



SHIRE *of* **DANDARAGAN**

AGENDA AND BUSINESS PAPERS

for the

ORDINARY COUNCIL MEETING

to be held

AT THE COUNCIL CHAMBERS, JURIEN BAY

on

THURSDAY, 24 SEPTEMBER 2026

COMMENCING AT 11.00AM

(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)



DISCLAIMER

INFORMATION FOR THE PUBLIC ATTENDING A COUNCIL MEETING

Please note:

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

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

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

Brent Bailey
CHIEF EXECUTIVE OFFICER

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

1.1 DECLARATION OF OPENING

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

1.2 DISCLAIMER READING

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

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

2 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

Members

Councillor G Lethlean	(Deputy President)
Councillor W Gibson	
Councillor R Glasfurd	
Councillor S Johnson	
Councillor S Krakowiak	
Councillor S Young	

Staff

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

Apologies

Approved Leave of Absence

Councillor A O’Gorman	(President)
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3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

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AUGUST 2026****7 NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT
DISCUSSION****8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS**

9 REPORTS OF COMMITTEES AND OFFICERS

9.1 CORPORATE & COMMUNITY SERVICES

9.1.1 ACCOUNTS FOR PAYMENT FOR THE PERIOD ENDED 31 AUGUST 2026

Location:	Shire of Dandaragan
Applicant:	N/A
File Reference:	Doc Id: SODR-2042075298-164098
Disclosure of Interest:	Nil
Date:	11 September 2026
Author:	Irina Shmeleva, Senior Finance Officer
Senior Officer:	Rebecca Pink, Executive Manager Corporate Services

PROPOSAL

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

BACKGROUND

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

COMMENT

The Cheque, EFT, BPAY and Direct Debit (including fuel cards) payments for August 2026 totalled \$1,172,456.62 for the Municipal Fund.

Should Councillors wish to raise any issues relating to the August 2026 Accounts for payment, please do not hesitate to contact the Executive Manager prior to the Council Meeting, in order that research can be undertaken, and details provided either at the time of the query or at the meeting.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report currently.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- Cheque, EFT, BPAY, Direct Debit and Fuel Card listings for August 2026 (Doc Id: SODR-2042075298-164097)

(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 31 August 2026, totalling \$1,172,456.62.

9.1.2 FINANCIAL STATEMENTS – MONTHLY REPORTING FOR THE PERIOD ENDING 30 JULY 2026

Location:	Shire of Dandaragan
Applicant:	N/A
File Reference:	Doc Id: SODR-2042075298-164117
Disclosure of Interest:	None
Date:	12 September 2026
Author:	Rebecca Pink, Executive Manager Corporate Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

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

BACKGROUND

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

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

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

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

COMMENT

The Monthly Financial Report for the period ending 31 July 2026 is attached to include the following information as required by legislation:

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

As there is no legislative requirement for supplementary financial information to be considered with the Monthly Financial Report presented to Council, and to assist with compliance with the accounting standards, the supplementary information included at the back of the report is now provided as separate information to assist Councillors in understanding key movements, variances, and balances.

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

STATUTORY ENVIRONMENT

- *Local Government Act 1995*
- Regulation 34 and 35 of the *Local Government (Financial Management) Regulations 1996*.

POLICY IMPLICATIONS

There are no known policy implications associated with this item.

FINANCIAL IMPLICATIONS

The presentation of the Monthly Financial Report provides Council with regular updates on the Shire's financial performance and position and supports Council's governance and oversight responsibilities in accordance with the *Local Government Act 1995* and associated regulations.

STRATEGIC IMPLICATIONS

There are no known strategic implications associated with this item.

ATTACHMENTS

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

- Financial statements for the period ending 31 July 2026 (Doc Id: SODR-2042075298-164129).

(Marked 9.1.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

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

9.1.3 JURIEBAY PROGRESS ASSOCIATION SELF SUPPORTING LOAN – PURCHASE OF A NEW FOOD VAN

Location:	Shire of Dandaragan
Applicant:	Jurien Bay Progress Association Inc.
File Reference:	Doc ID: SODR-1876983588-3082
Disclosure of Interest:	N/A
Date:	4 September 2026
Author:	Carly Filbey Manager Customer & Community Service
Senior Officer:	Rebecca Pink, Executive Manager Corporate Services

PROPOSAL

That Council consider providing the Jurien Bay Progress Association Inc. with a self-supporting loan of \$40,000 to assist with the purchase of a new fit-for-purpose food van to support the Association's markets, events and community fundraising activities.

The proposed loan will enable the Association to replace its ageing food van and continue operating an important fundraising asset used at markets and events across the Shire of Dandaragan.

BACKGROUND

The Jurien Bay Progress Association Inc. has owned and operated a caravan food van at its markets and at various events across the Shire for many years. The existing van was originally built in 1972 and was converted into a food van in the mid-1990s.

The Association has advised that the existing van is no longer fit for purpose due to deteriorating walls and frequent failures of the fitted cooking appliances. At its March 2026 meeting, the Association resolved to seek grant funding and/or a self-supporting loan through the Shire to purchase a new modern, fit-for-purpose food van.

The total cost of the replacement food van is \$50,270. The Association has secured \$23,500 through the Shire of Dandaragan Tronox Grant round and a further \$5,000 grant from the Bendigo Bank Jurien Bay branch. An initial deposit of \$10,000, which includes the Bendigo Bank grant amount, has been paid to commence construction of the new van.

The Association has requested that the Shire consider providing an initial self-supporting loan of \$40,000 to enable completion of the purchase. The Association advises that, upon delivery of the van, the \$23,500 Tronox Grant amount would be repaid to the Shire, with the remaining loan amount to be repaid over a period of up to five years. The financial amounts stated in the Association's request will be reconciled prior to any loan drawdown and execution of the self-supporting loan agreement.

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The proposed funding position, as advised by the Association, is summarised below.

Purchase price of new food van:

Description	Price
Purchase price of new food van	\$41,800
Appliance – Deep Fryer	\$ 4,070
Appliance – Hot Plates	\$ 4,400
Total Cost of Food Van	\$50,270
Initial deposit paid	-\$10,000
JBPA Payment still to be made	-\$ 270
Requested self-supporting loan	\$40,000

Successful Grants to be received in the future:

Tronox Grant	\$23,500
Bendigo Bank Grant	\$ 5,000
Total Grant Income	\$28,500

COMMENT

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

The provision of a self-supporting loan in this instance aligns with past Council practice and provides a mechanism to support the acquisition of a community asset while requiring the borrowing costs to be repaid by the beneficiary organisation.

The replacement food van will provide the Jurien Bay Progress Association with a modern and fit-for-purpose asset that can continue to support its activities at local markets and events. The Association's food van has operated for many years as part of its community and fundraising activities, and replacement of the ageing van will assist the group to continue these activities into the future.

The proposed purchase represents a capital project consistent with the purpose of Council Policy 3.3 C-3SSL03 – Self Supporting Loans. All other Policy requirements have been met by the association.

The Association has demonstrated its commitment to the project by securing external and Shire grant funding and paying an initial deposit toward construction of the new van.

The Association has provided financial information required by the Shire to support assessment of its capacity to service the proposed loan.

On this basis, the proposed self-supporting loan provides a means for Council to assist the Association to complete the purchase while ensuring the principal, interest and applicable borrowing costs are recovered from the Association over the term of the loan.

The Association has requested a loan amount sufficient to enable the immediate purchase of the van. The Association expects to receive grant funding, which will be applied to reduce the outstanding loan balance. As a result, the Association intends to repay the loan earlier than the anticipated five-year term.

CONSULTATION

- Jurien Bay Progress Association Inc.
- Chief Executive Officer
- Western Australian Treasury Corporation

STATUTORY ENVIRONMENT

Section 6.20 of the *Local Government Act 1995*

6.20. Power to borrow

- (1) *Subject to this Act, a local government may —*
 - (a) *borrow or re-borrow money; or*
 - (b) *obtain credit; or*
 - (c) *arrange for financial accommodation to be extended to the local government in ways additional to or other than borrowing money or obtaining credit, to enable the local government to perform the functions and exercise the powers conferred on it under this Act or any other written law.*
- (2) *Where, in any financial year, a local government proposes to exercise a power under subsection (1) (power to borrow) and details of that proposal have not been included in the annual budget for that financial year —*
 - (a) *unless the proposal is of a prescribed kind, the local government must give one month's local public notice of the proposal; and*
 - (b) *the resolution to exercise that power is to be by absolute majority.*
- (3) *Where a local government has exercised a power to borrow and —*
 - (a) *it does not wish to proceed with the performance of the function or the exercise of the power for which the power to borrow was exercised; or*
 - (b) *after having completed the performance of the function or the exercise of the power for which the power to borrow was exercised, any part of the money borrowed, credit obtained*

or financial accommodation arranged has not been expended or utilized, the local government may resolve to expend the money or utilize the credit or financial accommodation for another purpose if one month's local public notice is given of the proposed change of purpose.*

** Absolute majority required.*

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

POLICY IMPLICATIONS

Policy 3.3 - Self Supporting Loans

FINANCIAL IMPLICATIONS

The proposed \$40,000 self-supporting loan would be funded through a corresponding borrowing of \$40,000 by Council from the Western Australian Treasury Corporation (WATC), with the funds on-lent to the Jurien Bay Progress Association Inc. under a self-supporting loan arrangement.

WATC has provided an indicative five-year annuity lending quote based on rates applying on 27 July 2026. The indicative interest rate is 5.0895% per annum, with semi-annual compounding and 10 semi-annual repayments. The indicative fixed repayment is approximately \$4,580.93 every six months.

Based on the indicative WATC schedule, total principal repayments are \$40,000 and total interest over the five-year term is approximately \$5,809.25, resulting in total principal and interest payments of approximately \$45,809.25. The interest rate is indicative only and will be subject to the rate applying at the time the borrowing is executed.

All principal and interest costs associated with the borrowing will be recovered from the Jurien Bay Progress Association Inc. in accordance with the self-supporting loan agreement. The loan will be recorded as a receivable in Council's accounts, with the corresponding WATC liability reflected in borrowings. Subject to the Association meeting its repayment obligations, the arrangement is intended to result in no ongoing financial cost to the Shire.

STRATEGIC IMPLICATIONS

There are no strategic implications.

ATTACHMENTS

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

- Request for Self-Supporting Loan – Jurien Bay Progress Association Inc. dated 21 July 2026 (Doc ID: SODR-1876983588-3096).
- Food Van Quote - Kangaroo Food Trailers Pty Ltd (Doc ID: SODR-1876983588-3094).
- Policy 3.3 C-3SSL03 – Self Supporting Loans (Doc ID: SODR-1876983588-3095).
- WATC Indicative Loan Repayment Schedule – \$40,000 over 5 years. (Doc ID: SODR-1876983588-3097).

(Marked 9.1.3)

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION

That Council:

- 1. Authorise a budget amendment to include a self-supporting loan of \$40,000 to the Jurien Bay Progress Association Inc. for the purchase of a new food van.**
- 2. Subject to compliance with Part 6, Division 2 of the *Local Government Act 1995* and Regulation 17 of the *Local Government (Financial Regulations) 1996*, approve the borrowing of up to \$40,000 from the Western Australian Treasury Corporation for a term of up to five years for the purpose of providing the self-supporting loan to the Jurien Progress Association Inc.; and**
- 3. Authorises the Chief Executive Officer to execute all documentation and undertake all actions necessary to give effect to the borrowing and loan arrangements.**

9.1.4 DANDARAGAN COMMUNITY RESOURCE CENTRE SERVICE LEVEL AGREEMENT

Location:	Shire of Dandaragan
Applicant:	Dandaragan Community Resource Centre
File Reference:	Doc Id: SODR-1876983588-3098
Disclosure of Interest:	Nil
Date:	14 September 2026
Author:	Carly Filbey, Manager Community & Customer Services
Senior Officer:	Rebecca Pink, Executive Manager Corporate Services

PROPOSAL

That Council consider entering into a five-year Service Level Agreement with the Dandaragan Community Resource Centre (Dandaragan CRC) for the delivery of selected Shire services in the eastern portion of the Shire of Dandaragan.

BACKGROUND

Since the establishment of the Dandaragan CRC, Council has maintained an agreement with the organisation for the delivery of selected Shire services.

The Dandaragan CRC operates from the former Shire office in the Dandaragan townsite. The previous Service Level Agreement between the Shire and the Dandaragan CRC expired on 30 June 2026. It is proposed that a new Service Level Agreement be entered into for a further five-year term, commencing 1 July 2026.

Under the proposed Service Level Agreement, the Dandaragan CRC would continue to provide the following services on behalf of the Shire:

1. Library services;
2. Rates and sundry debtor payment services;
3. Tourist information services, including assistance associated with the Dandaragan Transit Park and;
4. Banking services associated with the above activities.

COMMENT

Shire officers and representatives of the Dandaragan CRC have reviewed the service arrangements and consider that the services have been delivered satisfactorily.

The Dandaragan CRC provides an established and locally accessible point for the delivery of Shire services to residents and visitors in Dandaragan and the surrounding district. Continuing the arrangement will enable the Shire to maintain a local service presence in Dandaragan while utilising the established staffing, facilities, local knowledge and community-facing operations of the Dandaragan CRC.

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A further five-year term will provide continuity and certainty in the delivery of these services and support the Dandaragan CRC's capacity to continue providing services on behalf of the Shire.

CONSULTATION

- Dandaragan CRC
- Chief Executive Officer

STATUTORY ENVIRONMENT

Section 3.57(f) *Local Government (Functions and General) Regulations 1996*

(f) the local government has good reason to believe that, because of the unique nature of the goods or services required or for any other reason, it is unlikely that there is more than one potential supplier.

The Dandaragan CRC Inc. qualifies under Section 3.57(f) of the *Local Government (Functions and General) Regulations 1996* due to being the only organisation in the Dandaragan townsite with the capacity to deliver Shire Administrative services.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

An amount of \$42,000 (ex GST) per annum to provide the services on behalf of the Shire of Dandaragan.

STRATEGIC IMPLICATIONS

Strategic Community Plan Envision 2029

Community	The Shire's resident population will grow more than the WA regional average supported by increased community recreation and cultural opportunities and access to key liveability factors such as health and wellbeing services and educational opportunities
Priority Outcomes	A safe, healthy, smart and active community that values its history and supports intergenerational relationships.
Our Roles	Increase community-building by providing sustainable recreation infrastructure and services, off-peak events, community building programs and place-making concepts in our public spaces.

ATTACHMENTS

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

- Draft Service Level Agreement for the Dandaragan CRC (Doc Id: SODR-1272937250-4649).

(Marked 9.1.4)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council:

- 1. Approves entering into a five-year Service Level Agreement with the Dandaragan Community Resource Centre for the provision of selected Shire administration services in Dandaragan, for an annual amount of \$42,000 excluding GST, subject to annual CPI increases, including but not limited to:**
 - a. Library services;**
 - b. Rates and sundry debtors payment services;**
 - c. Tourist information services, including assistance associated with the Dandaragan Transit Park; and**
 - d. Banking services associated with the above activities.**
- 2. Authorises the Chief Executive Officer to finalise and execute the Service Level Agreement between the Shire of Dandaragan and the Dandaragan Community Resource Centre, on terms acceptable to the Shire Administration.**
- 3. Notes that provision for the Service Level Agreement has been included in the 2026/2027 Annual Budget.**

9.3.1 PROPOSED PERMANENT CLOSURE OF PEDESTRIAN ACCESS WAY

PROPOSAL

Figure 1 – Location Plan



BACKGROUND

At the time that the area was first subdivided, the Pedestrian Access Way (PAW) was also intended to serve a drainage function. Building approval records show that permits were issued for the dwellings at 12 Pinetree Circuit (2002) and 1 Sheoak Crescent (2018). These approvals indicate that, as far back as 2002, the 2m wide easement was considered to be for drainage purposes only. On this basis, the dwelling at 12 Pinetree Circuit was approved with fences extending across the easement, (while not impacting on the drainage function). In terms of pedestrian connection; it should be noted that pedestrian access to the beach continues to be available via an informal path approximately 250m to the west along Pinetree Court.

Figure 2 – Image Showing Existing Development over PAW on Pinetree Circuit



COMMENT

Noting the background above, the designation of the easement as a pedestrian access way appears to be an administrative error. Nevertheless, in order to progress the closure and amalgamation process, DPLH requires the Shire to undertake a number of steps. These include consultation with the five (5) adjoining landowners and broader community and referral of the proposal to potentially affected service providers (Western Power and Water Corp). Following this, the proposal will again be presented to Council for a determination on whether to support the closure and request DPLH to endorse the request.

This report recommends that Council resolve to refer this Closure Report to all relevant infrastructure providers and consult with

anyone in the community likely to be affected by the permanent closure.

Following the above, Shire Officers will return the matter to Council to review any comments received and determine whether to proceed with the full closure.

CONSULTATION

The closure request will be advertised for public comment over a period of 30-days in accordance with the WA Planning Guidelines *Procedure for the Closure of Pedestrian Access Ways (2009)*.

STATUTORY ENVIRONMENT

Land Administration Act (1997)

POLICY IMPLICATIONS

Procedure for the Closure of Pedestrian Access Ways – Planning Guidelines (WAPC, 2009)

FINANCIAL IMPLICATIONS

Payment of the applicable application fee has been made by the applicant. The subject reserve has not been managed by the Shire and therefore the proposal does not present cost implications from a maintenance perspective.

STRATEGIC IMPLICATIONS

Nil

ATTACHMENTS

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

- Attachment 1 – Location Plan (Doc ID: SODR-1262144384-45377).
- Attachment 2 – Site Plan (Doc ID: SODR-1262144384-44592).
(Marked 9.3.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

- 1. Authorises the Chief Executive Officer to refer the proposed closure of the Pedestrian Access Way (Lot 55 Coubrough Place, Jurien Bay) to relevant service authorities and seek public comment in accordance with the Procedure for the Closure of Pedestrian Access Way Planning Guidelines; and**
- 2. Requests that a further report be presented to Council following completion of the referral and public comment process to enable Council to consider any submissions**

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received and determine whether to support the permanent closure of the Pedestrian Access Way.

9.3.2 PROPOSED HOLIDAY HOUSE ON, LOT 684 (24) ADRIANA PARADE, JURIEB BAY

Location:	Lot 684 (24) Adriana Parade, JurieB Bay
Applicant:	Bradley and Therese Pearce
Folder Path:	Doc Id: SODR-1262144384-39579
Disclosure of Interest:	Nil
Date:	14 September 2026
Author:	Josh Arnott, Planning Officer
Senior Officer:	Alex MacKenzie, A/Executive Manager Development Services

PROPOSAL

The purpose of the report is for Council to consider a development application for the change of use of Lot 684 (24) Adriana Parade, JurieB Bay from 'Single House' to 'Holiday House' to be used as a Short-Term Rental Accommodation (STRA) for a maximum of six (6) guests.

BACKGROUND

The development application proposes to change the use of the existing four (4) bedroom dwelling at Lot 684 (24) Adriana Parade, JurieB Bay (subject site) from 'Single House' to 'Holiday House' to be used as a STRA. The original application proposed to accommodate a maximum of ten (10) guests on a short-term basis, but this was revised after the advertising period to a maximum of six (6) guests.

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

Location Plan – Lot 684 (24) Adriana Parade, Jurien Bay**COMMENT**

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

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

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

sunlight, outlook, privacy and quiet. It also includes protection from pollution and odours.

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

It is acknowledged that this Holiday House land use within an established residential area of Jurien Bay can negatively affect the amenity of nearby permanent residents. The objections received raised this concern as detailed in the Consultation section of this report and the Schedule of Submissions included as Attachment 4.

At present there are 149 Short Term Rental Accommodation's within the Shire. The subject property will be managed by Ray White Jurien Bay. This management arrangement provides a local point of call for neighbouring landowners/tenants surrounding the proposed Holiday House and complies with clause 7.5 Management Protocols of the Local Planning Policy 9.12 (Short-Term Rental Accommodation) which requires Holiday House property managers to reside or have their office within 30 minutes driving distance from the premises.

Assessment of the application requires consideration of the provisions and objectives of the Shire's Local Planning Framework. Additionally, due regard must also be given to Matters to be Considered under Clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015 (*Deemed Provisions*).

PLANNING ASSESSMENT

Shire of Dandaragan Local Planning Scheme No.7

The subject site, identified as Lot 684 (24) Adriana Parade, Jurien Bay, is designated as 'Special Development' under Local Planning Scheme No. 7 (LPS7 or Scheme). Furthermore, the land is situated in Beachridge Estate and is governed by the Turquoise Coast Development Structure Plan.

Pursuant to the Turquoise Coast Development Plan No. 1, the subject property is categorized within land zoned for 'Residential' (R12.5) purposes. The 'Residential' zone has the following objective under LPS7:

'To provide for residential development at a range of densities with a variety of housing to meet the needs of different household types through the application of the Residential Design Codes. (Local government's intent is to provide a high standard of housing in the

area within Jurien, bounded by Hastings Street, Bashford Street, Seaward Drive and Casuarina Crescent).

The term 'Holiday House' is formally defined under Local Planning Scheme No. 7 as follows:

'means a single house (excluding Ancillary Accommodation) which might also be used from time to time for short stay accommodation for no more than six (6) people (but does not include a bed and breakfast, guesthouse, chalet and short stay accommodation unit).'

While the original application didn't meet the maximum occupancy criteria for a 'Holiday House', the applicant has revised the application to request a maximum of six (6) occupants following advertising.

Table 1 – Zoning Table of LPS7 does not explicitly list land use permissions for 'Special Development' zones. Instead, it directs towards Schedule 8 of the Scheme for determining use compatibility.

Schedule 8 stipulates that any structure plan prepared must adhere to specified conditions. Thus, the zoning assigned by the applicable structure plan is utilized as the relevant zone under Table 1 for assessing land use suitability.

A 'Holiday House' is classified as a Discretionary 'D' use within the 'Residential' zone, meaning that the use is not permitted unless the Shire exercises discretion and grants development approval.

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

Local Planning Policy 9.12 - Short Term Rental Accommodation

Local Planning Policy 9.12 - Short-Term Rental Accommodation (LPP9.12) applies to this application. An assessment of the proposed holiday house against the provisions of LPP9.12 is included as Attachment 3.

The variations sought by the original application can be summarised as the following:

- ten (10) guests instead of six (6);
- the overcrowding of bedrooms due to proposed maximum occupancy;
- the requirement for four (4) car bays to be provided on-site when only two (2) can be appropriately accommodated; and
- missing details in the property management plan.

However, as the occupancy has now been revised to six (6) guests, this will overcome the overcrowding variation and bring the car parking on-site into compliance. A condition to update the property management plan to include check-in/check-out details and details around management of visitors and pets will be recommended.

Draft Local Planning Policy 9.12 - Short Term Rental Accommodation

Draft Local Planning Policy 9.12 - Short-Term Rental Accommodation has recently been prepared and will replace the existing LPP9.12 if adopted by Council. At the 27 August 2026 OCM the Council initiated the public advertising of Draft LPP9.12, which will close on 7 October 2026. The Draft LPP9.12 is now considered a seriously entertained document. The provisions of Draft LPP9.12 have been considered, but as the application was lodged prior to the public advertising of the policy, the provisions will only be given due regard.

The provisions of Draft LPP9.12 largely reflect the same provisions of the current LPP9.12 with respect to parking and bedroom requirements based on the occupancy numbers proposed. However, the Draft LPP9.12 sets out differing location criteria under Section 8.1, which is detailed below.

8.1 PREFERRED LOCATION	
Deemed-to-Comply	Performance Criteria
An Unhosted STRA satisfies the deemed-to-comply standard if: C1.1 The dwelling is located within the 'Regional Centre' or 'Tourism' zones.	An Unhosted STRA satisfies the Performance Criteria provisions if: P1.1 When proposed in the 'Residential' or 'Special Development' zones, the dwelling is located within the 'Preferred' areas identified in the map in Appendix A.

Where proposed holiday houses are not located within the 'Regional Centre' or 'Tourism' zones, they are not considered deemed-to-comply and must achieve the performance criteria for the assessment to progress. Proposals within the 'Residential' and 'Special Development' zones will be considered where they are located within the 'Preferred' areas identified in the map in Appendix A of Draft LPP9.12 (refer figure below).

Appendix A of Draft LPP9.12 - STRA Preferred Locations for Jurien Bay

24 Adriana Parade, Jurien Bay is located within the Beachridge Estate which is at the southern end of Jurien Bay townsite and located within the 'Not Preferred' location. If only assessed under the Draft LPP9.12 the proposal would not be supported based on location.

Notwithstanding the above, as noted previously the application was lodged prior to this policy being publicly advertised, and therefore the location is deemed acceptable under the current LPP9.12. If approved, the holiday house use will be reviewed in 12 months and if deemed unacceptable due to ongoing complaints then the approval will not be renewed.

Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with Schedule 2 ("Deemed Provisions") of the Planning and Development (Local Planning Schemes) Regulations

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2015 (LPS Regulations), the Shire is to have due regard to the relevant matters for consideration outlined under Clause 67(2).

The following matters are considered relevant to the proposed change of use and are considered in the following table.

Clause 67(2) Matters	Comment
a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	The proposed 'Holiday House' is a discretionary land use within the 'Residential' zone and can be permitted if the Shire exercises discretion to do so. The 'Holiday House' must meet the provisions of LPP9.12 to be considered appropriate and thereafter be advertised to the surrounding residents. Whilst variations have been sought by the proposal, conditions have been recommended to bring the proposal back into compliance. The proposed change of use is therefore considered to meet the aims and provisions of the scheme.
f) any local planning strategy for this Scheme endorsed by the Commission	Section 4.4 of the Shire's Local Planning Strategy addresses tourism and provides the following strategic direction: <i>'Plan for a range of tourism accommodation options to meet the needs of short-stay visitors.'</i> The proposal is considered to align with the above strategic direction. In addition to the Shire Local Planning Strategy, the Shire also has the 2012 Local Tourism Planning Strategy. Section 4.3.1.3 of this document outlines preferred locations for 'Holiday Homes' (refer image below) and states the following: <i>'In areas of high residential amenity, holiday homes are generally not considered appropriate, particularly in the more recently established residential subdivisions that are located away from the attractions and facilities desired by the tourist. As mentioned previously, tourists can create conflicts with residents through noise, parking and general lifestyle differences, and these behaviours are generally less tolerated in residential suburbs. Discretionary locations are identified as those locations which buffer the preferred areas from the residential areas. All single dwellings will be assessed on their individual merits in association with the Local Planning Policy – Holiday Homes, and subject to advertising and comments. Large holiday homes</i>

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	<i>will generally not be supported.'</i>  The subject site is located within the 'Discretionary' area. Notwithstanding the above, the perceived conflicts mentioned are unsubstantiated until a 'Holiday House' has begun operating and time is allowed to monitor the impacts the use may have on the immediate locality. As 'Holiday House' uses are required to renew every financial year, this gives the Shire the ability to monitor the use and not renew the approval if amenity impacts are identified and the property has not been managed successfully.
g) Any local planning policy for the Scheme area	The Shire's LPP9.12 applies and the proposal has been assessed against the provisions of this policy as identified above in this agenda item. There were several non-compliances from the proposal, including guest numbers, overcrowding and parking. These have all been addressed through the reduction of the maximum occupancy to six (6) guests. This will allow the proposal to comply with the maximum occupancy permitted under the land use definition, overcome overcrowding and also require only two (2) car parking bays under LPP9.12, allowing the car parking on-site to also comply.

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m) The compatibility of the development with its setting, including — i. the compatibility of the development with the desired future character of its setting; and ii. the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	The proposed land use is commercial in nature as it allows tourists to stay at the subject site for short periods of time instead of on a long term basis. It is also a general perception that tourists do not treat holiday homes as they would their own home given that they are on holiday. Therefore it is generally considered that these land uses can come with adverse amenity impacts including noise and anti-social behaviour. However, this is a generalisation associated with these proposals and the assumptions are unfounded until the holiday home begins operating and is monitored to see what impacts may arise. The proposal has a management plan in place which details the code of conduct that guests must adhere to. This includes quiet hours from 10pm - 7am, the eviction of guests if the code of conduct is not adhered to and the details of the property manager should neighbours have complaints about any noise or anti-social behaviour. The management plan, if administered appropriately, should safeguard surrounding residents from any impacts associated with the holiday home. Accordingly it is considered that the use can be compatible with adjoining developments and character of the area if appropriately managed and monitored. If it is seen to not be, the Shire has the ability to not renew the approval for the next financial year.
n) The amenity of the locality including the following - i. environmental impacts of the development; ii. the character of the locality; iii. social impacts of the development.	Refer above.
s) The adequacy of - i. the proposed means of access to and egress from the site; and ii. arrangements for the	The proposal did seek a maximum occupancy of ten (10) guests, which under LPP9.12 required four (4) car bays to be provided on-site. This would require all car bays to be in tandem to one another, which is only permitted for two (2) bays under LPP9.12.

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loading, unloading, manoeuvring and parking of vehicles;	However, as the maximum occupancy is being reduced to six (6) guests, the on-site car parking requirement also reduces to two (2) bays, which can be in tandem. This will make the car parking compliant on-site and would be considered adequate in accordance with matters).
x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals.	Refer to response to matter m) above.
y) any submissions received on the application.	Eight (8) submissions were received during the consultation period. They have been detailed and considered in the section below.

Community Consultation - Submissions Received

Eight (8) submissions were received against the application, with the schedule of submissions included as Attachment 4. Objections raised referred to the impact on the neighbourhood amenity due to noise, anti-social behaviour, limited on-site parking, the incompatibility of the land use, the non-compliance to maximum occupancy sought, and local housing shortages.

These objections have been noted and addressed below:

1. Noise and anti-social behaviour

The assumption that there will be excessive noise and anti-social behaviour is unproven as the use has not commenced. A management plan has been prepared which outlines guest etiquette expectations and the protocol to lodge complaints and the property manager's process to address them. If this is not upheld the Shire cannot renew the approval for the development after 30 June 2027.

2. Limited on-site parking

The original proposal at the time of advertising sought a maximum occupancy of ten (10) guests. This would have required an on-site car parking provision of four (4) car bays, which would require more than two (2) cars to park in tandem. This is not compliant with LPP9.12 which only permits 2 cars to park in tandem. The applicant has since reduced the maximum occupancy to six (6) guests, which will reduce on-site parking requirement to 2 bays making it compliant with LPP9.12.

3. Incompatibility of the land use

The land use is a 'D' (discretionary) use within the 'Residential' zone, meaning that it can be permitted if the Shire exercises its discretion. If the maximum occupancy is reduced as proposed in the recommendation, the parking will become compliant, and the perceived impacts associated with the land use will likely reduce as well. The use would only be incompatible if it resulted in adverse amenity impacts on the adjoining residents, it is therefore considered that the use should operate until 30 June 2027 and the renewal be provided based on any impacts it may have created during that period.

4. Maximum occupancy sought

Post advertising the applicant has reduced the maximum occupancy from ten (10) guests to six (6) to bring it into compliance with the LPS7 definition and LPP9.12.

5. Local housing shortages

This objection is noted, but the applicant and landowners have the right to propose to use their property as a 'Holiday House'. To refuse an application for a 'Holiday House' on the basis that there is a perception that there is not enough long-term rentals in the area is not considered orderly and proper planning. The proposed change of use should be considered on its merits.

Alternate Recommendation

Despite the rationale of the above assessment supporting a recommendation of approval; the following points are detailed for the purposes of presenting a counter argument should Council elect to refuse the application:

1. The proposed 'Holiday House' does not comply with the maximum occupancy, overcrowding or on-site car parking provisions under the Shire of Dandaragan's Local Planning Policy 9.12 - Short Term Rental Accommodation.
2. The proposed 'Holiday House' is considered to result in negative impacts on the amenity of the adjoining residential properties.
3. The proposed 'Holiday House' does not fall within the 'Preferred' location for holiday homes identified under Draft Local Planning Policy 9.12 - Short Term Rental Accommodation.

SUMMARY

While the original application sought approval for a Holiday House accommodating up to ten (10) guests, which would have resulted in

variations to Local Planning Policy 9.12 in relation to maximum occupancy, on-site parking and overcrowding requirements. To address these issues and reduce potential impacts on neighbouring residents, the applicant has reduced the proposed occupancy to a maximum of six (6) guests. This reduction brings the use into compliance with the Holiday House definition under LPS7, overcomes the overcrowding, reduces the parking requirement from four (4) bays to two (2) bays which can be accommodated on-site, and is expected to lessen concerns regarding noise, vehicle parking and residential amenity. With the proposed occupancy restriction, management plan and annual renewal process in place, the application is considered capable of operating in a manner that is compatible with the locality and can be appropriately monitored.

The proposed change of use falls within the 'Non-Preferred' location for a holiday house under Draft Local Planning Policy 9.12 (as outlined in this report). However, under the current LPP9.12 there is no location criteria, and the proposal is identified as being generally compliant. Accordingly, consideration has been given to the point that this application was lodged prior to the Draft LPP9.12 being made publicly available and therefore is still recommended for approval subject to conditions.

CONSULTATION

The surrounding neighbours were consulted for a period of 14 days, and eight (8) objections were received. The objections have been addressed above, and the schedule of submissions is provided in Attachment 4.

STATUTORY ENVIRONMENT

Local Planning Scheme No.7, refer to the planning assessment section of this report.

POLICY IMPLICATIONS

Local Planning Policy 9.12 (Short-Term Rental Accommodation), refer to the planning assessment section of this report.

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

Shire of Dandaragan Council Plan

Prosperity	The region will experience economic and population growth with increasing economic opportunities,
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	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 – Site Plan & Floor Plan (Doc Id: SODR-1262144384-44050).
- Attachment 2 – Property Management Plan (Doc Id: SODR-1262144384-44049).
- Attachment 3 – Planning Assessment (Doc Id: SODR-1262144384-44097).
- Attachment 4 – Schedule of Submissions (Doc Id: SODR-1262144384-44048).

(Marked 9.3.2)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council grant Development Approval for a holiday house at Lot 684 (24) Adriana Parade, Jurien Bay subject to the following conditions and advice notes:

Conditions:

- 1. All development shall be carried out only in accordance with the details of the application as approved herein and plans P1 (Site Plan), P2 (Floor Plan) and P3-P7 (Property Management Plan), dated 27 August 2026. Subject to any modifications required as a consequence of any conditions of this approval, the approved plans shall not be altered without the prior written approval of the Shire of Dandaragan.**
- 2. This approval shall run with the applicant (Right in Personam). Therefore, if a subsequent purchaser buys the property, the new purchaser will not be able to use the property for a commercial holiday house without obtaining a new development approval.**
- 3. The total number of guests to be accommodated in the holiday house shall not exceed six (6). The Property**

Management Plan is to be amended in accordance with this maximum guest occupancy.

4. The Property Management Plan is to be updated to include guest check-in and check-out times, details on management of visitors and management of pets. The revised Property Management Plan is to be submitted to the Shire for approval prior to the operation of the 'Holiday House' use.
5. The holiday house shall be operated in accordance with the approved Property Management Plan, Code of Conduct and Fire and Emergency Plan.
6. The listed 'Property Manager' shall undertake the duties listed on the 'Property Management Plan' submitted with the subject development application.
7. All parking shall be accommodated on site.
8. A sign up to 0.2m² in area listing the approved property manager's contact details must be displayed on a fence, gate or entry statement to the premises to the satisfaction of the Shire of Dandaragan prior to the commencement of the use.
9. This development approval is valid until 30 June 2027. The Holiday House land use shall cease before or on this date unless otherwise approved in writing by the Shire of Dandaragan.

Advice Notes:

- A. This is a development approval of the Shire of Dandaragan under its *Local Planning Scheme No.7*. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits, and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
- B. The applicant is advised that the commercial holiday house approval shall expire on 30 June each year. The first annual renewal fees will be waived for un-hosted accommodation which receives initial development approval within six (6) months of 30 June in the same calendar year.

- C. Non-compliance with conditions of approval and complaints received during the approval period will be considered when the Shire considers renewal of development applications.
- D. Under the *Short-Term Rental Accommodation Act 2024*, all providers of STRA (Short Term Rental Accommodation) within Western Australia, both hosted and un-hosted, are required to register their property with the STRA Register
[\(<https://www.wa.gov.au/organisation/departments-of-local-government-industry-regulation-and-safety/short-term-rental-accommodation-register>\)](https://www.wa.gov.au/organisation/departments-of-local-government-industry-regulation-and-safety/short-term-rental-accommodation-register)
- E. This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement, memorial or restrictive covenant. It is the responsibility of the applicant and landowner and not the Shire of Dandaragan to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the Shire of Dandaragan's attention.
- F. If the applicant/landowner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be submitted within 28 days of the determination.

9.3.3 PROPOSED HOLIDAY HOUSE ON, LOT 35 (11) TAHITI PLACE, JURIEN BAY

Location:	Lot 35 (11) Tahiti Place, Jurien Bay
Applicant:	Lucia Dunstan
Folder Path:	Doc Id: SODR-1262144384-39579
Disclosure of Interest:	Nil
Date:	14 September 2026
Author:	Josh Arnott, Planning Officer
Senior Officer:	Alex MacKenzie, A/Executive Manager Development Services

PROPOSAL

The purpose of the report is for Council to consider a development application for the change of use of Lot 35 (11) Tahiti Place, Jurien Bay from 'Single House' to 'Holiday House' to be used as a Short-Term Rental Accommodation (STRA) for a maximum of eight (8) guests.

BACKGROUND

The development application proposes to change the use of the existing four (4) bedroom dwelling at Lot 35 (11) Tahiti Place, Jurien Bay (subject site) from 'Single House' to 'Holiday House' to be used as a STRA. The original application proposed to accommodate a maximum of ten (10) guests on a short-term basis, but this was revised after the advertising period to a maximum of eight (8) guests.

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

Location Plan – Lot 35 (11) Tahiti Place, Jurien Bay



COMMENT

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

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

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

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

It is acknowledged that this Holiday House land use within an established residential area of Jurien Bay can negatively affect the amenity of nearby permanent residents. The objections received raised this concern as detailed in the Consultation section of this report and the Schedule of Submissions included as Attachment 4.

At present there are 149 active Short Term Rental Accommodation's within the Shire. The subject property will be managed by Ray White Jurien Bay. This management arrangement provides a local point of call for neighbouring landowners/tenants surrounding the proposed Holiday House and complies with clause 7.5 Management Protocols of the Local Planning Policy 9.12 (Short-Term Rental Accommodation) which requires Holiday House property managers to reside or have their office within 30 minutes driving distance from the premises.

Assessment of the application requires consideration of the provisions and objectives of the Shire's Local Planning Framework. Additionally, due regard must also be given to Matters to be Considered under Clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015 (*Deemed Provisions*).

PLANNING ASSESSMENT

Shire of Dandaragan Local Planning Scheme No.7

The subject site, identified as Lot 35 (11) Tahiti Place, Jurien Bay, is designated as 'Residential' (R12.5) under Local Planning Scheme No. 7 (LPS7 or Scheme). The 'Residential' zone has the following objective under LPS7:

'To provide for residential development at a range of densities with a variety of housing to meet the needs of different household types through the application of the Residential Design Codes. (Local government's intent is to provide a high standard of housing in the area within Jurien, bounded by Hastings Street, Bashford Street, Seaward Drive and Casuarina Crescent).'

The term 'Holiday House' is formally defined under Local Planning Scheme No. 7 as follows:

'means a single house (excluding Ancillary Accommodation) which might also be used from time to time for short stay accommodation for no more than six (6) people (but does not include a bed and breakfast, guesthouse, chalet and short stay accommodation unit).'

While the application generally meets the criteria for a 'Holiday House', it specifically requests a maximum of eight (8) occupants. Consequently, a variation to the standard occupancy limit has been sought.

A 'Holiday House' is classified as a Discretionary 'D' use within the 'Residential' zone, meaning that the use is not permitted unless the Shire exercises discretion and grants development approval.

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

Local Planning Policy 9.12 - Short Term Rental Accommodation

Local Planning Policy 9.12 - Short-Term Rental Accommodation (LPP9.12) applies to this application. An assessment of the proposed holiday house against the provisions of LPP9.12 has been included as Attachment 3.

The variations sought can be summarised as the following:

- eight (8) guests instead of six (6); and
- the overcrowding of bedrooms due to proposed maximum occupancy results in some rooms only being usable for children.

It is recommended that a condition be applied to reduce the maximum occupancy to six (6) guests, which would also overcome the overcrowding variation.

Draft Local Planning Policy 9.12 - Short Term Rental Accommodation

Draft Local Planning Policy 9.12 - Short-Term Rental Accommodation has recently been prepared and will replace the existing LPP9.12 if adopted by Council. At the 27 August 2026 OCM the Council initiated the public advertising of Draft LPP9.12, which will close on 7 October 2026. The Draft LPP9.12 is now considered a seriously entertained document. The provisions of Draft LPP9.12 have been considered, but as the application was lodged prior to the public advertising of the policy, the provisions will only be given due regard.

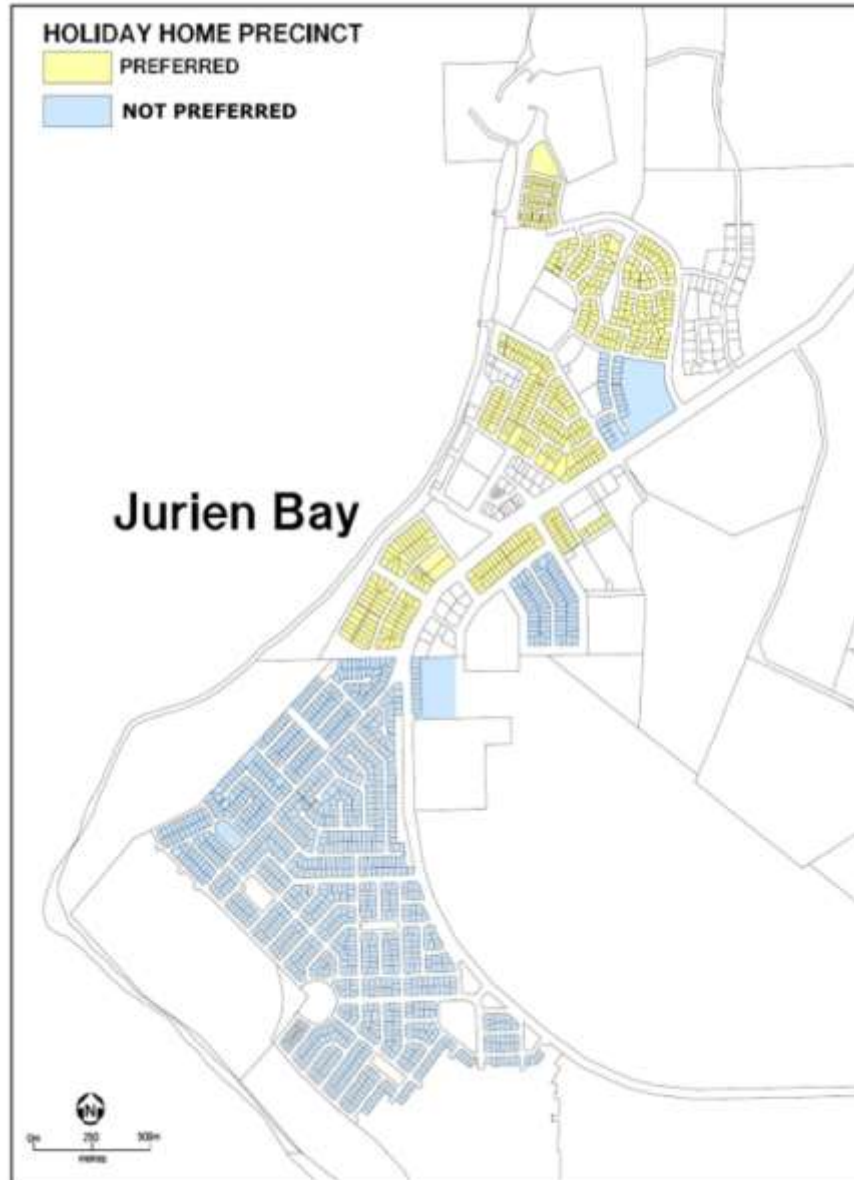
The provisions of Draft LPP9.12 largely reflect the same provisions of the current LPP9.12 with respect to parking and bedroom requirements based on the occupancy numbers proposed. However, the Draft LPP9.12 sets out differing location criteria under Section 8.1, which is detailed below.

8.1 PREFERRED LOCATION	
Deemed-to-Comply	Performance Criteria
An Unhosted STRA satisfies the deemed-to-comply standard if: C1.1 The dwelling is located within the 'Regional Centre' or 'Tourism' zones.	An Unhosted STRA satisfies the Performance Criteria provisions if: P1.1 When proposed in the 'Residential' or 'Special Development' zones, the dwelling is located within the 'Preferred' areas identified in the map in Appendix A.

Where proposed holiday houses are not located within the 'Regional Centre' or 'Tourism' zones, they are not considered deemed-to-comply and must achieve the performance criteria for the assessment to progress. Proposals within the 'Residential' and 'Special Development' zones will be considered where they are

located within the 'Preferred' areas identified in the map in Appendix A of Draft LPP9.12 (refer figure).

Appendix A of Draft LPP9.12 - STRA Preferred Locations for Jurien Bay



11 Tahiti Place, Jurien Bay is located within the 'Not Preferred' location just beyond the southern edge of the 'Preferred' location. If only assessed under the Draft LPP9.12 the proposal would not be supported based on location.

Notwithstanding the above, as noted above the application was lodged prior to this policy being publicly advertised, and therefore the location is deemed acceptable. If approved, the holiday house use will be reviewed in 12 months and if deemed unacceptable due to ongoing complaints then the approval will not be renewed.

Planning and Development (Local Planning Schemes) Regulations 2015

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In accordance with Schedule 2 ("Deemed Provisions") of the Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations), the Shire is to have due regard to the relevant matters for consideration outlined under Clause 67(2).

The following matters are considered relevant to the proposed change of use and are considered in the following table.

Clause 67(2) Matters	Comment
a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	The proposed 'Holiday House' is a discretionary land use within the 'Residential' zone and can be permitted if the Shire exercises discretion to do so. The 'Holiday House' must meet the provisions of LPP9.12 to be considered appropriate and thereafter be advertised to the surrounding residents. Whilst variations have been sought by the proposal, conditions have been recommended to bring the proposal back into compliance. The proposed change of use is therefore considered to meet the aims and provisions of the scheme.
f) any local planning strategy for this Scheme endorsed by the Commission	Section 4.4 of the Shire's Local Planning Strategy addresses tourism and provides the following strategic direction: <i>'Plan for a range of tourism accommodation options to meet the needs of short-stay visitors.'</i> The proposal is considered to align with the above strategic direction. In addition to the Shire Local Planning Strategy, the Shire also has the 2012 Local Tourism Planning Strategy. Section 4.3.1.3 of this document outlines preferred locations for 'Holiday Homes' (refer image below) and states the following: <i>'In areas of high residential amenity, holiday homes are generally not considered appropriate, particularly in the more recently established residential subdivisions that are located away from the attractions and facilities desired by the tourist. As mentioned previously, tourists can create conflicts with residents through noise, parking and general lifestyle differences, and these behaviours are generally less tolerated in residential suburbs. Discretionary locations are identified as those locations which buffer the preferred areas from the residential areas. All single dwellings will be assessed on their individual merits in association with the Local</i>

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Planning Policy – Holiday Homes, and subject to advertising and comments. Large holiday homes will generally not be supported.'



The subject site is located within the 'Discretionary' area.

Notwithstanding the above, the perceived conflicts mentioned are unsubstantiated until a 'Holiday House' has begun operating and time is allowed to monitor the impacts the use may have on the immediate locality. As 'Holiday House' uses are required to renew every financial year, this gives the Shire the ability to monitor the use and not renew the approval if amenity impacts are identified and the property has not been managed successfully.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 24 SEPTEMBER 2026

g) Any local planning policy for the Scheme area	The Shire's LPP9.12 applies and the proposal has been assessed against the provisions of this policy as identified above in this agenda item. There are several non-compliances from the proposal, including guest numbers and overcrowding. To address this, a condition has been recommended to reduce the maximum occupancy to six (6) guests. This will allow the proposal to comply with the maximum occupancy permitted under the land use definition and overcome overcrowding requirements under LPP9.12.
m) The compatibility of the development with its setting, including — i. the compatibility of the development with the desired future character of its setting; and ii. the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	The proposed land use is commercial in nature as it allows tourists to stay at the subject site for short periods of time instead of on a long term basis. It is also a general perception that tourists do not treat holiday homes as they would their own home given that they are on holiday. Therefore it is generally considered that these land uses can come with adverse amenity impacts including noise and anti-social behaviour. However, this is a generalisation associated with these proposals and the assumptions are unfounded until the holiday home begins operating and is monitored to see what impacts may arise. The proposal has a management plan in place which details the code of conduct that guests must adhere to. This includes quiet hours from 10pm - 7am, the eviction of guests if the code of conduct is not adhered to and the details of the property manager should neighbours have complaints about any noise or anti-social behaviour. The management plan, if administered appropriately, should safeguard surrounding residents from any impacts associated with the holiday home. Accordingly it is considered that the use can be compatible with adjoining developments and character of the area if appropriately managed and monitored. If it is seen to not be, the Shire has the ability to not renew the approval for the

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 24 SEPTEMBER 2026

	next financial year.
n) The amenity of the locality including the following - i. environmental impacts of the development; ii. the character of the locality; iii. social impacts of the development.	Refer above.
x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals.	Refer to response to matter m) above.
y) any submissions received on the application.	Two (2) submissions were received during the consultation period, one (1) email and one (1) phone call. They have been detailed and considered in the section below.

Community Consultation - Submissions Received

Two (2) submissions were received against the application, with the schedule of submissions included as Attachment 4. One (1) objection was received via email and one (1) submission (neither objecting nor supporting) was received via phone call. The objection raised referred to the impact on the neighbourhood amenity due to noise, anti-social behaviour, limited on-site parking, the incompatibility of the land use and the non-compliance to maximum occupancy sought.

These objections have been noted and addressed below:

1. Noise and anti-social behaviour

The assumption that there will be excessive noise and anti-social behaviour is unproven as the use has not commenced. A management plan has been prepared which outlines guest etiquette expectations and the protocol to lodge complaints and the property manager's process to address them. If this is not upheld the Shire cannot renew the approval for the development after 30 June 2027.

2. Limited on-site parking

The current proposal seeks a maximum occupancy of eight (8) guests. This requires an on-site car parking provision of three (3) car bays, which can be adequately provided on-site. Notwithstanding this, a condition is proposed in the recommendation restricting the maximum occupancy to six (6)

guests, which would reduce on-site parking provision to 2 bays, resulting in less vehicles being on-site and within the street associated with the property.

3. Incompatibility of the land use

The land use is a 'D' (discretionary) use within the 'Residential' zone, meaning that it can be permitted if the Shire exercises its discretion. If the maximum occupancy is reduced as proposed in the recommendation the perceived impacts associated with the land use will likely reduce as well. The use would only be incompatible if it resulted in adverse amenity impacts on the adjoining residents, it is therefore considered that the use should operate until 30 June 2027 and the renewal be provided based on any impacts it may have created during that period.

4. Maximum occupancy sought

It is proposed to include a condition to reduce the maximum occupancy from eight (8) guests to six (6) to bring it into compliance with the LPS7 definition and LPP9.12.

Alternate Recommendation

Despite the rationale of the above assessment supporting a recommendation of approval; the following points are detailed for the purposes of presenting a counter argument should Council elect to refuse the application:

1. The proposed 'Holiday House' does not comply with the maximum occupancy provisions under the Shire of Dandaragan's Local Planning Policy 9.12 - Short Term Rental Accommodation.
2. The proposed 'Holiday House' is considered to result in negative impacts on the amenity of the adjoining residential properties.
3. The proposed 'Holiday House' does not fall within the 'Preferred' location for holiday homes identified under Draft Local Planning Policy 9.12 – Short Term Rental Accommodation.

SUMMARY

While the application seeks approval for a Holiday House accommodating up to eight (8) guests (revised from 10), the proposal does not fully comply with Local Planning Scheme No. 7 and Local Planning Policy 9.12 in relation to maximum occupancy and overcrowding requirements. To address these issues and reduce potential impacts on neighbouring residents, it is

recommended that approval be granted subject to a condition limiting occupancy to a maximum of six (6) guests. This reduction brings the use into compliance with the Holiday House definition under LPS7, overcomes the overcrowding, and is expected to lessen concerns regarding noise, vehicle parking and residential amenity. With the proposed occupancy restriction, management plan and annual renewal process in place, the application is considered capable of operating in a manner that is compatible with the locality and can be appropriately monitored.

The proposed change of use falls within the 'Non-Preferred' location for a holiday house under Draft Local Planning Policy 9.12 (as outlined in this report). However, under the current LPP9.12 there is no location criteria, and the proposal is identified as being generally compliant. Accordingly, consideration has been given to the point that this application was lodged prior to the Draft LPP9.12 being made publicly available and therefore is still recommended for approval subject to conditions.

CONSULTATION

The surrounding neighbours were consulted for a period of 14 days, and two (2) submissions were received (one objection, one neither objecting nor supporting). The objection has been addressed above, and the schedule of submissions is provided in Attachment 4.

STATUTORY ENVIRONMENT

Local Planning Scheme No.7, refer to the planning assessment section of this report.

POLICY IMPLICATIONS

Local Planning Policy 9.12 (Short-Term Rental Accommodation), refer to the planning assessment section of this report.

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

Shire of Dandaragan Council Plan

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

ATTACHMENTS

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

- Attachment 1 – Site Plan & Floor Plan (Doc Id: SODR-1262144384-44060).
- Attachment 2 – Property Management Plan (Doc Id: SODR-1262144384-44061).
- Attachment 3 – Planning Assessment (Doc Id: SODR-1262144384-44094).
- Attachment 4 – Schedule of Submissions (Doc Id: SODR-1262144384-44062).

(Marked 9.3.3)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council grant development approval for a holiday house at Lot 35 (11) Tahiti Place, Jurien Bay subject to the following conditions and advice notes:

Conditions:

- 1. All development shall be carried out only in accordance with the details of the application as approved herein and plans P1 (Site Plan), P2 (Floor Plan) and P3-P7 (Property Management Plan), dated 27 August 2026. Subject to any modifications required as a consequence of any conditions of this approval, the approved plans shall not be altered without the prior written approval of the Shire of Dandaragan.**
- 2. This approval shall run with the applicant (Right in Personam). Therefore, if a subsequent purchaser buys the property, the new purchaser will not be able to use the property for a commercial holiday house without obtaining a new development approval.**
- 3. The total number of guests to be accommodated in the holiday house shall not exceed six (6). The Property Management Plan is to be amended in accordance with this maximum guest occupancy.**
- 4. The holiday house shall be operated in accordance with the approved Property Management Plan, Code of Conduct and Fire and Emergency Plan.**
- 5. The listed 'Property Manager' shall undertake the duties listed on the 'Property Management Plan' submitted with the subject development application.**

6. All parking shall be accommodated on site.
7. A sign up to 0.2m² in area listing the approved property manager's contact details must be displayed on a fence, gate or entry statement to the premises to the satisfaction of the Shire of Dandaragan prior to the commencement of the use.
8. This development approval is valid until 30 June 2027. The Holiday House land use shall cease before or on this date unless otherwise approved in writing by the Shire of Dandaragan.

Advice Notes:

- A. This is a development approval of the Shire of Dandaragan under its *Local Planning Scheme No.7*. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits, and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
- B. The applicant is advised that the commercial holiday house approval shall expire on 30 June each year. The first annual renewal fees will be waived for un-hosted accommodation which receives initial development approval within six (6) months of 30 June in the same calendar year.
- C. Non-compliance with conditions of approval and complaints received during the approval period will be considered when the Shire considers renewal of development applications.
- D. Under the Short-Term Rental Accommodation Act 2024, all providers of STRA (Short Term Rental Accommodation) within Western Australia, both hosted and un-hosted, are required to register their property with the STRA Register (<https://www.wa.gov.au/organisation/departments-of-local-government-industry-regulation-and-safety/short-term-rental-accommodation-register>)
- E. This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement, memorial or restrictive covenant. It is the responsibility of the applicant and

landowner and not the Shire of Dandaragan to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the Shire of Dandaragan's attention.

F. If the applicant/landowner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be submitted within 28 days of the determination.

9.4 GOVERNANCE & ADMINISTRATION

9.4.1 MEDICAL SERVICES AGREEMENT - NOVATION OF CONTRACT

Location:	Not Applicable
Applicant:	Spectrum Health Group Pty Ltd / Family Doctor Pty Ltd
File Reference:	Doc Id: SODR-1792953452-2615
Disclosure of Interest:	Nil
Date:	11 September 2026
Author:	Brent Bailey, Chief Executive Officer
Senior Officer:	Not Applicable

PROPOSAL

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

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

BACKGROUND

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

Spectrum Health Group Pty Ltd previously proposed a transaction involving Avid Health Holdings Pty Ltd. That proposed transaction was discontinued by the parties.

Spectrum Health Group Pty Ltd has since advised the Shire of a separate proposed change in ownership and/or business structure involving Family Doctor Pty Ltd, which may result in the Medical Services Agreement and associated lease being transferred to that entity. While the request may be described as an assignment, officers consider that a novation may be the more appropriate mechanism if Spectrum Health Group Pty Ltd will not continue as the operating entity following completion of the sale. The appropriate legal mechanism will be determined and documented by the Shire's lawyers if Council supports the proposal.

The existing Agreement includes a single extension option only, which has been implemented and expires on 31 October 2027. There are no further rights of extension, and any continuation of

medical services beyond that date would require Council to consider a new contractual arrangement.

COMMENT

Spectrum Health Group Pty Ltd has submitted a new request seeking Council's consideration of an assignment or novation of the Medical Services Agreement and associated lease to Family Doctor Pty Ltd, subject to formal transaction and legal documentation.

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

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

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

Information provided to date includes:

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

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

Based on the information provided, Family Doctor Pty Ltd appears to have substantial experience and operational capacity to hold the Medical Services Agreement. Established in 2008 and wholly owned by general practitioner Dr Rodney Aziz, Family Doctor reports that it owns and operates 114 medical and dental practices across six Australian states, including metropolitan and regional locations and practices operating under a range of leasing arrangements.

The information pack describes a centralised head office structure supporting finance, payroll, information technology, telecommunications and operations, with local practice managers responsible for day-to-day operations. It also reports a cash-flow-positive operating model, 2025 revenue of approximately \$100 million, a capital adequacy ratio of 45.6 per cent, KKR as financier and 100 per cent founder equity. These representations indicate established systems, scale and financial capacity; however,

appropriate verification and due diligence should be completed before the novation takes effect.

If Spectrum Health Group Pty Ltd will not continue as the operating entity following completion of the proposed transaction, any consent should ensure that the Medical Services Agreement and associated lease are transferred wholly to Family Doctor Pty Ltd. This should include all contractual rights, obligations and liabilities, with no unintended residual reliance on Spectrum Health Group Pty Ltd.

Although the supplied information indicates that Family Doctor Pty Ltd is an established and experienced practice operator, Council may wish to make any consent subject to satisfactory due diligence and conditions addressing service continuity of medical services, compliance with the Agreement's service standards and KPIs, financial and insurance compliance, corporate accountability, and execution of legal documentation formally binding Family Doctor Pty Ltd to all existing contractual obligations and risk allocations under the Medical Services Agreement and associated lease.

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

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

Council may:

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

CONSULTATION

- Spectrum Health Group Pty Ltd
- Family Doctor Pty Ltd

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

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

ATTACHMENTS

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

- Correspondence from Spectrum Health Group Pty Ltd – request for assignment or novation (Doc ID: SODR-1739978813-10298).
- Family Doctor Information Pack for Landlords (Doc ID: SODR-1739978813-10286).

(Marked 9.4.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

- 1. Consents in principle to the assignment or novation of the Medical Services Agreement from Spectrum Health Group Pty Ltd to Family Doctor Pty Ltd, subject to satisfactory due diligence and the following conditions:**
 - a) Execution of a deed of assignment or novation to the satisfaction of the Chief Executive Officer;**
 - b) The incoming entity being bound by all existing and future obligations under the Medical Services Agreement and lease;**
 - c) No release or waiver of Council's rights in respect of any breach, liability or claim arising prior to the novation, unless such liability is expressly assumed by the incoming entity;**

- d) Demonstration of clinical, operational and financial capability to meet all service requirements and KPIs;**
 - e) Provision of insurance certificates of currency prior to the assignment taking effect;**
 - f) Confirmation that continuity of medical services will be maintained without interruption; and**
 - g) Payment of the Shire's reasonable legal and administrative costs associated with the assignment or novation process;**
- 2. Authorises the Chief Executive Officer to negotiate and execute any necessary legal documentation, including a deed of assignment or novation, subject to legal advice and on terms acceptable to the Shire.**

9.4.2 STATUTORY COMPLIANCE AUDIT RETURN 2025

Location:	Shire of Dandaragan
Applicant:	N/A
File Reference:	Doc Id: SODR-1739978813-10262
Disclosure of Interest:	Nil
Date:	26 August 2026
Author:	Kristy Dean, Administration & Council Support Officer
Senior Officer:	Rebecca Pink, Executive Manager Cooperate Services

PROPOSAL

To adopt the statutory Compliance Audit Return for the period 1 January 2025 to 31 December 2025.

BACKGROUND

Local governments in Western Australia are required to complete, on an annual basis, a Compliance Audit Return (CAR). The Return is a self-assessment of compliance with the *Local Government (Audit) Regulations 1996* and covers areas of compliance considered high risk as follows:

- Financial interest disclosures;
- Procurement and tendering;
- Delegation and use of delegated power;
- The recruitment and appointment of the Chief Executive Officer; and
- Integrated planning and reporting.

The 2025 CAR is the first return to be administered by the Local Government Inspectorate following its establishment on 1 January 2026. The completed CAR was reviewed by the Audit, Risk and Improvement Committee (ARIC) at its meeting held on 23 September 2026 before being presented to Council for consideration. Following Council's review and adoption, a certified copy of the return, together with any ARIC recommendations, the relevant Council minutes and any additional explanatory or qualifying information, must be submitted to the Local Government Inspector by 30 September 2026.

COMMENT

For the period 1 January 2025 to 31 December 2025, the CAR demonstrates that the Shire achieved the required level of compliance across the areas assessed. Completion of the return involved reviewing the Shire's relevant records, registers, procedures and decision-making processes against the prescribed statutory requirements. The outcome provides assurance that appropriate governance and administrative controls were in place and that the Shire's obligations in relation to financial interest disclosures, procurement and tendering, delegated authority, Chief Executive Officer recruitment and integrated planning and reporting were addressed during the reporting period.

The CAR also supports transparency and accountability by providing the Audit, Risk and Improvement Committee and Council with a formal opportunity to consider the Shire's compliance performance, identify any matters requiring clarification or improvement, and ensure that follow-up action is undertaken where necessary. Following endorsement by the Audit, Risk and Improvement Committee, the CAR will be presented to Council for adoption before being submitted to the Local Government Inspector together with a certified copy of the return, the relevant Council minutes and any additional explanatory information required. This process will enable the Shire to meet its statutory reporting obligations within the prescribed timeframe and maintain a clear record of its compliance review and approval process.

CONSULTATION

- Chief Executive Officer
- Executive Manager Corporate Services
- Human Resources

STATUTORY ENVIRONMENT

Section 7.13(1)(i) of the *Local Government Act 1995* requires local governments to undertake an audit of compliance in the prescribed manner and approved form. Regulation 14 of the *Local Government (Audit) Regulations 1996* requires the Chief Executive Officer to prepare the CAR and provide it to the ARIC for review. Regulation 15 requires the adopted and signed CAR, together with any recommendations, the relevant Council minutes and any additional explanatory or qualifying information, to be provided to the Local Government Inspector. Transitional provisions require the 2025 CAR to be submitted by 30 September 2026.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- Compliance Audit Return 2025 (Doc Id: SODR-1739978813-10289).
- Audit, Risk, Improvement Committee Minutes to come (Doc Id:)
(Marked 9.4.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council adopts the Compliance Audit Return for the period 1 January 2025 to 31 December 2025.

9.5 COUNCILLOR INFORMATION BULLETIN**9.5.1 SHIRE OF DANDARAGAN – BUILDING STATISTICS – AUGUST 2026**

Document ID: SODR-2045798944-38789

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

9.5.2 SHIRE OF DANDARAGAN – PLANNING STATISTICS – AUGUST 2026

Document ID: SODR-2045798944-38792

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

9.5.3 SHIRE OF DANDARAGAN – ENVIRONMENTAL HEALTH STATISTICS – AUGUST 2026

Document ID: SODR-2045798944-38794

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

9.5.4 SHIRE OF DANDARAGAN TOURISM / LIBRARY / COMMUNITY ACTIVITIES REPORT FOR AUGUST 2026

Document ID: SODR-1876983588-3089

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

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



ATTACHMENTS

FOR ORDINARY COUNCIL MEETING [DATE]



Creditor Payment Report
01 August 2026 to 31 August 2026

Cheque Payments							
Payment Number	Date	Cheque Number	Creditor Number	Invoice No	Creditor Name	Invoice Description	Inclusive Amount

Cheque Total							.00
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Electronic Funds Transfer Payments							
Payment Number	Date	Cheque Number	Creditor Number	Invoice No	Creditor Name	Invoice Description	Inclusive Amount

CP.40	06-08-2026	EFT	290	Training Reimbursement	A. Pink	Training Reimbursement	179.40
CP.40	06-08-2026	EFT	89	1014878597	Australia Post	Postage	233.35
CP.40	06-08-2026	EFT	138	5309	Avantgarde Technologies Pt Ltd	Managed CCTV Services	2,277.13
CP.40	06-08-2026	EFT	138	5324	Avantgarde Technologies Pt Ltd	Managed CCTV Services	990.00
CP.40	06-08-2026	EFT	138	5308.	Avantgarde Technologies Pt Ltd	Managed CCTV Services	15,943.94
CP.40	06-08-2026	EFT	106	150029051 July 2026	Avdata Australia	150029051 July 2026	232.19
CP.40	06-08-2026	EFT	252	64948	Badgingarra Motors	Batteries - Badgingarra BFB Hino 2.4	695.77
CP.40	06-08-2026	EFT	118	88	Bay Bakery Cafe	Hamburger Rolls	36.00
CP.40	06-08-2026	EFT	81	5006927099	BOC Gases	Gas Bottles Hire	82.92
CP.40	06-08-2026	EFT	159	30012755	Brook Marsh Pty Ltd	Survey Hunter road	1,149.50
CP.40	06-08-2026	EFT	230	20901	BSS Employee Assistance Pty Ltd	EAP	242.00
CP.40	06-08-2026	EFT	103	159875	Central West Building Pty Ltd	Dog Pound constructions	21,175.00
CP.40	06-08-2026	EFT	181	1203	Chero's Contracting T/A RDI Transport	Gas bottles swap sandy cape	210.00
CP.40	06-08-2026	EFT	12	15242	Dandaragan Mechanical Services	12v batteries	1,663.20
CP.40	06-08-2026	EFT	139	1820494	Datacom Solutions (AU) Pty Ltd	Datascape Progress Claim 3	38,500.00
CP.40	06-08-2026	EFT	62	TF063228	Department of Water and Environmental Regulation	Tracking Form 063228	44.00
CP.40	06-08-2026	EFT	82	10414763	Derricks Auto- Ag & Hardware Plus	Safety uniforms	230.00
CP.40	06-08-2026	EFT	19	3156	Direct Contracting Pty Ltd	Dandaragan Street footpath - backfill of footpath, reshape verges and re-establish driveways	16,500.00
CP.40	06-08-2026	EFT	19	3157/3158	Direct Contracting Pty Ltd	Grading and rolling assorted roads	11,198.00
CP.40	06-08-2026	EFT	96	807883	Fuel Distributors of WA Pty Ltd	Diesel	37,538.55
CP.40	06-08-2026	EFT	30	5873	Ignite Electrical	Replacement light sensors	393.27
CP.40	06-08-2026	EFT	79	119	JPA Planning	Consulting fees	1,701.92
CP.40	06-08-2026	EFT	98	0495-0492-0491	Jurien Auto Electrics	Fix light on DN052 / repair to trax lights PCL007	509.00
CP.40	06-08-2026	EFT	98	487	Jurien Auto Electrics	Canover LT inspection	150.00
CP.40	06-08-2026	EFT	153	7026	Jurien Bay District High School	Year 6 Camp Donation	500.00
CP.40	06-08-2026	EFT	83	July Account 2026	Jurien Bay IGA	July Account 2026	1,466.97
CP.40	06-08-2026	EFT	31	10403569	Jurien Bay Mitre 10	Fridge for Depot	1,199.00
CP.40	06-08-2026	EFT	176	8282	Jurien Bay Panel & Paint Pty Ltd	Excess - Insurance repairs DN059	500.00
CP.40	06-08-2026	EFT	274	00042	Jurien Bay Progress Association Inc	Economic Grants	10,000.00
CP.40	06-08-2026	EFT	125	4331	Jurien Trenching & Excavations	Dandy grave digging	852.50
CP.40	06-08-2026	EFT	40	74298	Jurien Tyre & Auto	Service and wheel alignment DN86	763.00
CP.40	06-08-2026	EFT	2	78452225	Landgate	Valuations	996.00
CP.40	06-08-2026	EFT	67	54	Lyall Ward	July Waste Management	2,288.00
CP.40	06-08-2026	EFT	201	245350	Mc Mullen Nolan Group Pty Ltd	POZI annual licence	12,100.00

CP.40	06-08-2026	EFT	631	Fuel Reimbursement	Mr R. West	Fuel Reimbursement	50.18
CP.40	06-08-2026	EFT	95	914812076	Nutrien Ag Solutions	Supply of 50mm tap for Dandaragan Depot	56.43
CP.40	06-08-2026	EFT	95	914863841	Nutrien Ag Solutions	Rappid set concrete	132.00
CP.40	06-08-2026	EFT	471	22702	Outward Bound Australia	Youth Scholarship	1,997.00
CP.40	06-08-2026	EFT	43	35027	RBC Rural	Colour cartridges for office printers	1,098.43
CP.40	06-08-2026	EFT	43	35070	RBC Rural	Service C6010 printer	275.00
CP.40	06-08-2026	EFT	488	1397	Rural Infrastructure Services	RRG services	2,728.80
CP.40	06-08-2026	EFT	121	3213	Sherrin Rentals	Hire of multi tyred roller	5,819.00
CP.40	06-08-2026	EFT	101	151679	T- Quip	STARTER MOTOR	463.57
CP.40	06-08-2026	EFT	101	151825-151676	T- Quip	Mower parts 3310	845.31
CP.40	06-08-2026	EFT	22	7402	The Last Drop Plumbing Co	Replacement toilet male toilets Cervantes rec centre	1,158.30
CP.40	06-08-2026	EFT	376	429351	The University of New England	Term 2 fees staff training	1,327.80
CP.40	06-08-2026	EFT	64	51618	Vanguard Print	Tourism Merchandise	403.43
CP.40	06-08-2026	EFT	114	5559432	Waterlogic Australia Pty Ltd	Lease equipment	1,660.95
CP.40	06-08-2026	EFT	107	WFSN Meeting 24/7/2026	Wayne Gibson (Cr)	WFSN Meeting 24/7/2026	437.00
CP.40	06-08-2026	EFT	618	7001407	Worldwide Joondalup	Pre-start books for Dandaragan depot	570.00
CP.40	06-08-2026	EFT	163	104	ZEC Property Staging and Maintenance Services	Hire Mini Digger Sandy Cape	1,453.50
CP.44	13-08-2026	EFT	93	3121489	Afgri Equipment Australia Pty Ltd	Teeth for 644K loader	2,328.57
CP.44	13-08-2026	EFT	609	5023	All4cycling Pty Ltd	Replacement Bike Pump and Hose Cervantes Catalonia park	300.40
CP.44	13-08-2026	EFT	475	1428	AstroTourism WA Pty Ltd T/as Stargazers Club WA	AstroToursim Towns annual report	3,850.00
CP.44	13-08-2026	EFT	517	2834	Australia Day Council of WA Inc	Gold Membership Subscription- Community Recognition Awards	836.00
CP.44	13-08-2026	EFT	380	WF26-10	Avon Midland Country Zone Of Wa	Wheatbelt Forum 2026 - Cr Lethlean & Cr Young	260.00
CP.44	13-08-2026	EFT	643	67086	Bailey's Fertilisers	Supply of energy turf fertiliser	2,420.00
CP.44	13-08-2026	EFT	269	0140	Bond Family Trust T/A Overland Media	Tourism Expenses	8,250.00
CP.44	13-08-2026	EFT	50	3090390189722590 Pay ending 11/08/2026	Child Support	Pay ending 11/08/2026	205.18
CP.44	13-08-2026	EFT	362	31	Christian Englelke	Rehab of Shire used gravel pit	8,000.00
CP.44	13-08-2026	EFT	29	106519	Corsign (WA) Pty Ltd	Bollards and Caps for signs	8,063.00
CP.44	13-08-2026	EFT	57	SI009884	Council First	CouncilFirst Subscription	6,129.44
CP.44	13-08-2026	EFT	6	July 2026	D Greenwood	Tip Contract	1,386.67
CP.44	13-08-2026	EFT	112	July Account 2026	Dandaragan Store	July Account 2026	59.05
CP.44	13-08-2026	EFT	82	10415930	Derricks Auto- Ag & Hardware Plus	Gas blow torch kit	131.00
CP.44	13-08-2026	EFT	144	14749	Engenuity Engineering Pty Ltd	Installment for Cervantes Change Rooms	111,760.00
CP.44	13-08-2026	EFT	645	Contribution to Cross Over	Harry Hermans	Contribution to Cross Over	300.00
CP.44	13-08-2026	EFT	334	55392	Huggable Toys	Visitor Centre Stock	371.80
CP.44	13-08-2026	EFT	287	5401	Innes Air & Electrical Pty Ltd	Replacement air-conditioning unit	3,307.79
CP.44	13-08-2026	EFT	204	1817	Jurien Bay Country Golf Club	Jurien Bay Golf Club - Final Irrigation Grant Payment	20,880.79
CP.44	13-08-2026	EFT	76		Jurien Bay Realty	Staff Housing 16/08 - 27/08	960.00
CP.44	13-08-2026	EFT	76		Jurien Bay Realty	Staff Housing 1/09 - 14/09	1,500.00
CP.44	13-08-2026	EFT	13	8754	Jurien Signs	Signage for new footpath to industrial area	836.00
CP.44	13-08-2026	EFT	40	74393/74565	Jurien Tyre & Auto	Service DN149/DN051	1,456.65
CP.44	13-08-2026	EFT	40	74591	Jurien Tyre & Auto	Replace cracked windscreen 7 yarder	770.00
CP.44	13-08-2026	EFT	511	pi13005112	Lewis Motors	Wiper blades	57.76
CP.44	13-08-2026	EFT	438	IG88-2	Market Creations Agency Pty Ltd	Shire website hosting and routine support	16,214.00
CP.44	13-08-2026	EFT	238	51-PI0101938	Marketforce Pty Ltd	Production of Badgingarra Recreation Precinct Masterplan Graphic Design	1,751.75
CP.44	13-08-2026	EFT	222	si2001457	Modus Australia	Payment Instalment for Toilet Block Pioneer Park Jurien	69,295.05
CP.44	13-08-2026	EFT	466	20124172	Moora Hardware	FLUORESENT TUBES & STARTERS	68.49
CP.44	13-08-2026	EFT	266	411	Northlea Homes	Replacement Patio At Shire house	34,695.00

CP.44	13-08-2026	EFT	28	291	Pinnacles Traffic Management Services	Traffic Control for Dandy Road	2,660.63
CP.44	13-08-2026	EFT	352		Ray White Jurien Bay	Staff Housing 19/08/2026 - 1/09/2026	1,000.00
CP.44	13-08-2026	EFT	352		Ray White Jurien Bay	Staff Housing 19/08/2026 - 1/09/2026	1,300.00
CP.44	13-08-2026	EFT	352		Ray White Jurien Bay	Staff Housing 26/08/2026 - 8/09/2026	1,400.00
CP.44	13-08-2026	EFT	607	996.	Shire of Wickepin	LGISWA Intermunicipal Golf Wickepin	820.00
CP.44	13-08-2026	EFT	116	c649247-7-2026	Supagas Pty Ltd	Gas Bottle Hire	151.98
CP.44	13-08-2026	EFT	522	40858	Talis Consultants Pty Ltd	25/26 road construction upgrades	1,144.00
CP.44	13-08-2026	EFT	16	764	Team Global Express Pty Ltd	Freight	141.63
CP.44	13-08-2026	EFT	60	04169079 August 2026	Telstra	SMS Service	1,516.86
CP.44	13-08-2026	EFT	642	2643	Tumble Tots Party Hire	Teddy Bear Picnic Event -Soft play	1,417.80
CP.44	13-08-2026	EFT	4	1723	Vari- Skilled	Spraying Swales	4,550.00
CP.44	13-08-2026	EFT	4	1717	Vari- Skilled	Mowing Contract	21,687.00
CP.44	13-08-2026	EFT	41	2572910	Westrac Equipment	VALVE COVER BASEs, INJECTOR SLEEVES, GASKETs, O,RING AND E CLIP	2,079.29
CP.49	20-08-2026	EFT	138	5334	Avantgarde Technologies Pt Ltd	Laptops	7,096.41
CP.49	20-08-2026	EFT	138	5335	Avantgarde Technologies Pt Ltd	Equipment purchase - QTE5787	35,816.56
CP.49	20-08-2026	EFT	17	78472	Avon Waste	Waste Collection	21,979.31
CP.49	20-08-2026	EFT	614	26204	Borrell Rafferty Associates Pty Ltd	Cost Estimate - Badgingarra Recreation Precinct Masterplan	1,375.00
CP.49	20-08-2026	EFT	230	21127	BSS Employee Assistance Pty Ltd	Staff EAP Support	242.00
CP.49	20-08-2026	EFT	66	BSL July 2026	Building And Energy	BSL July 2026	7,018.91
CP.49	20-08-2026	EFT	441	134266	City Of Greater Geraldton	City of Greater Geraldton- MldWest Libraries Consortium	3,098.31
CP.49	20-08-2026	EFT	109	122556.	CONNECT Call Centre Services	Overcalls fee for contract CA0282 for month of July 2026	526.90
CP.49	20-08-2026	EFT	29	106517	Corsign (WA) Pty Ltd	New road signage for Cowalla + Winjardie Road projects	6,516.40
CP.49	20-08-2026	EFT	29	107024	Corsign (WA) Pty Ltd	Sign caps for workshop	165.00
CP.49	20-08-2026	EFT	649	Verge Bond Cervantes	Deanne E Macri	Verge Bond Cervantes	1,000.00
CP.49	20-08-2026	EFT	62	TF063627	Department of Water and Environmental Regulation	Tracking Form 6920384	44.00
CP.49	20-08-2026	EFT	82	10415928	Derricks Auto- Ag & Hardware Plus	Bags of dynamic lifter	99.70
CP.49	20-08-2026	EFT	617	12887	Greenhead Plumbing and Gas	Pump Outs - Sandy Cape	5,995.00
CP.49	20-08-2026	EFT	79	0122	JPA Planning	Consultancy	1,965.39
CP.49	20-08-2026	EFT	153	7032	Jurien Bay District High School	End of year school awards	300.00
CP.49	20-08-2026	EFT	110	31534/31573	Jurien Bay Newsagency	Stationery	26.70
CP.49	20-08-2026	EFT	207	Environmental grant 2026/2027	Jurien Bay Regional Herbarium Group	Environmental grant 2026/2027	10,000.00
CP.49	20-08-2026	EFT	86	791	Jurien Plumbing	Excavate sumps at JB Rec Centre and fix	1,265.00
CP.49	20-08-2026	EFT	13	8732	Jurien Signs	Guide posts and Portable traffic lights for road construction	49,060.00
CP.49	20-08-2026	EFT	40	74362	Jurien Tyre & Auto	DN035 Service	1,016.50
CP.49	20-08-2026	EFT	2	78504620	Landgate	Valuations	299.94
CP.49	20-08-2026	EFT	385	675	Magnet Engineering Dandaragan Pty Ltd	REPAIR ENGINE MOUNT	308.95
CP.49	20-08-2026	EFT	390	034767	Metrocount	Batteries for traffic counters	172.70
CP.49	20-08-2026	EFT	28	294	Pinnacles Traffic Management Services	Supply Traffic control for Bibby Rd repairs	1,960.75
CP.49	20-08-2026	EFT	92	318106	Ricoh Finance	Photocopy Lease	966.79
CP.49	20-08-2026	EFT	210	702045800	SEEK Limited	Statutory planning coordinator advert	462.00
CP.49	20-08-2026	EFT	461	1130	Spaceto Co Pty Ltd	Annual Fee PartnerPro Software Package	1,980.00
CP.49	20-08-2026	EFT	258	2823	Turquoise Coast Plumbing Gas & Excavation	Leak Detection and Repairs Dandaragan Depot	2,451.51
CP.49	20-08-2026	EFT	396	327659	WA Hino Sales & Service	BRAKE MASTER CYLINDER	452.28
CP.49	20-08-2026	EFT	656	112	West Midlands Group	\$200 donation	220.00
CP.49	20-08-2026	EFT	277	20042251	Western Lockservice	PKS Keys	325.00
CP.49	20-08-2026	EFT	647	237	Winchester Industries	Supply and deliver of ballast to Winjardie Road	18,140.10
CP.49	20-08-2026	EFT	244	1674	Woodlands Distributors & Agencies P/L	Compostable dog waste bags	1,259.28
CP.58	27-08-2026	EFT	93	3118426/3118718	Afgri Equipment Australia Pty Ltd	Service bobcat /Repair pin on loader	7,839.38

CP.58	27-08-2026	EFT	360	779870	Arrow Bronze	Niche Wall Plaque/BAYNE	691.36
CP.58	27-08-2026	EFT	138	5344	Avantgarde Technologies Pt Ltd	Fortigate Firewall	1,053.61
CP.58	27-08-2026	EFT	265	13425	Bay Glass	Replacement glass window on outside Female toilets	230.00
CP.58	27-08-2026	EFT	265	13424	Bay Glass	Replacement glass for shed window	160.00
CP.58	27-08-2026	EFT	453	1989	Cemeteries & Crematoria Association of WA	Ordinary Membership 2026/27	130.00
CP.58	27-08-2026	EFT	90	209499	Cervantes Hardware and Marine	Grease Pod and Cartridges	1,454.20
CP.58	27-08-2026	EFT	181	1300	Chero's Contracting T/A RDI Transport	Transport of signs	474.90
CP.58	27-08-2026	EFT	50	30903901897225 90 Pay ending 25/08/2026	Child Support	Pay ending 25/08/2026	205.18
CP.58	27-08-2026	EFT	240	486030	Conplant Australia	Service kit , Brake fluid reservoir , engine mount	2,955.20
CP.58	27-08-2026	EFT	156	161544	Department of Fire and Emergency Services	2026/27 ESL Quarter 1	131,186.10
CP.58	27-08-2026	EFT	82	10416796	Derricks Auto- Ag & Hardware Plus	Make up hydraulic hoses	72.44
CP.58	27-08-2026	EFT	283	PQ26094-1.	Econisis Pty Ltd	Dandaragan Housing Strategy	8,167.50
CP.58	27-08-2026	EFT	658	1018	Fred's Fencing and Gates	New pound facility fencing	2,530.00
CP.58	27-08-2026	EFT	96	816758	Fuel Distributors of WA Pty Ltd	Diesel	17,943.62
CP.58	27-08-2026	EFT	661	Reimbursement WALGA Training	G. Kostic	Reimbursement WALGA Training	354.12
CP.58	27-08-2026	EFT	324	024/26	Heritage Intelligence (WA)	Municipal Heritage Review Stage 1	6,834.88
CP.58	27-08-2026	EFT	324	024/26 - 2	Heritage Intelligence (WA)	Heritage List and Local Planning Policy	3,417.79
CP.58	27-08-2026	EFT	457	17318	I.D. Consulting Pty Ltd	Annual Subscription - ID.Community Demographic Resources	4,438.50
CP.58	27-08-2026	EFT	30	5975	Ignite Electrical	Skate park lights fix	3,467.29
CP.58	27-08-2026	EFT	381	3780	Jurien Bay Concrete & Earthworks Pty Ltd	Cracker dust for bakery and for roads	2,791.25
CP.58	27-08-2026	EFT	76	15/09/2026 - 28/09/2026	Jurien Bay Realty	Staff Housing 15/09/2026 - 28/09/2026	1,500.00
CP.58	27-08-2026	EFT	76	28/09/2026 - 11/10/2026	Jurien Bay Realty	Staff Housing 28/09/2026 - 11/10/2026	960.00
CP.58	27-08-2026	EFT	86	0806	Jurien Plumbing	Repair Broken Water Pipe Badgingarra Community centre	563.20
CP.58	27-08-2026	EFT	86	0808	Jurien Plumbing	Power Detection Dandaragan depot	660.00
CP.58	27-08-2026	EFT	13	8745	Jurien Signs	Traffic control equipment for Winjardie Road	5,500.00
CP.58	27-08-2026	EFT	88	152888	Mcleods Barristers And Solicitors	Legal Advice Jurien Bay Beach Cafe Lease	1,977.80
CP.58	27-08-2026	EFT	88	152776	Mcleods Barristers And Solicitors	Legal Advice Memorial Park License Agreement	1,054.08
CP.58	27-08-2026	EFT	28	295	Pinnacles Traffic Management Services	Traffic Management Winjardie Road	22,896.50
CP.58	27-08-2026	EFT	218	26489	Porter Consulting Engineers	HSP2 Dandaragan Civil Design	9,350.00
CP.58	27-08-2026	EFT	218	26083	Porter Consulting Engineers	Jurien Foreshore Servicing Investigation	8,250.00
CP.58	27-08-2026	EFT	651	12964	Quantum Surveys Pty Ltd	HSP2 Dandaragan Housing Survey	3,278.00
CP.58	27-08-2026	EFT	352	2/09/2026 - 15/09/26	Ray White Jurien Bay	Staff Housing 2/09/2026 - 15/09/26	1,300.00
CP.58	27-08-2026	EFT	352	2/9/2026 - 15/9/2026	Ray White Jurien Bay	Staff Housing 2/9/2026 - 15/9/2026	1,000.00
CP.58	27-08-2026	EFT	352	9/9/2026 - 22/9/2026	Ray White Jurien Bay	Staff Housing 9/9/2026 - 22/9/2026	1,400.00
CP.58	27-08-2026	EFT	137	46031	Skytrust Intelligence Systems	Core monthly subscription	548.90
CP.58	27-08-2026	EFT	16	765	Team Global Express Pty Ltd	Freight	119.53
CP.58	27-08-2026	EFT	655	26121	Technifire	Hill river modifications	2,826.86
CP.58	27-08-2026	EFT	22	7427	The Last Drop Plumbing Co	Replacement drain Jurien Sport and Recreation Centre	12,925.00
CP.58	27-08-2026	EFT	63	1806	W Coole Mechanical	TRAVEL TO DEPOT TO CHECK AND REPAIR A/C ON GRADER	3,153.05
CP.58	27-08-2026	EFT	652	554	WA Rangers Association Inc	Ranger development conference	1,700.00
CP.58	27-08-2026	EFT	42	LGC26-320	Western Australian Local Government Association	WALGA Local Government Convention 2026	1,430.00
CP.58	27-08-2026	EFT	41	2631692/2627017	Westrac Equipment	Hose -tubes and clips for auto greaser	1,200.79
CP.64	31-08-2026	EFT	157	314486	Benara Nurseries	Materials - Parks & Gardens	717.42
CP.64	31-08-2026	EFT	159	30012917	Brook Marsh Pty Ltd	Survey Works Winjardie Road	6,836.50

CP.64	31-08-2026	EFT	90	209187/188/396/469	Cervantes Hardware and Marine	Materials P&G	230.11
CP.64	31-08-2026	EFT	223	462	J Bay Concreting	Install bollard at CV rec centre	473.00
CP.64	31-08-2026	EFT	223	461	J Bay Concreting	Shift basket ball ring at Badgy	2,538.80
CP.64	31-08-2026	EFT	74	7010	JMD Operations	Cleaning Contract	21,882.64
CP.64	31-08-2026	EFT	79	0123	JPA Planning	Planning Consultancy	2,200.00
CP.64	31-08-2026	EFT	98	0503	Jurien Auto Electrics	Replace isolator on bobcat	288.00
CP.64	31-08-2026	EFT	31	101111263102039713	Jurien Bay Mitre 10	Replacement Flexi hose For Mixer Taps Cervantes Community centre	543.40
CP.64	31-08-2026	EFT	31	101108135	Jurien Bay Mitre 10	Boots for Cleaner	62.00
CP.64	31-08-2026	EFT	31	102038822	Jurien Bay Mitre 10	Cleaning Products	67.75
CP.64	31-08-2026	EFT	31	102039376	Jurien Bay Mitre 10	Rangers July PO	158.03
CP.64	31-08-2026	EFT	31	101111640	Jurien Bay Mitre 10	Paint for bollards	354.80
CP.64	31-08-2026	EFT	31	101108979	Jurien Bay Mitre 10	Jerry cans for bobcat fuel	92.00
CP.64	31-08-2026	EFT	31	101106668	Jurien Bay Mitre 10	Self-closing hinges for Shire House's back gate	23.50
CP.64	31-08-2026	EFT	8	26-00029205	Jurien Home Hardware - (was Thrifty Link)	Roof and gutter silicone for roof leak	18.90
CP.64	31-08-2026	EFT	8	PO156	Jurien Home Hardware - (was Thrifty Link)	Sandy Cape Purchase Order	1,410.00
CP.64	31-08-2026	EFT	8	26-00031247	Jurien Home Hardware - (was Thrifty Link)	Whipper snipper cords	288.60
CP.64	31-08-2026	EFT	8	32348	Jurien Home Hardware - (was Thrifty Link)	Keys for power boxes	38.38
CP.64	31-08-2026	EFT	8	31074/31808/31278	Jurien Home Hardware - (was Thrifty Link)	PO63	52.49
CP.64	31-08-2026	EFT	8	26-00029849	Jurien Home Hardware - (was Thrifty Link)	Cleaning Products	81.87
CP.64	31-08-2026	EFT	8	26-00032826	Jurien Home Hardware - (was Thrifty Link)	Toilet roll holders for Change rooms Cervantes	564.30
CP.64	31-08-2026	EFT	8	26-00030497	Jurien Home Hardware - (was Thrifty Link)	Clip head And Brackets for Stormwater	287.85
CP.64	31-08-2026	EFT	8	26-00032234/26-00032543	Jurien Home Hardware - (was Thrifty Link)	Grease guns and plants for Depot	708.50
CP.64	31-08-2026	EFT	8	PO26	Jurien Home Hardware - (was Thrifty Link)	July 2026	291.16
CP.64	31-08-2026	EFT	40	74598	Jurien Tyre & Auto	Replace clutch DN149	2,700.20
CP.64	31-08-2026	EFT	40	74859	Jurien Tyre & Auto	Service DN059	639.00
CP.64	31-08-2026	EFT	40	74784.	Jurien Tyre & Auto	DN013 - new tyres	796.00
CP.64	31-08-2026	EFT	161	July 2026	Moora IGA	Staff Kitchen	80.17
CP.64	31-08-2026	EFT	664	44842	Richards Mining Services p TY I TD	Roller course training - depot crew	1,620.00
EFT Total							1,058,973.68

Other Payments (including Direct Debits)

Payment Number	Date	Cheque Number	Creditor Number	Invoice No	Creditor Name	Invoice Description	Inclusive Amount
CPT.100	19-08-2026	N/A	611	125055780 August 2026	Synergy	125055780 August 2026 Weston St Park	130.05
CPT.101	20-08-2026	N/A	611	113142450 August 2026	Synergy	113142450 August 2026	191.93
CPT.102	20-08-2026	N/A	611	108788340 August 2026	Synergy	108788340 August 2026 Cervantes Rest Area	128.13
CPT.103	25-08-2026	N/A	619	279637	Easifleet Pty Ltd	Easifleet Lease Charges	1,882.11
CPT.105	25-08-2026	N/A	611	185507110 August 2026 Adrian Snr Park	Synergy	185507110 August 2026 Adrian Snr Park	140.16
CPT.107	26-08-2026	N/A	611	721287150 August 2026 Street Lighting	Synergy	721287150 August 2026 Street Lighting	17,350.99
CPT.109	31-08-2026	N/A	636	AB06551100001C AU	Adobe	Acrobat Pro license	131.15
CPT.109	31-08-2026	N/A	636	170826	Adobe	Subscription	43.99
CPT.109	31-08-2026	N/A	89	210826	Australia Post	Staff long service gift	105.95
CPT.109	31-08-2026	N/A	671	9DPULJV7QT	Australian Tourism Industry Council	Ticket to Australia Top Tourism Town Award	165.00
CPT.109	31-08-2026	N/A	669	190826	Booking.com	Hotel for staff training	1,136.00
CPT.109	31-08-2026	N/A	634	110826	Bushfire IO	Subscription fire service survey software	60.00

CPT.109	31-08-2026	N/A	668	21082026	BWS	Staff long service bbq	182.00
CPT.109	31-08-2026	N/A	537	INVAU62657344	Chartered Accountants Australia and New Zealand	Chartered Accountant - Annual Subscription Fee - Australia	467.50
CPT.109	31-08-2026	N/A	641	29982	Chew Proof	Dog Beds for Pound	1,370.92
CPT.109	31-08-2026	N/A	673	270726	Dandaragan Repertory Club	Community Catch-Up event in Dandaragan	125.00
CPT.109	31-08-2026	N/A	650	13216407625	Guest Reservations	Canberra National Tourism Awards	224.38
CPT.109	31-08-2026	N/A	635	150826	Indesign (Sydney) PTY LTD	Subscription	35.99
CPT.109	31-08-2026	N/A	627	MC20510625	INTUIT AUSTRALIA PTY LIMITED	Subscription	86.85
CPT.109	31-08-2026	N/A	646	156811	Joondalup Golf Management (Aust.) Pty Ltd	LGWA Conference Accommodation	705.00
CPT.109	31-08-2026	N/A	214	35807	Local Government Professionals Australia WA	Full Member Dues for the period from 1 Jul 2026 through 30 Jun 2027 - MLGP	560.00
CPT.109	31-08-2026	N/A	632	#DTC74MRCSR	Local Government Works Association of Western Australia	Staff training	1,145.00
CPT.109	31-08-2026	N/A	628	010826	Open AI LLC	Subscription	28.90
CPT.109	31-08-2026	N/A	648	081-2391333200	Qantas	Top Tourism Town Award	1,405.44
CPT.109	31-08-2026	N/A	350	#1479	Reface Industries Pty Ltd	VMI 2550i Consumables	242.95
CPT.109	31-08-2026	N/A	664	44715	Richards Mining Services p TY I TD	Staff training - roller course	548.10
CPT.109	31-08-2026	N/A	620	M89JOZJE-0002	Scribe	Scribe Pro Team Jul 25–Aug 25, 2026	122.13
CPT.109	31-08-2026	N/A	630	18082026	STARLINK INTERNET SERVICES PTE. LTD.	Sandy Cape Starlink Satellite	310.00
CPT.109	31-08-2026	N/A	630	07082026	STARLINK INTERNET SERVICES PTE. LTD.	Sandy Cape Starlink Satellite	24.74
CPT.109	31-08-2026	N/A	24	NT50102016	Totally Workwear - Joondalup	Staff uniforms	504.80
CPT.109	31-08-2026	N/A	672	26082026	Vercel Inc	Subscription	30.78
CPT.109	31-08-2026	N/A	670	INV118848785	WP Engine Inc.	Website migration - Hosting on Shared Architecture	605.00
CPT.68	03-08-2026	N/A	611	208476200 August 2026	Synergy	208476200 August 2026 2Way Towers	175.62
CPT.69	06-08-2026	N/A	611	393919840 August 6 2026 Fauntleroy and Dobbryn Park	Synergy	393919840 August 6 2026 Fauntleroy and Dobbryn Park	440.34
CPT.70	06-08-2026	N/A	282	00279B/10698397	Edith Cowan University	Staff training - Health Science	6,053.25
CPT.70	06-08-2026	N/A	191	901542497 July 2026	Water Corporation	901542497 July 2026	5,318.40
CPT.71	12-08-2026	N/A	611	124478710 August 2026	Synergy	Passamani Park	140.95
CPT.72	12-08-2026	N/A	611	393802160 August 2026	Synergy	Pavilion Toilets	713.25
CPT.73	12-08-2026	N/A	611	538463750 August 2026	Synergy	Dobbryn Park Nth End	187.52
CPT.74	12-08-2026	N/A	611	017389700 August 2026	Synergy	Family Resource Centre	1,381.96
CPT.75	12-08-2026	N/A	611	317207730 August 2026	Synergy	Jurien Airstrip	204.62
CPT.76	13-08-2026	N/A	611	713393800 August 2026	Synergy	713393800 August 2026	137.24
CPT.77	13-08-2026	N/A	611	114850720 August 2026	Synergy	114850720 August 2026	658.37
CPT.78	14-08-2026	N/A	611	513665230 August 2026	Synergy	513665230 August 2026	253.11
CPT.79	17-08-2026	N/A	611	411619200 August 2026	Synergy	411619200 August 2026 Admin Centre	10,690.13
CPT.80	17-08-2026	N/A	611	111890000 August 2026	Synergy	111890000 August 2026	156.46
CPT.81	17-08-2026	N/A	611	246525150 August 2026	Synergy	246525150 August 2026	146.78
CPT.82	17-08-2026	N/A	611	906148990 August 2026	Synergy	906148990 August 2026	146.76
CPT.83	17-08-2026	N/A	611	454515450 August 2026	Synergy	454515450 August 2026	128.45
CPT.85	17-08-2026	N/A	611	6103852425 August 2026	Synergy	6103852425 August 2026 Cambewarra Standpipe	129.59
CPT.86	17-08-2026	N/A	611	429026190 August 2026	Synergy	429026190 August 2026 JBay Depot	4,120.71
CPT.87	17-08-2026	N/A	611	976944290 August 2026	Synergy	976944290 August 2026 Weld Park Retic	197.14
CPT.88	17-08-2026	N/A	611	284129620 August 2026	Synergy	284129620 August 2026	74.92

CPT.89	17-08-2026	N/A	611	902806950 August 2026	Synergy	902806950 August 2026	166.09
CPT.91	17-08-2026	N/A	611	4150049921 August 2026	Synergy	4150049921 August 2026 Dandaragan Depot	876.80
CPT.92	17-08-2026	N/A	611	732141310 August 2026	Synergy	732141310 August 2026 F/S Amenities	149.33
CPT.94	18-08-2026	N/A	49	BAS July 2026	Australian Taxation Office	BAS July 2026	41,872.00
CPT.94	18-08-2026	N/A	87	5258987000 August 2026	Telstra Corporation	5258987000 August 2026	5,354.01
CPT.94	18-08-2026	N/A	87	2175531686 August 2026	Telstra Corporation	2175531686 August 2026	1,086.06
CPT.94	18-08-2026	N/A	87	2503689339 August 2026	Telstra Corporation	2503689339 August 2026	14.98
CPT.94	18-08-2026	N/A	87	7863675800 August 2026	Telstra Corporation	7863675800 August 2026	1,581.99
CPT.95	24-08-2026	N/A	611	919109010 August 2026	Synergy	919109010 August 2026	481.76
CPT.97	18-08-2026	N/A	611	111890190 August 2026	Synergy	111890190 August 2026 5A Park	129.80
CPT.99	18-08-2026	N/A	611	263827240 August 2026	Synergy	263827240 August 2026 Beachridge Entry	123.61
Other Total							113,482.94
Grand Total							1,172,456.62



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Account Name SHIRE OF DANDARAGAN

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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		19JUL	3887	METRO PETROLEUM JURIE	B 99674270136	METRO	DN000	7,338	REGULAR ULP	198.20	107.17	193.10	19.31	212.41
0402	1	19JUL	3887	METRO PETROLEUM JURIE	B 99674270136		DN000	7,338	SURCHARGE			5.00	0.50	5.50
0402		19JUL		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83
0402		24JUL	3972	METRO PETROLEUM JURIE	B 99674270136	METRO	DN000	7,993	REGULAR ULP	198.20	95.97	172.92	17.29	190.21
0402		24JUL	3972	METRO PETROLEUM JURIE	B 99674270136		DN000	7,993	SURCHARGE			4.48	0.45	4.93
0402		24JUL		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83
0402		01AUG		WEX AUSTRALIA	68005970570		DN000		MANAGEMENT FEE			5.00	0.50	5.50
Approx. fuel consumption: 15.2 Lt/100Km														
						CEO			TOTAL CARD SPEND		203.14	\$382.00	\$38.21	\$420.21
COST CENTRE TOTAL GOVERNANCE											203.14	\$382.00	\$38.21	\$420.21
0501		01AUG		WEX AUSTRALIA	68005970570		DN032		MANAGEMENT FEE			5.00	0.50	5.50
						DN032 LANDCRUISER			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
0501		01AUG		WEX AUSTRALIA	68005970570		DN86		MANAGEMENT FEE			5.00	0.50	5.50
						EMC			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL FIRE											0.00	\$10.00	\$1.00	\$11.00
1103		01AUG		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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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		01AUG		WEX AUSTRALIA	68005970570				MANAGEMENT FEE			5.00	0.50	5.50
				JURIEN-SUNDRY PLANT					TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
1404		01JUL	2445	CERVANTES SERVICE STATIO	97527875338	INDEPENDENT	DN035	133,930	DIESEL	239.02	16.81	36.53	3.65	40.18
1404		01JUL		WEX AUSTRALIA	68005970570		DN035		TRANSACTION FEE			0.75	0.08	0.83
1404		03JUL	3727	METRO PETROLEUM JURIEN B	99674270136	METRO	DN035	134,018	PREMIUM DIES	195.19	55.11	97.79	9.78	107.57
1404		03JUL	3727	METRO PETROLEUM JURIEN B	99674270136		DN035	134,018	SURCHARGE			2.54	0.25	2.79
1404		03JUL		WEX AUSTRALIA	68005970570		DN035		TRANSACTION FEE			0.75	0.08	0.83
1404		01AUG		WEX AUSTRALIA	68005970570		DN035		MANAGEMENT FEE			5.00	0.50	5.50
				WILLIAM MILLER					TOTAL CARD SPEND		71.92	\$143.36	\$14.34	\$157.70
COST CENTRE TOTAL PLANT AND VEHICLE											71.92	\$148.36	\$14.84	\$163.20
1405		01AUG		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		01AUG		WEX AUSTRALIA	68005970570		DN025		MANAGEMENT FEE			5.00	0.50	5.50
				DN025 DUCATO VAN					TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL INFRASTRUCTURE											0.00	\$5.00	\$0.50	\$5.50

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Cost Centre	Card Number	Date	Docket Number	Supplier Name/ Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST
DOPS		01AUG		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		01AUG		WEX AUSTRALIA	68005970570		DNO32		MANAGEMENT FEE			5.00	0.50	5.50
						DNO32			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL INFRASTRUCTURE											0.00	\$5.00	\$0.50	\$5.50
EMDS		17JUL	22495	AMPOL JURIE BAY	64000175342	AMPOL	DN001	20,297	PREMIUM	228.91	52.02	108.25	10.83	119.08
EMDS		17JUL		WEX AUSTRALIA	68005970570		DN001		TRANSACTION FEE			0.75	0.08	0.83
EMDS		01AUG		WEX AUSTRALIA	68005970570		DN001		MANAGEMENT FEE			5.00	0.50	5.50
Approx. fuel consumption: 9.6 Lt/100Km														
						DN001 OUTBACK			TOTAL CARD SPEND		52.02	\$114.00	\$11.41	\$125.41
COST CENTRE TOTAL PLANNING											52.02	\$114.00	\$11.41	\$125.41
EMI		13JUL	16886	BP JURIE BAY	72825626712	BP	DN002	31,130	ULS DIESEL (200.00		67.32	122.40	12.24	134.64
EMI		13JUL		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83
EMI		16JUL	16921	BP JURIE BAY	72825626712	BP	DN002	31,400	ULS DIESEL (200.00		26.12	47.49	4.75	52.24
EMI		16JUL		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83
EMI		24JUL	17016	BP JURIE BAY	72825626712	BP	DN002	31,950	ULS DIESEL (218.01		62.64	124.15	12.41	136.56

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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		24JUL		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83
EMI		26JUL	3315	REDDY EXPRESS BRIGHTON	96662372027	REDDY EXPRESS	DN002	32,550	DIESEL	221.91	53.64	108.21	10.82	119.03
EMI		26JUL		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83
EMI		01AUG		WEX AUSTRALIA	68005970570		DN002		MANAGEMENT FEE			5.00	0.50	5.50
Approx. fuel consumption: 10.3 Lt/100Km														
						EMI			TOTAL CARD SPEND		209.72	\$410.25	\$41.04	\$451.29
COST CENTRE TOTAL INFRASTRUCTURE											209.72	\$410.25	\$41.04	\$451.29
JBOPS		01AUG		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		01AUG		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 JURIE N UTE											0.00	\$5.00	\$0.50	\$5.50
PEHO		08JUL	3786	METRO PETROLEUM JURIE N B	99674270136	METRO	DN041		1 REGULAR ULP	189.20	50.00	86.00	8.60	94.60
PEHO		08JUL	3786	METRO PETROLEUM JURIE N B	99674270136		DN041		1 SURCHARGE			2.23	0.22	2.45
PEHO		08JUL		WEX AUSTRALIA	68005970570		DN041		TRANSACTION FEE			0.75	0.08	0.83
PEHO		30JUL	4147	METRO PETROLEUM JURIE N B	99674270136	METRO	DN041		REGULAR ULP	198.17	48.03	86.53	8.65	95.18

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PEHO		30JUL	4147	METRO PETROLEUM JURIE B	99674270136		DN041		SURCHARGE			2.25	0.22	2.47
PEHO		30JUL		WEX AUSTRALIA	68005970570		DN041		TRANSACTION FEE			0.75	0.08	0.83
PEHO		01AUG		WEX AUSTRALIA	68005970570		DN041		MANAGEMENT FEE			5.00	0.50	5.50
DN041 RAV 4											TOTAL CARD SPEND	98.03	\$183.51	\$201.86
COST CENTRE TOTAL PLANNING												98.03	\$183.51	\$201.86
POOL CAR		02JUL	14336	AMPOL JURIE BAY	64000175342	AMPOL	DN016		PREMIUM	210.93	25.53	48.95	4.90	53.85
POOL CAR		02JUL		WEX AUSTRALIA	68005970570		DN016		TRANSACTION FEE			0.75	0.08	0.83
POOL CAR		20JUL	3900	METRO PETROLEUM JURIE B	99674270136	METRO	DN016	36,820	REGULAR ULP	198.19	41.53	74.83	7.48	82.31
POOL CAR		20JUL	3900	METRO PETROLEUM JURIE B	99674270136		DN016	36,820	SURCHARGE			1.94	0.19	2.13
POOL CAR		20JUL		WEX AUSTRALIA	68005970570		DN016		TRANSACTION FEE			0.75	0.08	0.83
POOL CAR		01AUG		WEX AUSTRALIA	68005970570		DN016		MANAGEMENT FEE			5.00	0.50	5.50
Approx. fuel consumption: 5.5 Lt/100Km														
DN016 CAMRY											TOTAL CARD SPEND	67.06	\$132.22	\$145.45
COST CENTRE TOTAL INFRASTRUCTURE												67.06	\$132.22	\$145.45
RANGER UTE 1		01AUG		WEX AUSTRALIA	68005970570		DN012		MANAGEMENT FEE			5.00	0.50	5.50
DN012 COLORADO											TOTAL CARD SPEND	0.00	\$5.00	\$5.50
COST CENTRE TOTAL 501												0.00	\$5.00	\$5.50

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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

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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
WHS		01AUG		WEX AUSTRALIA	68005970570		DN11047		MANAGEMENT FEE			5.00	0.50	5.50
						DN11047 HILUX			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL INFRASTRUCTURE											0.00	\$5.00	\$0.50	\$5.50

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

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



SHIRE OF DANDARAGAN

**MONTHLY FINANCIAL REPORT
For the period ended 31 July 2026**

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

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

	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	7,413,545	0	0	0	0.00%	
Rates excluding general rates	1,535,250	0	2,677	2,677	0.00%	
Grants, subsidies and contributions	2,087,833	18,500	18,669	169	0.91%	
Fees and charges	3,338,149	208,179	192,792	(15,387)	(7.39%)	
Interest revenue	704,812	30,000	30,788	788	2.63%	
Other revenue	237,214	3,000	2,967	(33)	(1.10%)	
Profit on asset disposals	546,779	0	0	0	0.00%	
	15,863,582	259,679	247,893	(11,786)	(4.54%)	
Expenditure from operating activities						
Employee costs	(6,130,789)	(754,559)	(769,454)	(14,895)	(1.97%)	
Materials and contracts	(5,340,725)	(295,060)	(320,060)	(25,000)	(8.47%)	
Utility charges	(522,830)	(43,569)	(52,736)	(9,167)	(21.04%)	
Depreciation	(8,880,132)	(683,087)	(679,999)	3,088	0.45%	
Finance costs	(69,575)	(3,798)	(2,389)	1,409	37.10%	
Insurance	(354,235)	(177,118)	(175,622)	1,496	0.84%	
Other expenditure	(263,992)	(680)	(680)	0	0.00%	
	(21,562,278)	(1,957,871)	(2,000,940)	(43,069)	(2.20%)	
Amounts excluded from operating activities						
2(c)	8,343,111	683,087	679,999	(3,088)	(0.45%)	
Amount attributable to operating activities	2,644,415	(1,015,105)	(1,073,048)	(57,943)	(5.71%)	
INVESTING ACTIVITIES						
Inflows from investing activities						
Proceeds from capital grants, subsidies and contributions	20,513,728	0	0	0	0.00%	
Proceeds from disposal of property, plant and equipment	620,500	0	0	0	0.00%	
Proceeds from financial assets at amortised cost - self supporting loans	76,863	0	0	0	0.00%	
	21,211,091	0	0	0		
Outflows from investing activities						
Acquisition of property, plant and equipment	(4,332,934)	0	0	0	0.00%	
Acquisition of infrastructure	(19,352,112)	(292,561)	(298,347)	(5,786)	(1.98%)	
Payments for financial assets at amortised cost - self supporting loans	(75,000)	0	0	0	0.00%	
	(23,760,046)	(292,561)	(298,347)	(5,786)	(1.98%)	
Amounts excluded from investing activities						
2(d)	(1,358,546)	0	0	0		
Amount attributable to investing activities	(3,907,501)	(292,561)	(298,347)	(5,786)	(1.98%)	
FINANCING ACTIVITIES						
Inflows from financing activities						
Proceeds from new borrowings	75,000	0	0	0	0.00%	
Transfer from reserves	3,390,000	0	0	0	0.00%	
	3,465,000	0	0	0		
Outflows from financing activities						
Repayment of borrowings	(199,568)	0	0	0	0.00%	
Payments for principal portion of lease liabilities	(163,153)	(2,327)	(2,327)	0	0.00%	
Transfer to reserves	(6,756,909)	(15,000)	(15,529)	(529)	0.00%	
	(7,119,630)	(17,327)	(17,856)	(529)	(3.05%)	
Amount attributable to financing activities	(3,654,630)	(17,327)	(17,856)	(529)	(3.05%)	
MOVEMENT IN SURPLUS OR DEFICIT						
Surplus or deficit at the start of the financial year						
2(a)	4,917,716	4,917,716	4,654,373	(263,343)	(5.35%)	
Amount attributable to operating activities	2,644,415	(1,015,105)	(1,073,048)	(57,943)	(5.71%)	
Amount attributable to investing activities	(3,907,501)	(292,561)	(298,347)	(5,786)	(1.98%)	
Amount attributable to financing activities	(3,654,630)	(17,327)	(17,856)	(529)	(3.05%)	
Surplus or deficit after imposition of general rates	0	3,592,723	3,265,122	(327,601)	(9.12%)	

KEY INFORMATION

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

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

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

	Actual 30 June 2026	Actual as at 31 July 2026
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	10,950,701	9,663,392
Trade and other receivables	1,471,068	461,995
Other financial assets	1,863	1,863
Inventories	52,583	29,845
Other assets	1,053,426	1,333,167
TOTAL CURRENT ASSETS	13,529,641	11,490,262
NON-CURRENT ASSETS		
Trade and other receivables	77,319	77,319
Other financial assets	193,972	193,972
Property, plant and equipment	42,378,619	42,239,565
Infrastructure	289,694,476	289,153,531
Right-of-use assets	2,672,593	2,672,593
TOTAL NON-CURRENT ASSETS	335,016,979	334,336,980
TOTAL ASSETS	348,546,620	345,827,242
CURRENT LIABILITIES		
Trade and other payables	684,146	464,996
Other liabilities	1,605,888	1,605,888
Lease liabilities	298,867	296,540
Borrowings	199,568	199,568
Employee related provisions	764,054	764,054
TOTAL CURRENT LIABILITIES	3,552,523	3,331,046
NON-CURRENT LIABILITIES		
Lease liabilities	2,373,726	2,373,726
Borrowings	2,087,553	2,162,553
Employee related provisions	120,471	120,471
TOTAL NON-CURRENT LIABILITIES	4,581,750	4,656,750
TOTAL LIABILITIES	8,134,273	7,987,796
NET ASSETS	340,412,347	337,839,446
EQUITY		
Retained surplus	199,031,486	196,443,057
Reserve accounts	8,039,711	8,055,239
Revaluation surplus	133,341,150	133,341,150
TOTAL EQUITY	340,412,347	337,839,446

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 31 JULY 2026

1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

BASIS OF PREPARATION

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

Local Government Act 1995 requirements

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

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

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

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

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 08 September 2026

The local government reporting entity

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

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

Material accounting policies

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

Critical accounting estimates and judgements

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

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

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

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
 - Property, plant and equipment
 - Infrastructure
- Impairment losses of non-financial assets
- Expected credit losses on financial assets
- Measurement of employee benefits
- Estimation uncertainties and judgements made in relation to lease accounting

SHIRE OF DANDARAGAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2026

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 2026	Actual as at 30 June 2026	Actual as at 31 July 2026
	\$	\$	\$
	10,950,701	10,950,701	9,663,392
	1,498,716	1,471,068	461,995
	1,863	1,863	1,863
	52,583	52,583	29,845
	1,053,426	1,053,426	1,333,167
	13,557,289	13,529,641	11,490,262
	(684,146)	(684,146)	(464,996)
	(1,633,536)	(1,605,888)	(1,605,888)
	(163,153)	(298,867)	(296,540)
	(199,568)	(199,568)	(199,568)
	(764,054)	(764,054)	(764,054)
	(3,444,457)	(3,552,523)	(3,331,046)
	10,112,832	9,977,118	8,159,216
2(b)	(5,195,116)	(5,322,745)	(7,358,402)
	4,917,716	4,654,373	800,814

(b) Current assets and liabilities excluded from budgeted deficiency

Adjustments to net current assets

Less: Reserve accounts
Less: Current assets not expected to be received at end of year
- 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
Add: Current liabilities covered by funds held in reserve account
- Current portion of contract liabilities
- Current portion of capital grant/contributions liabilities
- Current portion of employee benefit provisions

Total adjustments to net current assets

	(8,039,711)	(8,039,710)	(8,055,239)
	0	(1,863)	(1,863)
	163,153	298,867	296,540
	199,568	199,568	199,568
	659,645	659,645	0
	1,358,546	1,358,546	0
	463,683	202,202	202,592
2(a)	(5,195,116)	(5,322,745)	(7,358,402)

(c) Amounts excluded from operating activities

Less: Profit on asset disposals
Add: Depreciation
Movement in current liabilities associated funds held in reserve account:
- Employee benefit provisions
Total amounts excluded from operating activities

	Adopted Budget Estimates 30 June 2027	YTD Budget Estimates 31 July 2026	YTD Actual 31 July 2026
	\$	\$	\$
	(546,779)	0	0
	8,880,132	683,087	679,999
	9,758	0	0
	8,343,111	683,087	679,999

(d) Amounts excluded from investing activities

Movement in current liabilities associated with restricted cash
- Capital grant/contributions
Total amounts excluded from investing activities

	(1,358,546)	0	0
	(1,358,546)	0	0

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 31 JULY 2026

3 EXPLANATION OF MATERIAL VARIANCES

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

Description	Var. \$	Var. %
	\$	%

SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION

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BASIS OF PREPARATION - SUPPLEMENTARY INFORMATION

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

**SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026**

1 CASH AND CASH EQUIVALENTS

Description	Classification	Unrestricted	Restricted Accounts	Total	Trust	Institution	Interest Rate	Maturity Date
		\$	\$	\$	\$			
Municipal Account	Cash and cash equivalents	1,722	1,604,971	1,606,693		CBA	3.75%	Ongoing
Petty Cash	Cash and cash equivalents	1,460	0	1,460		Cash	Nil	On Hand
Reserve Account	Cash and cash equivalents	0	8,055,239	8,055,239		CBA	3.75%	Ongoing
Total		3,182	9,660,210	9,663,392	0			
Comprising								
Cash and cash equivalents		3,182	9,660,210	9,663,392	0			
		3,182	9,660,210	9,663,392	0			

KEY INFORMATION

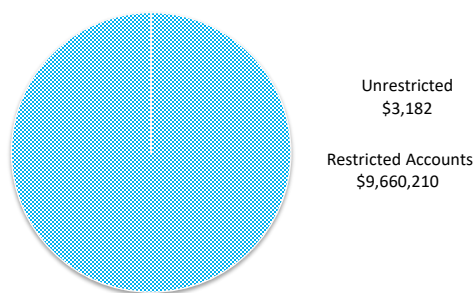
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of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

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

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

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

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



SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026

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	202,202	9,758		211,960	202,202	390		202,592
Plant reserve	1,169,047	306,419	(900,000)	575,466	1,169,047	2,258		1,171,305
Building reserve	410,337	30,803		441,140	410,337	792		411,129
Rubbish reserve	537,717	25,950	(30,000)	533,667	537,717	1,039		538,756
Community Centre reserve	359,618	23,355		382,973	359,618	695		360,313
Television Services Reserve	59,201	2,857		62,058	59,201	114		59,315
Information Technology Reserve	63,955	3,086		67,041	63,955	124		64,079
Land Development Reserve	2,735	132		2,867	2,735	5		2,740
Parking Requirements (L1154 SandpiperSt) Reserve	12,793	617		13,410	12,793	25		12,818
Parks & Rec. Grounds (Seagate) Reserve	168,314	8,123		176,437	168,314	325		168,639
Sport and Recreation Reserve	136,668	95,505	(21,000)	211,173	136,668	264		136,932
Landscaping Reserve	2,969	143		3,112	2,969	6		2,975
Aerodrome Reserve	60,507	15,920		76,427	60,507	117		60,624
Public Open Space Renewal Reserve	6,933	335		7,268	6,933	13		6,946
Infrastructure Renewal Reserve	559,253	26,990		586,243	559,253	1,080		560,333
Public Open Space Construction Reserve	10,526	508		11,034	10,526	20		10,546
Infrastructure Construction Reserve	2,233,897	3,107,810	(2,189,000)	3,152,707	2,233,897	4,315		2,238,212
Building Contruction Reserve	801,418	3,038,677	(250,000)	3,590,095	801,418	1,548		802,966
Economic Development Reserve	1,164,308	56,190		1,220,498	1,164,308	2,249		1,166,557
Turquoise Way Path Reserve	58,064	2,802		60,866	58,064	112		58,176
Cash in Lieu of Landscaping-Lot1146 Sandpiper St	2,798	135		2,933	2,798	6		2,804
Cervantes Community Infrastructure Development	16,451	794		17,245	16,450	32		16,482
	8,039,711	6,756,909	(3,390,000)	11,406,620	8,039,710	15,529	0	8,055,239

SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026

3 CAPITAL ACQUISITIONS

Capital acquisitions	Adopted		YTD Actual	YTD Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Buildings	2,299,600	0	0	0
Plant and equipment	2,033,334	0	0	0
Acquisition of property, plant and equipment	4,332,934	0	0	0
Infrastructure - Roads	15,278,969	292,561	292,561	0
Infrastructure - Footpaths	84,000	0	0	0
Infrastructure - Parks and Reserves	294,500	0	0	0
Infrastructure - Other	3,694,643	0	5,786	5,786
Acquisition of infrastructure	19,352,112	292,561	298,347	5,786
Total capital acquisitions	23,685,046	292,561	298,347	5,786
Capital Acquisitions Funded By:				
Capital grants and contributions	20,513,728	0	0	0
Borrowings	75,000	0	0	0
Other (disposals & C/Fwd)	620,500	0	0	0
Reserve accounts				
Plant reserve	900,000	0	0	0
Rubbish reserve	30,000	0	0	0
Sport and Recreation Reserve	21,000	0	0	0
Infrastructure Construction Reserve	2,189,000	0	0	0
Building Construction Reserve	250,000	0	0	0
Contribution - operations	(914,182)	292,561	298,347	5,786
Capital funding total	23,685,046	292,561	298,347	5,786

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.

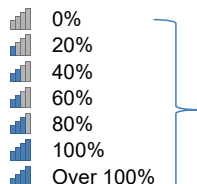
Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent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

SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026

3 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Capital expenditure total

Level of completion indicators

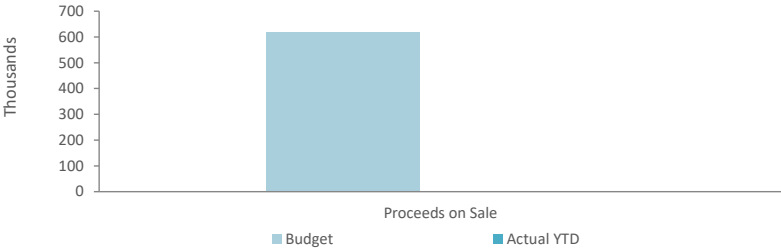


Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

		Adopted		Variance	
Account Description		Budget	YTD Budget	YTD Actual	(Under)/Over
		\$	\$	\$	\$
Building - WO.789 - Jurien Bay Administration Building Roof Repairs		70,000	70,000	0	70,000
Building - WO.791 - Patio 4 Pinetree		35,000	35,000	0	35,000
Building - WO.790 - Beach Café Pavillion Roof Repairs		25,000	25,000	0	25,000
Building - WO.794 - Window Repairs Jurien Admin/FRC		50,000	50,000	0	50,000
Building - WO.793 - Civic Centre Roof Repairs		45,000	45,000	0	45,000
Building - WO.796 - Dandaragan Rec Centre Roof Repairs		60,000	60,000	0	60,000
Building - WO.795 - Family Resource Centre Roof Repairs		60,000	60,000	0	60,000
Building - WO. 798 - CBD Ablution Bashford Street		355,000	355,000	0	355,000
Building - WO. 803 - Cervantes Changerooms		101,600	101,600	0	101,600
Building - WO.801 - Dandaragan Changerooms		1,030,000	1,030,000	0	1,030,000
Building - WO.818 - JSRC Drain Replacement		13,000	13,000	0	13,000
Building - WO.672 - Dog/Cat pound facility		40,000	40,000	0	40,000
Building - WO.669 - Generator Switch - Jurien Office		15,000	15,000	0	15,000
Building - WO.813 - Dandaragan Depot Amenities & Caretaker wing		400,000	400,000	0	400,000
Foot Paths - WO.804 - Badgingarra Footpath / Lights / Signs		84,000	84,000	0	84,000
Infrastructure - Other - WO.799 - HSP2 Land Servicing		2,767,501	2,767,501	0	2,767,501
Infrastructure - Other - WO.673 - Two-Way Repeater costs		15,000	15,000	0	15,000
Infrastructure - Other - WO.805 - Jurien Outdoor Multicourt Renewal		480,000	480,000	0	480,000
Infrastructure - Other - WO.807 - Jurien CCTV		100,000	100,000	0	100,000
Infrastructure - Other - WO.806 - Jurien Airstrip projects		63,260	63,260	0	63,260
Infrastructure - Other - WO.809 - Cervantes Tip Hopper		30,893	30,893	0	30,893
Infrastructure - Other - WO.812 - Cervantes Niche Wall		39,000	39,000	0	39,000
Infrastructure - Other - WO.810 - Jurien TV Transmitters		30,000	30,000	0	30,000
Infrastructure - Other - WO.815 - Jurien Irrigation Project- Airport		168,989	168,989	0	168,989
Infrastructure - Other - WO.836 - Coalseam Footpath I10071		0	0	5,786	(5,786)
Parks & Reserves - WO.797 - Catalonia Park Replacement Copper Pipe		7,500	7,500	0	7,500
Parks & Reserves - WO.800 - Outdoor Furniture Jetty / Jurien Memorial Park / Civic Centr		45,000	45,000	0	45,000
Parks & Reserves - WO.808 - Dandaragan Oval Sprinkler		80,000	80,000	0	80,000
Parks & Reserves - WO.811 - Dandaragan Pioneer Park Half Court		25,000	25,000	0	25,000
Parks & Reserves - WO.817 - Snook Playground Replacement		105,000	105,000	0	105,000
Parks & Reserves - WO.816 - Jurien Hockey retic		32,000	32,000	0	32,000
Plant & Machinery - WO.725 - Light Vehicle (Jurien Supervisor)		65,000	65,000	0	65,000
Plant & Machinery - WO.725 - Trailer (Tipping)		10,000	10,000	0	10,000
Plant & Machinery - WO.725 - Trailer (Low Loader Quad)		215,000	215,000	0	215,000
Plant & Machinery - WO.725 - Truck (Hino 6 wheeler)		275,000	275,000	0	275,000
Plant & Machinery - WO.725 - Light Vehicle (EMCS)		69,826	69,826	0	69,826
Plant & Machinery - WO.725 - Light Vehicle (EMI)		70,508	70,508	0	70,508
Plant & Machinery - WO.725 - Sundry Small Plant (Depot)		18,000	18,000	0	18,000
Plant & Machinery - WO.725 - Truck (35000lt Water Tanker)		180,000	180,000	0	180,000
Plant & Machinery - WO.725 - Truck (Road Maintenance)		130,000	130,000	0	130,000
Plant & Machinery - WO.725 - Loader (Construction)		440,000	440,000	0	440,000
Plant & Machinery - WO.725 - Grader (Maintenance)		560,000	560,000	0	560,000
Roads - WO.708 - Winjardie Road - SLRIP013RecCo		3,900,000	3,900,000	1,054	3,898,946
Roads - WO. 710 - Cowalla Road - MRR035SoDCosts		5,256,736	5,256,736	3,265	5,253,471
Roads - WO.709 - Mullering Road - MRR023SoDCosts		1,635,715	1,635,715	0	1,635,715
Roads - WO.711 - Rowes Road - RRG007Rec		1,980,000	1,980,000	0	1,980,000
Roads - WO.712 - Munbinea Road - RTR004Rec		624,500	624,500	0	624,500
Roads - WO.713 - Northwest Road - RTR005Rec		445,000	445,000	0	445,000
Roads - WO.714 - Marchagee Track - MGR014Rec		132,018	132,018	0	132,018
Roads - WO.716 - Mutherwandery Road - RCR030Rec		144,000	144,000	0	144,000
Roads - WO.715 - Catalonia Street - RTR104Rec		451,000	451,000	0	451,000
Roads - WO.814 - Jurien East Road - RRSP856Line		430,000	430,000	0	430,000
Roads - WO.542 - Dandaragan Road - RRG002REC		280,000	280,000	288,243	(8,243)
		23,685,046	23,685,046	298,347	23,386,699

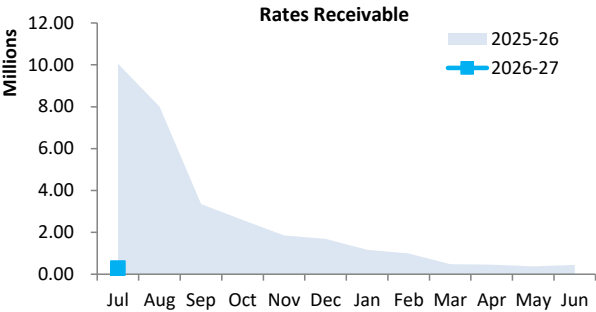
4 DISPOSAL OF ASSETS

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



5 RECEIVABLES

Rates receivable	30 Jun 2026	31 Jul 2026
	\$	\$
Opening arrears previous year	342,324	450,026
Levied this year	8,408,466	2,677
Fees and charges levied through rates	1,459,393	0
Less - collections to date	(9,760,157)	(163,164)
Net rates collectable	450,026	289,539
% Collected	95.6%	36.0%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	0	45,885	127,998	0	0	173,883
Percentage	0.0%	26.4%	73.6%	0.0%	0.0%	
Balance per trial balance						
Trade and other receivables						173,883
Allowance for credit losses of trade receivables						(1,427)
Total receivables general outstanding						172,456

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.

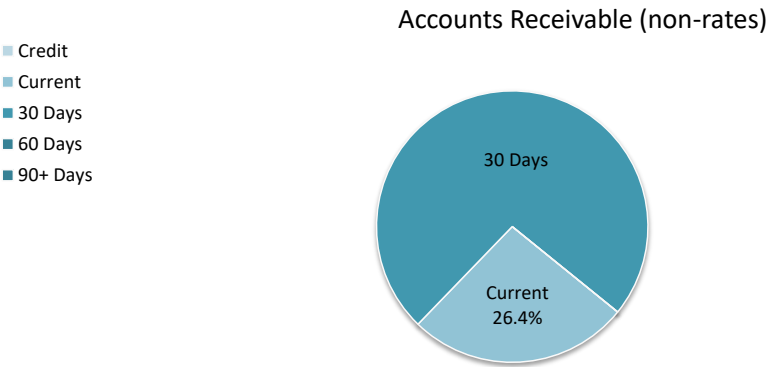
Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment).

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.



SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026

6 OTHER CURRENT ASSETS

	Opening Balance 1 July 2026	Asset Increase	Asset Reduction	Closing Balance 31 July 2026
	\$	\$	\$	\$
Other current assets				
Other financial assets at amortised cost				
Financial assets at amortised cost - self supporting loans	1,863	0	0	1,863
Inventory				
Stock on Hand - Fuel	52,583	9,714	(32,452)	29,845
Other assets				
Work in Progress	1,053,426	279,741	0	1,333,167
Total other current assets	1,107,872	289,455	(32,452)	1,364,875

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.

SHIRE OF DANDARAGAN

SUPPLEMENTARY INFORMATION

FOR THE PERIOD ENDED 31 JULY 2026

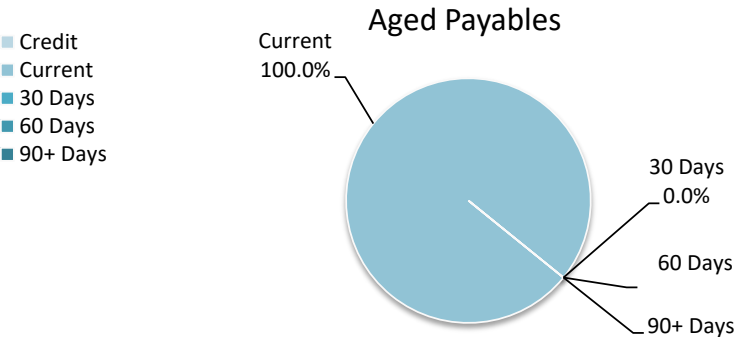
7 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	0	79,296	0	0	0	79,296
Percentage	0.0%	100.0%	0.0%	0.0%	0.0%	
Balance per trial balance						
Sundry creditors						79,296
ATO liabilities						80,671
Bonds and deposits held						305,029
Total payables general outstanding						464,996

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.



SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026

8 BORROWINGS

Repayments - borrowings

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

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

KEY INFORMATION

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

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

**SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026**

9 LEASE LIABILITIES

Movement in carrying amounts

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

All lease repayments were financed by general purpose revenue.

KEY INFORMATION

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

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

Deferred Lease Income relates to the non-cash accounting treatment adopted by the Shire, as lessee, in respect of 201,122 sqm Deposited Plan 219774, comprising land on which the Retired Services League (RSL) Jurien Bay Sub-branch has erected and fully funded a building. A lease has been granted for a fixed, non-cancellable term of 21 years, being the maximum lease term the Shire is permitted to grant under its policy framework. The non-cash accounting treatment reflects the recognition of the building as a Shire asset, with the corresponding benefit received by the lessee recognised as Deferred Lease Income and amortised over the lease term. The lease is subject to renewal upon expiry; however, renewal is not assumed for accounting purposes unless and until the option is exercised.

SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026

10 OTHER CURRENT LIABILITIES

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

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.

SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026

11 GRANTS, SUBSIDIES AND CONTRIBUTIONS

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

SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026

12 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

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

SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2026

13 TRUST FUND

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

Description	Opening Balance 1 July 2026	Amount Received	Amount Paid	Closing Balance 31 July 2026
	\$	\$	\$	\$
Cash In Lieu POS - L9000 Valencia	208,534	643	0	209,177
	208,534	643	0	209,177



KANGAROO FOOD TRAILERS PTY LTD

ABN: 36 661 724 152

50 Mordaunt Circuit

Canning Vale WA 6155

info@kangaroofoodtrailers.com.au

Quotation for 3.9m Cooking Trailer

Customer Company Name: Address: Jurien Bay Name: Tony O'Gorman Email: ogormant@bigpond.com Mobile: 0407799620	Details Deal ID: Quotation Date: 05 Feb..2026 Quotation expire: 14 Days Est. Delivery Date: Salesperson: Belinda Liao
Food Trailer Model: SQ-4000 Rego No: TBA VIN No: Built Date: Rego Expiry:	Driver DOB: Drivers Licence No: Full Name: Mobile:

The Customer/Purchaser agrees to buy from the Kangaroo Food Trailers and the Kangaroo Food Trailers agrees to see the Customer/Purchaser the Food Trailer and accessories described at the price and under the terms and conditions on the following pages

	Description	Amount
New Food Trailer: ready to register 3.9mx2.2mx2.2m	Model: SQ-4000 Paint: White	AUD38,000
	1x Double deep fryer	AUD3,700
	2x double hotplates	AUD4,000

Seller fitted Accessories: range hood, rooftop exhaust, stainless steel benches, stainless steel shelves, under bench storage, 3 sinks, soap dispenser, tissue dispenser, hot and cold water system, pump, double door under bench fridge and freezer, 1x drink display, cash drawer, 1x fresh water tank(100L), 1x grey water tank(100L), LED lights, power points, switch board, braking system, non-slip flooring

12 months warranty, new tyres, easy to tow, easy fold down stabiliser legs, easy lift gas struts on windows, 7 pin flat trailer plug for towing, easy access lockable rear door, wind down jockey wheel, 1.5m draw bar

Both Parties Sign: _____
 Signature of Purchaser

 Signature of Seller

Food Trailer Sub-Total Excluding GST: AUD45,700

GST payable: AUD4,570

Total Purchase Price inclusive of GST: AUD50,270

Direct Bank Payment Details

Account Name: Bank: BSB: Account No: Payment Reference:

FINANCE CLAUSE IS APPLICABLE

Lender:

Latest Time: 4pm on _____

Amount of Loan: _____

Signature of Customer: _____

FINANCE CLAUSE IS NOT APPLICABLE

Signature of the Customer if Finance Clause is not applicable.

Signature of the Customer

SPECIAL CONDITIONS

1. **No Cooling Offer Period** - There is no cooling off period. This Agreement becomes a legally binding contract upon acceptance by Kangaroo Food Trailers.
2. **One-Year Warranty** – The Kangaroo Food Trailers provide a one-year warranty. Please refer to clause 12 of the General Terms and Conditions.

Both Parties Sign: _____
Signature of Purchaser

Signature of Seller

ACCEPTANCE OF CONTRACT

I HEREBY CERTIFY that I have carefully read and agree to all the terms and conditions set out in this Contract. I acknowledge and warrant that (a) I have the legal capacity and power to enter into this Agreement and have obtained all necessary consents and approvals to do so; (b) I have been given the opportunity to consider the terms and conditions under this Contract; (c) I have not entered into this Contract in reliance upon any representations (whether oral or written) by or on behalf of the Seller which are not set out in this Contract; (d) I fully understand its contents, and agree to be legally bound by its terms and conditions upon the execution of this Contract.

Customer Signature: _____

Accepted on behalf of Seller: _____

Date: _____

Date: _____

Both Parties Sign: _____
Signature of Purchaser

Signature of Seller

Contract to Purchase a Food Trailer - General Terms and Conditions

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Contract:

Business Day means any day (other than a Saturday, Sunday or public holiday) on which banks are open for general business in Perth, Western Australia.

Food Trailer means the food trailer described in the Food Trailer of the Contract to Purchase a Food Trailer.

Kangaroo Food Trailers means KANGAROO FOOD TRAILERS PTY LTD (ACN 661 724 152) trading as Kangaroo Food Trailers and its substitutes, successors and permitted assigns *its* licencees.

Kangaroo Food Trailers Main Warehouse means Kangaroo Food Trailers' principal place of business located 50 at Mordaunt Circuit, Canning Vale in the State of Western Australia.

Purchaser means the person or entity specified in the Customer of the Contract to Purchase a Food Trailer.

Security means any property whether real property or personal property of which the Hirer is the owner (or in which the Hirer has an interest) or registered proprietor whether beneficial, legal, equitable or other.

1.2 Interpretation

- (a) In this Contract, unless the context requires otherwise: -
- (i) the singular includes the plural and vice versa;
 - (ii) a gender includes the other genders;
 - (iii) other grammatical forms of a defined word or expression have a corresponding meaning;
 - (iv) a reference to a document is to that document as amended, novated, supplemented, extended or restated from time to time;
 - (v) a reference to a party to this Contract includes that party's executors, administrators, successors, permitted assigns and permitted substitutes;
 - (vi) a reference to a person or an entity includes a natural person, partnership, body corporate, association, joint venture, governmental or local authority (whether or not having a separate legal personality) and any other body or entity (whether incorporated or not);
 - (vii) a reference to a thing (including a right) includes a part of it but nothing in this clause implies that part performance of an obligation constitutes performance of the obligation;
 - (viii) money amounts are stated in Australian currency;
 - (ix) a reference to a clause, party, annexure, exhibit or schedule is a reference to a clause of, or a party, an annexure, an exhibit or a schedule to, this Contract and a reference to this Contract includes any annexure, exhibit and schedule to this Contract; and
 - (x) a reference to a time of day is to that time in Perth, Western Australia in which the Kangaroo Food Trailers Main Warehouse is located.
- (b) In this Contract, headings are used for convenience only and do not affect the interpretation of this Contract.
- (c) In this Contract, a reference to all or any part of a statute, rule, regulation ordinance or by-law is to that statute, rule, regulation, ordinance or by-law as amended, consolidated, re-enacted or replaced from time to time and a reference to a statute includes all rules, regulations, ordinances and by-laws issued under that statute.
- (d) When used in this Contract, "include", "for example" or any similar expression is not used, and must not be interpreted, as words of limitation.
- (e) Any provision in this Contract which binds more than one person binds all of them jointly and each of them severally unless a contrary intention is expressed.

- (f) No provision of this Contract may be construed adversely to a party solely because that party was responsible for the preparation of this Contract or the preparation or proposal of that provision.
- (g) In this Contract, a reference to a "power" includes a right, power, authority, discretion or remedy.
- (h) In this Contract, the words "in writing" include any communication sent by letter, facsimile transmission, email or any other form of communication capable of being read by the recipient.

2. FORMATION

- 2.1 This signing of this Contract by the Purchaser means an offer has been made to purchase the Food Trailer on the terms and condition set out in this Contract. No offer is made unless the Purchaser is provided with a copy of this Contract at the time it is signed by the Purchaser.
- 2.2 This offer of the Purchaser is accepted by the Kangaroo Food Trailers when:
- (a) this Contract is signed by the Kangaroo Food Trailers or a person authorised by the Kangaroo Food Trailers; and
 - (b) notice of the acceptance is given to the Purchaser. This Contract will then be binding on both parties.

3. FINANCE

- 3.1 If any information is completed in or the Purchaser signs the 'Finance Clause is Applicable' box in this Contract, then this clause 3 applies to the Contract.
- 3.2 The Purchaser must: -
- (a) Immediately after the date of this Contract make a finance application to the Lender; and
 - (b) Use all best endeavours in good faith to obtain finance approval: -
 - (i) before the Latest Time stated in the Contract;
 - (ii) for the amount stated in the Contract; and
 - (iii) from the Lender named in the Contract (or a lender acceptable to the Purchaser).
- 3.3 If by the Latest Time: -
- (a) finance approval has been obtained; and
 - (b) the Purchaser has given a finance approval notice to the Kangaroo Food Trailers,
- then this Clause 3 is satisfied and this Contract is in full force and effect.
- 3.4 This Contract will come to an end without further action by either Party and the Kangaroo Food Trailers must immediately refund any deposit paid to the Purchaser, if on or before the Latest Time: -
- (a) written finance approval has not been obtained or the finance application has been rejected; and
 - (b) the Purchaser gives a non-finance approval notice to the Kangaroo Food Trailers.
- 3.5 If by the Latest Time: -
- (c) the Purchaser has not given a finance approval notice to the Kangaroo Food Trailers; and
 - (d) the Purchaser has not given a non-finance approval notice to the Kangaroo Food Trailers,
- then this Contract will be in full force and effect unless the Kangaroo Food Trailers terminates this Contract by giving notice to the Purchaser. If the Kangaroo Food Trailers terminates this Contract pursuant to this clause 3.5, then the Kangaroo Food Trailers reserves the right to forfeit the deposit paid by the Purchaser and any other rights under this Contract.

Both Parties Sign: _____
Signature of Purchaser

Signature of Seller

- 3.6 If requested in writing by the Kangaroo Food Trailers, the Purchaser must:
- (a) advise the Kangaroo Food Trailers of the progress of the finance application; and
 - (b) provide evidence in writing of the making of a finance application in accordance with clause 3 and of any loan offer made, or any rejection; and
 - (c) if applicable, advise the Kangaroo Food Trailers of the reasons for the Purchaser not accepting any loan offer.
- 3.7 If the Purchaser does not comply with the request within 2 Business days then the Purchaser authorises the Kangaroo Food Trailers to obtain from the Lender the information referred to in clause 3.6.

4. COLLECTION OF FOOD TRAILER AND PAYMENT OF BALANCE

- 4.1 The Purchaser must pay the remaining balance of the Total Purchase Price and other amounts that are, or may become payable by the Purchaser under this Contract including but not limited to the storage fees, to the Kangaroo Food Trailers on or before the delivery date specified in this Contract or to be advised by the Kangaroo Food Trailers ("the Delivery Date").
- 4.2 Payment by cheque for all or part of the remaining balance of the Total Purchase Price will not be considered to have been received by the Kangaroo Food Trailers until the cheque has been honoured.
- 4.3 Subject to clause 4.1, the Purchaser must collect the Food Trailer within 7 days of the Delivery Date from the Kangaroo Food Trailers Main Warehouse.
- 4.4 If the Purchaser fails to collect the Food Trailer from the Kangaroo Food Trailers Main Warehouse in accordance with clause 4.3, the storage fees specified in the Contract will be charged to the Purchaser, and the Purchaser must pay the storage fees due and payable before the Purchaser collects the Food Trailer.
- 4.5 If the Purchaser fails to collect the Food Trailer from the Kangaroo Food Trailers Main Warehouse within 30 Business Days of the Delivery Date, the Kangaroo Food Trailers reserves to the rights to: -
- (a) terminate the Contract by giving written notice to the Purchaser;
 - (b) forfeit any deposit paid by the Purchaser; and
 - (c) seek to recover any additional damages or losses incurred as a result of the Purchaser's failure to collect the Food Trailers, including but not limited to: -
 - (i) storage fees and any other amounts payable by the Purchaser under this Contract;
 - (ii) loss of opportunity to sell the Food Trailer to another purchaser; and
 - (iii) any diminished value of the Food Trailer due to the delay.
- 4.6 Prior to the Purchaser collecting the Food Trailer, the cost of manufacturing the Food Trailer changes because the manufacturer changes its price or there is a change in statutory charges which apply to the Food Trailer, the Total Purchase Price will be adjusted by the corresponding amount.
- 4.7 If the manufacturer increases the cost of a new Food Trailer to the Kangaroo Food Trailers, the Kangaroo Food Trailers is only entitled to pass on to the Purchaser an increase of up to and including 10% of the Total Purchase Price of the Food Trailer.
- 4.8 If the cost of a Food Trailer changes in accordance with clause 4.6 or 4.7 because the manufacturer releases a new model and the cost of the Food Trailer is no longer available or applicable, the Total Purchase Price will be adjusted by the corresponding amount.
- 4.9 If the increase exceeds 10% of the Total Factory Price of the Food Trailer, the Purchaser may terminate this Contract and obtain a refund on the deposit paid by written notice to the Kangaroo Food Trailers.

5. DELIVERY OF THE FOOD TRAILER

- 5.1 The Kangaroo Food Trailers will deliver the Food Trailer to the Purchaser on or before the Delivery Date.
- 5.2 If a Delivery Date is not stated in this Contract, the Kangaroo Food Trailers will deliver the Food Trailer within 3 months of this Contract becoming binding on the Parties.

- 5.3 Delivery of the Food Trailer to the Purchaser will take place at the Kangaroo Food Trailers Main Warehouse, unless other arrangements are agreed to between the Purchaser and the Kangaroo Food Trailers.
- 5.4 The Kangaroo Food Trailers will use its best endeavors to deliver the Food Trailer by the Delivery Date, but shall not be liable to the Purchaser for any damage or loss whatsoever arising either directly or indirectly from any delay or failure of delivery.
- 5.5 In the case of a new Food Trailer, where the Kangaroo Food Trailers is unable to deliver the Food Trailer by the Delivery Date due to the Kangaroo Food Trailers being unable to source a Food Trailer with the specifications, features, or options requested by the Purchaser, then the Kangaroo Food Trailers may terminate this Contract at which time it must immediately refund any deposit paid by the Purchaser.

6. PASSING OF PROPERTY AND RISK IN THE FOOD TRAILER

- 6.1 The Kangaroo Food Trailers remains the owner of the Food Trailer until the Total Purchase Price has been paid in full by the Purchaser.
- 6.2 Risk in the Food Trailer passes to the Purchaser when the Kangaroo Food Trailers delivers the Food Trailer to the Purchaser. Where the Food Trailer is delivered to the Purchaser on a trailer for the Purchaser's convenience, delivery of the Food Trailer is taken to occur when the Purchaser or the Purchaser's representative signs an acknowledgment of delivery of the Food Trailer. This applies whether delivery occurs at the Kangaroo Food Trailers' premises or any other location.

7. FOOD TRAILER PURCHASER'S RIGHT TO TERMINATE THIS CONTRACT

- 7.1 The Purchaser may terminate this Contract if the Kangaroo Food Trailers has breached any of the obligations imposed on the Kangaroo Food Trailers by this Contract.
- 7.2 If this Contract is validly terminated by the Purchaser, the Kangaroo Food Trailers must immediately refund any deposit paid by the Purchaser.

8. KANGAROO FOOD TRAILERS' RIGHT TO TERMINATE THIS CONTRACT

- 8.1 The Purchaser may terminate this Contract if the Kangaroo Food Trailers has breached any of the obligations imposed on the Kangaroo Food Trailers by this Contract.
- 8.2 The Kangaroo Food Trailers may terminate this Contract if the Purchaser has breached any of the obligations imposed on the Purchaser by this Contract.
- 8.3 If this Contract is validly terminated by the Kangaroo Food Trailers, the Kangaroo Food Trailers may seek an amount up to, but not exceeding, 30% of the Total Purchase Price of the Food Trailer as pre-estimated damages.
- 8.4 Any amount sought by the Kangaroo Food Trailers under Clause 8.2 must be a genuine estimate of the Kangaroo Food Trailers' loss arising from the Purchaser's breach of the obligations imposed on the Purchaser by this Contract.

9. NOTICES

- 9.1 All Notices required by this Contract must be given by direct written communication, including but not limited to electronic mail, fax or post to the addresses included in this Contract.

10. PRIVACY ACKNOWLEDGEMENT & CONSENT

- 10.1 The Purchaser acknowledges that the purpose for which the information contained in this Contract may be put includes advising the Purchaser about products and services, conducting customer surveys and matters relating to: warranties, roadside assistance, recalls, and other matters relating to the Food Trailer and the Purchaser.
- 10.2 In respect of these purposes, the Purchaser consents to disclosure of the information contained in this Contract to companies related to the Kangaroo Food Trailers and to third-party service providers (which may be overseas).

Both Parties Sign: _____
Signature of Purchaser

Signature of Seller

11. STAMP DUTY

11.1 Stamp Duty, if included in this Contract, has been calculated with care by the Kangaroo Food Trailers. If the Office of State Revenue determines that the amount stated is incorrect then the Purchaser shall indemnify the Kangaroo Food Trailers for any shortfall.

12. WARRANTY

12.1 Subject to the Australian Consumer Law, the Kangaroo Food Trailers warrants that for a period of one (1) year from the Delivery Date, the following components of the Food Trailer shall be free from defects in materials and workmanship under normal use and service: -

- (a) Food Trailer structure including the chassis and framework;
- (b) water pump; and
- (c) refrigerator.

12.2 If a defect covered by clause 12.1 arises during the warranty period, the Kangaroo Food Trailers shall, at its discretion, repair or replace the defective component at no costs to the Customer.

12.3 The warranty under clause 12.1 does not cover: -

- (a) normal wear and tear, cosmetic damage, or maintenance issues;
- (b) damages resulting from misuse, neglect, accidents, or modifications; and
- (c) components not explicitly listed in clause 12.1 above.

12.4 The Customer must notify the Kangaroo Food Trailers in writing of any defect within 14 days of discovery and provide reasonable access to the Food Trailer for inspection and repairs.

12.5 The Kangaroo Food Trailers' liability under clause 12 is limited to the repair or replacement of defective components. The Kangaroo Food Trailers shall not be liable for incidental or consequential damages arising from the defect.

13. NON-GENUINE PRODUCTS & THIRD PARTY FITTED ACCESSORIES

13.1 The Purchaser acknowledges that non-genuine parts, accessories, products, or additives ("Non-Genuine Products") identified as such and not supplied or approved by the Food Trailer manufacturer for use in the Food Trailer are not covered by the manufacturer's warranties in respect of such Non-Genuine Products and their use may affect the warranty provided by the manufacturer if the manufacturer considers that the Non-Genuine Products and/or their installation might affect the specifications or quality of the Food Trailer.

13.2 The Purchaser acknowledges that any parts, accessories, products, or additives identified as such and supplied or fitted by the third party ("Third Party Fitted Accessories") following the Purchaser's request are not covered by the manufacturer's warranties in respect of such Third Party Fitted Accessories and their use may affect the warranty provided by the manufacturer if the manufacturer considers that the Third Party Fitted Accessories and/or their installation might affect the specifications or quality of the Food Trailer.

14. LIMITATION OF LIABILITY

14.1 The Purchaser agrees that, to the extent permissible by law, including the Australian Consumer Law, the Kangaroo Food Trailers shall not be liable for any loss, consequential loss which could result from a breach of this contract or any law by the Kangaroo Food Trailers.

15. CHARGE ON FOOD TRAILER

15.1 The Purchaser agrees that if for any reason the Purchaser takes possession of the Food Trailer prior to the Kangaroo Food Trailers receiving the Purchase Price in cleared funds, or if the Purchaser has any liability to the Kangaroo Food Trailers pursuant to this Contract, the Purchaser charges the Security in favour of the Kangaroo Food Trailer to secure all amounts owing by the Purchaser under this Contract, and acknowledges that the Kangaroo Food Trailers may register its charge over the Food Trailer on the Personal Property Securities Register.

15.2 Unless otherwise agreed in writing, if the Purchaser has not paid the whole Purchase Price prior to taking delivery of the Food Trailer, the Purchaser must pay the Purchase Price within 24 hours of the Purchaser taking possession of the Food Trailer.

15.3 In the event that the Purchaser does not pay the whole Purchase Price in accordance with clause 15.2, or does not pay the amounts owed under this Contract by the date that those amounts fall due, then the Purchaser acknowledges that, in addition to its other rights and remedies, the Kangaroo Food Trailers may exercise any of the remedies set out in part 4.3 of the Personal Property Securities Act 2009 (as amended).

16. PRIVACY STATEMENT

16.1 The Kangaroo Food Trailers is an organisation bound by the National Privacy Principles under the Privacy Act 1988. A copy of the Principles is available for perusal at the Kangaroo Food Trailers' premises or from the Office of the National Privacy Commissioner.

16.2 The kind of information the Kangaroo Food Trailers holds is that detailed in this Contract or other information necessary to establish the Customer's identification.

16.3 The main purpose for which the Kangaroo Food Trailers will use the information will be to facilitate the delivery of the goods which are the subject of this Contract, and to meet the requirements of government authorities and third-party suppliers associated with the supply of the motor Food Trailer related goods.

16.4 The kinds of people who may be provided with information relating to you include the applicable Roads and Traffic Authorities, insurance companies, and suppliers of cars and other automotive products and services.

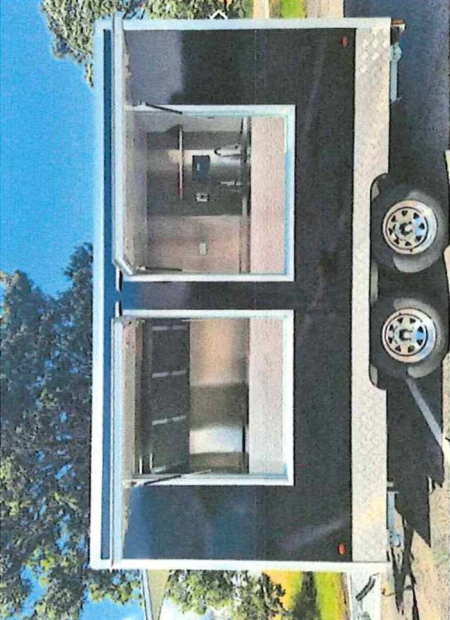
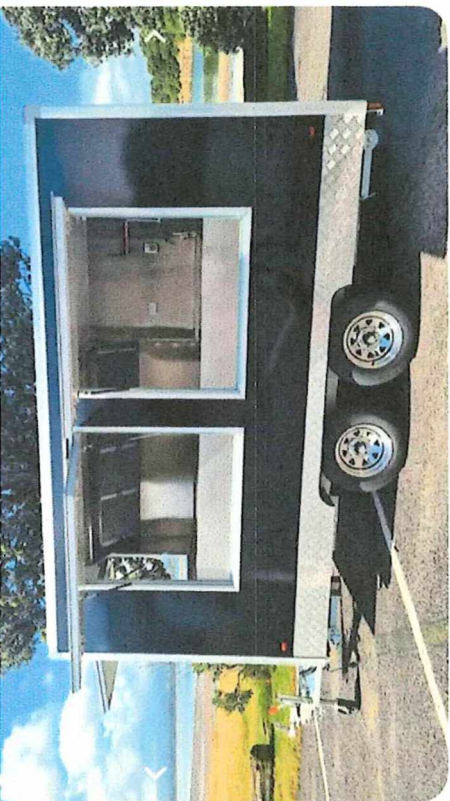
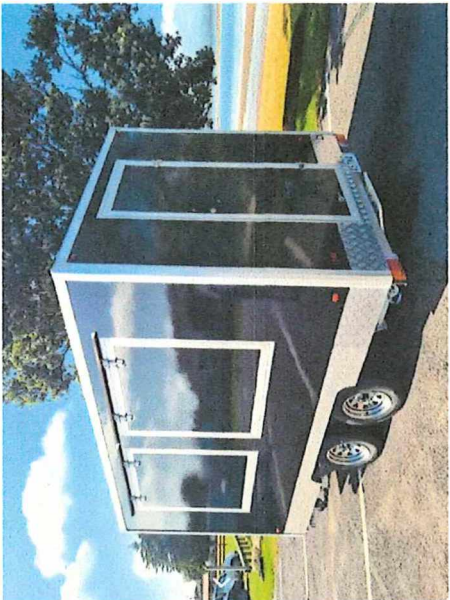
16.5 If you apply for finance in connection with the purchase of a Food Trailer, the Kangaroo Food Trailers may provide your personal information to the financier for the purposes of those arrangements. This information may also be disclosed to the applicable contractors and agents of the financier and the Kangaroo Food Trailers in order to effect this contract and related goods and services.

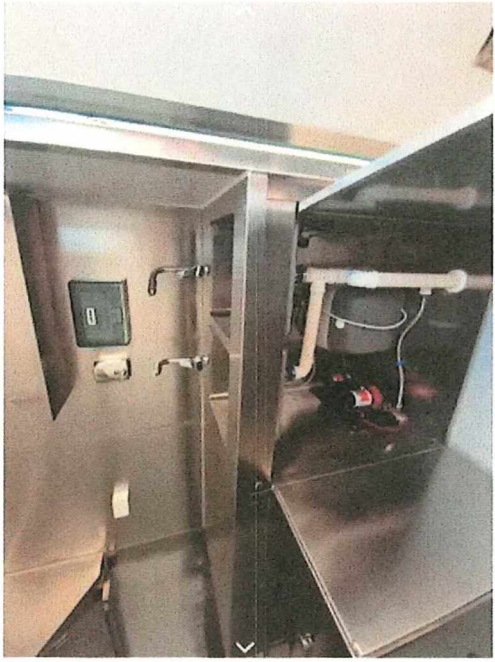
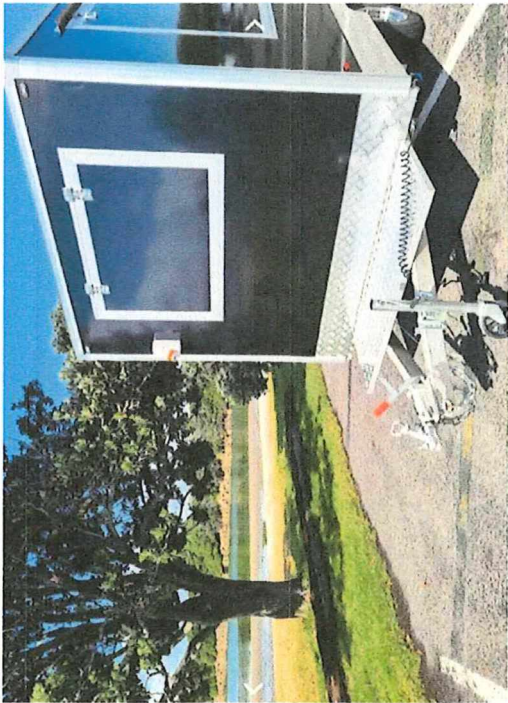
16.6 If you have any queries or concerns about the way the Kangaroo Food Trailers manages your personal information, you should contact the Kangaroo Food Trailers.

16.7 You may request access to your personal information held by the Kangaroo Food Trailers by contacting the Kangaroo Food Trailers.

Both Parties Sign: _____
Signature of Purchaser

Signature of Seller





Indicative Loan Repayment Schedule

Attachment: 9.1.3

Shire of Dandaragan

Facility:	Annuity Lending
Client Account:	General
Client Reference:	
WATC Reference:	748345

This Indicative Rate Quote for Advance is based on rates applying at 27 July 2026.

Terms of Advance

Amount of Advance:	\$40,000.00
Date of Advance:	28 July 2026
Maturity Date:	28 July 2031
Interest Rate ¹ :	5.0895% p.a. (Semi Annual Compounding)
Schedule Basis:	10 Semi Annual repayments

Repayment Schedule

Payment Date	Balance of Advance Outstanding	Capital Repayment	Interest Repayment	Total Fixed Payment
28 Jan 2027	36,436.97	3,563.03	1,017.90	4,580.93
28 Jul 2027	32,783.27	3,653.70	927.23	4,580.93
28 Jan 2028	29,036.59	3,746.68	834.25	4,580.93
28 Jul 2028	25,194.57	3,842.02	738.91	4,580.93
29 Jan 2029	21,254.78	3,939.79	641.14	4,580.93
30 Jul 2029	17,214.73	4,040.05	540.88	4,580.93
29 Jan 2030	13,071.87	4,142.86	438.07	4,580.93
29 Jul 2030	8,823.59	4,248.28	332.65	4,580.93
28 Jan 2031	4,467.20	4,356.39	224.54	4,580.93
28 Jul 2031	0.00	4,467.20	113.68	4,580.88
	Totals:	40,000.00	5,809.25	45,809.25

Note

- (1) The Interest Rate does not include Government Guarantee Fee, which is invoiced separately by WATC on behalf of the Treasurer of the State of Western Australia and is subject to change in accordance with government policy

Date: 21 July 2026

Attachment: 9.1.3

Brent Bailey

CEO

Shire of Dandaragan

Dear Brent

The Jurien Bay Progress Association Inc has for some time owned and operated a caravan food van at our groups markets and various events across the Shire for many years. The van was originally built in 1972 and converted into a food van in the mid 1990's.

The van is no longer fit for purpose with deteriorating walls, and frequent equipment failures of the fitted cooking appliances. At its normal meeting in March of 2026 the group resolved to seek grant funding and or a self supporting loan through the Shire to purchase a new modern fit for purpose food van.

The group has been successful in attracting grant funding of \$23,500 through the Tronox Shire of Dandaragan grant round and a further \$5000 grant from the Bendigo Bank Jurien Bay branch.

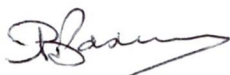
The total cost of the new van is \$50,270 so there is a shortfall of \$21,770. The group request that the Shire consider providing a self supporting loan to the group for an initial amount of \$40,000 to complete purchase of the van.

Upon delivery of the van the grant amount of \$23,500 could immediately be repaid to the Shire with the outstanding \$21,700 being paid off over a three to five year period.

An initial deposit of \$10,000 including the Bendigo bank grant amount has been paid to commence the build of the new van.

We are happy to provide financials to support consideration of the self supporting loan as required by the Shire.

Yours Sincerely



Bevin Paxman

President

Jurien Bay Progress Association INC

3.3 Self-Supporting Loans

PART A - Policy

Objective

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

Policy Statement

The Annual Financial Report, Budget and monthly financial report will be prepared in accordance with the accounting concepts, standards and disclosure requirements of the Australian Accounting Standards, the *Local Government Act 1995* and accompanying

The Shire values the contribution to the community of Dandaragan by its community organisations and may provide financial assistance to these groups through the provision of self-supporting loans for approved capital work programs, subject to the following conditions:

1. The project being assessed as meeting a need required within the community
2. The community group being assessed as financially viable and able to meet all loan repayments.
3. The loan for capital improvements or other approved capital expenditure.
4. Whether or not a more suitable source of funding exists;
5. The Shire's debt service ratio; and
6. The community group signing a Self-Supporting Loan Agreement, which includes a requirement for the payment of all loan repayments, interest on outstanding debts, administration or other fees incurred by the Shire with respect to the agreement.

PART B - Management Procedures

Definitions

Self-Supporting Loan – an amount of money raised by the Shire in its own name through a specific loan for an agreed period provided to an approved community group through a Self-Supporting Loan Agreement

Detail

Applying for a Self-supporting Loan

The Shire will only provide access to self-supporting loans in exceptional circumstances and when financial circumstances of the Shire permit, and where there is compelling evidence of positive benefits to the community and the organisation seeking the self-supporting loan.

The organisation is to apply in writing, advising the following information:

- amount of loan principal required;
- purpose for which loan is to be expended;
- term of proposed loan;
- the last annual audited financial statements of the organisation;
- current monthly financial statement of the organisation;
- number of financial members of the organisation;
- financial viability of group to repay loan;
- whether the group is incorporated or not; and
- other information considered appropriate and requested by Council.

Conditions for Self-supporting Loans

Council will consider providing self-supporting loans to community organisations where the following conditions are met:

- In exceptional circumstances to mitigate serious risks and/or to meet urgent capital requirements that will deliver significant benefits to the community as a whole and in keeping with priorities set by the Corporate Business Plan.
- Where it does not have any adverse effect on the Long-Term Financial Plan, and the forecast debt financial capacity of the Shire.
- Where Financial Ratios are not materially impacted.
- Where capital works are not materially impacted during the financial year.
- When there is no material impact on asset renewal / replacement funding requirements.
- Where in the view of Council, the use of Shire's borrowing for the intended purpose will deliver greater benefits to the community that far outweighs benefits for alternative purposes from which the said borrowings would have been diverted.
- Where in the view of Council there is compelling justification for the Shire to act as lender instead of a bank or other financial institution.
- Is able to demonstrate it has the capacity to service the loan repayments out of its normal operations.

Assessments

If an application has no significant or adverse impact in relation to the abovementioned general principles and it also meets the criteria and guidance principles, the application will be assessed based on the following:

1. Provision of an appropriate fully completed application.
2. Provision of proof of incorporation.
3. Provision of latest set of audited financial statements (Operating Statement, Cash flow and Financial Position Statements).
4. Provide a track record with the Shire of paying its invoices within 60 days of issuance of invoices.
5. Provision of a forward financial plan in line with the required term of borrowing.
6. Provision of compelling evidence of ongoing capacity to service and repay the loan from existing operations.
7. Provision of a business case in support of the asset acquisition or development proposal to be financed by the requested self-supporting loan.
8. Report prepared for Council with the supporting application for Council consideration supported by the business case.

Separate Self-Supporting Loan Agreement

When a self-supporting loan is being raised, a separate "Self-Supporting Loan Agreement" needs to be completed between the Shire and the community organisation, covering the period of the loan and executed as contractual evidence of repayment on the loan.

The costs associated with the preparation and stamping of the "Self-Supporting Agreement" shall be the responsibility of the community group or sporting club.

Interest on Unremitted Loan Funds

Where the full costs of a project utilising loan funds have been drawn down but not spent on the project interest at the rate of 3% on the un-remitted funds will be credited to their debtor's account.

Loan Repayments by Recipients

All loan repayments for a self-supporting loan are to be received by the Shire a minimum of 14 days before the Shire is required to make its loan repayments.

Interest on Debtors Balances

When a debtor's account is raised for the value of the next instalment of the loan, and this is not paid on time, interest will accrue and be charged on the overdue balance in accordance with the conditions of the "Self-Supporting Agreement".

Administration Costs

The following costs incurred by the Shire will be recovered from community organisation applying for self-supporting loans:

- Actual advertising costs inclusive of GST;
- Stamp duties or and any legal expenses associated with the drawing up and registering the "Self-Supporting Agreement".

Defaults in Loan Repayments

Community organisations in financial difficulty and not meeting their loan repayments may come to terms of arrangements with the Shire to repay the overdue portion of their debt over a longer term, provided they meet their current commitments.

Policy Number	3.3 – Self-supporting Loans
Adopted by Council	23 May 2019
Amended	

Shire of Dandaragan

SERVICE LEVEL AGREEMENT

Dandaragan Community Resource Centre

Prepared by Carly Filbey on 13 August 2026

SERVICE LEVEL AGREEMENT

1. PURPOSE OF THE AGREEMENT

The purpose of this Service Level Agreement (SLA) is to document the services to be provided by the Dandaragan Community Resource Centre Inc. (Dandaragan CRC) on behalf of the Shire of Dandaragan (Shire), and the responsibilities of both parties in the delivery of those services.

Both parties acknowledge that this Agreement continues an established service provision relationship and agree to work cooperatively to support the effective delivery of the Services.

2. TERM

This Agreement commences on 1 July 2026 and continues for a term of five (5) years, expiring on 30 June 2031, unless terminated earlier in accordance with this Agreement.

3. SCOPE OF AGREEMENT

The Dandaragan CRC will provide the following services on behalf of the Shire during the Term.

3.1 LIBRARY DUTIES

- a. create and maintain records, details and information for library members on Syrsi Dynix Work Flow Library Management System (Workflow);
- b. continue to provide the library program Better Beginnings, once a month;
- c. process the issue and return of loaned items through Workflow;
- d. carry out inspection of returned items for damage;
- e. regularly return items to shelves in correct order, having due regard to sorting standards such as Dewey Decimal System;
- f. carry out full library exchange within one week of exchange being received;
- g. arrange and administer inter-library loans through a virtual document exchange system (VDX) and ensure compliance with all relevant loan terms;
- h. register donated items through Workflow;
- i. report damaged items as required, inclusive of details of the cause and extend of damage and identity of the person responsible for damage;
- j. carry out any other functions as is required by State Library Western Australia from time to time; and
- k. carry out other functions reasonably consistent with the provision of library services, as agreed between the parties.

3.2 RATES AND SUNDRY DEBTOR PAYMENTS

The Dandaragan CRC will, in accordance with Shire procedures, provide payment collection services in relation to Shire rates and sundry debtors, including:

- a. receiving and recording EFTPOS, cheque and cash payments, where those payment methods are accepted by the Shire; and
- b. maintaining accurate and up-to-date payment records and providing records and monies received to the Shire in accordance with the Shire's financial procedures.

3.3 VISITOR INFORMATION SERVICES

The Dandaragan CRC will, in accordance with the Shire procedures and directions, for the duration of the Term, provide services in relation to visitor information services:

- a. maintain an area for the display of public notices, visitor information and Shire information;
- b. provide information to visitors and tourists for the purpose of promoting Dandaragan, the Shire of Dandaragan and surrounding regions;
- c. provide local maps, information, publications and products where available;
- d. make reasonable endeavours to source relevant tourism information and publications;
- e. work with tourism networks, agencies and organisations to support cross-promotion within the Shire and surrounding regions;
- f. provide reasonable assistance associated with the Dandaragan Transit Park; and
- g. carry out other functions reasonably consistent with visitor information services at the Shire's request.

3.4 BANKING AND RECONCILIATION SERVICES

The Dandaragan CRC will undertake banking and reconciliation activities associated with monies collected on behalf of the Shire under this Agreement, in accordance with Shire procedures and any directions issued by the Shire.

3.5 OPERATING DAYS AND TIMES

The Dandaragan CRC will provide the services during its operating hours of 8:30am to 3:30pm Monday to Friday, excluding public holidays, unless otherwise agreed in writing by the parties.

3.6 SERVICE FEE AND CPI ADJUSTMENT

In consideration for the provision of the Services, the Shire will pay the Dandaragan CRC an annual service fee of \$42,000 excluding GST. The annual service fee will be adjusted on 1 July each year during the Term in accordance with the annual percentage increase in CPI.

The Dandaragan CRC will invoice the Shire quarterly.

3.7 TRAINING REQUIREMENTS

The Shire of Dandaragan will provide training to staff of the Dandaragan CRC on the State Library book exchange process. The Shire may provide additional training where required to support changes to Shire systems, procedures or service requirements.

3.8 OPERATIONAL CONSIDERATIONS

The Dandaragan CRC staff will be available to attend to library customers as and when required from their current administration area, with the remaining duties to be performed by the Dandaragan CRC staff.

Service descriptions may change during the term of the SLA, and the service definitions contained in this SLA are not exhaustive and are provided to give a high-level understanding of the services required.

The Dandaragan CRC is to notify the Shire as soon as practicable of any significant or prolonged reduction in its ability to provide the Services.

Where there is a prolonged or significant reduction in the services provided by the Dandaragan CRC, the Shire may review the annual service fee payable under this Agreement. Any adjustment to the service fee will take into consideration the nature, extent and duration of the reduction in services and will be agreed between the parties.

4. SHIRE OBLIGATIONS

The Shire will:

- a. provide the Dandaragan CRC with relevant Shire procedures, information and instructions relating to the delivery of the Services;
- b. maintain appropriate access to Shire systems and resources required by the Dandaragan CRC to deliver the Services;
- c. provide reasonable training and support where required, including where Shire systems, procedures or service requirements change;
- d. advise the Dandaragan CRC of any changes to Shire procedures or service requirements that may affect the delivery of the Services; and
- e. provide a nominated Shire contact for operational matters relating to this Agreement.

5. DANDARAGAN CRC OBLIGATIONS

The Dandaragan CRC will:

- a. provide the Services in accordance with this Agreement and relevant Shire procedures;
- b. ensure staff responsible for delivering the Services are appropriately trained and familiar with relevant Shire procedures and systems;
- c. maintain accurate records relating to the Services and any payments or monies collected on behalf of the Shire;

- d. notify the Shire as soon as practicable of any significant issue, disruption or reduction in service that may affect the delivery of the Services;
- e. appropriately manage and protect Shire information, records and customer information accessed in the course of delivering the Services; and
- f. provide information reasonably requested by the Shire in relation to the delivery of the Services.

6. KEY PERFORMANCE INDICATORS

The performance of the Dandaragan CRC under this Agreement will be monitored against the following key performance indicators (KPIs):

Key Performance Indicators	Requirements
Service user data	Provide service user numbers to the Shire as reasonably requested.
Better Beginnings	Provide program updates as reasonably requested.
Service opening hours	Services available Monday to Friday, 8:30am to 3:30pm, excluding public holidays.
Financial records	Maintain accurate records of payments and monies collected on behalf of the Shire in accordance with Shire procedures.
Service delivery	Notify the Shire of significant disruptions or reductions in service and work with the Shire to address service delivery issues.

7. ISSUE RESOLUTION

Operational issues should, where practicable, be resolved between the relevant Dandaragan CRC and Shire officers. Matters that cannot be resolved operationally, or that may materially affect service delivery, are to be referred to the Dandaragan CRC Manager and the Shire's CEO.

Both parties will work cooperatively to resolve issues as soon as practicable.

8. RECURRING MEETINGS

Representatives of the Shire and the Dandaragan CRC will meet as required to discuss the operation of this Agreement, service performance, emerging issues and opportunities for service improvement.

The parties will review the Agreement as required during the Term to ensure that the Services continue to meet the needs of the Shire and the community.

9. REPORTING

The Dandaragan CRC will provide service and performance information reasonably requested by the Shire in relation to the Services provided under this Agreement.

10. VARIATIONS

This Agreement may be varied by mutual written agreement between the parties. Any material change to the scope of the Services, annual service fee or Term must be agreed in writing.

11. TERMINATION

Either party may terminate this Agreement in the event of a material breach, significant change in circumstances, insolvency or by mutual agreement.

Unless otherwise agreed between the parties, the terminating party must provide at least 30 days' written notice of termination.

12. DEFINITIONS

- Agreement or SLA means this Service Level Agreement.
- Business Day means Monday to Friday, excluding public holidays.
- CPI means the Consumer Price Index published by the Australian Bureau of Statistics.
- Services means the services described in section 3 of this Agreement.
- Shire means the Shire of Dandaragan.
- Dandaragan CRC means the Dandaragan Community Resource Centre Inc.
- Term means the five-year period commencing 1 July 2026 and expiring 30 June 2031, unless terminated earlier.

13. EXECUTION

Signed for and on behalf of the Shire of Dandaragan:

Name: _____

Title: _____

Signature: _____

Date: _____

Signed for and on behalf of the Dandaragan Community Resource Centre Inc.:

Name: _____

Title: _____

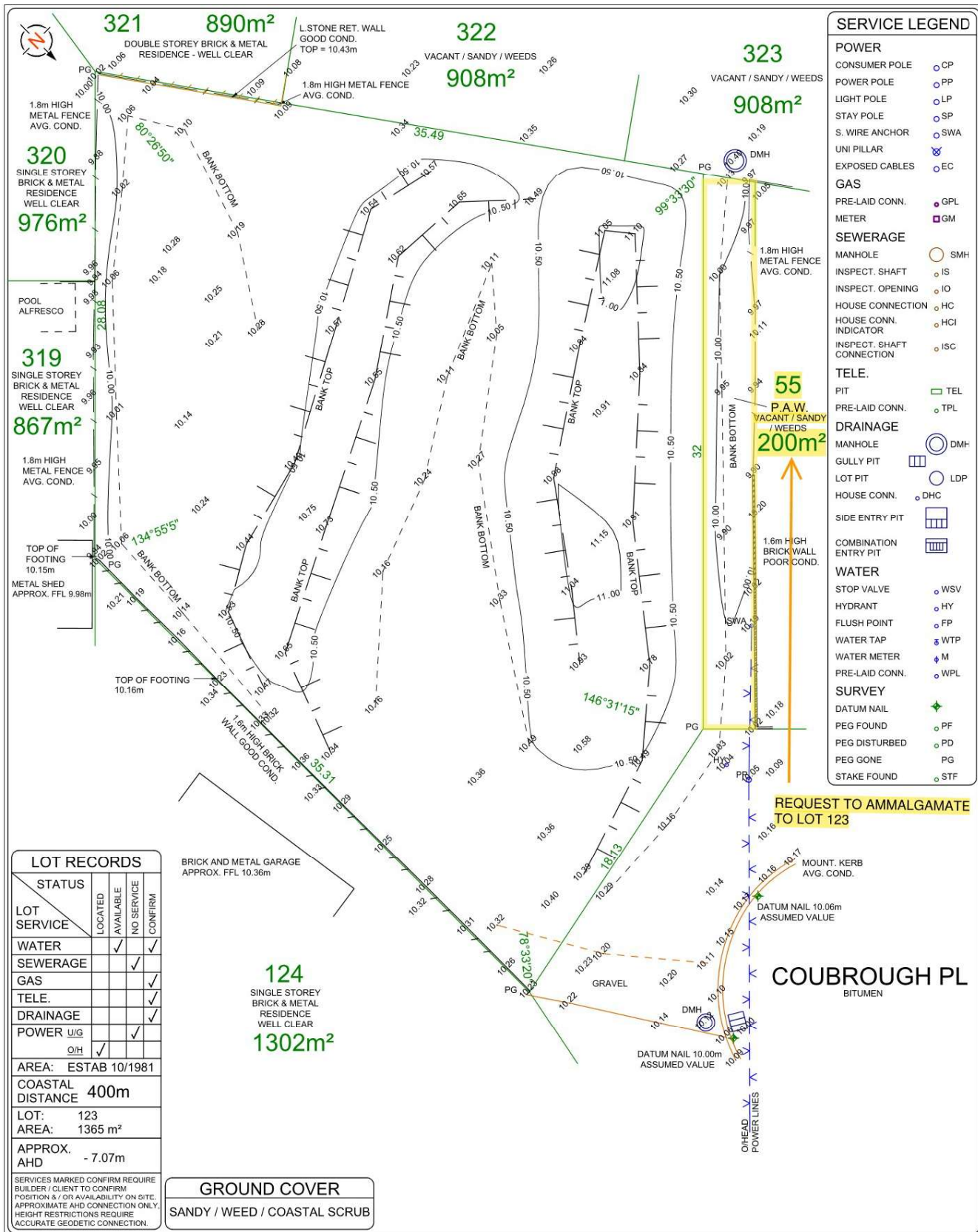
Signature: _____

Date: _____

ATTACHMENT 1 - LOCATION PLANS: 25 COUBROUGH PLACE, JURIE BAY







TITLE : FEATURE SURVEY

CLIENT : DENE FIGLIOMENI

BUILDER :

LOT : 123 No. 25 COUBROUGH PL

SUBURB : JURIEBAY

P : 13677

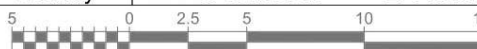
AUTHORITY : SHIRE OF DANDARAGAN

C/T : 1605/528



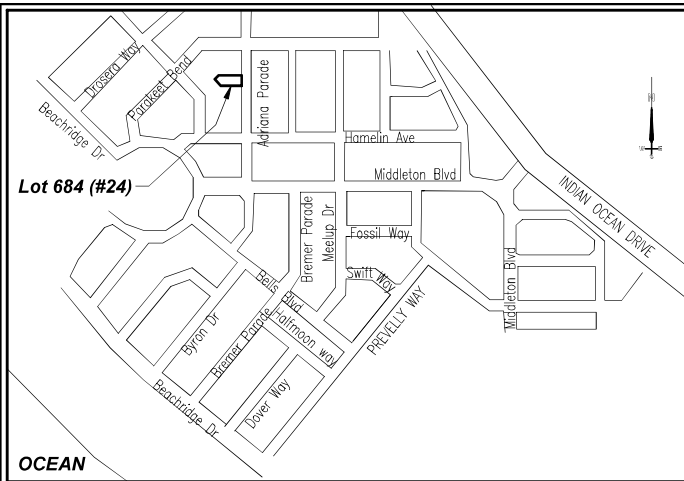
P: (08) 9354 8511
W: www.linkssurveying.com.au
E: info@linkssurveying.com.au

UBD REF: Country GPS: S 30.31402° E 115.02805°



NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996

SHEET	BUILDER'S REF	SURVEYED	SCALE @ A3	DWG No	REV
1 of 1		28/06/22	1:200	45262-01-100	A



LOCALITY PLAN
NOT TO SCALE

NOTE: TRADES 'LOCAL AUTHORITY' WORK & NOISE RESTRICTION TIMES 7am to 7pm Mon to Sat ONLY

(NO CONSTRUCTION WORK TO BE CARRIED OUT ON SUNDAYS,
PUBLIC HOLIDAYS AND OUT SIDE OF THESE TIMES)
minimise site noise as much as possible,
also ensure adequate DUST SUPPRESSION measures are employed.

STORM WATER NOTE:

ALL STORM WATER TO BE DIRECTED AWAY
FROM FOOTINGS INTO A SUITABLE
RECEPTACLE with a min CAPACITY OF ROOF
AREA $m^2 \times 0.0125$ (SUBJECT TO SHIRE
REQUIREMENTS) & TO BE CONTAINED ON
SITE AS PER AS/NZS 3500.3 with a min
2m SETBACK TO BUILDINGS/BOUNDARIES.

DEEP SEWER SITE

1. STORM/SURFACE WATER,
to be contained on site.
2. SUBSOIL DRAINS.
3. SITE WORKS & SAND PAD.
4. RETAINING WALLS.

ITEMS 1-4 ABOVE BY OWNER

NOTE :
100mm HOUSE WASTE PIPE TO
BE CONNECTED TO SEWER MAIN.

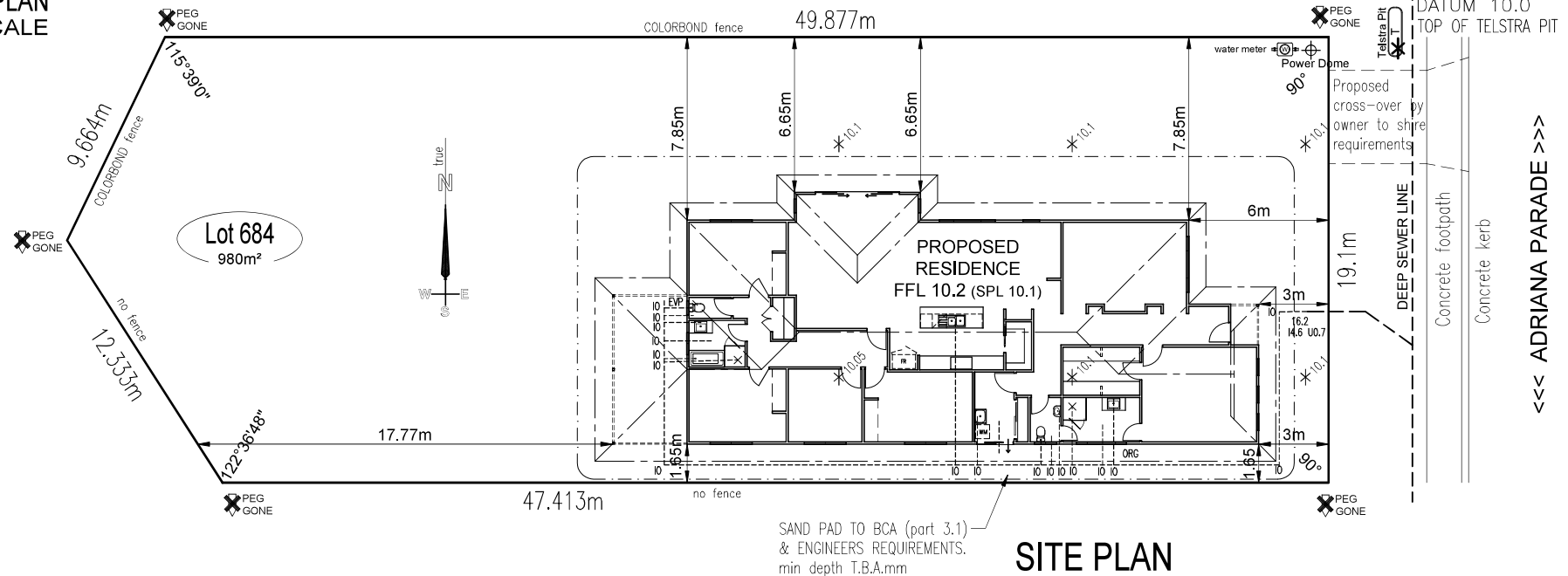
EXTENT OF SANDPAD

UNLESS NOMINATED BY THE
BUILDERS ENGINEER OR
LOCAL AUTHORITY.

THE SITE WORKER SHALL PROVIDE
A SANDPAD TO THE REQUIRED
DEPTH AND WITH A MINIMUM OF 1.5
METRES PAST THE PERIMETER OF
THE BUILDING, WHICH INCLUDES,
ANY VERANDAHS AND OR CARPORT.

SANDPAD COMPACTION SHALL
BE CARRIED OUT TO A
MINIMUM OF 1.0 METRE
BEYOND THE PERIMETER OF THE
BUILDING,
including post footings

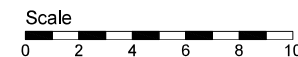
CONTOUR NOTE:
NO CONTOUR LINES AS
BUILDING SITE IS LEVEL



SAND PAD TO BCA (part 3.1)
& ENGINEERS REQUIREMENTS.
min depth T.B.A.mm

SITE PLAN

SCALE 1:200 (A3)



NOTE:
ALL DIMENSIONS
TO BE CHECKED
ON SITE !!!!

NOTE:
ALL SETBACKS
TO BE CHECKED
BY OWNER !!!!

DATE	AMENDMENTS	design;	mod.	ARGYLE	PAGE No	SCALES	AS SHOWN	PROPOSED RESIDENCE FOR:
					1.	DATE DRAWN	2/11/22	MR & MRS PEARCE
						JOB NUMBER	41199	
					No. IN SET	DRAWN BY	ZK	TO BE CONSTRUCTED ON:
						CHECKED BY		Lot 684 (#24) ADRIANA PARADE
								JURIEN BAY
CAUTION - DO NOT SCALE FROM DRAWING AS DISTORTION CAN OCCUR DURING COPYING					FB1	41199 site		



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OWNER WITNESS
OWNER WITNESS
BUILDER WITNESS

NOTE:
CEILING EXHAUST FANS &
RANGEHOOD FLUMED TO
EXTERNAL AIR, with dampers

GUTTER EXPANSION JOINT:
GUTTER EXPANSION JOINT/S
TO ALL GUTTER RUNS OVER
20m LONG, marked thus EJ (1)

ELEVATION 2

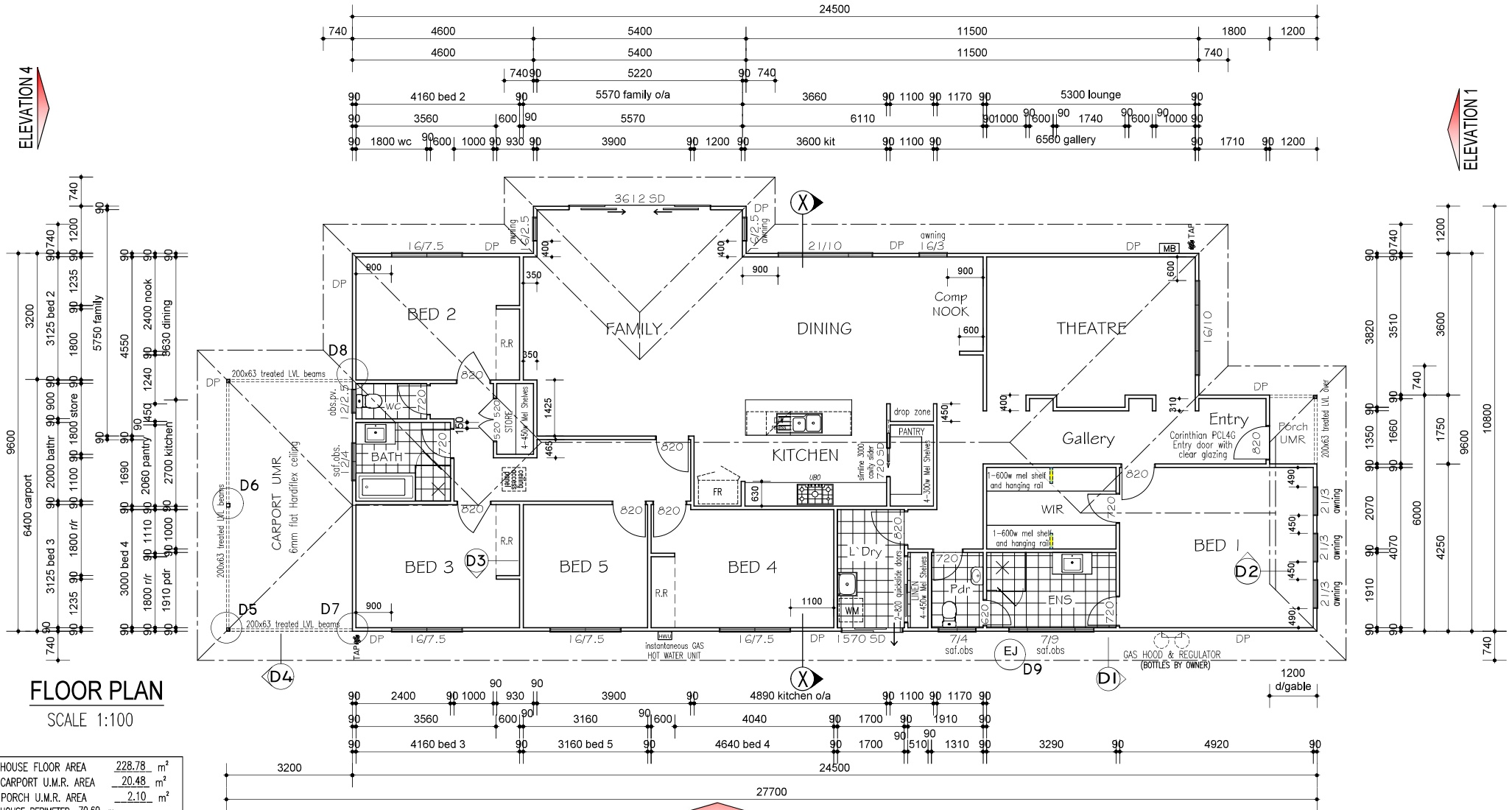
COASTAL NOTE:
required for ALL dwellings built
within 1km of coastline.
JOIN ALL EXTERNAL CLADDING
ON STUDS. CLADDING TO BE
PRE-DRILLED min 20mm FROM
ENDS. FIT A 90x35 TRIMMER TO
STUDS AT JOINS, as required.

CONSTRUCTION NOTES:
1. Aluminum framed windows & glass
sliding doors (with insect screens)
BY 'DOWELL' WINDOWS.
2. EXTERNAL DOOR FRAME/S WITH
ALUMINIUM SILL.

Compliant with BCA vol. 2 3.12.0
'ELEMENTAL PROVISIONS'

ELEVATION 4

ELEVATION 1



ELEVATION 3

DATE	AMENDMENTS	design;	mod.	ARGYLE	PAGE No	SCALES	AS SHOWN	PROPOSED RESIDENCE FOR:
					2.	DATE DRAWN	2/11/22	MR & MRS PEARCE
					No. IN SET	JOB NUMBER	41199	TO BE CONSTRUCTED ON:
						DRAWN BY	ZK	Lot 684 (#24) ADRIANA PARADE
						CHECKED BY		JURIEN BAY
CAUTION - DO NOT SCALE FROM DRAWING AS DISTORTION CAN OCCUR DURING COPYING					FB1	41199 plan		



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OWNER _____ WITNESS _____
OWNER _____ WITNESS _____
BUILDER _____ WITNESS _____

HEAD FLASHING TO ALL WINDOWS & DOORS MARKED THUS ★ extending past each side min 110mm, where practicable.

5 Colorbond ROOF VENTS

GUTTER & DOWN PIPE (DP) NOTE: (NCC 'D' type)
EAVES GUTTERS (CMI settlers) 1:500 min fall.
DOWN PIPES; max 12m apart, min 1 per 50m² roof.
If DP over 1.2m from valley, provide overflow provision.

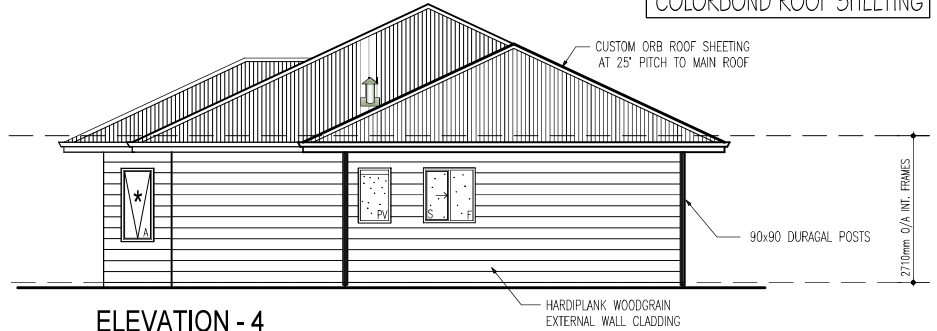
230mm HARDIPLANK WOODGRAIN EXTERNAL WALL CLADDING

COLORBOND GUTTERS & DOWN PIPES

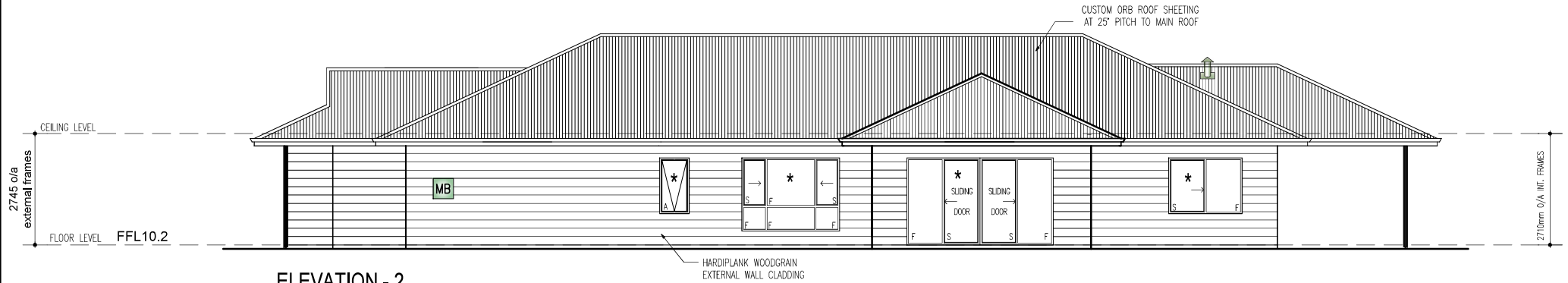
COLORBOND ROOF SHEETING



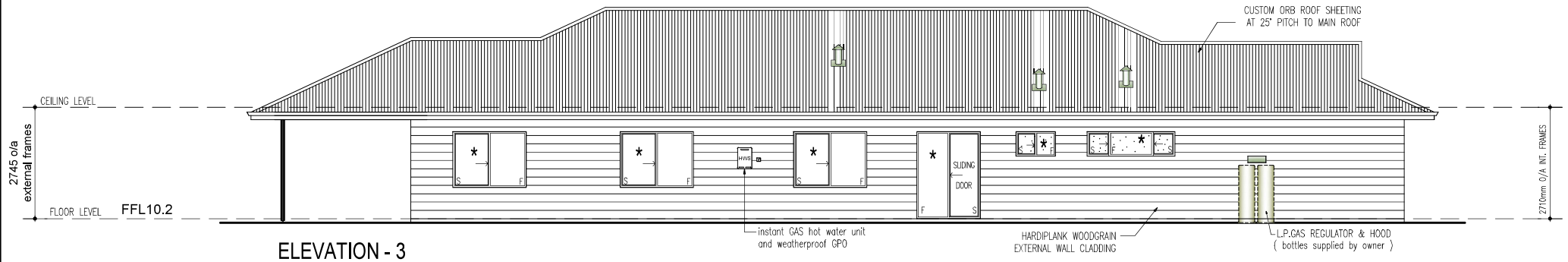
ELEVATION - 1



ELEVATION - 4



ELEVATION - 2



ELEVATION - 3

DATE	AMENDMENTS	design;	mod. ARGYLE	PAGE No	SCALES	1:100	PROPOSED RESIDENCE FOR:
				3.	DATE DRAWN	2/11/22	MR & MRS PEARCE
					JOB NUMBER	41199	
				No. IN SET	DRAWN BY	ZK	TO BE CONSTRUCTED ON:
					CHECKED BY		Lot 684 (#24) ADRIANA PARADE
						41199 elev	JURIEN BAY
CAUTION - DO NOT SCALE FROM DRAWING AS DISTORTION CAN OCCUR DURING COPYING				FB1			


ROSS SQUIRE
 HOMES
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OWNER WITNESS
 OWNER WITNESS
 BUILDER WITNESS

EXTERNAL TIMBER FLOOR WALL FRAMES
FIX ALL EXTERNAL TIMBER WALL FRAMES TO SLAB WITH
10x100 (BT10100) Powers' Blue-Tip SCREW-BOLT'
(with 80x65x4.0 WASHERS) max 40mm FROM STUDS, FIX
AT FRAME ENDS, AT SIDES OF OPENINGS UPTO 3000 WIDE,
AT ALL BRACED STUDS, AT MAX 600mm cts ELSE-WHERE.
AT SIDES OF OPENINGS 3001-4850w use 12x150 (BT12150)
(NB; do NOT use Blue-tip Screw Bolts on internal walls).

INTERNAL TIMBER FLOOR WALL FRAMES ON SLAB
FIX ALL INTERNAL TIMBER WALL FRAMES TO SLAB WITH 10x100 (HS10100) Powers 'SLEEVE ANCHORS' (with 80x65x4.0 WASHERS) max 40mm FROM STUDS, FIX AT FRAME ENDS, AT SIDES OF OPENINGS, AT ALL BRACED STUDS. AT MAX 1200mm cts ELSE-WHERE.

NOTE;
ALL TIMBER FRAMED CONSTRUCTION TO
COMPLY WITH AS 1684.2 (2021)
ALL ROOF TRUSSES TO BE FIXED/BRACED
TO MANUFACTURERS REQUIREMENTS

DESIGN FOR 'N2'
WIND CLASSIFICATION

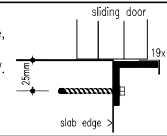
GIRDER TRUSS TIE DOWN NOTE:
LOOP TIE DOWN STRAP UNDER TOP
PLATE AND FIX UNDERNEATH WITH 4
F.H.C. NAILS **AND** add 2-MULTIGRIPS
FIXED WITH 4 F.H.C NAILS TO EACH TAB.

COASTAL NOTE:
required for ALL dwellings built
within 1km of coastline.

**JOIN ALL EXTERNAL CLADDING
ON STUDS. CLADDING TO BE
PRE-DRILLED min 20mm FROM
ENDS. FIT A 90x35 TRIMMER TO
STUDS AT JOINS, as required.**

NOTE: ALL STRUCTURAL PINE TO BE
Minimum **H2 TREATED PINE** .
(weather exposed structural pine to be minimum H3 treated where noted)

LARGE SLIDING GLASS DOOR SUPPORT NOTE:
FOR ALL SLIDING GLASS DOORS OVER 2450mm wide,
FIX A 40x40x4.0 MILL FINISH ALUM. ANGLE TO SLAB
EDGE, UNDER SLIDING DOOR FRAME WITH 8x60 GALV.
Blue Tip SCREWBOLTS at max 600mm cts.
Cover exposed angle edge with 19x13 alum angle,
fitted under door frame, colour matched to sliding door.



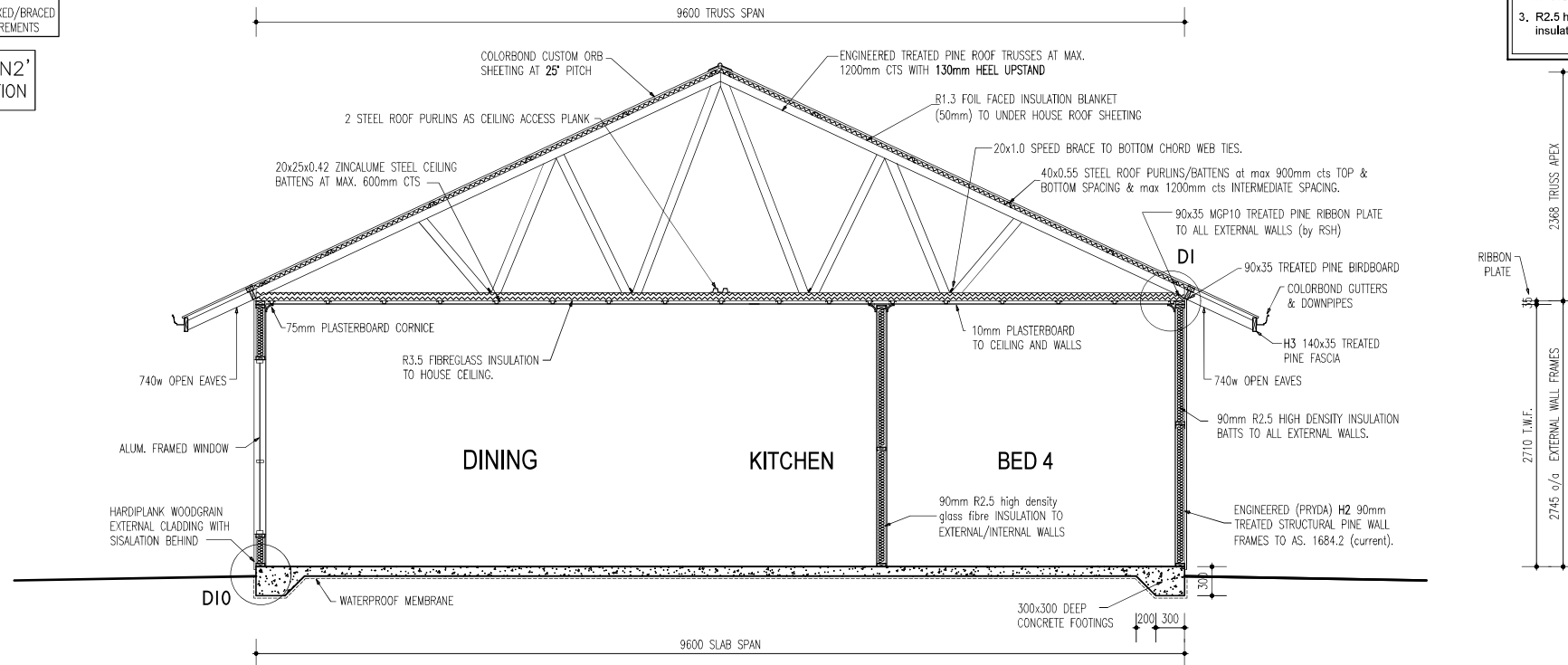
N2 general 400, corner 600 Pa serviceability design wind pressure. (general 900, corner 1300 Pa Ultimate strength test pressure).	
water penetration resistance 150 Pa Non exposed, 200 Pa Exposed.	AS 2047 & 1288

PROTECTION OF BUILDINGS FROM SUBTERRANEAN TERMITES;
TO COMPLY WITH BCA/NCC volume 2.
CONCRETE SLAB ON GROUND IN ACCORDANCE WITH AS 2870
AND CHEMICAL SPRAY TO SOIL AT PERIMETER OF ALL
EXTERNAL WALLS AND PHYSICAL BARRIER COLLARS TO
PENETRATIONS/COLD JOINTS, as required.
AN UNDERSLAB SPRAY WILL ALSO BE PROVIDED.

Compliant with BCA vol. 2 3.12.0
'ELEMENTAL PROVISIONS'

INSULATION NOTES:

1. R2.5 high density glass fibre insulation to external WALLS
min TOTAL = R2.92 value (min. R2.8 requ.)
2. a) R3.5 glass fibre insulation to HOUSE CEILINGS.
b) R1.3 foil faced glass fibre insulation to UNDER HOUSE ROOF SHEETING (50mm).
min TOTAL = R5.19 value (min R5.1 requ.)
3. R2.5 high density glass fibre insulation to ALL internal walls.



SECTION X-X

SCALE 1:50

100mm CONCRETE SLAB. **SL62** MESH.
20 MPa. 20mm AGGREGATE. 80mm SLUMP.
ALL to ENGINEERS & BCA requirements.

DATE	AMENDMENTS	design;	mod.	ARGYLE	PAGE No	SCALES	AS SHOWN	PROPOSED RESIDENCE FOR:		 ROSS SQUIRE HOMES PH: (08) 9278 3400 © COPYRIGHT 36 MELAJADOR WAY, MIDVALE, WA 6056	OWNER _____	WITNESS _____
					4.	DATE DRAWN	2/11/22	MR & MRS PEARCE			OWNER _____	WITNESS _____
						JOB NUMBER	41199				OWNER _____	WITNESS _____
						No. IN SET	DRAWN BY				ZK	TO BE CONSTRUCTED ON: Lot 684 (#24) ADRIANA PARADE JURIEN BAY
	CHECKED BY											
CAUTION - DO NOT SCALE FROM DRAWING AS DISTORTION CAN OCCUR DURING COPYING					FB1	41199 sec						

WET AREA FLOOR TILING: (AS 3740-2021)
- FALL TO WASTES IN SHOWERS min 1:80 (u.n.o.).
- FALL TO WASTES IN WET OTHER AREAS min 1:100.

NOTE- ALL DIMENSIONS
TO EDGE OF SLAB

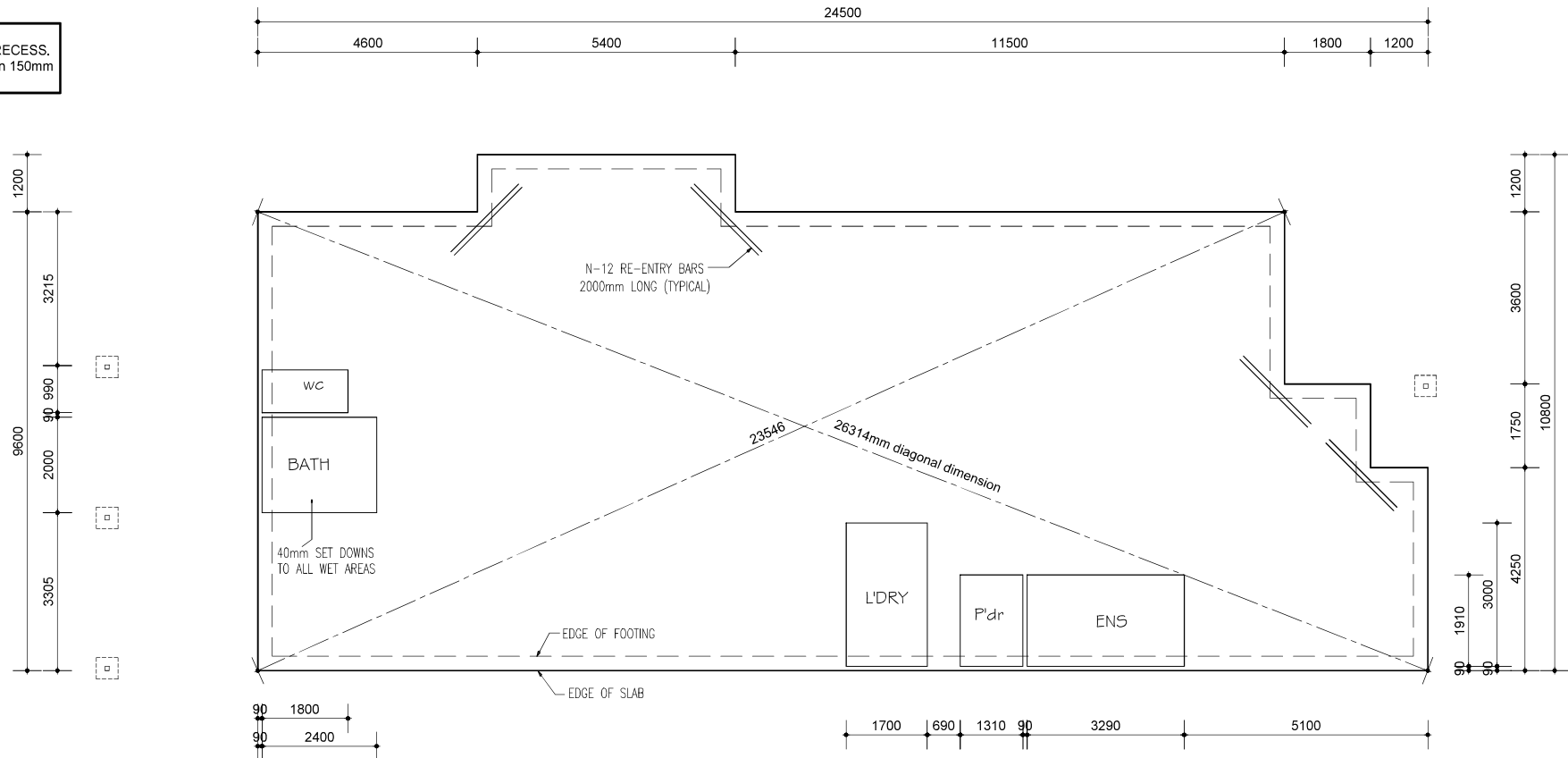
NOTIFY SHIRE
min. 24hrs prior to
pouring of footings/slab
(min. one working day)

NOTE TO PLUMBER:
NO HOB TO SHOWER RECESS.
ENSURE O.R.D.G. IS Min 150mm
BELOW FLOOR LEVEL.

CONCRETE FOOTINGS TO POSTS NOTE:
(N20/20/80) TO AS.3600; BLENDED CEMENT TO AS.1317;
A MIN 150mm OF SAND UNDER POST FOOTINGS FOR CLASS
A & S SITES. MIN 450mm UNDER POST FOOTINGS FOR
CLASS M & H SITES. POST FOOTINGS IN COMPACTED SAND.
ROOF & SURFACE WATER TO BE TAKEN AWAY FROM FOOTINGS.

N2 POST FOOTINGS NOT TO SCALE

500x500x500 DEEP CONCRETE PAD FOOTINGS TO 4
POSTS. SEE FLOOR PLAN FOR CTS



CONCRETE SLAB PLAN

SCALE 1:100

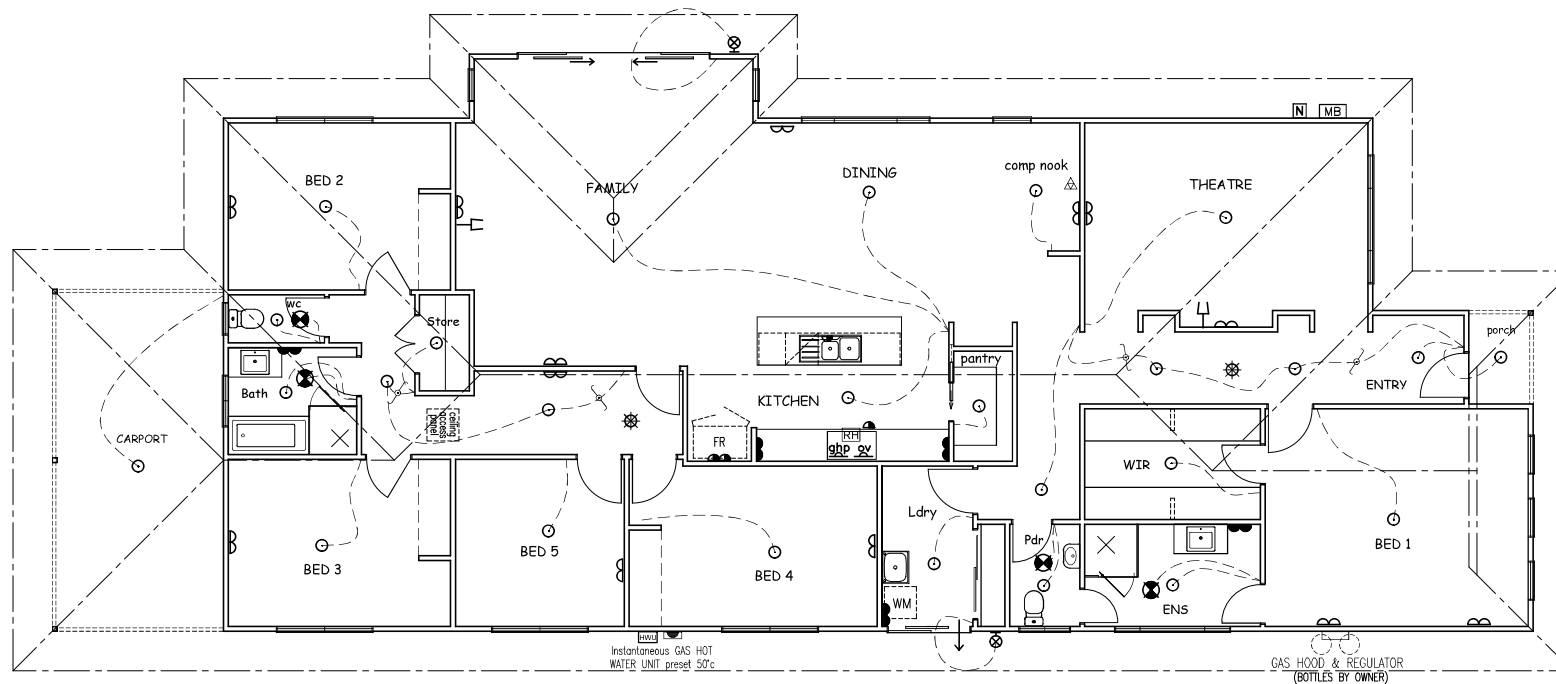
DATE	AMENDMENTS	design;	mod.	ARGYLE	PAGE No	SCALES	AS SHOWN	PROPOSED RESIDENCE FOR:
					5.	DATE DRAWN	2/11/22	MR & MRS PEARCE
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						CHECKED BY		Lot 684 (#24) ADRIANA PARADE
								JURIEN BAY
CAUTION - DO NOT SCALE FROM DRAWING AS DISTORTION CAN OCCUR DURING COPYING					FB1	41199 plan		

		OWNER	WITNESS
		OWNER	WITNESS
		BUILDER	WITNESS

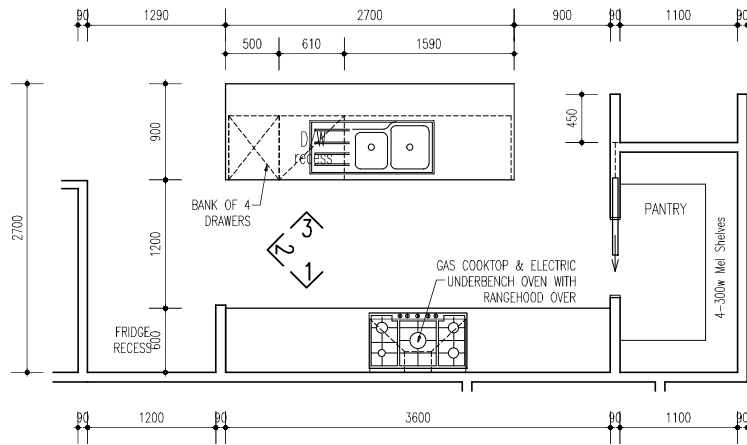
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NOTE: THE POSITION OF ELECTRICAL & GAS COMPONENTS ARE DIAGRAMMATIC ONLY AND MAY BE CHANGED ON SITE TO SUIT POSITION OF WALL, ROOF OR FLOOR FRAME MEMBERS & REGULATORY REQUIREMENTS. (SMOKE ALARMS to AS 3786).

ELECTRICAL & GAS LEGEND					
1	meter box	4	ceiling exhaust fan (with damper)		switch - neon indicator solar booster switch 2.4kw with RCD & waterproof ISOLATING SWITCH on bracket
2	hard wired SMOKE ALARM (multiple alarms to be INTERCONNECTED)	1	heater/light/fan (IXL 11303) rangehood (ducted with damper) switch - dimmer		double GPO 1800 AFL on separate circuit
	single GPO 300 AFL	2	switch - two way		RCD & ISOLATING SWITCH TO EACH ELEC. COOKING APPLIANCE
13	single GPO 1200 AFL		900mm sweep fan (NO light) supplied by owner		elec. upright stove connection.
5	double GPO 300 AFL		sweep fan (WITH LIGHT)		elec. haplopte connection.
1	double GPO 1200 AFL.		single weatherproof GPO		elec. wall oven connection.
1	single GPO in ceiling space. r/h	1	double weatherproof GPO	1	elec. underbench oven connection.
	single GPO base of cabinet. AFL		tv point		gas/electric upright stove connection electric corner heater at 700 AFL
1	single GPO2000r.nbr..... AFL	2	NBN internal location 400 AFL.	1	gas haplopte connection
	double GPO1800r.fridge... AFL		NBN box external location.		gas wall oven connection
26	double GPO AFL	1	NBN box external location.		gas underbench oven connection with single GPO at 700 off
	ceiling light	1	gas instant hot water unit	1	gas bayonet point
	recessed down light				gas regulator & hood
	internal wall light 1800 AFL				
	external wall light 2100 AFL				
2	external wall light 2100 AFL				



DATE	AMENDMENTS	design;	mod.	ARGYLE	PAGE No	SCALES	AS SHOWN	PROPOSED RESIDENCE FOR:	 OWNER _____ WITNESS _____ OWNER _____ WITNESS _____ BUILDER _____ WITNESS _____
CAUTION - DO NOT SCALE FROM DRAWING AS DISTORTION CAN OCCUR DURING COPYING FB1					6.	DATE DRAWN	2/11/22	MR & MRS PEARCE TO BE CONSTRUCTED ON: Lot 684 (#24) ADRIANA PARADE JURIEEN BAY	
						JOB NUMBER	41199		
					No. IN SET	DRAWN BY	ZK		
						CHECKED BY			
						41199	plan		



KITCHEN LAYOUT

SCALE 1:50

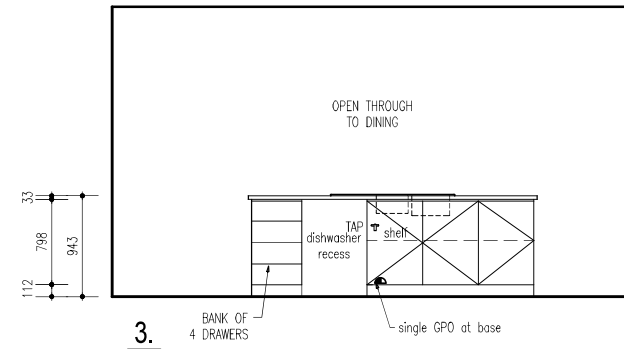
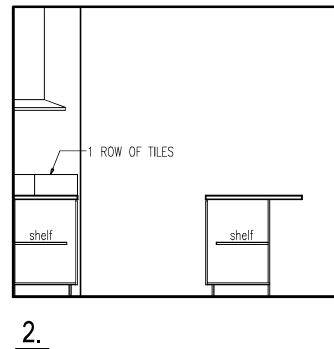
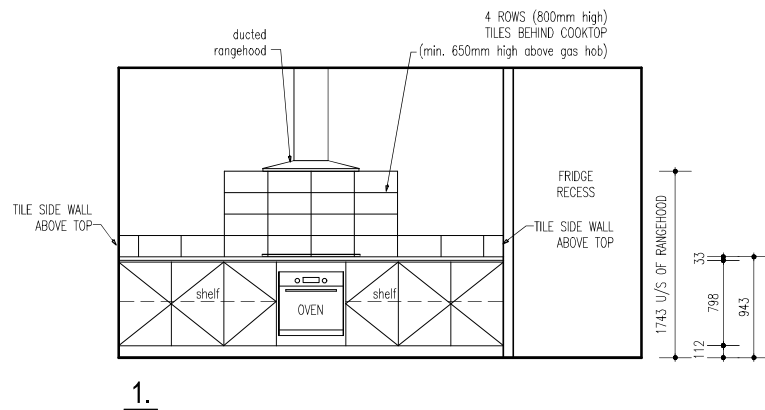
RANGEHOOD NOGGING:

120x35 PINE NOGGINGS. Fix into wall frame for RANGE HOOD at 1800mm, 2040mm & 2320mm ctrs A.F.L.

CONSTRUCTION NOTES (kitchen) :

1. KITCHEN BENCH TOPS TO BE 33mm TIGHT FORMED (laminate).
2. BRUSHED STAINLESS STEEL "C" HANDLES.
3. SOFT CLOSERS TO ALL KITCHEN CABINETRY DOORS & DRAWERS.
4. 1 + 3/4 BOWL KITCHEN INSET SINK: 1160mm POSH SOLUS MK3, with POSH SOLUS MK2 (SWIVEL) sink mixer.
5. L.P. GAS COOKTOP: BOSCH PCR9A5B90A (915mm).
6. DUCTED RANGEHOOD: FISHER & PAYKEL HC90PLX4 (898mm).
7. ELECTRIC OVEN: BOSCH HBF113BROA (595mm).

NOTE to CABINETMAKER :
CABINET MAKER TO CONFIRM ALL CUT OUT SIZES
PRIOR TO MANUFACTURE OF CABINETS (as applicable).
(NO ALLOWANCE FOR WALL LININGS HAS BEEN MADE).



DATE	AMENDMENTS	design;	mod.	ARGYLE	PAGE No	SCALES	AS SHOWN	PROPOSED RESIDENCE FOR:
					7.	DATE DRAWN	2/11/22	MR & MRS PEARCE
					No. IN SET	JOB NUMBER	41199	
						DRAWN BY	ZK	TO BE CONSTRUCTED ON:
						CHECKED BY		Lot 684 (#24) ADRIANA PARADE
								JURIEN BAY
CAUTION - DO NOT SCALE FROM DRAWING AS DISTORTION CAN OCCUR DURING COPYING					FB1	41199 room		



OWNER _____ WITNESS _____
OWNER _____ WITNESS _____
BUILDER _____ WITNESS _____

BATHROOM & WC LAYOUT

SCALE 1:50

ENSUITE, Pdr & L'dry LAYOUT
SCALE 1:50

CONSTRUCTION NOTES: l'dry, wc & bathroom's.

1. VANITY BENCH TOP to be 33mm "TIGHT FORMED" (laminated).
2. BRUSHED STAINLESS STEEL "C" HANDLES.
3. SOFT CLOSERS TO DOORS & DRAWERS.
4. VANITY BASINS; POSH SOLUS.
5. BASIN MIXERS; POSH SOLUS Mk2.
6. TOILET SILET; ROCA DEBBA RIMLESS CC.
S-grap, stop coffee, (bottom inlet) #1831010
7. TOILET ROLL HOLDERS; POSH SOLUS.
8. TOWEL RAILS; POSH SOLUS 750, Double.
9. SHOWER MIXER/S; POSH SOLUS Mk2.
10. SHOWER RAILS; POSH SOLUS Mk3 3F.
11. BATH MIXERS; POSH SOLUS Mk2.
12. BATH OUTLETS; MIZU BLISS 160mm.
13. l'dry TROUGH unit; POSH SOLUS 45L.
14. TROUGH MIXER; POSH BRISTOL Mk2.
15. l'dry WDM Stops (in cup'd) = plumber std.
16. BATH; BASE 1520 x 715 x 380 inset.
17. WALL BASIN; AMERICAN Std STUDIO 450mm
18. TOWEL RINGS; POSH SOLUS Mk2 GUEST.

1-120X35 treated PINE NOGGINGS MUST BE FIRED INTO WALL -
BEHIND TOWER RAILS, TOILET ROLL HOLDERS, W.C. CISTERNs.
- 200 & 800mm A.F.L. for VANITY CABINETS (ctr).
- 1000 mm A.F.L. for TOWER RAILS (ctr).
- 700 mm A.F.L. for W.C. CISTERNs (ctr).
- 750 mm A.F.L. for TOILET ROLL HOLDERs (ctr).
- 200 & 900mm A.F.L. for L'DRY TROUGH (ctr).
- 200 & 900mm A.F.L. for L'DRY TROUGH CABINETS (ctr).
- 800mm A.F.L. for chain fixed UPRIGHT STOVE (ctr).
ALSO, A NOGGING MUST ALSO BE FIRED INTO WALL -
BEHIND EXTERNAL DOORS WHERE DOOR KNOB HITS
INTERNAL WALL AND TO W.I.R. for END OF SHELVES,
WHERE THERE IS NO STUD TO FIX TO.
ALSO FOR PANTRIES AND OVERHEAD CUPBOARDS, to suite.

WET AREA WATERPROOFING TO COMPLY with
NCC/BCA vol 2 part 3.8.1.2 and AS 3740.

WET AREA FLOOR TILING: (AS 3740-2021)

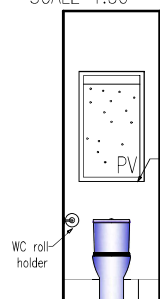
- FALL TO WASTES IN SHOWERS min 1:80.
- FALL TO WASTES IN OTHER WET AREAS min 1:100.

- DIMENSIONS ARE TO WALL FRAME TO WALL FRAME,
(NO ALLOWANCE FOR WALL LININGS HAS BEEN MADE)

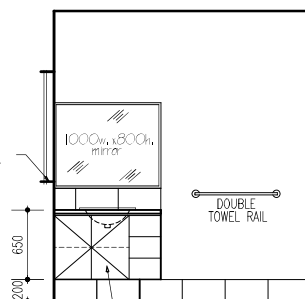
- CABINETS, SHOWERS ETC MAY REDUCE TO SUIT.

NOTE TO PLASTERBOARD FIXER:
AQUACHEK SHEETING TO BEHIND WALL TILING
TO BATHROOM / ENSUITE WALLS TO BE SCREW
FIXED ONLY. At max 150mm cts to BUTT JOINTS
on stud, CORNERS & OPENINGS. At max 200mm
cts elsewhere. (NO GLUE)

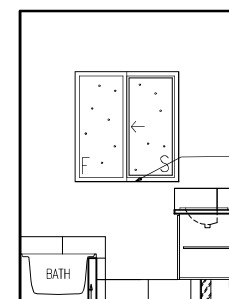
NOTE TO PLUMBER:
NO HOB TO SHOWER RECESS.
ENSURE O.R.D.G. IS Min 150mm
BELOW FLOOR LEVEL.



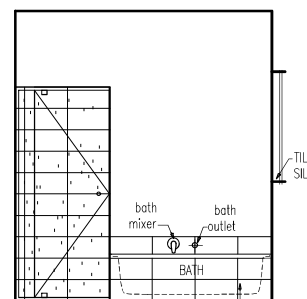
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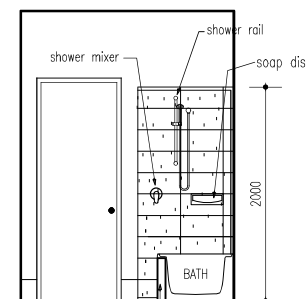
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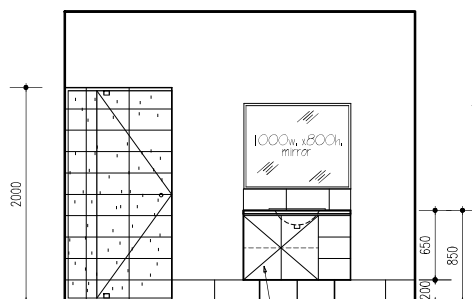
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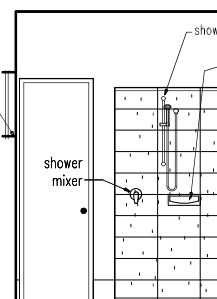
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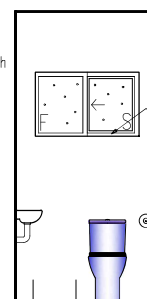
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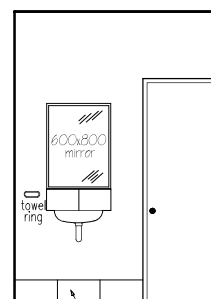
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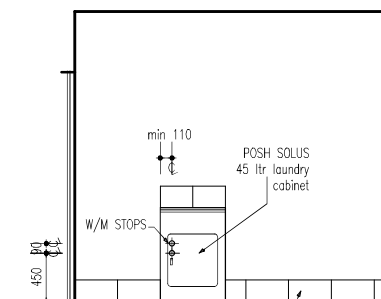
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DATE	AMENDMENTS	design;	mod.	ARGYLE	PAGE No	SCALES	AS SHOWN	PROPOSED RESIDENCE FOR:		 ROSS SQUIRE HOMES PH: (08) 9278 3400 © COPYRIGHT 36 MELJADOR WAY, MIDVALE, WA 6056	OWNER	WITNESS
					8.	DATE DRAWN	2/11/22	MR & MRS PEARCE	OWNER		WITNESS	
						JOB NUMBER	41199					
					No. IN SET	DRAWN BY	ZK		TO BE CONSTRUCTED ON:		Lot 684 (#24) ADRIANA PARADE JURIEN BAY	OWNER
	CHECKED BY			Builder	WITNESS							
CAUTION - DO NOT SCALE FROM DRAWING AS DISTORTION CAN OCCUR DURING COPYING				FB1	41199 room							



SHIRE of DANDARAGAN

HOLIDAY HOME - PROPERTY MANAGEMENT PLAN

PROPERTY ADDRESS: 24 Adriana Parade, JURIEN BAY WA 6516

Number of Bedrooms: 4

Maximum Number of Occupants to Be Accommodated at Any One Time: 10

PROPERTY MANAGER DETAILS:

Name:

Ray White Jurien Bay

Address:

3b Cook Street, JURIEN BAY WA 65165

Telephone Number: 08 9652 2077

Email: sarah.lyons@raywhite.com jurienbay.wa@raywhite.com

The nominated Property Manager will:

- Have day-to-day management of the holiday home; and
- Respond to complaints pertaining to guest behaviour within a reasonably expected timeframe.

DETAILS OF RESERVATIONS ARRANGEMENTS (please circle all applicable):

Property Manager Sarah Lyons of Ray White Jurien Bay

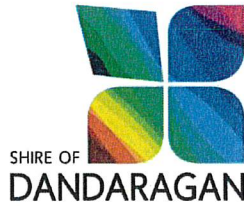
Internet (please specify): Internal websites, Airbnb, booking.com, Stayz, WA Holiday Guide

Other (please specify): Real Estate Property Guide Publication, Local newspaper magazine, shop-front

DUTIES OF PROPERTY MANAGER

- Display the Code of Conduct, Property Manager Plan and Fire and Emergency Plan in the kitchen or living area.
- Liaise with tenants for the occupancy and vacation of the premises;
- Ensure the correct maximum number of people are staying overnight in accordance with planning approval conditions;
- Ensure the premises are registered with the Shire of Dandaragan as a Holiday Home provider;
- Ensure guests are aware of the Code of Conduct;
- Ensure guests are aware of the Fire and Emergency Plan;
- Ensure the premises are clean and maintained to a high standard;
- Ensure bed linen is clean and replaced upon tenant vacation; and
- Ensure rubbish and recycling bins are put out and collected as required.

ADDITIONAL INFORMATION (IF APPLICABLE):



SHIRE of DANDARAGAN

HOLIDAY HOME – CODE OF CONDUCT

PROPERTY ADDRESS: 24 Adriana Parade, JURIEN BAY WA 6516

The following Code of Conduct governs guest behaviour and use of the property. Guests agree to follow the guidelines below, for themselves and any visitors they allow at the property:

GUESTS: Children should be supervised by a responsible adult (over 18 years of age) at all times. No unauthorised people are permitted to stay overnight.

NOISE AND NUISANCE: Guests agree not to cause or permit nuisance at the property. This includes excessive noise, disruptive or anti-social behaviour. Noise levels must be kept to a reasonable volume at all times, particularly during the designated quiet hours from 10:00PM to 7AM. Excessive noise that causes disturbance to neighbours or the surrounding community is strictly prohibited. Hosts and guests are responsible for ensuring that activities do not breach the permissible noise limits and that any complaints are promptly addressed.

VEHICLE PARKING: Guests agree to use the parking spaces provided and not to park on the street verge or street itself outside the property. The guests agree not to park any additional vehicles on the property in excess of the parking spaces provided.

SHIRE REGULATIONS: The guests agree to all Shire regulations, including noise and fire limitations.

PREMISE CONDITION AND CLEANLINESS: The guests agree to leave the premise in a clean and tidy condition upon vacating, with all fittings and chattels in their original condition and position at the beginning of stay. Guests are to advise the Property Manager of any damage or disrepair within 24 hours of this occurring. Any damage repairs or excessive cleaning that is attributable to the guests stay will be paid for by the guests.

FIRES: The guests agree not to allow any candles, open fires or similar burn unsupervised within the premise. No open fires are permitted outside at any time. Barbeque facilities may be provided and used in a safe manner.

RUBBISH DISPOSAL: The guests agree to contain all their rubbish in the bins provided. Guests are responsible for putting out and collection of the bins where their stay coincides with collection days.

Your collection day is: Tuesday Morning

KEYS: At the end of the agreed accommodation term, guests agree to lock the premise, close all windows and return the keys to the Property Manager. Any lost or damaged keys will be replaced at the guests' expense.

TERMINATION OF ACCOMMODATION: If guests are found to have contravened any of the above Code of Conduct responsibilities a verbal warning will be issued. If the contravention is not rectified immediately, the accommodation booking may be terminated with 2 hours' notice at the Property Manager's discretion. No refunds will be made.



SHIRE of DANDARAGAN

HOLIDAY HOME – FIRE AND EMERGENCY PLAN

PROPERTY ADDRESS: 24 Adriana Parade, JURIEBAY WA 6516

FIRE SAFETY INFORMATION:

The attached floor plan of premises clearly identifies the location of **compulsory hardwired smoke alarms, emergency exits and a fire evacuation route leading to the nearest main road.**

The floor plan may also detail the location of the following **non-compulsory fire safety instruments:**

- Fire Blanket (in kitchen);
- Exit Lighting; and
- Fire Extinguisher (minimum 2kg Powder AB(E)).

The attached floor plan is to be clearly displayed within the premises at all times.

EMERGENCY CONTACT DETAILS

FOR ALL EMERGENCIES DIAL 000

Property Manager: Sarah Lyons of Ray White Jurien Bay - 08 9652 2077

- Jurien Bay Police: 9652 0600
- Shire of Dandaragan: 9652 0800
- Jurien Bay Health Centre: 9652 0200
- Jurien Bay General Practice: 9688 7900
- Cervantes Community Health Centre: 9652 7069

EMERGENCY INFORMATION

In the event of a fire or emergency, evacuation information may be broadcast or available from the following sources:

- ABC Radio: 107.9 FM

- Department of Fire and Emergency Services (DFES):
 - www.dfes.wa.gov.au
 - 132 500 for SES emergency assistance
 - 13 DFES (13 33 37) for emergency information
- Shire of Dandaragan: Phone: (08) 9652 0800 or Email: www.dandaragan.wa.gov.au



SHIRE of DANDARAGAN

HOLIDAY HOUSE - PROPERTY MANAGEMENT PLAN

PROPERTY ADDRESS: 24 Adriana Parade, JURIEN BAY WA 6516

PROPERTY MANAGER DETAILS:

Name: Ray White Jurien Bay

Address: Suite 6, 1 WhiteStreet, Jurien Bay WA 6516

Telephone Number: 08 9652 2077

Email: jurienbay.wa@raywhite.com sarah.lyons@raywhite.com

DUTIES OF PROPERTY MANAGER:

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

GUEST CHECK-IN AND CHECK OUT PROCEDURES:

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

- Day-to-day Management will be organised through Ray White Jurien Bay.
- House keys are to be collected from the Ray White office in Jurien Bay.
- Cleaning and changing out of all linen used will occur after each guest has vacated.
- Rubbish bins are placed on the verge for collection by a member of Ray White staff.
- After hours contact number provided to all guests

PET MANAGEMENT:

- N/A

NUISANCE, NOISE AND COMPLAINT MANAGEMENT:

Complaints from a guest regarding the property are taken seriously and tended to as soon as possible

Complaints from neighbouring property about a holiday home are taken seriously and tended to as soon as possible

Guests are expected to reduce their noise and music levels between 10pm - 7am

If a member of staff is called out to a noise complaint, guests may be asked to leave with no refund.

NUMBER OF CAR PARKING BAYS AVAILABLE:

Parking for 2 vehicles in the driveway

MAXIMUM GUEST OCCUPANCY:

10 Guests

BEDROOM SLEEPING CONFIGURATIONS:

(guest number & bed type)

BED 1: Master room with ensuite - King size bed. 2 guests

BED 2: 1x Queen Bed - Shared bathroom. 2 guests

BED 3: 1x Double Bed, 2x bunk sets - Shared bathroom. 4 guests

BED 4: 1x Queen Bed - Shared bathroom. 2 guests

BED 5:

ADDITIONAL INFORMATION (IF APPLICABLE):

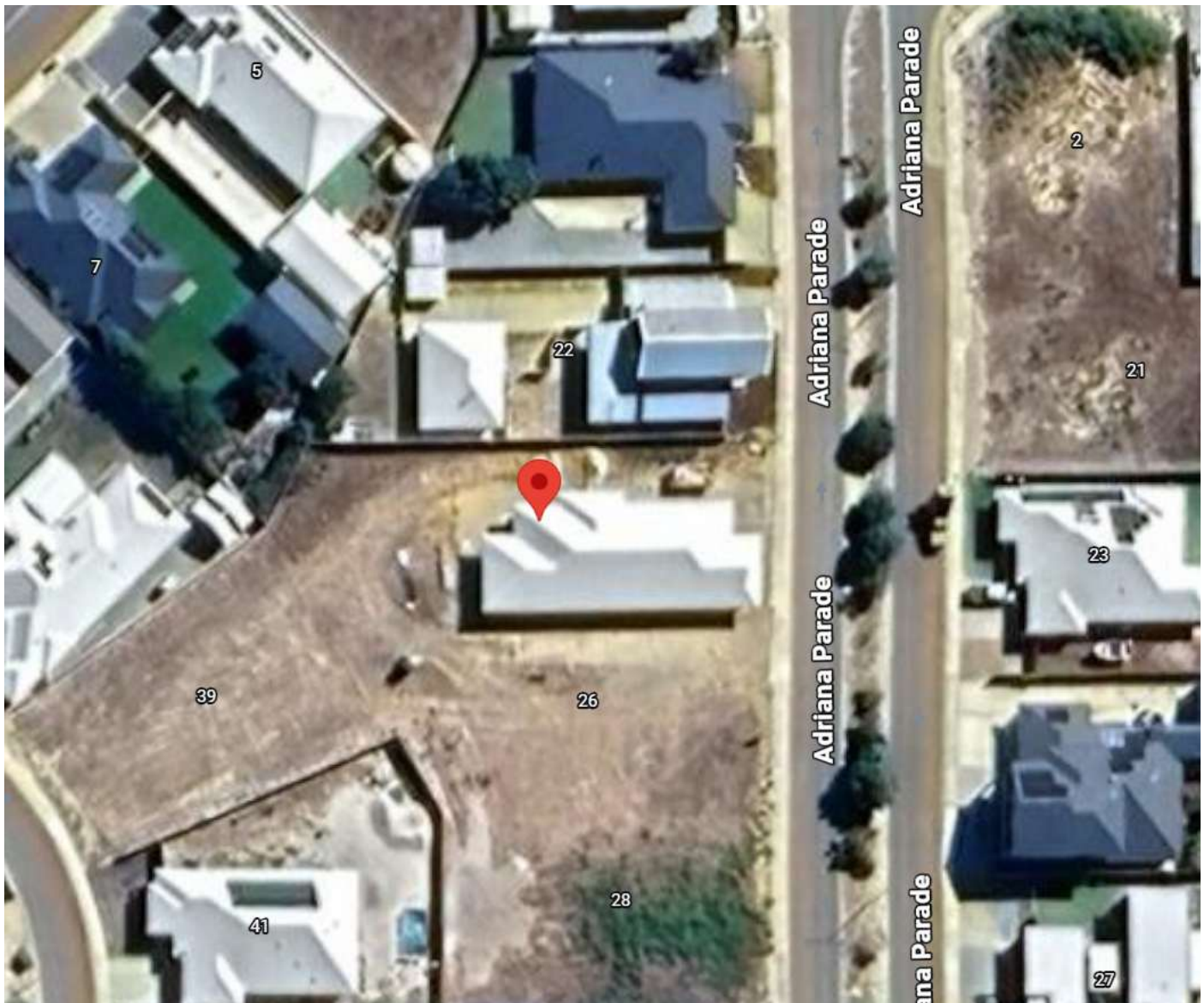
- Separate kids play room with a fold-out couch
- Games machine in the kids room
- Separate theatre room
- Outdoor BBQ
- Non Smokin home
- Internet Availability
- Washing machine - self dispensary

ASSESSMENT OF DEVELOPMENT APPLICATION

Application Reference	98/2026
Assessing Officer	Josh Arnott
Address:	Lot 684 (24) Adriana Parade, Jurien Bay
Proposed Development/Use	Holiday House
Lot Area:	980m ²
Zoning:	Special Development - R12.5

Reason DA Required	The Shire of Dandaragan Local Planning Scheme No. 7 (LPS7) Table 1 – Zoning Table identifies a ‘Holiday House’ as a ‘D’ discretionary use within the ‘Residential’ zone therefore requiring the Shire’s discretion in granting development approval.
Delegation (s)	<i>9.1.2 Town Planning – Other Use and Development</i> <i>1. To approve all development applications for the use class ... where:</i> <i>• the permissibility is designated a ‘P’, ‘D’ or ‘A’ use in Table 1: Zoning Table of the Shire of Dandaragan Local Planning Scheme No 7;</i> <i>• there is no written objection or concern raised from any public advertising or consultation process; and</i> <i>• the application complies with the Scheme provisions and any relevant local planning policy standards and requirements.</i> <i>4. (c) Any development application (other than applications for prescribed single house development) is to be referred to Council for a decision should it fail to comply or conform to the requirements and standards set by the Shire’s Local Planning Scheme No 7, Local Planning Strategy 2010; any relevant local planning policy adopted by Council or any Subdivision Guide Plan, Structure Plan or Development Area Plan previously endorsed by Council and the Western Australian Planning Commission.</i>
The Application	The applicants applied to use they’re 4-bedroom house as a holiday house for 10 people. The application proposes the following bedroom configuration: Bedroom 1: 1 King Bed for 2 people Bedroom 2: 1 Queen Bed for 2 people Bedroom 3: 1 Double Bed, 2 Bunk Beds for 4 people Bedroom 4: 1 Queen Bed for 2 people

SUBJECT LOCATION: 24 Adriana Parade, Jurien Bay



STATE PLANNING FRAMEWORK

Planning and Development Regulations 2015,		
Schedule 2 – Deemed provision Clause 67 - Consideration of Application	(2) - (a), (b), (f) (m), (n), (x), (y) and (zb)	(a) Complies with the aims and provisions of the Scheme. (b) Application follows orderly and proper planning (f) Not in conflict with State Policies (m) Management Plan allows the proposed use to remain compatible with the character of the area as the residential character will remain (n) Management Plan allows no negative impact on the environment, character of the locality or impose negative social impacts.

		(x) Management Plan allows no negative impact on the community as a whole (y) Due regard will be given to any submissions (zb) The application complies with all local planning considerations. The application complies with deemed provisions and is not expected to impact adversely on adjoining properties or the character of the location.
Position Statement: Planning for Tourism and Short-term Rental Accommodation	1) Encourage a range of tourist accommodation, including short-term rental accommodation, choices and experiences as required 2) Encourage sustainable ecotourism 3) Be consistent in the use of tourism land use and accommodation definitions 4) Promote the location of tourist accommodation in areas with the highest tourism amenity (for example beach access, views, facilities, availability of services) and adequate separation from, or management of, any interface with residential land uses 5) Ensure areas used exclusively for strategic tourism sites and precincts are zoned as Tourism or Special Use. 6) Ensure that new and proposed caravan park sites are zoned to facilitate long-term security for continued use 7) Maintain and support existing tourism and special use sites.	This application supports the market for short term rental accommodation within Jurien Bay.

REGIONAL PLANNING FRAMEWORK

Wheatbelt Regional Planning and Infrastructure Framework

4.8 Tourism Coastal areas are under pressure from recreational users, particularly from weekend, holiday or day-trippers from the metropolitan area and provision of infrastructure to support additional recreational pursuits will be required.	Planning comments: This application will assist in providing short term accommodation for tourists within Jurien Bay.
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LOCAL PLANNING FRAMEWORK

Local Planning Scheme No.7	Zoning – Special Development	Zoning: Lot 684 (24) Adriana Parade, Jurien Bay (subject site) is zoned 'Special Development' under the LPS7. The property is located within the
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	Beachridge Estate and under the Turquoise Coast Development Structure Plan. In accordance with the Turquoise Coast Development Plan No. 1 the subject site is located within 'Residential' (R12.5) zoned land. Land Use Definition: 'Holiday House' is defined as follows under LPS7: <i>means a single house (excluding Ancillary Accommodation) which might also be used from time to time for short stay accommodation for no more than six (6) people (but does not include a bed and breakfast, guesthouse, chalet and short stay accommodation unit).</i> The application does align with the definition of 'Holiday House'; however the proposal seeks a maximum occupancy of ten (10) people and therefore a variation is sought to the maximum occupancy permitted under 'Holiday House'. Zoning Table: LPS7 Table 1 – Zoning Table does not provide land use permissibility for the 'Special Development' zone, instead it references Schedule 8 of the Scheme for use compatibility. Schedule 8 refers to any level of structure plan being prepared in accordance with conditions outlined under the schedule. Accordingly, the zoning identified under the relevant structure plan is to be then taken as the relevant zone under Table 1 for land use compatibility. 'Holiday House' is a 'D' discretionary use within the 'Residential' zone.
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Local Planning Policies	LPP 9.12 Short Term Rental Accommodation	
Deemed-to-comply		Planning comments
7.1 Utility Servicing A holiday house, unit or apartment satisfies the deemed-to-comply provisions if: 1. The premises is connected to reticulated water for the exclusive use of the premises; and 2. The premises is located within the Shire's kerbside refuse collection area; and 3. The premises is connected to reticulated sewerage, or there is an approved on-site effluent disposal system with adequate capacity for the proposed number of guests		7.1 The house is connected to reticulated water and sewer. Kerbside refuse collection is available at this property. The application complies in terms of utility servicing. (complies)
7.2 Vehicle Parking A holiday house, unit or apartment satisfies the deemed-to-comply provisions if:		C.2.1 Parking • The dwelling on-site has a single bay carport at the rear of the property. This is sufficient room for one (1) bay,

C2.1 The premises will have constructed on-site car parking bays, consistent with the size and manoeuvrability criteria set out in the Residential Design Codes of Western Australia, but with no more than any of two bays arranged one behind the other in accordance with the following rates:

Maximum guests	Minimum parking bays
1-3	1
4-6	2
7-8	3
9-12	4

with room for another car to park in tandem behind. This is all that can be accommodated on-site in accordance with C2.1, therefore resulting in a two (2) car bay variation. **(non-compliant)**

- The car parking variation will need to be advertised.
- A condition of approval shall include that all parking is to be provided onsite.

7.3 Dwelling Design

Commercial holiday house, unit or apartment satisfies the deemed-to-comply provisions if:

C3.1 The premises is an existing, lawful dwelling; or

C3.2 If the premises is not an existing, lawful dwelling, the premises will meet all the relevant design standards and requirements that would apply to a new dwelling on the land; and

C3.3 The maximum number of occupants within a premises complies with the following standards: a. There is 5.5 square metres per guest in each bedroom utilising beds; and b. There is 3.5 square metres per guest in each bedroom utilising bunks; and c. There is sufficient bedroom space to accommodate the maximum number of guests consistent with (a) and (b) above; and

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

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

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

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

C3.1 and C3.2

- The application complies as it is an existing lawful dwelling. **(complies)**

C3.3 Room size standard:

Bedroom	Size	Proposed guests	Compliance
1	20.91m ²	2 People using a king bed	Complies
2	13m ²	2 people using queen bed	Complies
3	13m ²	2 people using bunks + 2 people using double bed	Non-compliant
4	13.92m ²	2 people using queen bed	Complies
5	9.875m ²		

The application does not comply as bedroom 3 proposes to have 4 guests, 2 in a double bed (11m² required) and 2 in bunks (7m² require), which requires 18m², whilst only 13m² is provided. One (1) guest would need to move to bedroom 5 to allow the 10 guests to be compliant from a square meterage perspective. **(non-compliant)**

C3.4 Number of bedrooms:

The application provides four (4) bedrooms which is deemed sufficient for the proposed 10 guests despite C3.3. **(complies)**

C3.5 Number of bathrooms and toilets

The application complies as the 2 bathrooms and 2 toilets can accommodate 10 people. **(complies)**

7.4 Overcrowding A commercial holiday house, unit or apartment satisfies the deemed-to-comply provisions if: C4.1 Each occupant over the age of 10 years has 14m³ of airspace within a bedroom for sleeping purposes. C4.2 Each occupant 10 years and under has 8m³ of airspace within a bedroom for sleeping purposes.	7.4 Overcrowding: The ceiling height of this property is 2.745m • Bedroom 1 has 57.4m³ airspace which is enough for 2 people • Bedroom 2 has 35.7m³ airspace which is enough for 2 people • Bedroom 3 has 35.7m³ airspace which is enough for: ○ 4 people under 10 years, despite area not being met under Clause C3.3; ○ 2 people over 10 years; or ○ 1 person over 10 years and 2 people under 10 years • Bedroom 4 has 38.21m³ airspace which is enough for 2 people. The application complies as there is enough airspace to accommodate 10 people. (complies)
7.5 Management Protocols 1. Property management plan provided	Complies • No check in or check out time
2. Code of conduct provided	The code of conduct included but does not address the following: • Management of visitors • Management of pets – N/A is not sufficient
3. Fire and Emergency Plan	Complies.

LPP9.12 – Performance Criteria	Planning Comments
7.2 Vehicle Parking A holiday house, unit or apartment satisfies the performance criteria provisions if: P2.1 The shire is satisfied that the premises has a minimum of two constructed on-site car parking bays and where additional car parking bays would be required to comply with C3.1 at least the equivalent number of vehicles could park on the site without the need for cars to park on the verge, in adjacent or nearby public car parking, or in visitor car parking bays within a unit complex or similar; or P2.2 The shire is satisfied that the premises will not have a noticeable effect on the availability of public car parking within the locality.	There is available parking on-site, but the parking arrangement would be inconsistent with LPP9.12 as it would require four (4) cars to park in tandem with each other when only two (2) cars parking in tandem is permitted. The performance criteria is satisfied.
7.3 Dwelling Design	The cubic meterage requirements under C4.1 and C4.2 have been met, but the proposal does not meet the square meterage under C3.3. Either a

A holiday house, unit or apartment satisfies the performance criteria provisions if C4.1 or C4.2 is/are met, C4.3 and C4.5 are met; and P3.1 The Shire is satisfied that the dwelling in terms of bedroom configuration is appropriate to accommodate the proposed maximum number of guests.	reduction in guests or a revised configuration of guests to bedrooms will need to be provided to comply as bedroom 3 is too small for four occupants. (performance criteria not satisfied)

CONSULTATION

Consultation Required?	YES	Surrounding neighbours have been consulted for a period of 14 days closing on 11 August 2026. Eight (8) submission have been received.
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Site visit undertaken 30/06/2026 by G.Kostic





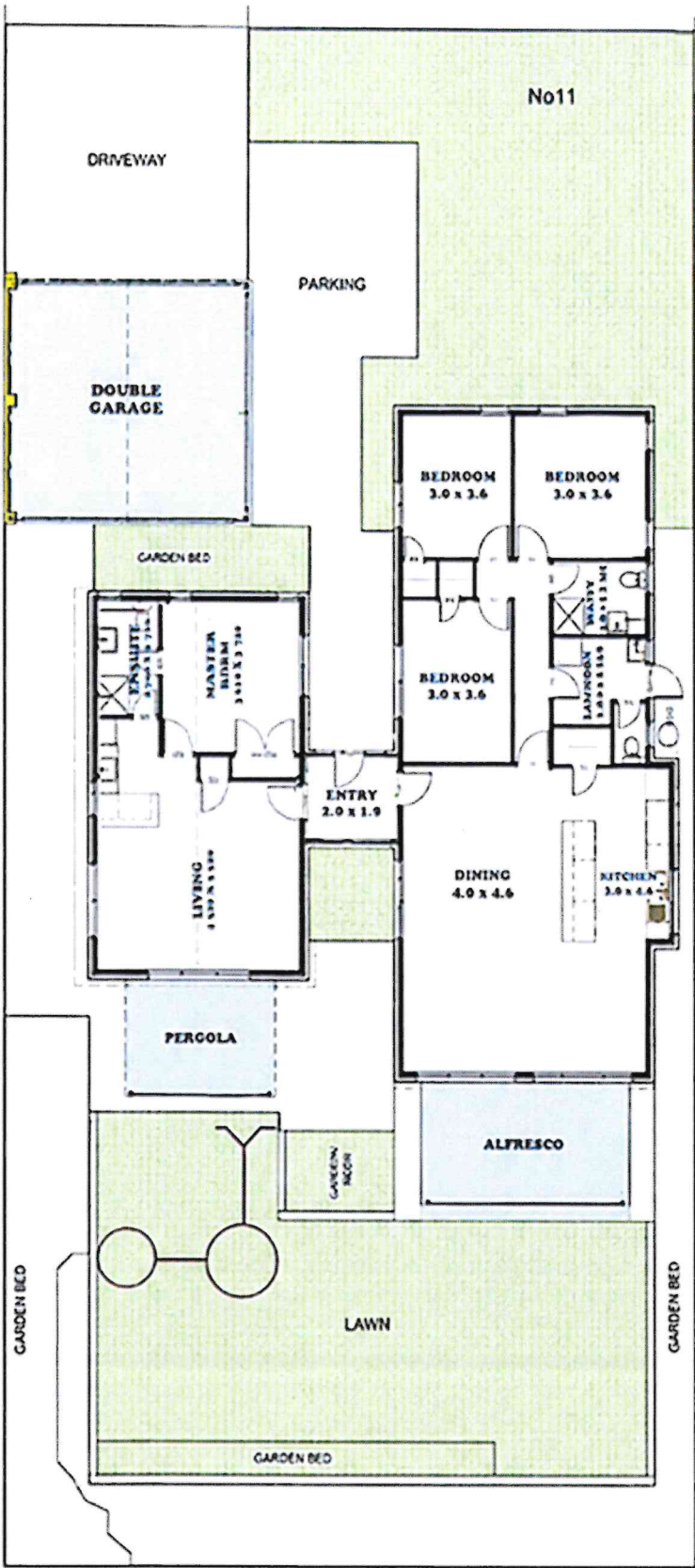
#	Public Submission
1	Dear Sir/Madam, I am writing to formally object to the development application for a holiday house at the above mentioned property. As the owner of 28 Adriana Parade Jurien Bay my property is located close to the proposed site, and the approval of this application will directly and negatively impact this area. My objections are based on the following specific grounds: Excessive Occupancy and Noise Overcrowding: The proposal allows up to 10 people to stay at any one time, which is excessive for a standard residential neighbourhood. Unregulated and Anti-Social Behaviour: Large groups of short term holiday renters frequently lead to an increase in loud music, all night parties and general noise that disrupts the surrounding residents. My objection is based on direct experience. Having previously lived next door to a holiday home at No 5 Apium Way Jurien Bay before it was eventually sold. I know firsthand that these rental properties can result in disruptions, including people out on the street fighting late at night. Driveway Blockages: The property cannot realistically accommodate a large volume of vehicles and possibly boats on site, leading to illegal parking. Conclusion: The proposed holiday accommodation is incompatible with the quiet residential character of this neighbourhood and poses a significant threat to the peace of the local residents. I urge the Shire Council to refuse this application. Thank you for considering my submission.
2	Dear Sir/Madam With ref to the above address you say yourselves it exceeds the maximum of 6 people. Not acceptable. Parking will be a problem (OHS being our largest concern). Overcrowded roads would restrict emergency vehicles clear access.

	Noise levels would also in our opinion create a problem for nearby residents causing disturbances and maybe even possible destruction. We are strongly opposed to this proposal.
3	Good Morning Josh, We are responding to your correspondence regarding the Proposed Holiday House at 24 Adriana Pde, Jurien Bay. We strongly oppose this application, we moved to Jurien some 4 & 1/2 years ago to enjoy and join this quiet & safe community, there are other Holiday rentals in the area and the late night noise, disturbances, Parties and revving cars are sometimes out of control, we certainly don't need that across the road from our residence, nor do I wish to be on the phone constantly to the shire, should you decide to approve such an application, whether it's 6 person or 10 person, it's is not necessary or welcome . Adriana Parade is also used as a main route to school for many school kids and should remain a safe and trouble free zone for that reason, once approved, council has no control of the type of tenants or numbers until it's too late. If you require further information or wish to chat, please call me on the number below.
4	Hi Josh, We live at 29 Adriana Parade and have been asked to comment about proposed holiday house at 24 Adriana parade. I really don't understand why . Why have been asked if we think they should be allowed if they DO NOT comply with the Shires rules. In regards to this holiday houses . We assume the rules have been put in place for a good reason, probably OHS and for emergency services access as well as consideration of neighbour's in regards to parking and noise. Why should they be the exception to the rule just because the want extra money per booking? We are also very concerned that with extra people allowed to stay in the house it will become a "party house "and everyone has story about a horrendous weekend with out of control youths in a holiday house. We feel the Shire should have some backbone and stick to their rules rather than asking us if it's Okay to break them. Our Answer is NO we don't think they should be allowed to have 10 guests instead of the 6 guests that the Shires Short Term Accommodation allows

	for this property.
5	Dear Sir/Madam, With reference to the above notification by letter for the proposed Holiday House approval please be informed that you have my strong objection to this proposal. We already have had problems with parking, and reckless use of quad bikes etc in the house down further in the street. A lot of residents have family visiting during the holiday period and the street is constantly very busy with vehicles and caravans. Constant speeding in the street is also an issue for residents and has proved dangerous. My comment is emphatically NO to changing the use of the property at the above address.
6	Dear Josh Arnott, Planning officer I am writing to formally lodge my objection to the development application for a holiday home at 24 Adriana Parade, Jurien Bay, WA 6516. As a resident living directly across the road from the subject property, I have concerns regarding the scale of this proposal and its impact on our local neighbourhood. The application outlines an allowance for up to 10 occupants and 4 vehicles including street side parking (one would assume this does not include trailers or boats). This density is impractical for a standard residential street in Jurien Bay and will inevitably cause parking shortages (particularly focusing on road side bin collection days), and elevated noise levels. While I understand that Jurien Bay is a popular tourist destination, our community is already facing challenges managing tourist behaviour. The proliferation of short-term holiday rentals compromises the peace of permanent residents. Furthermore, our region is in need of stable, long-term rental housing. We would strongly prefer to see properties like this utilized for long-term tenancies to help establish a stable, ideally family-oriented neighbourhood, rather than being converted into tourist accommodation. I urge the Council to consider the long-term social impacts on local residents and refuse this application in its current form. Thank you for considering my submission. I look forward to your response regarding the outcome of this matter.

7	I received your letter regarding the application for the holiday house at 24 Adriana Parade. Thank you for giving me the opportunity to comment. I have no objection to the property being used for holiday accommodation. However I would like to respectfully express my concerns about the proposed increase in occupancy and vehicle numbers. There are already several holiday homes in the immediate surrounding area, and during peak periods we can experience increased noise and activity associated with holiday accommodation. My concern is that increasing the number of guests will significantly increase the likelihood of noise and traffic. I appreciate the council taking my concerns into consideration.
8	Hi Josh Response to request for comment in regards to lot 684 (24) Adriana Parade Jurien Bay. If the above house is not fit for purpose and non compliance to holiday the requested amount of guests applied for (10 guests) for the reason of inadequate parking and sufficient living square meterage then it should not allowed. Thanks

TAHITI PLACE



SITE PLAN (1:100)



FLOOR PLAN (1:100)



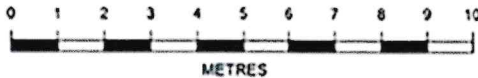
SITE & FLOOR PLAN
11 Tahiti Place, Jurien Bay

NOTE:

- All dimensions are in metres.
- This plan is to be used for planning and measurement purposes only.

SCALE:
1:100
@ A4

DATE:
June 2026



PROPERTY MANAGEMENT PLAN

Short-Term Rental Accommodation (STRA)

11 Tahiti Place, Jurien Bay



1. Introduction

This Property Management Plan (PMP) has been prepared to support a proposed Change of Use to Unhosted Short-Term Rental Accommodation (STRA) at 11 Tahiti Place, Jurien Bay, within the Shire of Dandaragan.

This PMP establishes the management, operational and behavioural requirements for the use of the property as STRA to ensure compliance with relevant planning, local laws, and the Shire of Dandaragan expectations.

These provisions apply for the duration of STRA use of the property and shall cease upon cessation of STRA operations or reversion to standard single house use, unless otherwise required by the Shire.

2. Property Description

The property at 11 Tahiti Place, Jurien Bay comprises a single detached dwelling containing two self-contained accommodation areas within one building under a common roof.

For management purposes, the dwelling is identified as Area A and Area B. Both areas are accessed via a common entry foyer. Area B also has a separate side entry.

Area A is proposed for short-term rental accommodation, while Area B is retained for private use by the landowner and their family. Both areas may be made available for STRA use subject to compliance with this PMP and peak tourist periods.

3. Occupancy

Maximum occupancy shall not exceed ten (10) persons including children and visitors at any time. This applies regardless of booking configuration, use of areas, or duration of stay.

4. Property Management

Managed by Jurien Bay Realty
36 Bashford Street, Jurien Bay WA 6516
Email: office@jurienbayrealty.com.au
Phone: 08 9652 2055
Website: www.jurienbayrealty.com.au

Responsibilities include bookings, enforcement of House Rules, complaints management, and compliance monitoring.

5. Insurance

Public liability insurance shall be maintained covering injury, death and property damage arising from STRA use.

6. Minimum Stay and Guest Access

Minimum stay: 2 nights

Maximum stay: 3 months

One-night stays permitted for repeat guests at discretion of property manager.

Check-in: 7:00am weekdays, 8:00am weekends

No check-in after 10:00pm

Check-out by 10:00am

Keys collected and returned via Jurien Bay Realty.

7. Functions and Use Restrictions

Property shall not be used for parties, weddings, or commercial events.

Private residential use by the landowner is permitted subject to compliance with House Rules.

8. House Rules

8.1 Noise and Amenity

Compliance with Environmental Protection Act 1986 and Noise Regulations 1997 is required. Quiet hours from 7:00pm. No outdoor noise or amplified music after 10:00pm.

8.2 Guest Behaviour

No parties, excessive alcohol, or illicit drugs.

Additional guests must be approved and depart by 10:00pm.

Breach may result in immediate termination without refund.

8.3 Parking

The site comfortably provides four (4) vehicle parking areas onsite. Additional overflow parking for one (1) bay can be accommodated within the front primary street setback. All vehicles must be parked within property boundaries.

8.4 Pets

No pets permitted.

8.5 Waste Management

Rubbish must be disposed of in provided bins.

Bins must be placed out for Tuesday collection and returned after collection.

9. Complaints Management

Property manager and/or landowner available 24/7 during occupancy.

Complaints acknowledged promptly and investigated immediately where required.

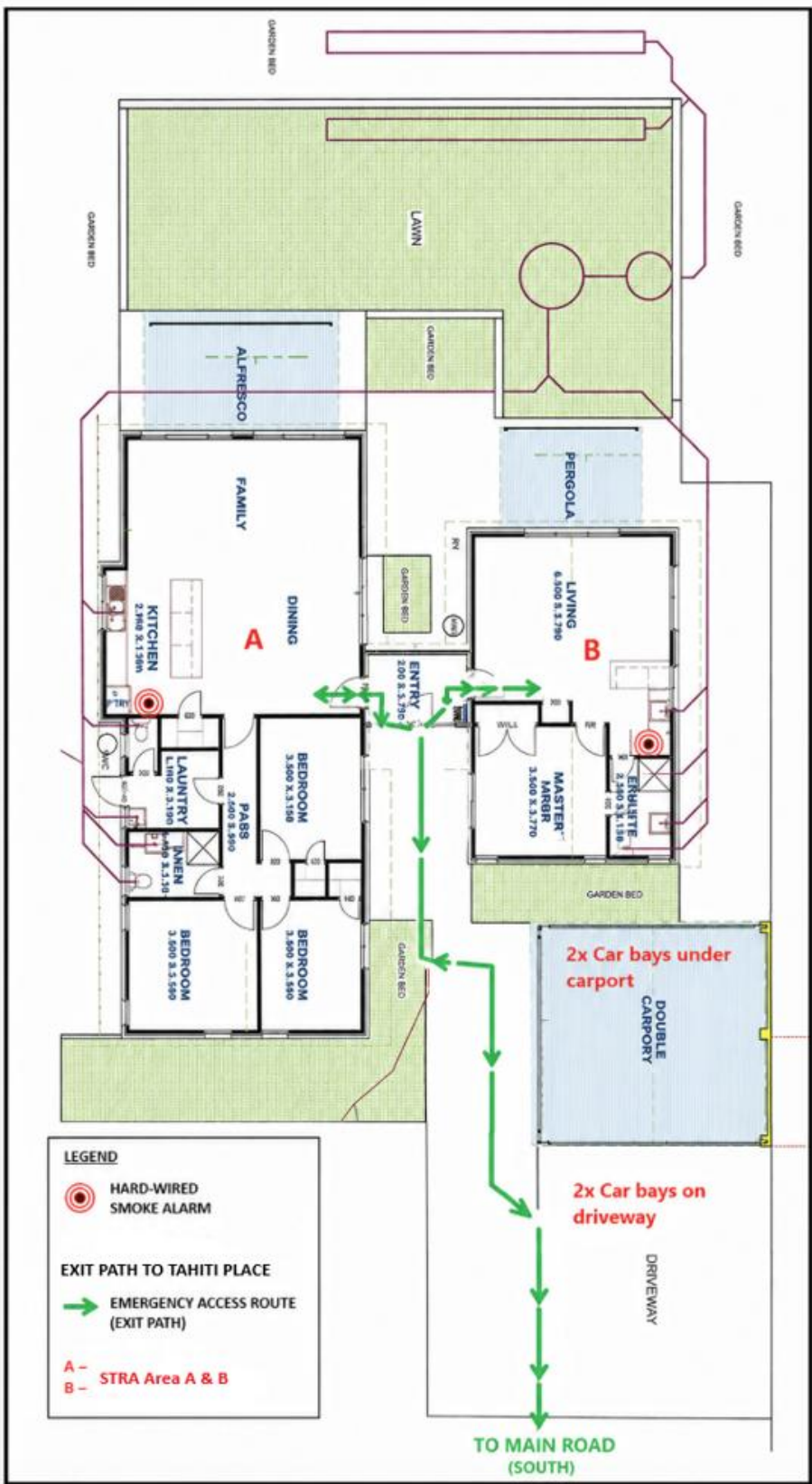
Complaints register maintained including details of actions and outcomes.

A 24-hour contact sign will be displayed at the property.

10. Complaints Register

Date	Contact	Nature of Complaint	Action Taken	Outcome

Emergency Evacuation Plan & Smoke Alarms: 11 Tahiti Place, Jurien Bay



ASSESSMENT OF DEVELOPMENT APPLICATION

Application Reference	116/2026
Assessing Officer	Josh Arnott
Address:	Lot 35 (11) Tahiti Place, Jurien Bay
Proposed Development/Use	Holiday House
Lot Area:	808m ²
Zoning:	Residential - R12.5

Reason DA Required	The Shire of Dandaragan Local Planning Scheme No. 7 (LPS7) Table 1 – Zoning Table identifies a ‘Holiday House’ as a ‘D’ discretionary use within the ‘Residential’ zone therefore requiring the Shire’s discretion in granting development approval.
Delegation (s)	9.1.2 Town Planning – Other Use and Development 1. To approve all development applications for the use class ... where: • the permissibility is designated a ‘P’, ‘D’ or ‘A’ use in Table 1: Zoning Table of the Shire of Dandaragan Local Planning Scheme No 7; • there is no written objection or concern raised from any public advertising or consultation process; and • the application complies with the Scheme provisions and any relevant local planning policy standards and requirements. 4. (c) Any development application (other than applications for prescribed single house development) is to be referred to Council for a decision should it fail to comply or conform to the requirements and standards set by the Shire’s Local Planning Scheme No 7, Local Planning Strategy 2010; any relevant local planning policy adopted by Council or any Subdivision Guide Plan, Structure Plan or Development Area Plan previously endorsed by Council and the Western Australian Planning Commission.
The Application	The applicants applied to use their 4-bedroom house as a holiday house for 10 people. The application proposes the following bedroom configuration: Bedroom 1: 1 King Bed for 2 people Bedroom 2: 1 Queen Bed for 2 people Bedroom 3: 1 Double Bed, 2 Bunk Beds for 4 people Bedroom 4: 1 Queen Bed for 2 people

SUBJECT LOCATION: 24 Adriana Parade, Jurien Bay



STATE PLANNING FRAMEWORK

Planning and Development Regulations 2015,		
Schedule 2 – Deemed provision Clause 67 - Consideration of Application	(2) - (a), (b), (f) (m), (n), (x), (y) and (zb)	(a) Complies with the aims and provisions of the Scheme. (b) Application follows orderly and proper planning (f) Not in conflict with State Policies (m) Management Plan allows the proposed use to remain compatible with the character of the area as the residential character will remain (n) Management Plan allows no negative impact on the environment, character of the locality or impose negative social impacts. (x) Management Plan allows no negative impact on the community as a whole (y) Due regard will be given to any submissions (zb) The application complies with all local planning considerations.

		The application complies with deemed provisions and is not expected to impact adversely on adjoining properties or the character of the location.
Position Statement: Planning for Tourism and Short-term Rental Accommodation	1) Encourage a range of tourist accommodation, including short-term rental accommodation, choices and experiences as required 2) Encourage sustainable ecotourism 3) Be consistent in the use of tourism land use and accommodation definitions 4) Promote the location of tourist accommodation in areas with the highest tourism amenity (for example beach access, views, facilities, availability of services) and adequate separation from, or management of, any interface with residential land uses 5) Ensure areas used exclusively for strategic tourism sites and precincts are zoned as Tourism or Special Use. 6) Ensure that new and proposed caravan park sites are zoned to facilitate long-term security for continued use 7) Maintain and support existing tourism and special use sites.	This application supports the market for short term rental accommodation within Jurien Bay.

REGIONAL PLANNING FRAMEWORK

Wheatbelt Regional Planning and Infrastructure Framework

4.8 Tourism Coastal areas are under pressure from recreational users, particularly from weekend, holiday or day-trippers from the metropolitan area and provision of infrastructure to support additional recreational pursuits will be required.	Planning comments: This application will assist in providing short term accommodation for tourists within Jurien Bay.
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LOCAL PLANNING FRAMEWORK

Local Planning Scheme No.7	Zoning – Special Development	Zoning: Lot 35 (11) Tahiti Place, Jurien Bay (subject site) is zoned 'Residential' (R12.5) under the LPS7. Land Use Definition: ' Holiday House ' is defined as follows under LPS7: <i>means a single house (excluding Ancillary Accommodation) which might also be used from time to time for short stay accommodation for no more</i>
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		<i>than six (6) people (but does not include a bed and breakfast, guesthouse, chalet and short stay accommodation unit).</i> The application does align with the definition of 'Holiday House'; however the proposal seeks a maximum occupancy of ten (10) people and therefore a variation is sought to the maximum occupancy permitted under 'Holiday House'. Zoning Table: LPS7 Table 1 – Zoning Table identifies 'Holiday House' as a 'D' discretionary use within the 'Residential' zone.
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Local Planning Policies	LPP 9.12 Short Term Rental Accommodation	
Deemed-to-comply		Planning comments
7.1 Utility Servicing A holiday house, unit or apartment satisfies the deemed-to-comply provisions if: 1. The premises is connected to reticulated water for the exclusive use of the premises; and 2. The premises is located within the Shire's kerbside refuse collection area; and 3. The premises is connected to reticulated sewerage, or there is an approved on-site effluent disposal system with adequate capacity for the proposed number of guests		7.1 The house is connected to reticulated water and there is an approved on-site effluent disposal system. Kerbside refuse collection is available at this property. The application complies in terms of utility servicing. (complies)

7.2 Vehicle Parking A holiday house, unit or apartment satisfies the deemed-to-comply provisions if: C2.1 The premises will have constructed on-site car parking bays, consistent with the size and manoeuvrability criteria set out in the Residential Design Codes of Western Australia, but with no more than any of two bays arranged one behind the other in accordance with the following rates: <table><tr><th>Maximum guests</th><th>Minimum parking bays</th></tr><tr><td>1-3</td><td>1</td></tr><tr><td>4-6</td><td>2</td></tr><tr><td>7-8</td><td>3</td></tr><tr><td>9-12</td><td>4</td></tr></table>	Maximum guests	Minimum parking bays	1-3	1	4-6	2	7-8	3	9-12	4	C.2.1 Parking ● The dwelling on-site has a double garage at the front of the property with sufficient room on the driveway for an additional two (2) vehicles. Accordingly, the site can accommodate four (4) vehicles. (compliant)
Maximum guests	Minimum parking bays										
1-3	1										
4-6	2										
7-8	3										
9-12	4										
7.3 Dwelling Design Commercial holiday house, unit or apartment satisfies the deemed-to-comply provisions if: C3.1 The premises is an existing, lawful dwelling; or C3.2 If the premises is not an existing, lawful dwelling, the premises will meet all the relevant design standards	C3.1 and C3.2 ● The application complies as it is an existing lawful dwelling. (complies)										

and requirements that would apply to a new dwelling on the land; and

C3.3 The maximum number of occupants within a premises complies with the following standards: a. There is 5.5 square metres per guest in each bedroom utilising beds; and b. There is 3.5 square metres per guest in each bedroom utilising bunks; and c. There is sufficient bedroom space to accommodate the maximum number of guests consistent with (a) and (b) above; and

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

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

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

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

C3.3 Room size standard:

Bedroom	Size	Proposed guests	Compliance
1	13.195m ²	2 People using a king bed	Complies
2	11.025m ²	2 people using queen bed	Complies
3	12.425m ²	2 people using 2 king singles	Complies
4	12.425m ²	2 people using a king bed	Complies
Living area adjacent Main Bedroom	13.357m ²	2 people using a sofa bed	Complies

C3.4 Number of bedrooms:

The application provides four (4) bedrooms which is deemed sufficient for the proposed 10 guests (complies)

C3.5 Number of bathrooms and toilets

The application complies as the 2 bathrooms and 2 toilets can accommodate 10 people. (complies)

7.4 Overcrowding

A commercial holiday house, unit or apartment satisfies the deemed-to-comply provisions if:

C4.1 Each occupant over the age of 10 years has 14m³ of airspace within a bedroom for sleeping purposes.

C4.2 Each occupant 10 years and under has 8m³ of airspace within a bedroom for sleeping purposes.

7.4 Overcrowding:

As elevations are not provided, a standard Australian ceiling height of 2.4m has been assumed.

- Bedroom 1 has 31.668m³ airspace which is enough for 2 people
- Bedroom 2 has 26.46m³ airspace which is not enough for 2 adults but is enough for 2 children.
- Bedroom 3 has 29.82m³ airspace which is enough for 2 people.
- Bedroom 4 has 29.82m³ airspace which is enough for 2 people.
- The living area adjacent Bedroom 1 has 32.0568m³ airspace which is enough for 2 people.

The application complies as there is enough airspace to accommodate 10 people (if Bedroom 2 is only for children) (complies)

7.5 Management Protocols

1. Property management plan provided

Complies

- Yes

	• Check-in after 7am on weekdays and 8am on weekends, with no check in after 10pm. Check out by 10am. • Minimum stay 2 nights • No parties, functions or events permitted. • No excessive noise after 10pm. • No pets permitted. • Visitors must be approved by Property Manager.
2. Code of conduct provided	The code of conduct provided.
3. Fire and Emergency Plan	Complies.

CONSULTATION

Consultation Required?	YES	Surrounding neighbours have been consulted for a period of 14 days closing on 11 August 2026. Two (2) submission have been received.
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RECOMMENDATION:

The application complies with relevant state and local planning framework requirements, and where it has varied deemed-to-comply provisions the variation has been deemed by the planning department as not resulting in adverse impacts to the occupants or neighbouring residents. Accordingly, it is recommended that the application be approved, subject to relevant conditions.

Signed:

J. Arnott

Josh Arnott - Planning Officer

Dated: XX July 2026

CONDITONS OF APPROVAL:

1. All development shall be carried out only in accordance with the details of the application as approved herein and plans P1 (Floor Plan), P2- P3 (Property Management Plan), P4 (Code of Conduct) and P5-P6 (Fire and Emergency Plan), P7 (Evacuation Plan) and P8 (Parking). Subject to any modifications required as a consequence of any conditions of this approval, the approved plans shall not be altered without the prior written approval of the Shire of Dandaragan.
2. The total number of guests to be accommodated in the holiday house shall not exceed 6.
3. The holiday house shall be operated in accordance with the approved Property Management Plan, Code of Conduct and Fire and Emergency Plan.
4. The listed 'Property Manager' shall undertake the duties listed on the 'Property Management Plan' submitted with the subject development application.
5. All parking shall be accommodated on site.
6. A sign up to 0.2m² in area listing the approved property manager's contact details must be displayed on a fence, gate or entry statement to the premises to the satisfaction of the Shire of Dandaragan prior to the commencement of the use.
7. This development approval is valid until the 30 June 2027. The Holiday House land use should cease before or on this date unless otherwise approved in writing by the Shire of Dandaragan.

Advice Notes:

- A. This is a development approval of the Shire of Dandaragan under its *Local Planning Scheme No.7*. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits, and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
- B. The applicant is advised that the commercial holiday house approval shall expire on 30 June each year. The first annual renewal fees will be waived for un-hosted accommodation which receives initial development approval within six (6) months of 30 June in the same calendar year.
- C. Non-compliance with conditions of approval and complaints received during the approval period will be considered when the Shire considers renewal of development applications.

- D. Under the Short-Term Rental Accommodation Act 2024, all providers of STRA (Short Term Rental Accommodation) within Western Australia, both hosted and un-hosted, are required to register their property with the STRA Register
(<https://www.wa.gov.au/organisation/departments-of-local-government-industry-regulation-and-safety/short-term-rental-accommodation-register>)
- E. This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement, memorial or restrictive covenant. It is the responsibility of the applicant and landowner and not the Shire of Dandaragan to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the Shire of Dandaragan's attention.
- F. If the applicant/landowner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be submitted within 28 days of the determination.

Signed:

Dated: XX July 2026



Alex MacKenzie

A/Executive Manager Development Services

for and on behalf of the Shire of Dandaragan

#	Public Submission
1	Hi Providing feedback to the proposal. Tahiti Place is a very quiet street with the houses in this cul de sac either being resident owner occupiers or holiday homes used by the owners (both still “Single House”), not rented out for profit to people who do not care about the house they are renting nor the street they are in. Even if Owners have friends who use their premises, there is a given level of respect that comes with that privilege given the existing relationship that come with consequences. This same level of respect does not exist with short stay accommodation and there is a reason that the regulations limit to 6 people should it to be granted at all. As much as the regulations say that certain conditions need to met, the policing of this is harder to enforce, especially as it puts pressure on nearby residents to be the ones who need to enforce it (which is often uncomfortable for fear of any retaliation) and the timeliness of addressing any bad behaviour creates additional stress on those that <i>live</i> in the street. It is also impossible for those nearby to determine whether more than the require number of people staying over has been exceed (which can often be the case). Should the new owner have purchased this on basis that need to increase the number of people to almost double what would normally be allowed then I would say that they have no real intent in keeping the street the quiet place it is but rather turning it over to make profit. Someone who is seeking a place that can get a return whilst still being part of the neighbourhood would just rent it out to tenants. We have 2 properties opposite to 11 Tahiti Place which is fully exposed (no front fence) and because the properties are not always used, it increases the risk that people hiring for a good time would want to “explore” or use the land / sheds etc. especially as there is minimal outdoor room on the property for 10 people plus guests. It would also be hard to see whether the owners offer the second part of the property (Area B) and what happens if Areas A and B are used on same weekends which means there could be well in excess of 10 people. There would also be the increased volume of cars that would be using this street which has children using it regularly and they will park outside of the property (the defined 4 bays). Would rather not to have barricade ourselves in or put in CCTV for a place that have been getting great enjoyment from for over 40 years. Accordingly, Ibbotson Holdings Pty Ltd objects to the proposal. Safety of the holiday homes that are left unattended.



Family Doctor Pty Ltd

Background

Family Doctor Pty Ltd ('Family Doctor') is a GP owned and operated medical and dental practice group, established and owned 100% by Dr Rodney Aziz, a general practitioner himself, in January 2008. Currently in its 18th year of operation, the business owns and operates 114 medical and dental practices at present under a single entity - Family Doctor Pty Ltd – across six states in Australia (Victoria, New South Wales, Australian Capital Territory, Queensland, South Australia and Western Australia).

Family Doctor is highly experienced with acquisitions via its own growth which has primarily been via acquisition. As such, it is also highly experienced in consolidating new practices under its management and expanding and improving services and doctors. It is also highly experienced with both metro and regional practices, and across both private and bulk billing practices under its banner. From a leasing perspective, Family Doctor operates practices within major shopping centres, shopping strips and in stand-alone properties.

Head Office Management Structure

Family Doctor has a highly experienced and efficient head office structure as part of its emphasis on expansion and scalability. The organisation uses a wheel and spoke model of management to ensure there is high oversight and direction, and yet independence at each location. The head office supports all the finance and payroll activities, information technology and telecommunications and operations support from a central location, whilst supporting individual practice managers at each location to manage the day to day operations of the practice.

Financial Strengths

Family Doctor has a strong financial background and history. It operates a cash flow positive model with patient payments received prior to expenses being paid, and it maintained very strong financial performance over 2020 and 2021 during the COVID pandemic.

Family Doctor has never required JobKeeper registration and has performed well above industry averages over this difficult period, pivoting to telehealth and improving patient interactions during lockdowns. This is despite most of the Family Doctor practices being located in metropolitan Melbourne which endured six extended lockdown periods over 2020 and 2021.

In fact, revenue had improved over 2020 and 2021 compared to 2019 in spite of COVID and difficult trading conditions – demonstrating both the resilience of general practice and more importantly the ability of Family Doctor to leverage its experience in the field to ensure continuity of business and improvements despite difficult trading conditions.

Since 2022, Family Doctor has continued to improve both revenue and profitability as patients have rushed into our practices with delayed health issues (post COVID) and more recently a massive uptake of the 2022 and 2023 flu vaccination programs. Family Doctor has grown further with extension of telehealth programs, and other sub-specialities offered within the practices such as travel medicine, skin cancer surgery, medicinal cannabis and occupational health.

Very Strong Key Financials (2025)

Total Revenue:	\$100m
Capital Adequacy Ratio:	45.6% (ie Total Equity over Total Assets)
Financier:	KKR (one of the world's largest private equity and debt financiers)
Founder Equity:	100%

Location Summary

Family Doctor has been in operation since 2008 and has expanded over the past 18 years to encompass practices across six Australia states.

It successfully operates medical practices in major shopping centres such as Northland Shopping Centre (since 2010) and Forest Hill Chase Shopping Centre (2019), as well as urban shopping hubs (Camberwell Junction, Kew Junction, Lalor Plaza, and Cotton Tree Plaza) and of course, stand alone properties.

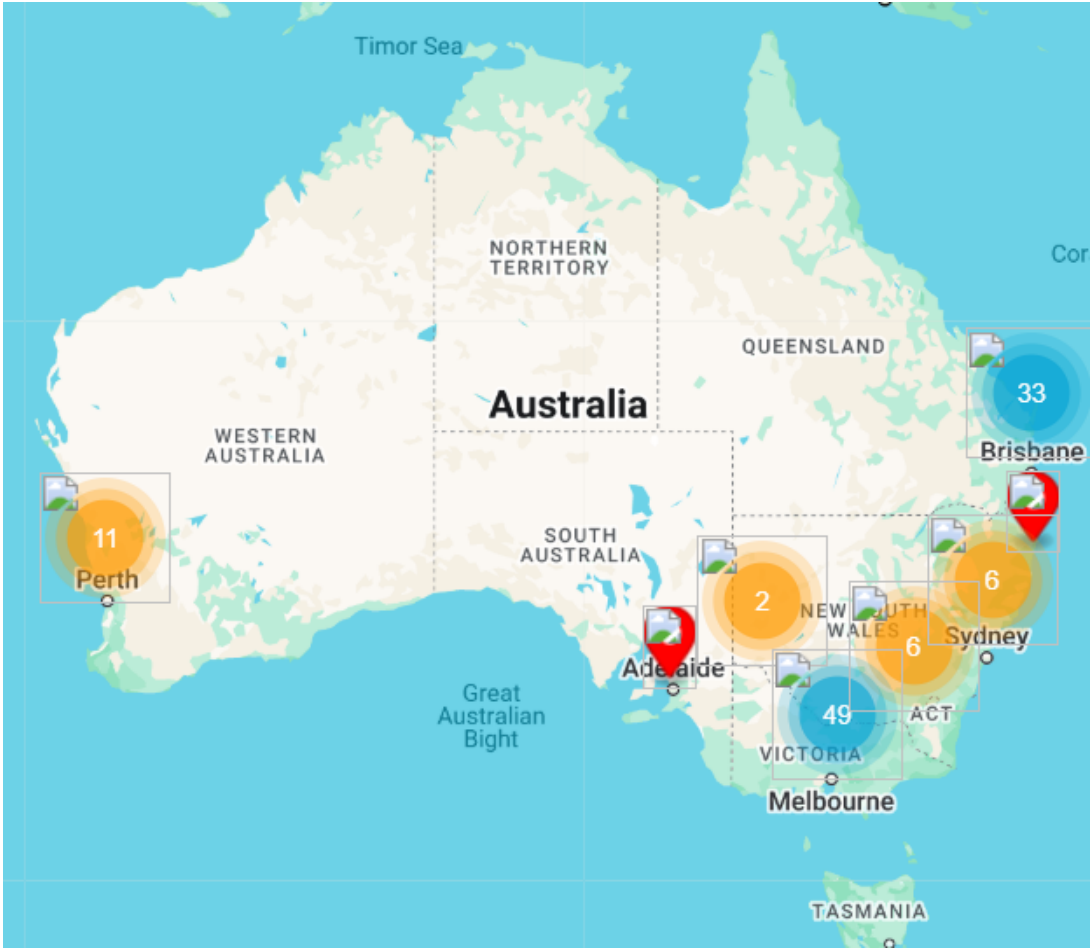
Family Doctor also operates larger practices in regional areas, such as Wagga Wagga (2 practices), Echuca (large 15 doctor practice), Gippsland (3 practices), Philip Island (3 practices), Mildura (2 practices including Buronga across the river) as well as across regional Vic and NSW.

As such, Family Doctor has broad experience with a wide range of landlords, properties and requirements for a successful medical practice.

Current Family Doctor Practice Location Summary

Acland Street Medical Centre
Alphington Medical Centre
Apollo General Practice
Ballarat Family Doctors
Bayside Skin Centre
Better Health on Buderim
Black Fish Medical Clinic
Bli Bli Clinic
Brightwater Medical Centre
Bundilla Clinic
Bunyip Medical Clinic
Caboolture Super Clinic
Caligem Health
Camberwell Family Dental
Camberwell Junction Medical Clinic
Chapel Gate Medical Centre
Cooroy Family Practice
Core Medical
Cotton Tree Plaza Medical Centre
Cowes Medical Centre
Deer Park Family Medicine
Doctors @ Redlands Medical Centre
Drouin Medical Clinic
Drovers Medical Centre
Eaglehawk Medical Centre
Eclipse Medical
Epping Family Doctors
Forest Hill Chase Medical Centre
Forest Hill Family Dental
Grandview Family Clinic
Hazelwood Health Centre
Hillcrest Family Medicine
Hollie Drive Medical Centre
Humphries Road Medical Centre
Isabella Plains Medical Centre
Kangaroo Flat Medical Centre
Kew Junction Medical Clinic
Koorungal Medical Centre
Kuluin Clinic
Lalor Plaza Medical Centre
Lang Lang Community Family Medicine
Lemon Tree Medical Practice
Lifetime Health Medical Centre
Lilian Cooper Centre

Lilydale Medical Centre
Lime Medical Clinic
Long Street Family Medicine
Main Street Medical Centre Merimbula
McDonald Street Medical Centre
Medical Centre Frankston
Merriwa Medical Centre
Mill Lane Clinic Nambour
Mindarie Keys Medical Centre
Modern Medical Clinics
Northland Medical Centre
Northside Health
Nyora Medical Centre
Ocean Family Medicine
One Care Medical Centre
One Health Buronga
Parkdale Medical Surgery
Parklands Medical Centre
Peter Street Medical Centre
PVH Medical
Red Hill Medical Centre
Rich River Health Group
San Remo Medical Clinic
Seymour Medical Clinic
South Gippsland Family Medicine
Sunbury Medical Centre
The Skin Clinic Mandurah
Thompson Road Clinic
Tilligerry Medical Practice
Towerhill Medical Centre
Victoria Point Surgery
Wanniassa Family Medicine
Wodonga Medical Centre
Aspendale Clinic Medical Centre
Five Dock Medical Centre
Fremantle Family Doctors
Fremantle Family Doctors - South St
Mater Hill Family Medical Centre
Palm Springs Medical Centre
The Grove Health Pymble
Woodford Family Medical Centre
Yanchep Medical Centre
Croydon Family Practice
Mill Park Family Practice



Advantage Medical Hastings
Advantage Medical Rosebud
Advantage Medical Mt Eliza
Advantage Medical Tooradin
Stafford Heights Medical Practice
Excelsior Medical Centre
Rode Medical Clinic
Brighton Medical Centre
Albany Care Medical Centre
Stafford City Doctors
Burrum Street Medical Practice

Maroochy Waters Medical Practice
Beenleigh Road Medical Centre
Gumdale Medical Centre
Floreat Medical
Geebung Medical Clinic
Shailer Park Medical Centre
Cooroy Family Medical
Balmain Village Health
Bendigo Medical Centre Bridge St
Bendigo Medical Clinic Epsom

From: [Brent Bailey](#)
To: [Milan Srivastava](#)
Cc: [Phillip Coelho](#); [Kristy Dean](#)
Subject: RE: Landlords Deed of consent - Jurien Bay Medical Centre
Date: Friday, 11 September 2026 11:00:18 AM
Attachments: [image002.png](#)

Good morning Milan & Phil,

Thank you for your email and for advising the Shire of the proposed transfer of ownership of the Jurien Bay Medical Centre to Family Doctor. We acknowledge the information pack provided and note the proposed transfer date of 19 October 2026.

As the owner of the facility, and in the context of the medical services agreement between Spectrum and the Shire, the Shire will need to consider the request for consent through a formal Council process, similar to the approach taken with the AVID Health novation proposal. This can occur at Council's September OCM. Accordingly, there may be additional information requested from me regarding the incoming practice management arrangements as I prepare the report for Council's consideration.

Please also note that there remain incurred legal costs which have not been invoiced yet associated with the previous novation process, currently estimated at approximately \$2,000. These costs will be billed on conclusion of the novation process, and I expect some cost efficiencies in the duplicated process with the new proponents.

We note that Spectrum have previously been issued floor plans etc as part of lease documents and ask that you provide these direct to Family Doctors. Unless urgent, I don't have the resources currently to undertake a condition audit due to a range of competing building projects underway.

Kind regards,
Brent



Brent Bailey
CHIEF EXECUTIVE OFFICER

69 Bashford Street, Jurien Bay WA 6516
PO Box 676, Jurien Bay WA 6516
Phone (08) 9652 0800

dandaragan.wa.gov.au
[facebook/shireofdandaragan](https://facebook.com/shireofdandaragan)

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From: Milan Srivastava <cos@spectrumhealth.net.au>
Sent: Wednesday, 9 September 2026 4:12 PM
To: Brent Bailey <ceo@dandaragan.wa.gov.au>

Cc: ben.smith@familydoctor.com.au; Phillip Coelho <ceo@spectrumhealth.net.au>

Subject: Landlords Deed of consent - Jurien Bay Medical Centre

You don't often get email from cos@spectrumhealth.net.au. [Learn why this is important](#)

Dear Brent,

We wish to formally notify you that Jurien Bay Medical Centre has sold all its shareholding and unit holdings to Family Doctor.

The date for the share transfer is the 19th Oct 2026.

Please find attached an information pack attached for Family Doctors

If any of the current directors/owners have a personal guarantee, we would like them to be released and the new owners can take that over.

Accordingly, we are seeking the Landlord's consent for the new owners.

Could you please advise what information or documentation is required from the new owners so that we may provide them with a list to pass on to you through their lawyers?

We confirm that there will be no change to the day-to-day operations of the business conducted at the premises.

Family Doctors have requested a condition report that would have been prepared at the commencement of the lease- Kindly forward a copy.

In addition, Family Doctors have also requested a site plan both internal and external. Kindly forward these too.

We appreciate your cooperation and look forward to receiving your confirmation at your earliest convenience.

Kind Regards



Milan Srivastava

Chief of Staff (COS)

☎ 08 9301 1015

@ cos@spectrumhealth.net.au

🌐 www.spectrumhealth.net.au



2025 Compliance Audit Return

Local Government Authority: The Shire of Dandaragan

Local Government Act 1995

s. 2.29

Has every person elected or appointed to a mayor, president, deputy, or councillor role made the required declaration in the prescribed form before a prescribed person, prior to acting in the office?

Response: Yes

s. 3.16

Has the local government reviewed local laws, which have not been reviewed in the previous 8 years, to ensure compliance with Schedule 9.3, Clause 65?

Response: N/A

Comments: Last reviewed in 2019

s.3.57

Subject to Local Government (Functions and General) Regulations 1996, regulation 11(2), did the local government invite tenders for all contracts for the supply of goods or services where the consideration under the contract was, or was expected to be, worth more than the consideration stated in regulation 11(1) of the Regulations?

Response: Yes

s. 3.58(3)

Where the local government disposed of property other than by public auction or tender, did it dispose of the property in accordance with section 3.58(3) of the Local Government Act 1995 (unless section 3.58(5) applies)?

Response: Yes

s. 3.58(4)

Where the local government disposed of property under section 3.58(3) of the Local Government Act 1995, did it provide details, as prescribed by section 3.58(4) of the Act, in the required local public notice for each disposal of property?

Response: N/A

s. 3.59(2)(a)

Has the local government prepared a business plan for each major trading undertaking that was not exempt in 2025?

Response: N/A

s. 3.59(2)(b)

Has the local government prepared a business plan for each major land transaction that was not exempt in 2025?

Response: N/A

s. 3.59(2)(c)

Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2025?

Response: N/A

s. 3.59(4)

Has the local government complied with public notice and publishing requirements for each proposal to commence a major trading undertaking or enter into a major land transaction or a land transaction that is preparatory to a major land transaction for 2024?

Response: N/A

s. 3.59(5)

During 2025, did the council resolve to proceed with each major land transaction or trading undertaking by absolute majority?

Response: Yes

s. 5.16 (1)

Were all delegations to committees resolved by absolute majority?

Response: Yes

s. 5.16 (2)

Were all delegations to committees in writing?

Response: Yes

s. 5.17

Were all delegations to committees within the limits specified in section 5.17 of the Local Government Act 1995?

Response: Yes

s. 5.18

Were all delegations to committees recorded in a register of delegations?

Response: Yes

s. 5.36(4) and s. 5.37(3)

Were all CEO and/or senior employee vacancies advertised in accordance with Local Government (Administration) Regulations 1996, regulation 18A?

Response: Yes

s. 5.37(2)

Did the CEO inform council of each proposal to employ or dismiss senior employee?

Response: Yes

Where council rejected a CEO's recommendation to employ or dismiss a senior employee, did it inform the CEO of the reasons for doing so?

Response: N/A

s. 5.39B

Has the local government adopted and maintained model standards that incorporate the prescribed model standards within required timeframes (including amendments), ensured adoption by absolute majority, published an up-to-date version on its official website, and avoided including any inconsistent additional provisions?

Response: Yes

s. 5.42

Were all delegations to the CEO resolved by an absolute majority?

Response: Yes

Were all delegations to the CEO in writing?

Response: Yes

s. 5.43

Did the powers and duties delegated to the CEO exclude those listed in section 5.43 of the Local Government Act 1995?

Response: Yes

s. 5.44(2)

Were all employees delegated authority by the CEO under Section 5.44(1), issued with a written instrument of delegation?

Response: Yes

s. 5.45(1)(b)

Were all decisions by the Council to amend or revoke a delegation made by absolute majority?

Response: N/A

s. 5.46

Has the CEO kept a register of all delegations made under Division 4 of the Act to the CEO and to employees?

Response: Yes

Were all delegations made under Division 4 of the Act reviewed by the delegator at least once during the 2024/2025 financial year?

Response: Yes

Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record in accordance with Local Government (Administration) Regulations 1996, regulation 19?

Response: Yes

s. 5.50

If the local government paid a finishing employee an amount in addition to their entitlement, did the local government follow a policy it had adopted and published on its website outlining the circumstances in relation to payments made to terminated employees?

Response: N/A

If the local government made a payment to a finishing employee that is more than the amount set out in the policy, was local public notice given?

Response: N/A

s. 5.51A

Has the CEO prepared and implemented a code of conduct to be observed by employees of the local government?

Response: Yes

Has the CEO published an up-to-date version of the code of conduct for employees on the local government's website?

Response: Yes

s. 5.67

Where a council member disclosed an interest in a matter and did not have participation approval under sections 5.68 or 5.69 of the Local Government Act 1995, did the council member ensure that they did not remain present to participate in discussion or decision making relating to the matter?

Response: Yes

s. 5.68(2)

Were all decisions regarding participation approval in relation to Section 5.68(2), including the extent of participation allowed and, where relevant, the information required by the Local Government (Administration) Regulations 1996 regulation 21A, recorded in the minutes of the relevant council or committee meeting?

Response: Yes

s. 5.69(5)

Were all decisions regarding participation approval in relation to Section 5.69(5), including the extent of participation allowed recorded in the minutes of the relevant council or committee meeting?

Response: N/A

s. 5.70

Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to council or a committee, did that person disclose the nature and extent of that interest when giving the advice or report?

Response: N/A

s. 5.71B(5) and (7)

Where council applied to the Minister to allow the CEO to provide advice or a report to which a disclosure under section 5.71A(1) of the Local Government Act 1995 relates, did the application include details of the nature of the interest disclosed and any other information required by the Minister for the purposes of the application?

Response: N/A

Was any decision made by the Minister under section 5.71B(6) of the Local Government Act 1995, recorded in the minutes of the council meeting at which the decision was considered?

Response: N/A

s. 5.73

Were disclosures under sections 5.65, 5.70 or 5.71A(3) of the Local Government Act 1995 recorded in the minutes of the meeting at which the disclosures were made?

Response: Yes

s. 5.75

Was a primary return in the prescribed form lodged by all relevant persons within three months of their start day?

Response: Yes

s. 5.76

Was an annual return in the prescribed form lodged by all relevant persons by 31 August 2025?

Response: Yes

s. 5.77

On receipt of a primary or annual return, did the CEO, or the Mayor/President, as the case may be, give written acknowledgment of having received the return?

Response: Yes

s. 5.88

Did the CEO keep a register of financial interests which contained the returns lodged under sections 5.75 and 5.76 of the Local Government Act 1995?

Response: Yes

Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70, 5.71 and 5.71A of the Local Government Act 1995, in the form prescribed in the Local Government (Administration) Regulations 1996, regulation 28?

Response: Yes

After a person ceased to be a person required to lodge a return under sections 5.75 and 5.76 of the Local Government Act 1995, did the CEO remove from the register all returns relating to that person?

Response: Yes

Have all returns removed from the register in accordance with section 5.88(3) of the Local Government Act 1995 been kept for a period of at least five years after the person who lodged the return(s) ceased to be a person required to lodge a return?

Response: Yes

s. 5.89A

Did the CEO keep a register of gifts which contained a record of disclosures made under sections 5.87A and 5.87B of the Local Government Act 1995, in the form prescribed in the Local Government (Administration) Regulations 1996, regulation 28A?

Response: Yes

Did the CEO publish an up-to-date version of the gift register on the local government's website?

Response: Yes

s. 5.90A

Did the local government prepare, adopt by absolute majority and publish an up-to-date version on the local government's website, a policy dealing with the attendance of council members and the CEO at events?

Response: Yes

Comments: Policy 1.15 Attendance at Events was adopted by Council 23 May 2019 and is on our website

s. 5.94

Does the local government have information available for members of the public to inspect, free of charge as prescribed under section 5.94 and Admin Reg 29, except where restricted under this section?

Response: Yes

s. 5.96

Where a person is entitled to inspect information under this Division, can the local government confirm that copies are available and that the price at which it sells copies does not exceed the cost of providing them, (unless prescribed otherwise)?

Response: Yes

s. 5.96A

Did the CEO publish information on the local government's website in accordance with sections 5.96A(1), (2), (3), and (4) of the Local Government Act 1995?

Response: Yes

s. 5.104

Did the local government prepare and adopt, by absolute majority, a code of conduct to be observed by council members, committee members and candidates that incorporates the model code of conduct?

Response: Yes

Did the local government adopt additional requirements in addition to the model code of conduct?

Response: Yes

Does it comply with section 5.104(3) and (4) of the Local Government Act 1995?

Response: Yes

Has the CEO published an up-to-date version of the code of conduct for council members, committee members and candidates on the local government's website?

Response: Yes

s. 5.128

Did the local government prepare and adopt (by absolute majority) a policy in relation to the continuing professional development of council members?

Response: Yes

s. 7.12A(3), (4) and (5)

Where the local government determined that matters raised in the auditor's report prepared under section 7.9(1) of the Local Government Act 1995 required action to be taken, did the local government ensure that appropriate action was undertaken in respect of those matters?

Response: N/A

Where matters identified as significant were reported in the auditor's report, did the local government prepare a report that stated what action the local government had taken or intended to take with respect to each of those matters?

Response: N/A

Within 14 days after the local government gave a report to the Minister under section 7.12A(4)(b) of the Local Government Act 1995, did the CEO publish a copy of the report on the local government's official website?

Response: Yes

Local Government (Administration) Regulations 1996

r. 18F

Were the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position under section 5.36(4) of the Local Government Act 1995?

Response: N/A

r. 19AB

Does the code of conduct contain the requirement that a local government employee (not including the CEO) must not accept a prohibited gift from an associated person?

Response: Yes

r. 19AC

Does the local government's code of conduct include requirements for the recording, storing, disclosure, and use of information relating to gifts accepted by local government employees (excluding the CEO) from associated persons, in accordance with regulatory requirements?

Response: Yes

r. 19AE

Does the local government's code of conduct include requirements addressing employee behaviour in the performance of duties, interactions with others, use and disclosure of information, use of local government resources and finances, the keeping of records, and the reporting and management of suspected breaches and misconduct, in accordance with regulatory requirements?

Response: Yes

r. 19B

Did the local government include in its annual report all information required under section 5.53(2)(g) and (i) and regulation 3A(2), including number of employee's in salary bands over \$130,000, remuneration and allowances paid, ordered payments, CEO remuneration, council member meeting attendance, available demographic information about council members, and details of any modifications to the strategic community plan or significant modifications to the corporate business plan?

Response: Yes

r. 19C

Has the local government adopted by absolute majority a strategic community plan?

Response: Yes

Adoption date or the date of the most recent review: 22/08/2024

r. 19DA

Has the local government reviewed its corporate business plan in accordance with Admin Regulation 19DA(4)?

Response: N/A

Comments: Yes, it was last reviewed on 22 August 2024.

Does the corporate business plan comply with the requirements of Local Government (Administration) Regulations 1996 19DA(2) & (3)?

Response: Yes

r. 22

No response required. This is covered by s5.75.

r. 23

No response required. This is covered by s5.76.

r. 28

No response required. This is covered by s5.88(1).

r. 28A

No response required. This is covered by s5.89A(1).

r. 29

No response required. This is covered by s5.94.

r. 29C

Does the local government publish all prescribed information on its official website— including up-to-date policies, required details of council member and employee returns, council member fees and allowances, and relevant public notices—within the specified timeframes and in accordance with legislative requirements?

Response: Yes

r. 35

Has every local government council member completed and passed the Council Member Essentials course, consisting of the five required modules and delivered by an approved provider, within 12 months of being elected?

Response: Yes

r. 36

Does the local government appropriately identify and document council members who are exempt from the training requirements under section 5.126(1), including verifying that the member:

- has completed an approved course within the specified 5-year period prior to election, or
- completed the LGASS00002 Elected Member Skill Set before 1 July 2019 within the relevant timeframe, or
- qualifies for the transitional exemption applicable to council members in office at the commencement of the 2019 regulatory amendments?

Response: N/A

Local Government (Audit) Regulations 1996

r. 10

Was the auditor's report for the financial year ending 30 June 2025 received by the local government within 30 days of completion of the audit?

Response: Yes

r. 17

Did the CEO review the appropriateness and effectiveness of the local government's systems and procedures in relation to risk management, internal control and legislative compliance in accordance with Local Government (Audit) Regulations 1996 regulation 17 within the three financial years prior to 31 December 2025?

Response: N/A

Comments: Yes, and the date of council's resolution to accept the report was 27 June 2024.

Local Government (Constitution) Regulations 1998

r. 11FA

Did the CEO provide the Minister a report as to the result of the election within 14 days of the declaration and in the form of Form 20 of the Local Government (Elections) Regulations 1997, modified as necessary?

Response: Yes

r. 13

Were all required oaths, affirmations and declarations under section 2.42 (in relation to Commissioners) made in the correct form (Form 8), before the appropriate authorised person?

Response: Yes

Local Government (Elections) Regulations 1997

r. 30G

Did the CEO establish and maintain an electoral gift register and ensure that all disclosure of gifts forms completed by candidates and donors and received by the CEO were placed on the electoral gift register at the time of receipt by the CEO and in a manner that clearly identifies and distinguishes the forms relating to each candidate in accordance with regulations 30G(1) and 30G(2) of the Local Government (Elections) Regulations 1997?

Response: Yes

Did the CEO remove any disclosure of gifts forms relating to an unsuccessful candidate, or a successful candidate that completed their term of office, from the electoral gift register, and retain those forms separately for a period of at least two years in accordance with regulation 30G(4) of the Local Government (Elections) Regulations 1997?

Response: N/A

Did the CEO publish an up-to-date version of the electoral gift register on the local government's official website in accordance with regulation 30G(5) of the Local Government (Elections) Regulations 1997?

Response: Yes

Local Government (Financial Management) Regulations 1996

r. 5

Has the CEO ensured efficient systems and procedures are established under provisions set out in Financial Management Regulations 5(1)(a) to (g)?

Response: Yes

r. 6

Has the local government ensured that any employee delegated responsibility for day-to-day accounting or financial management operations is not also delegated the responsibility for conducting internal audits, reviewing their own duties, or for managing, directing or supervising someone who carries out these functions?

Response: Yes

r. 7

Did the local government ensure it has regard to the needs of the inhabitants of the district as a whole and not keep separate ward accounts or determine expenditure on the basis of revenue from a ward?

Response: Yes

r. 8

Does the local government maintain separate accounts with a bank or other financial institution for money to be held in the municipal fund, trust fund and for reserve account purposes?

Response: Yes

r. 9

Did the local government keep separate financial records for each trading undertaking and each major land transaction?

Response: N/A

r. 11

Has the local government developed procedures for the authorisation of, and the payment of, accounts in accordance with Local Government (Financial Management) Regulations 11(1), (2) and (3)?

Response: Yes

r. 12

Were payments made from the municipal fund or trust fund made by the CEO under a delegated authority or authorised, in accordance with regulation 13(2), in advance by a council resolution?

Response: Yes

r. 13

Can the local government confirm that, where the CEO has been delegated authority to make payments from the municipal or trust fund, the CEO prepared accurate monthly lists that are presented at the next ordinary council meeting and recorded in the minutes?

- includes the payee's name, payment amount, payment date, and sufficient information to identify each transaction where payments have already been made; or
- includes the payee's name, payment amount, sufficient information to identify each transaction, and the date of the council meeting (to which the list will be presented) for accounts requiring council approval.

Response: Yes

r. 13A

Did the local government prepare a list each month of all payments made using employee-authorised credit, debit or other purchasing cards, and include the payee's name, the amount of the payment, the date of the payment, sufficient information to identify the payment, and present the list at the next ordinary council meeting (and record in the minutes)?

Response: Yes

r. 19

Has the local government established and documented internal control procedures to enable identification of the nature and location of all investments and any related transactions?

Response: Yes

r. 19C

Has the local government ensured that all investments made under section 6.14(1) comply with statutory restrictions set out in Financial Management Reg. 19C?

Response: Yes

Local Government (Functions and General) Regulations 1996

r. 7

No response required. This is covered by s3.59(2).

r. 9

No response required. This is covered by s3.59(2).

r. 10

No response required. This is covered by s3.59(2).

r. 11A

Did the local government comply with its current purchasing policy, adopted under the Local Government (Functions and General) Regulations 1996, regulations 11A(1) and (3) in relation to the supply of goods or services where the consideration under the contract was, or was expected to be, \$250,000 or less or worth \$250,000 or less?

Response: Yes

r. 11

No response required. This is covered by s3.57.

r. 12

Did the local government consider the implications of Local Government (Functions and General) Regulations 1996, Regulation 12 when deciding to enter into multiple contracts rather than a single contract?

Response: N/A

r. 14(1), (3) and (5)

If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents, or each acceptable tenderer notice of the variation?

Response: Yes

r. 15

Did the local government's procedure for receiving and opening tenders comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 15 and 16?

Response: Yes

r. 16

No response required. This is covered by r. 15.

r. 17

Did the information recorded in the local government's tender register comply with the requirements of the Local Government (Functions and General) Regulations 1996, Regulation 17 and did the CEO make the tenders register available for public inspection and publish it on the local government's official website?

Response: Yes

r. 18(1) and (4)

Did the local government reject any tenders that were not submitted at the place, and within the time, specified in the invitation to tender?

Response: Yes

Comments: 01/2026 Cervantes Changeroom Upgrade project.

Were all tenders that were not rejected assessed by the local government via a written evaluation of the extent to which each tender satisfies the criteria for deciding which tender to accept?

Response: Yes

r. 19

Did the CEO give each tenderer written notice containing particulars of the successful tender or advising that no tender was accepted?

Response: Yes

r. 21

Does the local government's advertising and expression of interest processes for limiting who can tender comply with the requirements of the Local Government (Functions and General) Regulations 1996, Regulations 21 and 22?

Response: Yes

r. 22

No response required. This is covered by r. 21.

r. 23

Did the local government reject any expressions of interest that were not submitted at the place, and within the time, specified in the notice or that failed to comply with any other requirement specified in the notice?

Response: N/A

Were all expressions of interest that were not rejected under the Local Government (Functions and General) Regulations 1996, Regulation 23(1) & (2) assessed by the local government? Did the CEO list each person as an acceptable tenderer?

Response: N/A

r. 24

Did the CEO give each person who submitted an expression of interest a notice in writing of the outcome in accordance with Local Government (Functions and General) Regulations 1996, Regulation 24?

Response: Yes

r. 24AD(2), (4) and (6)

Did the local government invite applicants for a panel of pre-qualified suppliers via Statewide public notice in accordance with Local Government (Functions & General) Regulations 1996 regulations 24AD(4) and 24AE?

Response: Yes

If the local government sought to vary the information supplied to the panel, was every reasonable step taken to give each person who sought detailed information about the proposed panel or each person who submitted an application notice of the variation?

Response: N/A

r. 24AE

No response required. This is covered by r. 24AD(2), (4) and (6).

r. 24AF

No response required. This is covered by r. 24AD(2), (4) and (6).

r. 24AG

Did the information recorded in the local government's tender register about panels of pre-qualified suppliers comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 24AG?

Response: Yes

r. 24AH(1) and (3)

Did the local government reject any applications to join a panel of prequalified suppliers that were not submitted at the place, and within the time, specified in the invitation for applications?

Response: Yes

Were all applications that were not rejected assessed by the local government via a written evaluation of the extent to which each application satisfies the criteria for deciding which application to accept?

Response: Yes

r. 24AI

Did the CEO send each applicant written notice advising them of the outcome of their application?

Response: Yes

r. 24E

Where the local government gave regional price preference, did the local government comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 24E and 24F?

Response: Yes

r. 24F

No response required. This is covered by r. 24E.

I certify this is a true and accurate copy of the 2025 Compliance Audit Return, as adopted by Council at the meeting of _____ 2026.

CEO

Date

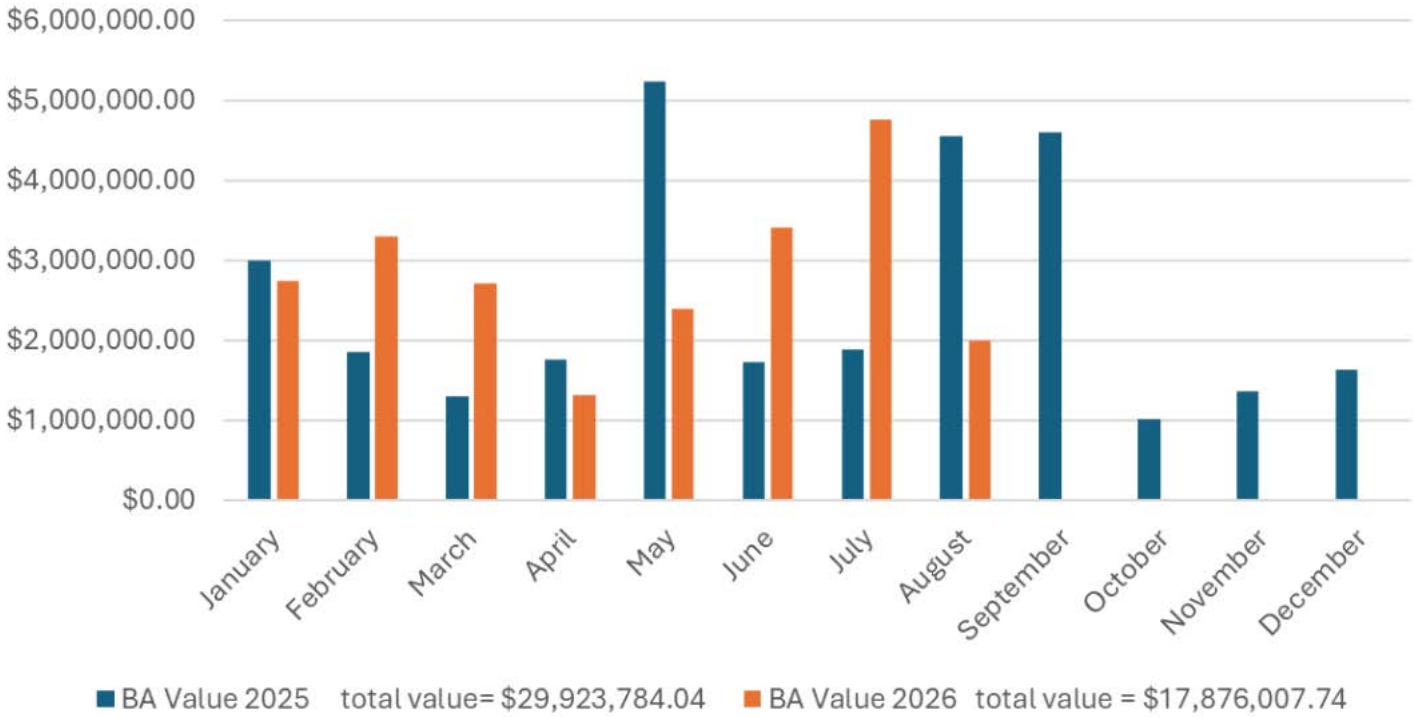
Mayor or President

Date

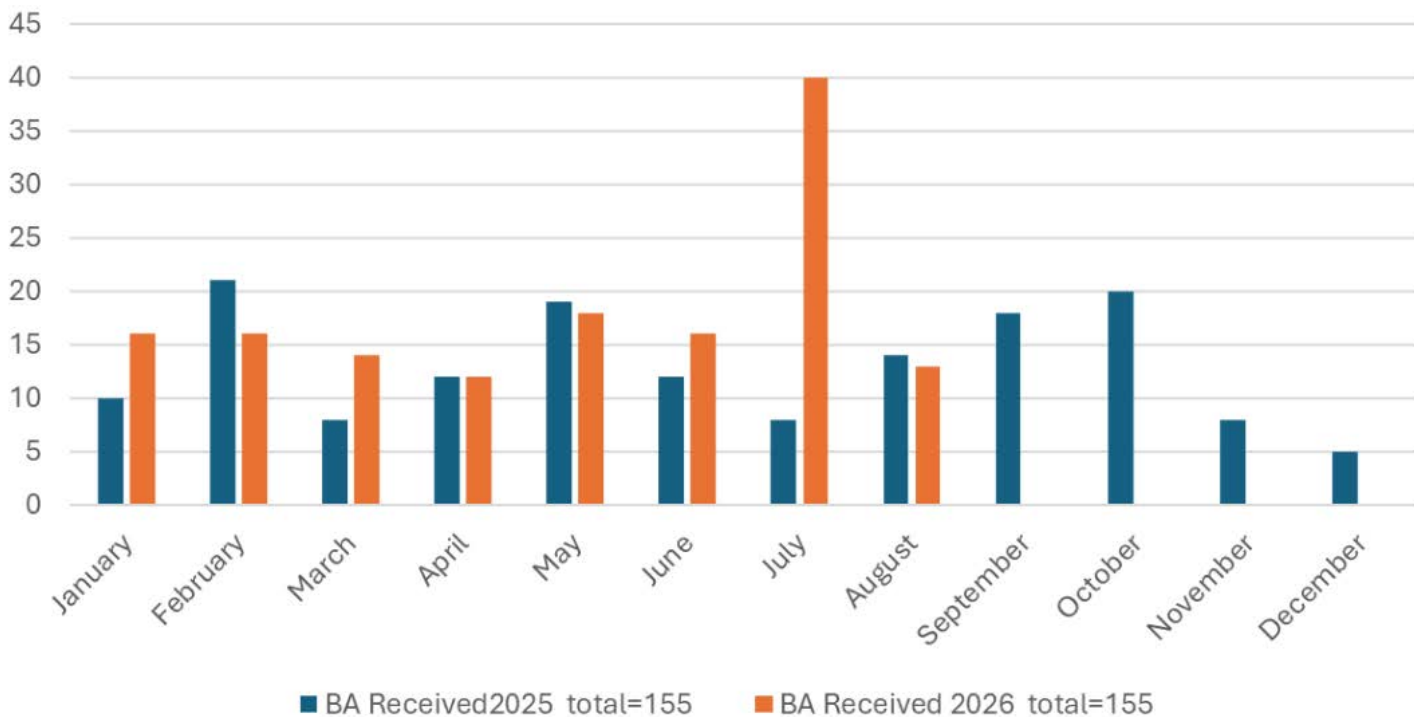
DEVELOPMENT SERVICES SUMMARY OF DECISIONS AUGUST 2026

APPLICATIONS DETERMINED - BUILDING							
No.	DELEGATION	ADDRESS	PROPOSAL	ASSESSMENT REFERENCE	DECISION	PERSON AUTHORISED	COMMENT
1	Delegated	Lot 1 (25) Oceanic Way, Jurien Bay	Dwelling	BA130/26	Approved	Principal Building Surveyor	Nil
2	Delegated	Lot 165 Sailfish Way, Jurien Bay	Dwelling	BA79/26	Approved	Principal Building Surveyor	Nil
3	Delegated	Lot 105 (402)Badgingarra Road, Badgingarra	Pool	BA129/26	Approved	Principal Building Surveyor	Nil
4	Delegated	Lot 29 (50) River Loop, Jurien Bay	Addition to Dwelling	BA124/26	Approved	Principal Building Surveyor	Nil
5	Delegated	Lot 52 (13) Dodd Street, Badgingarra	Relocatable Building	BA125/26	Approved	Principal Building Surveyor	Nil
6	Delegated	Lot 83 (78) Bashford Street, Jurien Bay	Swimming Pool	BA137/26	Approved	Principal Building Surveyor	Nil
7	Delegated	Lot 708 (4) Picasso Place, Cervantes	Retaining Wall	BA138/26	Approved	Principal Building Surveyor	Nil
8	Delegated	Lot 123 (88) Homestead Loop, Jurien Bay	Outbuilding	BA141/26	Approved	Principal Building Surveyor	Nil
9	Delegated	Lot 451 (39) Seville Street, Cervantes	Patio	BA143/26	Approved	Principal Building Surveyor	Nil

Building Application Comparison



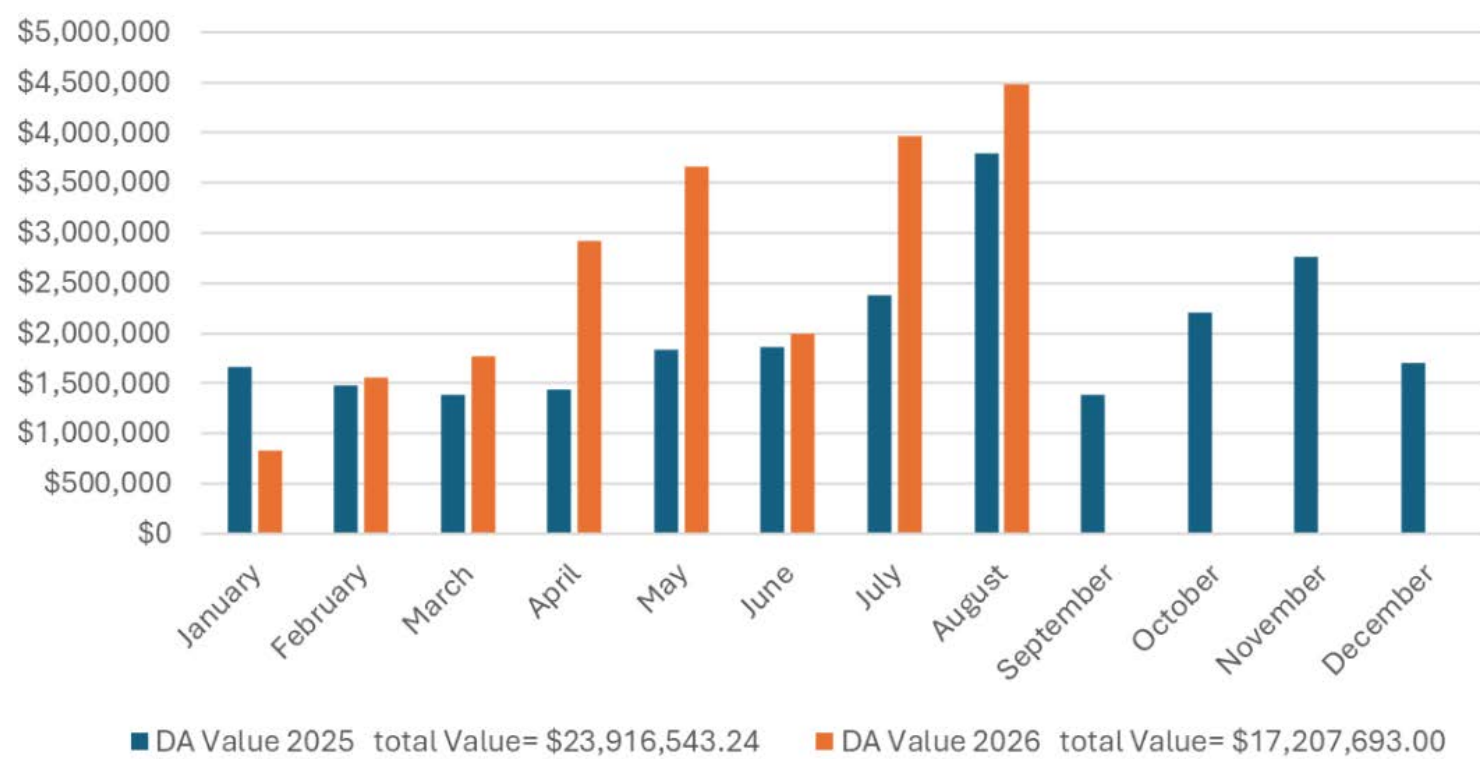
Building Application Comparison



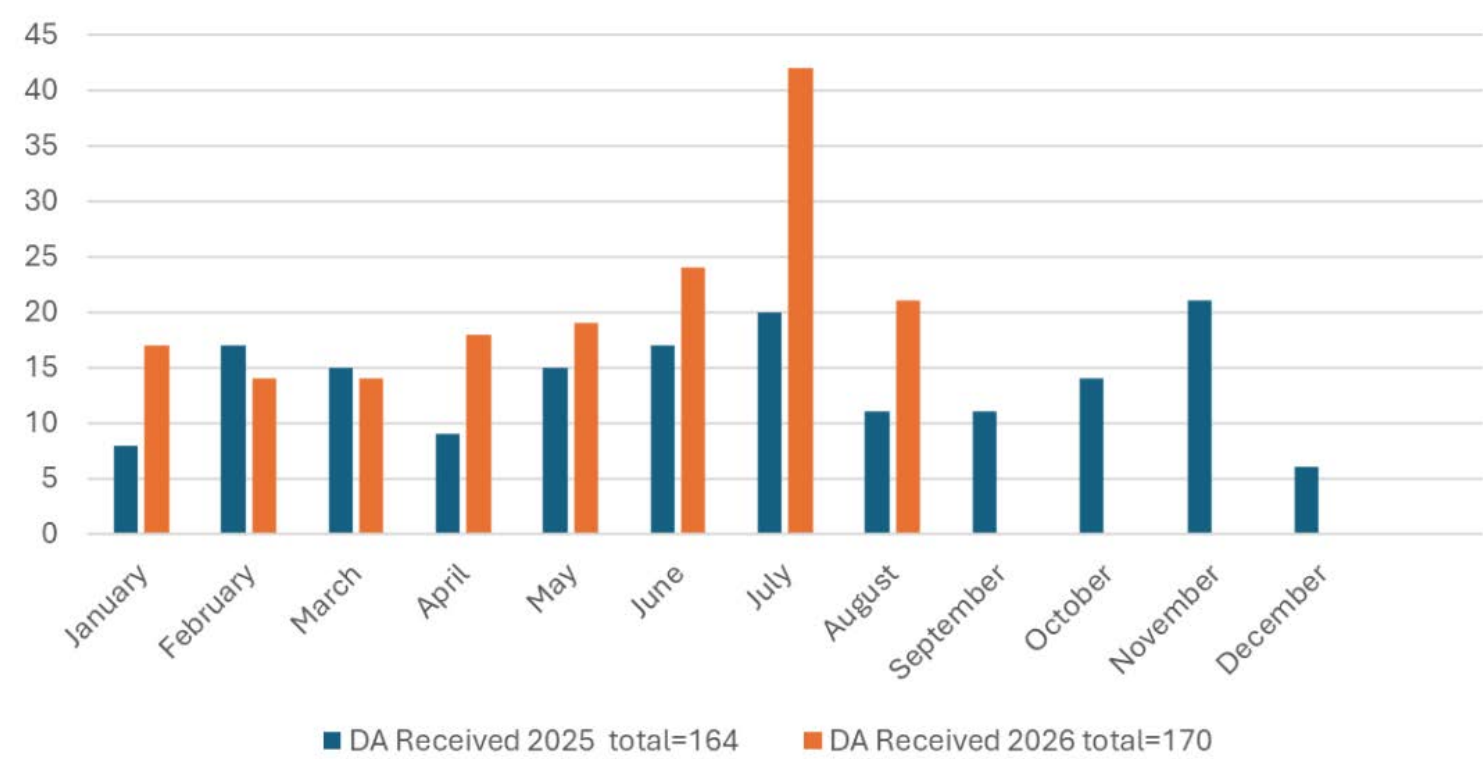
DEVELOPMENT SERVICES SUMMARY OF DECISIONS AUGUST 2026

APPLICATIONS DETERMINED - PLANNING							
No.	DELEGATION	ADDRESS	PROPOSAL	ASSESSMENT REFERENCE	DECISION	PERSON AUTHORISED	COMMENT
1	Delegated	Lot 203541 Dandaragan Road, Dandaragan	WAPC 203541 - Subdivision	DA#123/26	Supported	A/ Executive Manager Development Services	Supported with Conditions
2	Delegated	Lot 3742 Yerramullah Road, Hill River	WAPC 203657 - Subdivision	DA#140/26	Supported	A/ Executive Manager Development Services	Supported with Conditions
3	Delegated	Lot 23 (345) Jurien Bay Vista, Jurien Bay	Building Envelope	DA#99/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
4	Delegated	Lot 144 (260) Jurien Bay Vista, Jurien Bay	Water Tanks	DA#103/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
5	Delegated	Lot 168 Jurien Bay Vista, Jurien Bay	Building Envelope	DA#118/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
6	Delegated	Lot 210 Ridge Way, Jurien Bay	Building Envelope	DA#119/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
7	Delegated	Lot 197 Ridge Way, Jurien Bay	Single House and Outbuilding	DA#137/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
8	Delegated	Lot 547 (13) Dryandra Boulevard, Jurien Bay	Single House	DA#27/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
9	Delegated	Lot 206 (15) Cameron Street, Jurien Bay	Outbuilding	DA#114/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
10	Delegated	Lot 401 (343) Ridge Way, Jurien Bay	Home Business (Workshop Servicing & Repairing)	DA#106/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
11	Delegated	Lot 123 (88) Homestead Loop, Jurien Bay	Outbuilding	DA#101/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
12	Delegated	Lot 86 Ridge Way, Jurien Bay	Single House, Outbuilding	DA#134/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
13	Delegated	Lot 28 (161) Geronimo Crescent, Jurien Bay	Additions to Outbuilding, Single House	DA#93/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
14	Delegated	Lot 2 (1) Acacia Court, Jurien Bay	Outbuilding	DA#105/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
15	Delegated	Lot 108 Homestead Loop, Jurien Bay	Outbuilding in association with a Single House	DA#141/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
16	Delegated	Lot 107 Homestead Loop, Jurien Bay	Outbuilding in association with a Single House	DA#109/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
17	Council	Various Lots, Badgingarra/ Boothendarra/ Hill River	Use Not Listed – Meteorological Masts	DA#80/26	Approved	Ordinary Council Meeting	Approved with Conditions
18	Council	Lot 2 (471) Black Arrow Road, Hill River	Telecommunication Tower	DA#112/26	Approved	Ordinary Council Meeting	Approved with Conditions
19	Council	Lot 2 (1299) Cataby Road, Dandaragan	Telecommunication Tower	DA#113/26	Approved	Ordinary Council Meeting	Approved with Conditions
20	Council	Lots 3744, 3739 Yerramullah Road, Hill River	Use Not Listed – Meteorological Masts	DA#136/26	Approved	Ordinary Council Meeting	Approved with Conditions

Development Application Comparison



Development Application Comparison



DEVELOPMENT SERVICES SUMMARY OF DECISIONS AUGUST 2026

APPLICATIONS DETERMINED - HEALTH							
No.	DELEGATION	ADDRESS	PROPOSAL	ASSESSMENT REFERENCE	DECISION	PERSON AUTHORISED	COMMENT
1	Delegated	Lot 301 (1) Robert Street, Jurien Bay	Caravan Park Licence Renewal	Nil	Approved	Manager of Enviromental Health	Nil
2	Delegated	Lot 500 (35) Aragon Street, Cervantes	Caravan Park Licence Renewal	Nil	Approved	Manager of Enviromental Health	Nil
3	Delegated	Lot 172 (8) Reimers Street, Badgingarra	Caravan Park Licence Renewal	Nil	Approved	Manager of Enviromental Health	Nil
4	Delegated	Lot 3 (10) Harris Street, Regans Ford	Caravan Park Licence Renewal	Nil	Approved	Manager of Enviromental Health	Nil
5	Delegated	Lot 4113 (2269) Wongonderrah Road, Nambung	Caravan Park Licence Renewal	Nil	Approved	Manager of Enviromental Health	Nil
6	Delegated	Lot 981 (7) Mallee Close, Jurien Bay	Pool Barrier	Nil	Approved	Manager of Enviromental Health	Nil
7	Delegated	Lot 130 (63) Bashford Street, Jurien Bay	Food Van	Nil	Approved	Manager of Enviromental Health	Nil
8	Delegated	Lot 40 (Tennis Courts Carpark) Dandaragan Road, Dandaragan	Food Van	Nil	Approved	Manager of Enviromental Health	Nil
9	Delegated	Lot 11 (5644) Dandaragan Road, Dandaragan	Wastewater System	PA 18.26	Approved	Manager of Enviromental Health	Nil
10	Delegated	Lot 201 (246) Dandaragan Street	Wastewater System	PA 14.26	Approved	Manager of Enviromental Health	Nil
11	Delegated	Lot 595 (3) Drosera Way, Jurien Bay	Pool Barrier	Nil	Approved	Manager of Enviromental Health	Nil
12	Delegated	Lot 46 Cambewarra Drive, Jurien Bay	Wastewater System	PA 16.26	Approved	Manager of Enviromental Health	Nil
13	Delegated	Lot 3742 (2446) Yerramullah Road, Hill River	Noise Management Plan - Wind Farm & Works Camp	Nil	Approved	Manager of Enviromental Health	Nil
14	Delegated	Lot 10968 & 11457 Jurien Road, Jurien Bay	Noise Management Plan - Water Corporatation Upgrades	Nil	Approved	Manager of Enviromental Health	Nil



MONTHLY REPORT

Date:	August 2026
Visitor Centre customers:	808
Telephone calls:	60
Sandy Cape enquiries (phone, website & email):	204
Merchandise sales:	412 items \$2,434.10

Visitor numbers decreased in August with 808 visitors in August 2026 compared to 1046 visitors back in August 2025.

Despite the decline in visitor numbers, retail sales remained relatively consistent with the same period last year:

August 2025: \$1,862.45

August 2026: \$2,434.10

Visitor feedback throughout the month was positive, with many visitors commenting on the friendly service provided by staff.

The Visitor Centre has had new stock arrive including candles, sharks and more. The refresh has had a positive effect with great feedback coming from it.



LIBRARIES MONTHLY REPORT

Date: August 2026

Table 1

This figure shows the number of items borrowed / renewed from each library (monthly circulation):

User Library	Number of Items
Badgingarra Library	42
Cervantes Library	90
Dandaragan Library	44
Jurien Bay Library	172

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	30
Cervantes Library	25
Dandaragan Library	20
Jurien Bay Library	172

Table 3

This figure shows the number of new memberships from each library:

User Library	New Memberships
Badgingarra Library	0
Cervantes Library	1
Dandaragan Library	0
Jurien Bay Library	0
Total:	17



COMMUNITY DEVELOPMENT REPORT

Stargazing Event- Saturday 10 October

We have a community stargazing evening coming up on Saturday 10 October, from 5:30–9:00pm at Fauntleroy Park in Jurien Bay. The free event will feature guided stargazing, telescopes and live music, providing an opportunity for local residents and visitors to come together and enjoy the region's night skies. Councillors are warmly invited to attend.