date: September 2025

Table 1

This figure shows the number of items borrowed / renewed from each library (monthly circulation):

User Library	Number of Items
Badgingarra Library	143
Cervantes Library	136
Dandaragan Library	57
Jurien Bay Library	332

Table 2

This figure shows the number of users who have borrowed/renewed items from each library (user count):

User Library	Number of Users
Badgingarra Library	38
Cervantes Library	27
Dandaragan Library	24
Jurien Bay Library	127

Table 3

User Library	New Memberships
Badgingarra Library	0
Cervantes Library	2
Dandaragan Library	1
Jurien Bay Library	0

Better Beginnings is a literacy program that connects families with books through free reading packs. The purpose of this program is to improve literacy and learning outcomes by encouraging families to read, talk, sing, write and play with their child/ren every day.

- Jurien Bay Library, four sessions, four adults and nine children.
- Dandaragan Library did not hold any sessions in September.



COMMUNITY DEVELOPMENT REPORT

ONLINE WORKSHOPS – CLUB DEVELOPMENT

We are currently offering online sessions for local clubs and community members covering a range of valuable topics, including:

- Legal and Financial Responsibilities
- Purpose and Strategic Planning
- Fundraising for Community Groups
- Grant Writing

In addition to the workshops, one-on-one sessions are also available, giving clubs the opportunity to receive support tailored to their specific needs from the facilitator.

OUTWARD BOUND EXPEDITION

Raymond Carpenter, recipient of the 2025 Outward Bound Expedition scholarship, has commenced a 10-day journey in Walpole, WA. The program includes a wide range of outdoor activities such as camping, hiking, and rafting, designed to encourage resilience, leadership, and teamwork. Raymond has expressed enthusiasm about taking on new challenges, building friendships, and gaining skills that will benefit him both personally and professionally. We wish Raymond the best of luck and look forward to seeing photos after his adventure.

UPCOMING EVENTS:

Children's Week

21 October, 10am-12pm, Fauntleroy Park Jurien Bay

22 October, 10am-12pm, Pioneer Park Dandaragan

NAIDOC Celebration

5 November 2025

Fauntleroy Park, Jurien Bay

Turquoise Coast Festival

8 November 2025

Fauntleroy Park, Jurien Bay