



SHIRE
of
DANDARAGAN

AGENDA AND BUSINESS PAPERS

for the

ORDINARY COUNCIL MEETING

to be held

AT THE COUNCIL CHAMBERS, JURIEN BAY

on

THURSDAY, 25 JUNE 2026

COMMENCING AT 4.00PM

(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)



DISCLAIMER

INFORMATION FOR THE PUBLIC ATTENDING A COUNCIL MEETING

Please note:

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

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

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

Brent Bailey
CHIEF EXECUTIVE OFFICER

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

1.1 DECLARATION OF OPENING

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

1.2 DISCLAIMER READING

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

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

2 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

Members

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

Staff

Mr B Bailey	(Chief Executive Officer)
Mr B Pepper	(Executive Manager Infrastructure)
Mrs R Pink	(Executive Manager Corporate Services)
Mr A MacKenzie	(Acting Executive Manager Development Services)
Mrs K Dean	(Administration Officer)

Apologies

Approved Leave of Absence

3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

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- 4 PUBLIC QUESTION TIME**

- 5 APPLICATIONS FOR LEAVE OF ABSENCE**

- 6 CONFIRMATION OF MINUTES**
 - 6.1 MINUTES OF THE ORDINARY MEETING HELD ON THURSDAY 28 MAY 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 MAY 2026

Location:	Shire of Dandaragan
Applicant:	N/A
File Reference:	Doc Id: SODR-2042075298-159831
Disclosure of Interest:	Nil
Date:	12 June 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 May 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 May 2026 totalled \$1,920,211.09 for the Municipal Fund.

Should Councillors wish to raise any issues relating to the May 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.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 25 JUNE 2026**ATTACHMENTS**

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

- Cheque, EFT, BPAY, Direct Debit and Fuel Card listings for May 2026 (Doc Id: SODR-2042075298-159903)

(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 May 2026, totalling \$1,920,211.09.

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

Location:	Shire of Dandaragan
Applicant:	N/A
File Reference:	Doc Id: SODR-2042075298-159829
Disclosure of Interest:	None
Date:	12 June 2026
Author:	Irina Shmeleva, Senior Finance Officer
Senior Officer:	Rebecca Pink, Executive Manager Corporate Services

PROPOSAL

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

BACKGROUND

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

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

The Monthly Financial Report has been prepared in compliance with the *Local Government Act 1995*, the *Local Government (Financial Management) Regulations 1996*, and, where not inconsistent with the Act, the Australian Accounting Standards.

In accordance with Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, Council adopted an annual material variance threshold of 10%, subject to a minimum variance of \$10,000, for the reporting of budget variances for the 2025/26 financial year at its meeting held on 24 July 2025.

COMMENT

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

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

While there is no legislative requirement for supplementary financial information to accompany the Monthly Financial

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Report, additional explanatory schedules and supporting detail have been included at the back of the report to assist Councillors in understanding key movements, variances, and balances.

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

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

There is no known policy implications associated with this item.

FINANCIAL IMPLICATIONS

The presentation of the Monthly Financial Report provides Council with regular and timely updates on the Shire's financial 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 May 2026 (Doc Id: SODR-2042075298-160010)

(Marked 9.1.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

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

9.1.3 REVIEW OF TRONOX GRANT APPLICATIONS 2026 / 2027

Applicant:	Shire of Dandaragan
Folder Path:	Doc Id: SODR-437506902-16373
Disclosure of Interest:	Nil
Date:	4 June 2026
Author:	Makayla Hendry, Community Development Officer
Senior Officer:	Rhiarn Sutton, Manager Customer and Community Services

PROPOSAL

The purpose of this report is to consider the allocation of funds for the Tronox Management and Shire of Dandaragan Sporting and Recreation Facilities Fund grant for 2026/27 financial year.

BACKGROUND

The purpose of this item is to allocate grant funding each year to assist local sporting clubs and community organisations to provide or improve sporting and recreational facilities, and to purchase or improve durable equipment. The funds are allocated by a committee made up of two representatives from each town within the Shire of Dandaragan, a Tronox Management representative and the Shire President (or representative), with support from community development staff.

Council's 2026/27 annual municipal budget has not yet been adopted; however, it is anticipated that an amount of \$25,000 will be set aside in that budget for the Sporting and Recreation Facilities Fund. Tronox has once again contributed matching funding, resulting in an expected total funding pool of \$50,000.

COMMENT

As outlined in the minutes of the Grant Committee meeting held on 2 June 2026, a total of 12 applications were received from sporting clubs and community organisations. The total value of grant funding requested was \$72,733, exceeding the expected available funding pool of \$50,000 by \$22,733. As the round was oversubscribed, the Committee assessed and prioritised applications against the program criteria and available budget.

The following table provides a summary of the applications received:

Organisation	Project Description	Project Cost (\$)	Grant (\$)
Badgingarra Community Association	Mezzanine Area Blinds	\$2,914	\$1,457
Badgingarra Community Association	Seating around oval	\$5,585	\$2,792
Cervantes Horse Club	Day yards	\$4,671	\$2,335
Cervantes Football Club	Scoreboard	\$10,140	\$5,070

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Dandaragan Community Centre	Function Furniture Upgrade	\$4,960	\$2,480
Jurien Bay Bowling Club	Replacement Seating	\$3,219	\$1,609
Jurien Bay Progress Association	Replacement food trailer	\$47,000	\$23,500
Jurien Bay Sport and Recreation	Upgrade air conditioning system	\$20,684	\$10,342
Jurien Bay Sport and Recreation	Neon Sign	\$12,750	\$6,375
RSL Jurien Bay Sub Branch	Fire Reel and Reel Box	\$10,928	\$5,464
RSL Jurien Bay Sub Branch	Chairs and Tables	\$15,148	\$7,574
Central West Senior Citizen group (Inc)	New sporting equipment	\$8,544	\$3,735
		\$146,543	\$72,733

CONSULTATION

- Advance Dandaragan
- Badgingarra Community Association
- Cervantes Ratepayers and Progress Association
- Jurien Bay Progress Association
- Tronox Management

STATUTORY ENVIRONMENT

There is no statutory environment implications associated with this item.

POLICY IMPLICATIONS

Shire of Dandaragan Policy 6.1 – Sport and Recreation Funding.

FINANCIAL IMPLICATIONS

Council's 2026/27 annual municipal budget has not yet been adopted; however, it is anticipated that an amount of \$25,000 will be set aside in that budget for the Sporting and Recreation Facilities Fund. Tronox has once again contributed matching funding, resulting in an expected total funding pool of \$50,000.

STRATEGIC IMPLICATIONS

Shire of Dandaragan Council Plan

Priority Outcome	Initiatives
The Shire has an active community development program supporting events, cultural development and community building activities.	Foster community empowerment by leveraging the Shire's grants program to assist community groups to achieve their objectives.

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ATTACHMENTS

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

- Tronox & Shire of Dandaragan Sporting and Recreation Facilities Fund Assessment Criteria (Doc Id: SODR-437506902-14199)
- Minutes of the Tronox Shire of Dandaragan Grant Committee meeting on 2 June 2026 (Doc Id: SODR-437506902-16372)
- 6.1- Sport and Recreation Funding Policy (Doc Id: SODR-461937211-1658)

(Marked 9.1.3)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

- 1. Receive the minutes from the Tronox Shire of Dandaragan Grant Committee meeting on 2 June 2026.**

- 2. Endorse the Grant Committee's recommendation to approve the following grant applications for the Sporting and Recreation Facilities Fund for the 2026/2027 financial year:**

Organisation	Project Description	Project Cost (\$)	Grant (\$)
Badgingarra Community Association	Mezzanine Area Blinds	\$2,914	\$1,457
Badgingarra Community Association	Seating around oval	\$5,585	\$2,792
Cervantes Horse Club	Day yards	\$4,671	\$2,335
Dandaragan Community Centre	Function Furniture Upgrade	\$4,960	\$2,480
Jurien Bay Bowling Club	Replacement Seating	\$3,219	\$1,609
Jurien Bay Progress Association	Replacement food trailer	\$47,000	\$23,500
Jurien Bay Sport and Recreation	Upgrade air conditioning system	\$20,684	\$10,342
Central West Senior Citizen group (Inc)	New sporting equipment	\$8,544	\$3,735

- 3. Endorse the Committee's recommendation not to approve the following grant applications for the Sporting and Recreation Facilities Fund for the 2026 / 2027 financial:**

Organisation	Project Description	Project Cost (\$)	Grant (\$)
Cervantes Football Club	Scoreboard	\$10,140.00	\$0

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Jurien Sport & Recreation Centre	Neon Sign	\$12,750	\$0
RSL Jurien Bay Sub Branch	Fire reel and reel Box	\$10,928.10	\$0
RSL Jurien Bay Sub Branch	Chairs and Tables	\$15,148.65	\$0

9.1.4 REVIEW OF COMMUNITY GRANT APPLICATIONS

Location:	N/A
Applicant:	Shire of Dandaragan
Folder Path:	Doc Id: SODR-1876983588-1459
Disclosure of Interest:	Nil
Date:	28 May 2026
Author:	Makayla Hendry, Community Development Officer
Senior Officer:	Rhiarn Sutton, Manager Customer and Community Services

PROPOSAL

The purpose of this report is to authorise the allocation of funds for the Shire of Dandaragan Community Grants for 2026/27.

BACKGROUND

The 2026/27 financial year represents the eighteenth consecutive year of the Shire of Dandaragan Community Grants Program. The program provides financial assistance to eligible community organisations and initiatives that deliver social, economic, recreational, arts or cultural benefits to residents of the Shire. Funding provided through the program is intended to contribute to project delivery and supplement other funding sources, rather than represent the sole source of financial support.

In accordance with the Shire of Dandaragan Policy 5.1 – Community Grants, the promotion of the 2026/27 grant round began in April 2026 when the grant program was advertised via Shire newsletters, on social media and in local newspapers around the Shire. The objective of the Community Grants is to provide funds to community-based organisations and individuals, to support the promotion and development of social, economic, recreation, art and cultural benefits for the residents of the Shire of Dandaragan.

COMMENT

For the 2026/27 financial year, the total Community Grants Program budget is anticipated to be \$30,000, subject to Council's adoption of the budget. The grants program received 19 applicants, with the total funding requests amounting to \$39,534. As requests exceeded the available funding, the assessment panel prioritised applications based on program criteria and anticipated community benefit.

The following table provides a summary of applications received:

ORGANISATION	PROJECT DESCRIPTION	GRANT REQUEST
Advance Dandaragan Inc	Christmas Under the Gums Dandaragan Town Party	\$2,500
Badgingarra Community Association	2027 Badgingarra Community Cricket Match	\$1,700
Badgingarra Community Association	Christmas Party	\$2,500
Central West Coast Senior Citizen group	Christmas Function for Senior citizen Jurien Bay	\$2,500

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Cervantes Bowls Club	2026-27 Cervantes Ladies and Men's Open Fours	\$1,500
Cervantes Historical Society	WA Fishers Lost at Sea (FLATsea) Presentation	\$1,220
Dandaragan Bowls Club	Ladies Open Day	\$1,000
Dandaragan Bowls Club	International Women Day	\$2,500
Dandaragan Bowls Club	Fresh Water Fours	\$1,000
Dandaragan P&C	Student Disco Night	\$2,050
Jurien Bay Men Shed	2027 Jurien Bay Easter Fair	\$2,500
Jurien Bay Progress Association	Family Fun Day	\$2,500
Jurien Bay Progress Association	Blessing of the Fleet	\$2,500
Jurien Bay Progress Association	Turquoise Coast Festival	\$2,500
Jurien Bay Herbarium Group	Plant Give Away	\$2,500
Jurien Sport and Recreation Centre	Halloween Disco	\$2,500
Sandy feet Arts	Flock to the Festival	\$2,064
Turquoise Coast Basketball Association	Tiny Tots (3-4 years) Basketball Program	\$2,000
All Bar None	Turquoise Coast Festival of Running	\$2,000
	TOTAL	\$39,534

The applications received reflected a broad range of community-led events, activities and initiatives across the Shire, with requests generally aligned to the intent of the Community Grants Program. Given the round was oversubscribed, the Committee was required to consider the relative community benefit, alignment with the program objectives, eligibility of expenditure and the extent to which each proposal demonstrated broader participation or Shire-wide benefit.

The Community Grants Committee (which consists of Councillors Sharon Young, Councillor Wayne Gibson, and Councillor Steph Krakowiak) met on 28 May 2026 to consider the applications. The following commentary summarises the key matters considered by the Committee in assessing the applications and provides context for the recommended allocation of funding.

The Committee determined that the applications submitted by the Cervantes Bowls Club (Open Days) and Dandaragan Bowls Club (Ladies Open Day and Fresh Water Fours) did not sufficiently demonstrate broader community participation and were therefore not recommended for funding.

A late application was received from All Bar None. In accordance with the Community Grants Program Guidelines, the Committee

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exercised its discretion to consider the application, recognising the significant benefit the event is expected to provide to the wider community.

The application submitted by Sandy Feet Arts was deemed eligible; however, while annual insurance costs were included in the application, the Committee recommended funding only the portion of insurance directly attributable to the event.

The application submitted by the Central West Coast Senior Citizens Group was received before the closing date. During preliminary assessment, it was identified that supporting information remained outstanding. The Committee subsequently considered the application and its supporting documentation as part of the assessment process.

The Jurien Bay Progress Association submitted three applications. After being successful in the Economic Grant, The Jurien Bay Progress withdrew two of the applications leaving in Family Fun Day.

CONSULTATION

Community Grants Committee

STATUTORY ENVIRONMENT

There is no statutory environment relevant to this item.

POLICY IMPLICATIONS

In accordance with Shire of Dandaragan Policy 5.1 – Community Grants.

FINANCIAL IMPLICATIONS

Council has made provision in the annual budget to allocate 0.5% of the gross yield of budgeted rates income to fund recurring and annual community grants. In 2026/2027, the total Community Grant budget was \$30,000.

STRATEGIC IMPLICATIONS

Strategic Community Plan – Envision 2029

Community	The Shire's resident population will be the fastest growing population in the region supported by increased community recreation and cultural opportunities and access to key livability factors such as health and wellbeing services and educational opportunities.
Priority Outcome	A Shire built on the strengths of community spirit and resilient, connected communities.
Our role	Recognise and support the value of our community volunteers and provide meaningful opportunities to contribute to Shire projects and improving local living.

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ATTACHMENTS

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

- Shire of Dandaragan Policy 5.1 – Community Grants (Doc Id: SODR-878193511-2771)

(Marked 9.1.4)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

1. Fund the following grant applications to the below amount:

ORGANISATION	PROJECT DESCRIPTION	GRANT AWARDED
Advance Dandaragan Inc	Christmas Under the Gums Dandaragan Town Party	\$2,500
Badgingarra Community Association	2026 Badgingarra Community Cricket Match	\$1,700
Badgingarra Community Association	Christmas Party	\$2,500
Central West Coast Senior Citizen Group	Christmas Function for senior citizen Jurien Bay	\$1,500
Cervantes Bowls Club	2026-27 Cervantes Ladies and Men's Open Fours	\$0
Cervantes Historical Society	WA Fishers Lost at Sea (FLATsea) Presentation	\$1,220
Dandaragan Bowls Club	International Women's Day	\$2,500
Dandaragan Bowls Club	Ladies Open Day	\$0
Dandaragan Bowls Club	Fresh Water Fours	\$0
Dandaragan P&C	Student Disco Night	\$2,050
Jurien Bay Men Shed	2027 Jurien Bay Easter Fair	\$2,500
Jurien Bay Herbarium Group	Plant give-away	\$2,500
Jurien Sport and Recreation	Halloween Disco	\$2,500
Jurien Bay Progress Association	Family Fun Day	\$2,500
Jurien Bay Progress Association	Blessing of the Fleet	withdrawn
Jurien Bay Progress Association	Turquoise Coast Festival	withdrawn
Sandy Feet Arts	Flock to the Festival	\$2,064
Turquoise Coast Basketball Association	Tiny Tots (3-4years) Basketball Program	\$2,000
All Bar None	Turquoise Coast Festival of Running	\$2,000
	TOTAL	\$30,034.00

9.1.5 REVIEW OF ENVIRONMENTAL GRANT APPLICATIONS 2026/27

Location:	N/A
Applicant:	Shire of Dandaragan
Folder Path:	Doc Id: SODR-437506902-13281
Disclosure of Interest:	Nil
Date:	4 June 2026
Author:	Makayla Hendry, Community Development Officer
Senior Officer:	Rhiarn Sutton, Manager Customer & Community Services

PROPOSAL

The purpose of this report is to authorise the allocation of funds for the Shire of Dandaragan Environmental Grant Program for 2026/27.

BACKGROUND

On 24 September 2019, Council endorsed the establishment of the Environmental Grants Program in accordance with the attached guidelines and allocated \$30,000 from the Protection of the Environment budget to support the program.

The core objectives of the program are as follows:

- Benefit the environment through local projects.
- Involve the local community in project design and delivery.
- Raise awareness and understanding of environmental and sustainability issues.
- Support people to take action and share skills and knowledge about the local environment.
- Build the capacity of the community to address environmental sustainability.
- Deliver short-term tangible environmental results that are consistent with the Shire's long term environmental sustainability direction.

This will be the seventh year of the Shire of Dandaragan Environmental Grant Program. The program provides financial assistance to support environmental projects and initiatives and is intended to supplement, rather than be the sole source of project funding.

Local organisations and community groups were invited to apply for grants of up to \$10,000 for eligible environmental projects on public or private land. Applicants were also able to seek funding commitments over multiple years where a clear need could be demonstrated, such as where Council's commitment was required to secure external funding or where projects required implementation over several years to achieve meaningful environmental outcomes.

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COMMENT

For the 2026/27 financial year, the total Environmental Grants Program budget was \$30,000. The Grants Program received three applications with a total funding request of \$30,000:

ORGANISATION	PROJECT DESCRIPTION	GRANT REQUEST
Jurien Bay Regional Herbarium Group	Weed Eradication Program	\$10,000
Coastal renewal Group	Environmental Sustainability	\$10,000
Dandaragan CRC	Solar Energy Storage System	\$10,000
	TOTAL	\$30,000

The Environmental Grants Program guidelines are intentionally broad in scope to encourage a diverse range of environmental projects and initiatives for consideration on their individual merits.

Applications received were assessed by the assessment panel (consisting of Chief Executive Officer and Manager Customer and Community Services) and evaluated against the following criteria:

- Extent to which the project benefits the local natural environment. Applicant's capacity to deliver a well-planned project, including applicant's experience, skills and time.
- Extent to which the project aligns with the Shire of Dandaragan Strategic Community Plan.
- Level of volunteer participation and wider community participation.
- Extent to which the project provides community education and capacity building.
- Extent to which the applicant is contributing towards funding the project.

A review of the applications was undertaken:

Project	Benefits	Recommendations
Foreshore Weed Eradication Program	<ul style="list-style-type: none"> ▪ Demonstrated effectiveness in controlling identified invasive weed of significance. ▪ Build on previous control treatments. ▪ Allows revegetation of native planting to re-establish in order to stabilise coastal dunes 21 ▪ Aligned with Shire's Coastal Hazard Risk Management Action Plan (CHRMAP) 	<ul style="list-style-type: none"> ▪ Provide before and after images for reporting and promotional purposes. ▪ Provide completed report to Council/Shire demonstrating agricultural and environmental outcomes. ▪ Project coordinator to provide project plan (breakdown) for promotion and display purposes. ▪ Coordinate eradication and rehabilitation work

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	<ul style="list-style-type: none"> ▪ Aligns with Shire of Dandaragan Council Plan environmental aspirations. 	<p>in collaboration with Shire Parks and Gardens schedule</p>
Solar energy storage system	<ul style="list-style-type: none"> ▪ Benefits local environment by reducing emissions, lowering fossils fuel and promoting sustainable energy practices. ▪ As a community group entity, the CRC can help prove the benefits for others to consider the value of adding solar / battery to their energy supply. ▪ CRC ability to remain open and operate during power outages which has parallel community benefits. ▪ Electricity usage will be monitored and energy savings generated by solar system. 	<ul style="list-style-type: none"> ▪ Obtain all required approvals for installation prior to project commencement. ▪ Funding should be conditional on the applicant making project outcomes publicly available, including information on energy generation, battery storage performance and estimated emissions reductions, to support community education and awareness of renewable energy options.
Coastal renewal Group - Establishment project	<ul style="list-style-type: none"> ▪ Coastal dune rehabilitation and revegetation across the Turquoise Coast ▪ Community education and awareness programs. ▪ Alignment with WA Coastal Zone Strategy, Shire of Dandaragan's Town Planning Scheme Number 7, Coastal Recreational Tracks Masterplan 2025 and CHARMAP ▪ Alignment with the Shire of Dandaragan Strategic Plan ▪ The project will deliver significant environmental benefits through coastal restoration, 	<ul style="list-style-type: none"> ▪ There is a risk that, without an established membership base, the group may not successfully form or sustain operations, resulting in limited outcomes and potential inefficiencies in the use of grant funding. ▪ Funding should therefore be linked to clear establishment milestones, including confirmed membership, incorporation, and governance arrangements, prior to or alongside release of funds. ▪ The strategic plan should guide the group's priorities and activities, with the grant used to

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	<p>dune rehabilitation, and protection of vulnerable ecosystems, contributing to long-term coastal resilience.</p>	<p>support its delivery rather than being the primary motivation for the group's formation.</p> <ul style="list-style-type: none"> ▪ It is recommended that the group revise and resubmit the application for future grant rounds.
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The panel recommends:

- Funding the Foreshore Weed Eradication Program, recognising its immediate environmental benefits, proven track record, and strong alignment with current strategic priorities.
- Funding the Battery Back-up System on the basis that it will deliver a practical sustainability demonstration within a community facility, rather than provide a private commercial benefit. The Dandaragan CRC is a community-based organisation that provides public access to services, programs and information. Installation of a solar and battery system will reduce the environmental footprint of a shared community facility, demonstrate practical renewable energy adoption to local residents, and provide an opportunity for the CRC to monitor and share energy use and savings information with the community.

The panel does not recommend funding the Coastal Renewal group project at this time, noting that the group would benefit from further organisational development. It was recommended that the group establish a formal structure and operational capacity independent of the grant funding before seeking support in future funding rounds.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

There are no statutory implications relevant to this item.

POLICY IMPLICATIONS

There is no current policy associated with this proposal.

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FINANCIAL IMPLICATIONS

Council has provided annual budget allocations towards the Environmental Grants program over the past 6 years. Any commitments made through this Council decision will be finalised as part of the 2026/27 budget process.

STRATEGIC IMPLICATIONS

Shire of Dandaragan Council Plan

Priority Outcome	Initiatives
We deliver, support and endorse projects that improve and enhance our natural environment.	Continue to provide an annual funding round for environmental grants targeting initiatives that improve our local environment

ATTACHMENTS

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

- Shire of Dandaragan Environmental Grants Program Guidelines 2026-27: (Doc Id: SODR-437506902-13286)
- Application for Environmental Grants: (Doc Id: SODR-437506902-16406)

(Marked 9.1.5)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

- 1. Approve the following grant applications for the Shire of Dandaragan Environmental Grant for the 2026/2027 financial year,**

Organisation	Project	Amount
Jurien Bay Regional Herbarium Group	Foreshore Weed Eradication	\$10,000
Dandaragan CRC	Solar Energy Storage System	\$10,000
	TOTAL	\$20,000

- 2. Decline the following grant application:**

Organisation	Project	Amount
Coastal Renewal Group	Coastal Renewal	\$0
	TOTAL	\$0

9.1.6 ALLOCATION OF ECONOMIC DEVELOPMENT GRANT FUNDS

Location:	N/A
Applicant:	Shire of Dandaragan
File Reference:	Doc Id: SODR-1876983588-3029
Disclosure of Interest:	The Author discloses an impartiality interest due to being a member of the Turquoise Coast committee.
Date:	15 June 2026
Author:	Rhiarn Sutton, Manager Customer and Community Service
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

The purpose of this report is for Council to approve the allocation of funds for the annual Shire of Dandaragan Economic Development Grant for 2026/27.

BACKGROUND

The objective of the Economic Development Grant is to support small businesses to deliver projects that align with the Council's economic development strategic priorities and demonstrate economic benefits for the Shire of Dandaragan.

Council policy gives provision for \$40,000 per annum within the annual budget for the Economic Development Grant. To be considered for a grant applicants must meet the eligibility criteria, submit a complete application inclusive of a project plan, be 'project ready' and agree to contribute not less than 50% of their total project cost.

Applicants can apply for up to \$40,000 on a co-contribution basis of not less than 50% of the cost of the project.

Promotion of the annual Economic Development Grant program is via the Shire Matters newsletter, direct email to businesses, business advocacy groups within the Shire, social media posts, and community newsletters.

For the 2026/27 Economic Development Grant round, grant applications were invited from 1 March – 30 April, with independent review of the applications being completed by officers during May.

COMMENT

Two grant applications were received and assessed as part of the 2026/27 Economic Development Grant round. As both applications requested \$10,000 each, the total grant pool allocation was reduced from \$40,000 to \$20,000 to reflect the level of demand in this funding round. The applications reviewed were as follows:

Business Name/Organisation	Project Title	Project Cost	Grant Requested
Jurien Bay Progress Association	Turquoise Coast Festival	\$59,000	\$10,000

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Cervantes Historical Society	Cervantes Music Muster 2026	\$25,590	\$10,000
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The Turquoise Coast Festival is considered a justified project, demonstrating strong alignment with Council's goals of promoting tourism, supporting local business, and strengthening community development. As an established event with growing attendance, it is expected to deliver significant economic benefits to Jurien Bay, particularly by increasing visitation during a quieter period. The application shows strong financial backing through co-contributions and sponsorship, as well as proven organisational capacity to deliver a large-scale event. Community involvement is a key strength, with participation from local groups, schools, and businesses, contributing to social cohesion and regional identity.

The Cervantes Music Muster is considered a justified project, aligning with Council's objectives to support economic development, tourism, and community engagement. The proposed event is expected to attract both local residents and visitors, generating increased economic activity for local businesses, including accommodation, hospitality, and retail sectors. The application demonstrates strong community collaboration and provides opportunities for local participation, while also contributing to the diversification of the region's events calendar. The applicant's co-contribution and commitment to measuring economic impact further support the project's viability and accountability. Overall, the event represents a well-planned, community-driven initiative with clear economic and social benefits for Cervantes.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

There is no statutory environment relevant to this item.

POLICY IMPLICATIONS

In accordance with Council Policy 5.6 - Economic Development Grant

FINANCIAL IMPLICATIONS

Council has made provision in the annual budget to allocate \$40,000 to Economic Development Grant.

STRATEGIC IMPLICATIONS

Shire of Dandaragan Council Plan - Prosperity

Priority Outcomes	Our Roles
Our region is celebrated as a major contributor to the State's food production with a diverse range of agricultural, fishery and horticultural enterprises.	Collaborate with local industry to maximise economic returns by supporting and advocating research and development initiatives that have local relevance.

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ATTACHMENTS

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

- Shire of Dandaragan Policy 5.6 - Economic Development Grant Policy (Doc Id: SODR-461937211-1304)
- EDG Summary – 2026/2027 Review of Economic Development Grant Applications (Doc Id: SODR-437506902-16343)
- Economic Development Grant Applications Combined (Doc Id: SODR-437506902-16423)

(Marked 9.1.6)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council approve the following grant applications for the Shire of Dandaragan Economic Development Grant 2026/27:

Business Name/Organisation:	Project Title:	Grant Awarded:
Jurien Bay Progress Association	Turquoise Coast Festival	\$10,000
Cervantes Historical Society	Cervantes Music Muster	\$10,000

9.1.7 SELECTION OF YOUTH SCHOLARSHIP RECIPIENT FOR 2026/27

Location:	N/A
Applicant:	Shire of Dandaragan
File Reference:	Doc Id: SODR-437506902-16399
Disclosure of Interest:	Nil
Date:	11 June 2026
Author:	Makayla Hendry, Community Development Officer
Senior Officer:	Rhiarn Sutton, Manager Customer & Community Services

PROPOSAL

For Council to endorse the recommended recipient of the Youth Scholarship for 2026/27.

BACKGROUND

The Shire of Dandaragan allocates funding from its youth budget to support a Youth Development Program. In partnership, the Shire of Coorow has also committed funding to support one participant from their Shire. The fully funded placements will be offered through a scholarship program for eligible local youth aged 15 to 18, providing an opportunity to participate in either the Leeuwin Voyager or Outward-Bound Expedition.

This program offers a unique opportunity for young people to learn about responsibility, working within a team, personal development and leadership skills.

In recent years, the scholarship program has seen the following outcomes:

- 2018: One application received and awarded
- 2019: Two applications received and one awarded
- 2020: No applications received due to COVID
- 2021: Program not run due to COVID
- 2022: Four applications received and one awarded
- 2023: Five applications received and one awarded
- 2024: Two applications received and two awarded
- 2025: Two applications received and one awarded

As a part of the scholarship process, successful applicants are invited to attend a Shire Council meeting to speak about their experience of participating in the Expedition.

COMMENT

For the 2026/27 financial year, an allocation of up to \$2,500 has been included in the Shire's annual budget to support a young person to attend either the Leeuwin Voyage or Outward Bound expedition, with an additional \$2,500 to be contributed from the Shire of Coorow's budget.

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In May 2026, the Shire promoted the scholarship via Jurien Bay District High School, in addition to promoting in the Shire Matters newsletter, on the Shire website and social media.

One application was received within the advertised period:

- Max Jason Phillip Kite, Coorow

The application was reviewed by Shire of Dandaragan staff for:

1. The applicant's engagement in the application process.
2. Whether the application was complete and the applicant eligible.

CONSULTATION

Nil

FINANCIAL IMPLICATIONS

Funding for the Youth Scholarship is already allocated within Council's 2026/27 Annual Budget.

External contributions have also been secured, with the Shire of Coorow confirming its financial contribution to its respective grant recipient.

No additional unbudgeted expenditure is required as a result of this recommendation.

STRATEGIC IMPLICATIONS

Shire of Dandaragan Council Plan

Priority Outcome	Initiative
The Shire has an active community development program supporting events, cultural development and community building activities.	Actively deliver and promote youth opportunities and events.

ATTACHMENTS

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

- Max Jason Phillip Kite Outward Bound Application (Doc Id: SODR-437506902-13827)

(Marked 9.1.7)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council endorses the award of the 2026/27 Youth Scholarship to Max Jason Phillip Kite.

9.1.8 RESERVE FUND TRANSFERS

Location:	Shire of Dandaragan
Applicant:	Not Applicable
File Reference:	Doc Id: SODR-1034602345-12644
Disclosure of Interest:	Nil
Date:	16 June 2026
Author:	Rebecca Pink, Executive Manager Corporate Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

In preparation for the 2026/27 budget, Council is requested to authorise the transfer of unspent budget items to various Reserve accounts.

BACKGROUND

At the end of each financial year, any budget allocations that remain unspent as at 30 June ordinarily form part of the Shire's closing surplus. This surplus is then considered during preparation of the following year's budget.

Where unspent amounts remain in the municipal fund, they are unrestricted and may be applied generally to assist in balancing the next annual budget. This is appropriate for a range of operating allocations, including items such as legal expenses, advertising, utilities, fees and charges, where the original purpose does not need to be preserved beyond year end. However, where unspent funds relate to works, programs or initiatives that support an asset's level of service, it is appropriate that those funds be preserved for that same general purpose rather than being treated as unrestricted surplus.

The Shire maintains a number of cash-backed reserve accounts for specific purposes. Transferring identified unspent amounts to the relevant reserve ensures the funds remain quarantined for their intended use and are available to support future renewal, replacement or service-related expenditure consistent with the purpose of each reserve.

COMMENT

A review of budgeted expenditure against actual expenditure near the end of the financial year has identified several unspent allocations that relate to projects or purposes that should remain restricted for future use.

The following table identifies these amounts and the recommended reserve the money should be placed in;

Project	Total Remaining Budget Funds	Applicable Reserve Account
Motorisation Cervantes Waste Tip Hopper - Contractor restraints	\$30,000	Rubbish Reserve

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Dog Pound – Project commenced	\$20,000	Building Construction Reserve
Cervantes Niche Wall Construction – Project commenced	\$39,000	Infrastructure Construction Reserve
Jurien Bay CBD Plan New Ablution Block – Project review underway	\$195,000	Building Construction Reserve
Housing Support Project – HSP2 Funding Received but not spent	\$1,950,000	Infrastructure Construction Reserve
Plant Purchases – Heavy Equipment deferred to 2026/27	\$900,000	Plant Reserve
Total	\$3,134,000.00	

CONSULTATION

Nil

STATUTORY ENVIRONMENT

6.8. Expenditure from municipal fund not included in annual budget

- (1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure —
- (a) is incurred in a financial year before the adoption of the annual budget by the local government; or
 - (b) is authorised in advance by resolution*; or
 - (c) is authorised in advance by the mayor or president in an emergency.

* Absolute majority required.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

It is recommended that \$3,134,000 be transferred from the municipal fund to various Shire reserves as follows:

- Building Construction Reserve \$215,000
- Infrastructure Construction Reserve \$1,989,000
- Plant Reserve \$900,000
- Rubbish Reserve \$30,000

This will result in a reduction in the overall closing surplus of the Shire as at 30 June 2026 of \$3,134,000.

STRATEGIC IMPLICATIONS

Nil

ATTACHMENTS

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

- Capital Acquisitions List to 15 June 2026 (Doc Id: SODR-1034602345-12645)

(Marked 9.1.8)

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION

That Council authorise a budget amendment to transfer:

- 1. \$215,000 to the Building Construction Reserve;**
- 2. \$1,989,000 to the Infrastructure Construction Reserve;**
- 3. \$900,000 to the Plant Reserve; and**
- 4. \$30,000 to the Rubbish Reserve**

from the estimated financial year end surplus in the Shire of Dandaragan's municipal fund.

9.1.9 APPLICABILITY OF RATE NOTICE ASSESSMENT NO. 5934 – EXPLORATION LICENCE E70/05524

Location:	Shire of Dandaragan
Applicant:	David Howell, HiTech Silica WA
File Reference:	Doc Id: SODR-2042075298-143427
Disclosure of Interest:	Nil
Date:	16 June 2026
Author:	Rebecca Pink, Executive Manager Corporate Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

That Council considers the request from DASAMEJA Pty Ltd (HiTech Silica WA) for a retrospective refund of rates levied on Exploration Licence E70/05524 and determines that no further refund be granted beyond the adjustment already applied following Landgate advice.

BACKGROUND

The Shire has levied rates on Assessment No. 5934 (Exploration Licence E70/05524) over a number of financial years in accordance with valuation and tenure information provided by Landgate. Based on the valuation provided by Landgate the assessment was always rated minimums ranging from \$540 - \$930 per annum.

In April 2026, the landholder, represented by Mr David Howell, requested a full refund of rates paid over approximately five years, asserting that the tenement was incorrectly rated given that another local government (Shire of Gingin) also levied rates over the same exploration licence. The landholder's argument is also formed on the basis that the vast majority of the tenement is located in the Shire of Gingin, and a smaller part of the tenement is in the Shire of Dandaragan and not serviced by any Shire of Dandaragan infrastructure. The area of the tenement is shown below, noting that

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Hunter Road is managed by the Shire of Dandaragan and forms the southern boundary with the Shire of Gingin.

The Shire advised that it is required to levy rates based on official information supplied by Landgate and does not have discretion to independently determine rateability or retrospectively amend ratings without formal authority. In this case the tenement has been charged Minimum Rates since it was first recognised and provided a valuation by Landgate.

Landgate subsequently confirmed the “death” of the tenement, and the Shire processed this advice, updating records and applying a refund for the remaining balance from the date of that confirmation. Mr Howell has continued to seek a full retrospective refund and has also referred the matter to the State Ombudsman. The Department of Local Government has declined to provide advice while the matter is subject to separate review. The matter has therefore been brought to Council for determination.

COMMENT

It is not uncommon for mining tenements, particularly exploration licences, to extend across local government boundaries. In such circumstances, each local government may rate the portion of the tenement located within its district where a valuation or assessment has been provided by the Valuer General. The fact that another local government has also issued rates in respect of the same exploration licence does not, of itself, establish that the Shire’s rates were incorrectly levied.

The applicant's argument that the tenement is not serviced by Shire of Dandaragan infrastructure is also not determinative of whether rates were validly levied. Local government rates are a broad-based statutory revenue mechanism and are not calculated solely by reference to the direct infrastructure or service benefit received by an individual property or tenement. Across the district, rateable properties have varying levels of access to roads, drainage, waste, community facilities and other local government services (in this case the tenement area is serviced by a Shire of Dandaragan Road – Hunter Road). This variation does not, of itself, alter the rateability of land where the land is within the district and a valuation has been provided by the Valuer General.

The key issue for Council is whether retrospective refunds should be applied where rates were levied in accordance with the information formally provided by the Valuer General at the time.

Under the *Local Government Act 1995 (WA)*:

- Section 6.28 requires a local government to impose rates on rateable land within its district.
- Section 6.29 provides that the amount of rates is to be calculated based on the valuation of land as determined under the *Valuation of Land Act 1978*.
- Section 6.33 requires the use of valuations supplied by the Valuer General.

The Shire does not have authority to substitute or disregard these valuations or tenure details based on third-party advice or interpretation.

Further, while Section 6.52 provides for the refund of rates in certain circumstances, this is generally limited to situations where there has been an overpayment, error, or adjustment based on corrected valuation information. In this case, the Shire has already applied the adjustment arising from Landgate's formal notification of the tenement status change.

The Shire administration's position remains that:

- Rates were levied in good faith and in accordance with statutory obligations and Landgate advice at the relevant time;
- No formal retrospective amendment to valuation or rateability has been issued by Landgate; and
- There is no legislative basis to support a retrospective refund beyond the date of the confirmed tenement change.

While the applicant has mentioned advice obtained from other agencies, including DMIRS, such advice does not override the statutory requirement to rely on valuations and tenure information issued by the Valuer General.

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Notwithstanding the officer assessment above, Council may form the view that an additional rates reduction or refund is appropriate having regard to the specific circumstances of this matter, including the limited portion of Exploration Licence E70/05524 located within the Shire of Dandaragan, the applicant's representations regarding limited direct benefit from Shire infrastructure or services, and the fact that rates were also levied by another local government.

Council may consider that, while rates are not imposed on a strict fee-for-service basis, the minimum rate may have produced a disproportionate rates burden and that a discretionary reduction or refund is reasonable as a matter of fairness, without accepting that the original rating was legally invalid. Any such decision should be recorded as exceptional, without prejudice, and not establishing a general precedent for mining tenements or other rateable land crossing local government boundaries. An alternative motion supporting this position is provided as follows:

That Council:

1. *Receives the request from DASAMEJA Pty Ltd (HiTech Silica WA) for a retrospective refund or reduction of rates associated with Assessment No. 5934, Exploration Licence E70/05524;*
2. *Acknowledges that rates were levied by the Shire in accordance with valuation and tenure information formally provided by Landgate at the relevant time;*
3. *Determines, having regard to the particular circumstances of this matter, including the limited portion of the exploration licence located within the Shire of Dandaragan, the applicant's representations regarding limited direct benefit from Shire infrastructure and services, and the fact that rates were also levied by another local government in relation to the same exploration licence, that a discretionary rates reduction/refund be approved;*
4. *Approves a rates reduction/refund of \$3,691.69 for Assessment No. 5934;*
5. *Confirms that the decision is made on an exceptional and without-prejudice basis having regard to the specific circumstances of Assessment No. 5934 and does not establish a general precedent for rates objections, mining tenements, or properties crossing local government boundaries.*

CONSULTATION

- Landgate – provided valuation and tenure data and confirmation of tenement status
- Department of Mines, Industry Regulation and Safety (DMIRS) – referenced by applicant
- Department of Local Government, Sport and Cultural Industries – declined to provide advice due to parallel Ombudsman consideration
- Applicant (DASAMEJA Pty Ltd / HiTech Silica WA)]

STATUTORY ENVIRONMENT

The matter is governed by the *Local Government Act 1995 (WA)* and associated legislation, including:

- Section 6.28 – Requirement to levy rates on rateable land
- Section 6.29 – Basis of rates (valuation of land)
- Section 6.33 – Adoption and use of Valuer General valuations
- Section 6.36 – Imposition of rates and service charges
- Section 6.52 – Refunds of rates

Valuations are determined under the *Valuation of Land Act 1978 (WA)*, and local governments are bound to apply these valuations without discretion to independently vary or disregard them

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Approval of a full retrospective refund of \$3,691.69 would result in an unbudgeted financial impact and may establish a precedent for similar claims where statutory processes have been correctly followed.

Maintaining the current position limits the Shire's financial exposure to the adjustment already processed.

STRATEGIC IMPLICATIONS

This matter highlights the importance of adherence to statutory processes and reliance on official valuation authorities to ensure consistency, transparency, and governance integrity in rating practices.

ATTACHMENTS

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

- Email Correspondence between the Shire and DASAMEJA Pty Ltd regarding Assessment No. 5934 (Doc ID: SODR-2042075298-159712

(Marked 9.1.9)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

- 1. Notes the request from DASAMEJA Pty Ltd (HiTech Silica WA) for a retrospective refund of rates associated with Assessment No. 5934 (Exploration Licence E70/05524); and**
- 2. Determines, pursuant to the Local Government Act 1995, that no further refund be granted for rates levied prior to the date of Landgate's formal confirmation of the tenement status; and**
- 3. Confirms that the adjustment already processed represents the full and final refund in accordance with Section 6.52 of the Act.**

9.3 DEVELOPMENT SERVICES

9.3.1 AMENDMENT TO DEVELOPMENT APPROVAL – REQUEST FOR EXTENSION TO TERM OF APPROVAL FOR WADDI SOLAR FARM

Location:	Lot 105 Mullering Road, Cooljarloo & Lot 3899 Mullering Road, Cataby
Applicant:	Tilt Renewables
File Reference:	Doc Id: SODR-1262144384-41549
Disclosure of Interest:	Nil
Date:	15 June 2026
Author:	Alex MacKenzie, A/Executive Manager Development Services
Senior Officer:	Not Applicable

PROPOSAL

Tilt Renewables seeks an extension to the substantial commencement date for the approved solar farm development from 29 September 2026 to 29 September 2031 (a five-year extension). This request is made to ensure that the approval remains valid while the coordinated delivery program for both the wind and solar farms is completed and the solar farm proceeds to construction.

BACKGROUND

At its meeting on 29 September 2016, the Mid-West/Wheatbelt Joint Development Assessment Panel approved the development application for a solar farm upon the listed properties. This approval was granted for a period of 5 years until the 29 September 2021 (approval condition 3). The proponent subsequently made a written application to the Shire on 28 September 2021 to extend this approval for a further 5 years until 29 September 2026. Concurrently, Tilt Renewables has also progressed the Waddi wind farm on the same site pursuant to a separate development approval (DA#52/25 granted 26 June 2025).

To demonstrate that all efforts have been made to progress and realise the solar farm development, the application explains that to-date Tilt Renewables has:

- Progressed construction of the wind farm, including the access tracks, substation and transmission line that will facilitate future development of the solar farm;
- Held meetings with Western Power to understand progress towards development of the Clean Energy Link – North and Mid West Energy Project transmission augmentation works;
- Undertaken technical analysis of the need for firming technologies to support stable grid export from the solar farm; and
- Conducted high-level market sounding to test market appetite, structure and pricing for long-term power purchase agreements.

COMMENT

Reasonableness of the Requested Extension

The solar and wind farm projects are intended to be delivered in a coordinated sequence and share certain site infrastructure including access tracks, a substation and parts of the transmission line. Construction of the solar farm has been delayed, primarily due to delays in obtaining third-party approvals required for the wind farm, affecting the overall development program for the site.

The extension period reflects the time required to finalise third-party approvals and complete construction, testing and commissioning of the wind farm and associated shared infrastructure, and then to mobilise and commence solar farm construction. It also provides a realistic timeframe to complete grid connection processes and final commercial arrangements including power offtake and, if required, firming solutions. Granting the extension will avoid unnecessary re-approval processes for a development that has already been assessed and approved, while maintaining the Shire's appropriate oversight through the existing approval framework and conditions.

Consistency with Planning Framework and Previous Approval

The approved development remains consistent with the intended use of the site and the planning objectives for the locality, and the key impact pathways (including visual, traffic, noise and environmental considerations) are of a type that continue to be routinely assessed and managed through contemporary renewable energy approvals.

It is recommended Council approve the extension to the term of approval on the basis that such approval does not involve a change to the use or development as previously approved, or any other conditions of development approval. The decision relates solely to the period of time upon which construction of the solar farm must be substantially commenced.

CONSULTATION

Consultation was not required as the amendment sought does not propose to materially alter the development or land-use the subject of the application.

STATUTORY ENVIRONMENT

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

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- (a) to amend the approval so as to extend the period within which any development approved must be substantially commenced;
 - (b) to amend or delete any condition to which the approval is subject;
 - (c) to amend an aspect of the development approved which, if amended, would not substantially change the development approved;
 - (d) to cancel the approval.
- (2) An application under subclause (1) —
- (a) is to be made in accordance with the requirements in Part 8 and dealt with under this Part as if it were an application for development approval; and
 - (b) may be made during or after the period within which the development approved must be substantially commenced.
- (3) Despite subclause (2), the local government may waive or vary a requirement in Part 8 or this Part in respect of an application if the local government is satisfied that the application relates to a minor amendment to the development approval.
- (4) The local government may determine an application made under subclause (1) by —
- (a) approving the application without conditions; or
 - (b) approving the application with conditions; or
 - (c) refusing the application.

This request was made in accordance with Clause 77(1)(a) of the Deemed Provisions. As the development was originally approved by a Development Assessment Panel, Regulation 17A of the Planning and Development (Development Assessment Panels) Regulations 2011 applies to this application. Under this regulation, the proponent can elect either the applicable Development Assessment Panel or the Shire to determine their time request amendment application, in this case the proponent has chosen the Shire. As result of this the Shire must determine the application and send the determination to the Development Assessment Panel Secretariat.

POLICY IMPLICATIONS

There are no local policy implications relevant to this item.

FINANCIAL IMPLICATIONS

The applicable application fee of \$295 has been paid.

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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 – Application Cover Letter (Doc ID: SODR-1262144384-41309)
- Attachment 2 – Development Approval 2021 (Doc ID: SODR-1262144384-41552) – ELECTRONIC ONLY
- Attachment 3 – JDAP Approval 2016 (Doc ID: SODR-1262144384-41550) – ELECTRONIC ONLY

(Marked 9.3.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

- 1. In accordance with Clause 77(4)(a) of the Deemed Provisions of the *Shire of Dandaragan Local Planning Scheme No.7* approves the application submitted by Waddi Wind Farm Pty Ltd to extend the period for substantial commencement of the approved solar farm on Lots 105 and Lot 3899 Mullering Road (Cooljarloo & Cataby) by 5 years to 29 September 2031; and**
- 2. Advise the Development Assessment Panel Secretariat of this decision.**

9.3.2 ECONOMIC GROWTH PLAN UPDATE

Location:	N/A
Applicant:	N/A
File Reference:	Doc Id: SODR-757425863-4419
Disclosure of Interest:	Nil
Date:	17 June 2026
Author:	Alex MacKenzie, A/Executive Manager Development Services
Senior Officer:	Not Applicable

PROPOSAL

In 2025 the Shire undertook to update the *Jurien Bay Growth Plan 2012* (2012 Growth Plan) to reflect a significantly different, and rapidly evolving, growth context. Co-funded by the Wheatbelt Development Commission, the *Shire of Dandaragan Growth Plan update 2026* (See Attachment 1 and 2) provides high-level direction for the next-step actions that are needed to build the evidence base to support advocacy and forward strategic planning.

This report presents the key points of the *Shire of Dandaragan Growth Plan Update 2026* (2026 Growth Plan) and Action Plan (See Attachment 3) for Council's endorsement.

BACKGROUND

In 2011, Jurien Bay was selected as one of nine inaugural 'Super Towns' by the State Government under the Royalties for Regions Regional Centres Development Plan (Super Towns) initiative. Super Towns recognised the role and importance of regions and towns to the Western Australian economy, and that regional economic development is essential to the growth, amenity improvements and functionality of sustainable communities.

In the 'Super Towns' context, the 2012 Growth Plan sought to provide a coordinated approach to transform Jurien Bay from a small coastal settlement to a regional city. The 2012 document provided the strategic outlook to align with Royalties for Regions (RfR) funding opportunities.

While a non-statutory, strategic document, the 2026 Growth Plan provides evidence to advocate for servicing and infrastructure funding, inform the Local Planning Strategy and Local Planning Scheme, and support future structure planning and rezoning. The 2026 Growth Plan reinforces and supports the implementation of the following strategic documents:

- Shire Strategic Community Plan
- Local Planning Strategy (2020)
- State Planning Strategy 2050
- Wheatbelt Regional Planning Framework

COMMENT

The 2026 Growth Plan responds to a growth context that has changed substantially since 2012. The Shire is part of Western Australia's emerging renewable energy corridor (Figure 10, with an established grid connection that has already attracted wind and solar approvals and proposals (Figure 2), positioning it for significant investment and associated workforce demand.

Figure 1 – WA's Emerging Renewable Energy Corridor



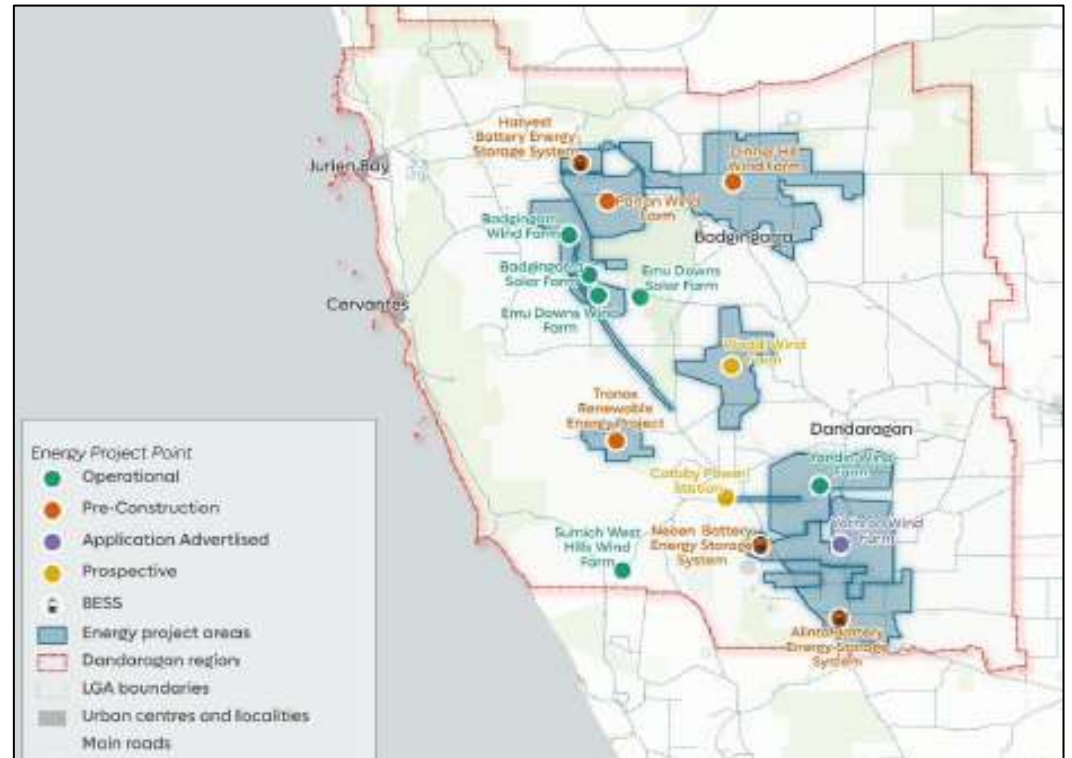
The combination of favourable wind resources, land availability, and transmission access means the region can capture investment and local employment benefits from Australia's net-zero transition. Strategic planning will be essential to respond to and manage the pace of infrastructure rollout, coordinate workforce needs, and ensure community values and the environment are protected.

A key theme of the 2026 Growth Plan that has not changed is the understanding that forward infrastructure and land-use planning is essential to enabling and driving growth. Accordingly, the updated plan provides an evidence-based framework to:

- Quantify the impacts of major projects

- Identify infrastructure, land and housing requirements
- Align local planning with State priorities
- Support coordinated advocacy and funding (i.e. for key services)

Figure 2 – The Shire of Dandaragan Renewable Energy Corridor



While the Shire's transition into a State-significant growth corridor driven by a \$10+ billion renewable energy pipeline presents a new driver of growth; the 2026 Growth Plan also recognises the opportunity to leverage and respond to increasing trends of lifestyle migration, workforce relocation, and growth in tourism, trends in large part driven by the Shire's location within 2 hours of Perth (See Figure 3)

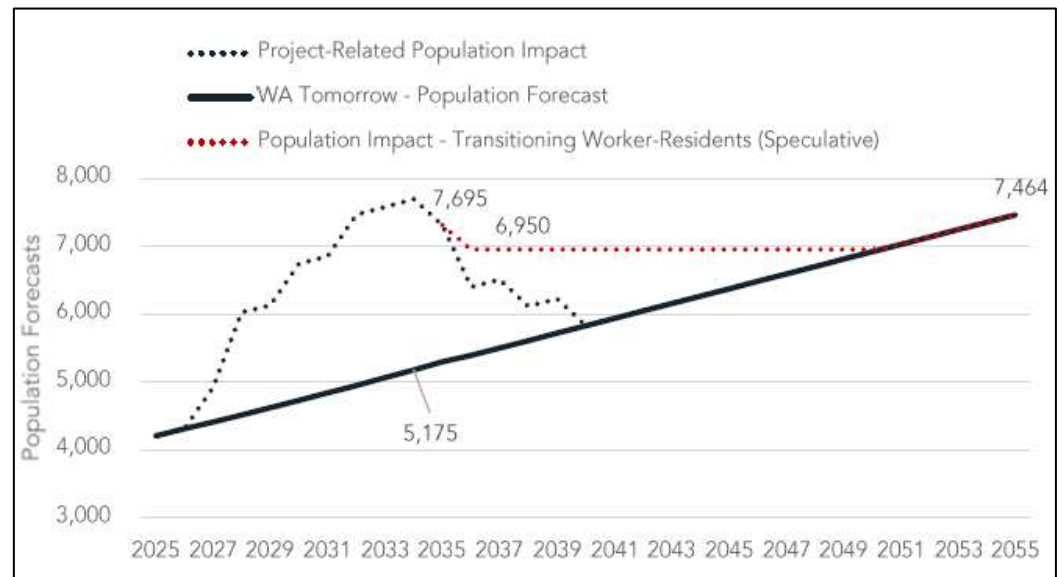
Figure 3 – Map Showing Western Australia’s Coastal Growth Areas within 2-hours of Perth



The Shire’s proximity to Perth and Geraldton means that, with the right land use, housing and infrastructure decisions, the Shire can help support WA’s labour market. Nearly a third of regional migrating Perth residents choose the Wheatbelt region as a lifestyle destination (including the Shire of Dandaragan).

Population growth is projected to significantly exceed WA Tomorrow medium band forecasts, with the Shire expected to reach forecast growth levels up to 10 years earlier than previously anticipated. Based on the major project pipeline and associated workforce requirements outlined in the 2026 Growth Plan, the Shire’s population may reach approximately 7,500 by 2035 (as shown below in Figure 4).

Figure 4 – Forecast Population Impact from Major Projects (Geografia 2025)



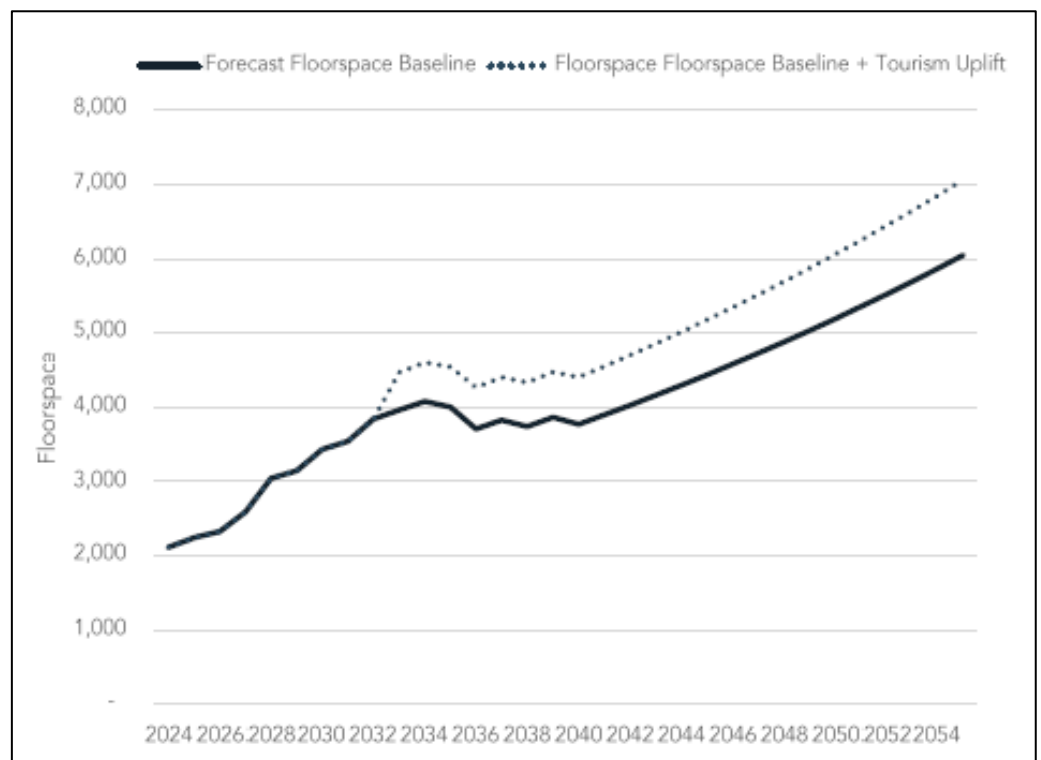
A key message of the updated plan is that existing infrastructure is not designed for projected growth levels. Informed by the Shire's recently completed *Industrial Land Demand Review 2026*, the 2026 Growth Plan highlights that a lack of servicing (water, sewer, power) means that the Shire will have insufficient serviced land to support >1,000 FTE workforce at peak demand and major project benefits will not fully accrue to the Shire. Housing supply is also functionally constrained with demand expected to exceed available supply by ~2029.

In essence, growth is not constrained by a lack of available zoned land — but rather, it is constrained by inadequate servicing of this land including from an infrastructure, coordination of services and investment perspective. The consequence of this is that there is, already a lack of development ready land. Without proactive action housing shortages will worsen and economic opportunities may be lost.

The 2026 Growth Plan '*Growing Community – Growing Demand for Services and Liveability*' section reveals that the Shire's social infrastructure is also under increasing pressure. The child population demographic (ages <15) is expected to increase by 180% –195% by 2033. Total young resident population (under 35 years old) is projected to more than double over the next decade. Families and working-age residents are moving in at a faster rate than the existing social infrastructure can accommodate. Added to this, inadequate school capacity, childcare, GP services and aged care are also emerging challenges as communities within the Shire continue to attract both retirees and young families.

As Perth's population grows, and tourism destinations in the South West reach capacity and congestion, the Shire is strategically located to benefit from the next wave of domestic tourism market in WA. Spend Map data shows that visitors now generate up to 45% of total monthly expenditure during peak periods, with expectations of doubling into the future. This is placing pressure on roads, parking, foreshore assets, emergency services, and township CBDs.

Figure 5+ – Projected Commercial Floorspace Demand (Tourism Led)



Realising Strategic Opportunities: Implementation of the Growth Plan

The 2026 Growth Plan outlines that with coordinated action the Shire can become a key regional growth engine and develop into a fully serviced regional hub supporting:

- Energy transition
- Population distribution
- Tourism expansion
- Economic diversification

The 2026 Growth Plan implementation framework is structured around five key themes:

- Jurien Bay is the anchor for long-term growth, expected to accommodate the majority of the future population and regional-centre functions.

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- Infrastructure capacity is the binding constraint—particularly water, wastewater, power, health, education, emergency services and ageing-in-place facilities.
- Seasonal tourism, high levels of holiday homes and a mobile workforce create unique pressures on housing, servicing and community infrastructure.
- Renewable energy, agriculture, nature-based tourism, and lifestyle migration continue to be the Shire’s major opportunities, but all require coordinated land-use, environmental management, and infrastructure planning.
- Coastal hazard risk is now a core planning consideration, shaping the future form and sequencing of development in both Jurien Bay and Cervantes.

The Growth Plan identifies seven priority areas for coordinated action:

1. Infrastructure & Servicing: Unlock land through coordinated water, sewer, power and drainage investment.
2. Housing & Land Supply: Deliver a Shire-wide Land Supply Plan and coordinated land release.
3. Economic Development & Major Projects: Support renewable energy, industrial land, and supply chain opportunities.
4. Tourism & Place Development: Invest in foreshore, town centres and visitor infrastructure.
5. Coastal Adaptation: Implement long-term coastal resilience and risk management.
6. Social Infrastructure: Plan early for schools, health, childcare and community services.
7. Monitoring & Adaptive Planning: Establish data-driven decision-making and ongoing plan review.

Despite constraints, the 2026 Growth Plan highlights significant opportunities with the Shire of Dandaragan to:

- Unlock 5,000+ residential lots through infrastructure-led sequencing.
- Position the Shire as a renewable energy and logistics hub.
- Grow Jurien Bay into a Regional Centre-scale town.
- Expand tourism into longer-stay, higher-value experiences.
- Support value-added agriculture and agri-processing.
- Attract clean industry and data/infrastructure investment.
- Leverage State and Commonwealth funding through strong advocacy.

Next Steps – Strategic Actions

The background analysis supporting the Growth Plan update shows that the Shire of Dandaragan's growth trajectory is achievable, but only with early, proactive and partnership-driven action. Priority actions include:

- Preparation of a Shire-wide Land Supply Plan.
- Fast-tracking servicing upgrades.
- Industrial and logistics land planning.
- Workforce accommodation planning.
- Social infrastructure coordination with State agencies.
- Tourism infrastructure and precinct planning.
- Development of a growth sequencing and infrastructure contributions framework.

The Growth Plan outlines a clear opportunity to attract population, accommodate project workforces, support renewable energy development, and grow the coastal tourism sector. The Shire can become a fully serviced regional hub that supports WA's energy, tourism and economic diversification strategies.

However, to do this the Shire must be fully serviced, connected, and infrastructure ready. The Shire of Dandaragan's 2026 Growth Plan update is achievable, but only with early, proactive and partnership-driven action.

CONSULTATION

Preparation of the 2026 Growth Plan included:

- Engagement with State agencies.
- Industry and infrastructure providers.
- Review of demographic, economic and land supply data.
- Alignment with regional and State planning frameworks.

STATUTORY ENVIRONMENT

Not applicable

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Dandaragan Council Plan

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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.

The Growth Plan directly supports the 'Prosperity' objective of "A *contemporary land use planning system that responds to, and creates, economic opportunities.*" It establishes a clear pathway to:

- Enable economic growth
- Support population expansion
- Improve liveability and infrastructure outcomes
- Position the Shire as a regional growth centre

ATTACHMENTS

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

- Attachment 1 – Shire of Dandaragan Growth Plan Update (Executive Summary) (Doc ID: SODR-757425863-4420)
- Attachment 2 - Shire of Dandaragan Growth Plan Update (Background Report) (Doc ID: SODR-757425863-4421)
- Attachment 3 – Shire of Dandaragan Growth Plan: Action Plan (Doc ID: To Be Distributed)

(Marked 9.3.2)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council endorse the Shire of Dandaragan Growth Plan Update 2026 Reports and Action Plan.

9.3.3 INDUSTRIAL LAND NEEDS REVIEW

Location:	Shire of Dandaragan (Various Industrial Precincts)
Applicant:	N/A
File Reference:	Doc Id: SODR-877026889-12366
Disclosure of Interest:	Nil
Date:	15 June 2026
Author:	Janine Eriksson, Strategic Planning Coordinator
Senior Officer:	Alex MacKenzie, A/Executive Manager Development Services

PROPOSAL

This report presents the *Shire of Dandaragan Industrial Land Needs Review (June 2026)* (ILNR) for Council consideration and adoption. The ILNR was prepared to assess current and future industrial land requirements for the Shire of Dandaragan to 2036. It provides an evidence-based framework to guide land use planning, infrastructure investment, and State and Regional funding applications (including Regional Development Assistance Program) (See Attachment 1: Industrial Land Needs Review June 2026).

Table 8 of the ILNR translates the findings of the report into objectives, actions, responsibilities, and timeframes. The table is structured around four core objectives:

- Forecast and monitor the demand and supply of industrial land.
- Activate and maintain a continuous supply of industrial land.
- Coordinate land use planning and land assembly.
- Economic development, Attract investors, and Grant Funding

The ILNR reveals that the Shire has approximately 140 hectares of industrial zoned land across several areas (Seville, Carmella, Coalseam, Badgingarra and Dandaragan Industrial Areas), however only approximately 41 hectares is developed and serviced. Assessment of existing industrial areas indicates that 96% of serviced land is already occupied, with only 1.5–2 hectares available (predominantly inland at Badgingarra). Demand is projected for 32–42 hectares of additional serviced land by 2036, which is equivalent to 3–4 hectares (12–16 lots) per annum.

This report outlines priority considerations for Council regarding the Coalseam Industrial Area, identified as the primary location for future industrial land expansion. It highlights the need to progress coordinated planning to guide zoning, staging and servicing of the Industrial area and surrounding area, alongside advancing critical wastewater infrastructure through a Capital Prioritisation Request to the Water Corporation. Further detail on these matters, including ongoing engagement with key agencies, is provided below.

BACKGROUND

The Industrial Land Needs Review (ILNR) has been prepared in response to ongoing historical and increasing demand for industrial land driven by population growth, major renewable energy

investment and broader economic transition within the Shire. The draft *Shire of Dandaragan Growth Plan 2026* identifies that the Shire is entering a period of accelerated growth associated with renewable energy development, migration and infrastructure investment, which is placing significant pressure on land supply, services and infrastructure systems.

Within this context, industrial land plays a critical role in supporting both construction-phase activity and longer-term industries such as logistics, agri-processing, and renewable energy servicing.

COMMENT

The ILNR has been developed using a structured methodology incorporating market analysis, stakeholder engagement and infrastructure assessment. The ILNR provides an updated assessment of industrial land capacity and demand to ensure the Shire is positioned to respond to these opportunities while managing constraints associated with servicing and infrastructure delivery. The ILNR findings confirm a significant shortfall in serviced industrial land and without intervention, these constraints will limit economic growth.

Demand patterns indicate that the Shire of Dandaragan requires a mixed estate approach, comprising small to mid-sized lots for day-to-day local industry (approximately 1,000m² to 5,000m²), alongside a supply of larger lots (greater than 1 hectare) to support regionally oriented transport and logistics activities. Market analysis and community engagement findings have identified a clear demand for the designation of an Industrial Area capable of serving a subregional function. This area would need access to RAV 7 routes and the capacity to accommodate large lot configurations to support freight, logistics, and emerging State priorities for industrial diversification. The ILNR recommends undertaking a site selection investigation process to determine the most suitable location for these larger-format lots.

The Coal Seam Industrial Area is identified as the primary location for expansion. In the short to medium term, lot release can be facilitated through the subdivision process. Planning investigations are recommended to guide medium to long term land assembly, as well as coordination with the adjacent Jurien Bay Airport, Parks and Recreation reserve, proposed Indian Ocean Drive alignment, and infrastructure provision and staging. These investigations will include technical reports (i.e. environmental, stormwater, servicing, heritage, bushfire etc) to inform the relevant planning processes (including planning scheme amendments and subdivision approvals) to ensure orderly and efficient development, aligned with strategic planning objectives.

Engagement with the Water Corporation confirms that water and wastewater infrastructure constraints are limiting development. In particular, delivery of a wastewater pump station and associated infrastructure is required to unlock further subdivision of industrial land at the Coal seam Industrial Area.

The Shire of Dandaragan's industrial areas are currently serviced by reticulated water. While existing supply is adequate for current use, additional capacity is dependent on upgrades identified in the Water Corporation's capital works program. A new production bore is planned for completion by 2027, which is expected to increase annual supply for the townsite by approximately 100ML (from the current capacity of 450ML per year). At this stage, it is uncertain whether this additional capacity will be sufficient to support future development at Coalseam. Further upgrades are not currently included in the 5-year capital works program, with longer-term water sources in planning over a 7–10-year timeframe.

Development WA, as a member of the ILNR Working Group, has indicated its willingness to support a developer-led process with the Water Corporation, including preparation of a Capital Prioritisation Request (Attachment 2) on behalf of the Shire for the wastewater pump station servicing the Coalseam Industrial Area. This request is necessary to seek inclusion of the infrastructure in the Water Corporation capital works program, as it is not currently funded. The ILNR provides justification for this request and demonstrates the economic importance of servicing upgrades.

CONSULTATION

The Industrial Land Needs review included the following community and stakeholder engagement processes:

- Technical working group
- Industry, Business and Landowners Survey
- Liaison with State Agency/Service Agency Stakeholders

The Technical working group included Shire of Dandaragan officers, and representatives from the Wheatbelt Development Commission and Development WA.

The ILNR included targeted engagement with local businesses and industry operators via an Industrial Land Needs Survey. The engagement outcomes are detailed in Appendix B of the ILNR (See Attachment 1). The findings of this engagement align with broader economic observations that constraints in infrastructure and land supply are limiting the Shire's ability to attract and retain investment and workforce.

The ILNR included an infrastructure and servicing review, drawing on consultation with the Water Corporation and other servicing agencies. Meetings were held between the Water Corporation and

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the Technical Working Group regarding the capital works program and forecast methodologies that inform the program. Some of the report's recommended actions are now progressing to address information requirements to review the current situation. Overall, agencies that provided advice have supported the content of the report recommendations.

It is recommended that upon adoption, the ILNR be uploaded to the website for public review, with notification provided to community members and businesses that participated in the survey, advising them of the outcomes.

STATUTORY ENVIRONMENT

N/A

POLICY IMPLICATIONS

The ILNR aligns with the draft Shire of Dandaragan Growth Plan 2026 and the Economic and Tourism Development Strategy, both of which identify the need for infrastructure investment and the provision of serviced industrial land to support economic growth.

The actions and recommendations arising from the ILNR may, over time, be incorporated into strategic planning documents or progressed through statutory planning processes. However, at this stage, the report is intended to support adopted strategies that inform the Council Plan and does not form part of the Shire's formal Local Planning Framework.

FINANCIAL IMPLICATIONS

The cost of engaging Econisis to prepare the Market Needs Analysis has been approximately \$18,000. The ILNR has otherwise been prepared inhouse.

STRATEGIC IMPLICATIONS

Shire of Dandaragan Council Plan

Prosperity	Advocate for Development WA and other agencies to release industrial land to support local economic growth
	Support the Yued Aboriginal Corporation to achieve their goals in land development and increasing economic opportunities for Traditional Owners.
	Advocate with local essential services providers - Water Corporation and Western Power
	Partner with State agencies in the delivery of essential service upgrades and extensions

Economic and Tourism Development Strategy

Planning	Have sufficient land stocks available to accommodate new residential and industrial investment within the Shire.
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	Identify airport development opportunities that are consistent with the Jurien Bay Airport Masterplan.
Investment Attraction	Identify upcoming investment pipeline and leverage construction activity opportunities for local businesses.
	Promote Jurien Bay Industrial area subdivision expansion. <ul style="list-style-type: none"> • Support Development WA subdivision process for the Coalseam Industrial area expansion. • Explore opportunities to develop the Jurien Bay Airport / industrial / service area.
Advocacy and Infrastructure Development	Ensure there are no infrastructure barriers that restrict the effective development of key sites e.g. former Apex Camp site, Jurien Bay, Coalseam Industrial Area.

Shire of Dandaragan Local Planning Strategy 2020

Extract from Local Planning Strategy Map states, 'provide for industry growth through expansion of the Coal Seam Industrial Area'.



Actions – Commerce/Retail and Industry

2. Support staged development of land for industrial purposes in the Shire's settlements based on the current functions and future requirements.
3. Manage potential conflicts between industrial development and surrounding sensitive land uses.

Jurien Bay

3. Provide for industry growth through the expansion of the Coalseam Road Industrial Area and ensure separation from sensitive land uses in accordance with draft State Planning Policy 4.1.

Cervantes

5. Consolidate industrial land uses within the existing Cervantes industrial area and ensure separation from sensitive land uses in accordance with (draft) State Planning Policy 4.1. Jurien Growth Plan 2012.

Rural Enterprise

2. Investigate the insertion of a Rural Enterprise Zone into the Scheme, consistent with the model zone in the Planning and Development (Local Planning Schemes) Regulations 2015, State Planning Policy 2.5 and the Rural Planning Guidelines, to allow for small scale industrial uses with residential development.

Section 4.18 Matters that need to be addressed to enable future expansion of the Coalseam Road Industrial Area are the need for:

- Native title clearance
- Environmental assessment
- Extension of services

ATTACHMENTS

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

- Attachment 1 – Shire of Dandaragan Industrial Land Needs Review June 2026 (Doc Id: SODR-877026889-12485) – ELECTRONIC ONLY
- Attachment 2 – Capital Prioritisation Request (Doc Id: SODR-877026889-12487)

(Marked 9.3.3)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council:

1. **Adopts the Shire of Dandaragan Industrial Land Needs Review (June 2026).**
2. **Endorses the submission of a Capital Prioritisation Request by Development WA to the Water Corporation, seeking inclusion of wastewater infrastructure required to service the Coal seam Industrial Area within the Corporation's current Capital Works program.**

9.4 GOVERNANCE & ADMINISTRATION

9.4.1 APPOINTMENT OF INDEPENDENT CHAIRPERSON AND DEPUTY CHAIRPERSON - AUDIT, RISK AND IMPROVEMENT COMMITTEE

Location:	Shire of Dandaragan
File Reference:	Doc Id: SODR-1739978813-9982
Disclosure of Interest:	Nil
Date:	10 June 2026
Author:	Kristy Dean, Administration Officer
Senior Officer:	Rebecca Pink, Executive Manager Corporate Services

PROPOSAL

Council is asked to appoint Mr Shane Ivers, Chief Executive Officer of the Shire of Irwin, as independent Chairperson of the Shire of Dandaragan Audit, Risk and Improvement Committee (ARIC) for a two-year term. Council is also asked to appoint a Deputy Chairperson from the two applications received through the Expression of Interest process, being Mr Peter Scharf and Mr Eddie Oldroyd.

The appointment forms part of a reciprocal professional support arrangement between the Shires of Dandaragan and Irwin. Under this arrangement, the Shire of Dandaragan's CEO has been approved by the Shire of Irwin Council as their independent Chairperson of the Irwin Audit, Risk and Improvement Committee. The model provides both local governments with cost-effective access to senior independent expertise, supports regional cooperation and aligns with contemporary governance practice.

BACKGROUND

Recent State Government reforms require the appointment of suitably experienced external members to support audit, risk and improvement committee functions, including leadership roles such as Chairperson and Deputy Chairperson by 30 June 2026. Following the legislative changes, the Shire's administration explored resource sharing the CEO as a suitable independent chair with the Shire of Irwin as a cost neutral means of implementing the new requirements. In subsequent discussions with Councillors, this was generally supported to be progressed to formal decision making.

In regional Western Australia, reciprocal arrangements between neighbouring local governments provide an efficient way to secure independent oversight and strengthen regional governance capability.

Mr Shane Ivers is the current CEO at the Shire of Irwin and is well regarded within the sector and brings senior leadership experience,

strong governance knowledge and independence from the Shire of Dandaragan's operations.

A Deputy Chairperson is also required to support continuity of committee leadership and chair meetings when the Chairperson is unavailable. Two applications from members of the public were received through the Expression of Interest process, being Mr Peter Scharf and Mr Eddie Oldroyd. The details of each application are provided within the agenda report attachments.

COMMENT

The reciprocal arrangement provides the following benefits:

- **Strengthened independence:** Each local government receives independent oversight from an experienced CEO who has no operational involvement in the host organisation.
- **Good governance:** An external Chair supports transparent and accountable committee oversight.
- **Cost effectiveness:** Sharing senior expertise reduces consultancy costs while maintaining quality oversight.
- **Regional collaboration:** The arrangement supports cooperation and consistency in governance and risk management practices.
- **Shared learning:** Participation in another local government's committee provides exposure to different audit, risk and control environments.

While the officer recommendation presents the reciprocal arrangement with the Shire of Irwin as the most advantageous pathway, Council retains discretion to determine the most appropriate appointment structure for the Committee. This may include appointing one of the independent applicants as Chairperson, resolving not to proceed with the proposed reciprocal arrangement with the Shire of Irwin, appointing Mr Ivers as Deputy Chairperson rather than Chairperson, or selecting another combination of Chairperson and Deputy Chairperson roles from the candidates available. Any alternative pathway should continue to satisfy the independence, capability and continuity objectives of the Audit, Risk and Improvement Committee reforms.

CONSULTATION

An Expression of Interest for the Chairperson and Deputy Chairperson positions was advertised on the Shire of Dandaragan website and Facebook pages from 1 May 2026. The closing date was later extended to 29 May 2026. To further support community awareness of the Expression of Interest process, information was also circulated by email to community groups across the district. This formed part of the broader consultation and promotion process and was not intended to target or preference any specific individual, organisation or sector.

STATUTORY ENVIRONMENT

- *Local Government Act 1995*
- *Local Government (Financial Management) Regulations 1996*
- *Local Government (Audit) Regulations 1996*

POLICY IMPLICATIONS

The appointments are consistent with the Shire's Risk Management Policy and strengthen independent audit and risk oversight.

FINANCIAL IMPLICATIONS

The Chairperson and Deputy Chairperson are independent ARIC members and may be paid a meeting attendance fee of \$608.00 per meeting in accordance with s.5.100 of the *Local Government Act 1995*. Independent members may also claim reimbursement for private vehicle use to attend committee meetings at the Australian Taxation Office rate of \$0.88 per kilometre

Under the proposed reciprocal arrangement with Irwin, each Shire would receive an equal allocation of the CEO resource which would not be invoiced either way. The arrangement would be reviewed periodically and if one local government was requiring a higher level of service, billing arrangements can be enacted to recover costs.

STRATEGIC IMPLICATIONS

Nil

ATTACHMENTS

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

- Audit in Local Government: Operational Guidelines (Doc Id: SODR-1739978813-9985)
- LG Alert (Doc Id: SODR-1739978813-9658)
- Shire of Irwin 28 April 2026 – Confirmed Minutes Extract (Doc Id: SODR-1739978813-9984)
- EOI Application – Mr Peter Scharf – CONFIDENTIAL (Doc Id: SODR-1739978813-9987)
- EOI Application – Mr Eddie Oldroyd – CONFIDENTIAL (Doc Id: SODR-1739978813-9986)

(Marked 9.4.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

- 1. Appoints Mr Shane Ivers, Chief Executive Officer of the Shire of Irwin, as the independent Chairperson of the Shire of Dandaragan Audit, Risk and Improvement**

Committee for a two-year term commencing immediately;

- 2. Appoints [Mr Peter Scharf / Mr Eddie Oldroyd] as Deputy Chairperson of the Shire of Dandaragan Audit, Risk and Improvement Committee for a two-year term commencing immediately;**
- 3. Notes the reciprocal arrangement under which the Shire of Dandaragan CEO will serve as an independent member on the Shire of Irwin Audit, Risk and Improvement Committee; and**
- 4. Authorises the Chief Executive Officer to finalise all necessary arrangements relating to the appointment, scheduling and administrative support.**

9.4.2 POLICY 7.9 - VERGE BOND REVIEW

Location:	Shire of Dandaragan
Applicant:	N/A
File Reference:	Doc Id: SODR-461937211-1722
Disclosure of Interest:	Nil
Date:	15 June 2026
Author:	Lauren Miles, Human Resources Coordinator
Senior Officer:	Bradley Pepper, Executive Manager Infrastructure

PROPOSAL

That Council review and endorse the proposed amendments to Policy 7.9 - Verge Bond.

BACKGROUND

Policy 7.9 - Verge Bond, provides guidance to builders and contractors regarding verge bonds and outlines processes to ensure any damage to Shire assets during construction is rectified at no cost to the Shire.

A review of the policy has been undertaken to improve clarity, strengthen definitions, and ensure the policy reflects current operational practices.

COMMENT

The reviewed policy introduces clearer definitions, including "Applicant", "Damage", and "Verge Assets", providing improved understanding of responsibilities and scope.

Additional detail has been included to:

- Clarify the types of developments that require a verge bond.
- Strengthen pre- and post-construction processes, including inspection requirements.
- Formalise timeframes for rectification of damage.
- Introduce a dispute resolution process.
- Reinforce that responsibility for damage rests with the Building Permit applicant.

These changes ensure improved transparency, consistency, readability and enforceability of the policy.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

This report relates to Policy 7.9 - Verge Bond. Adoption of the reviewed policy will replace the existing version.

FINANCIAL IMPLICATIONS

The Verge Bond ensures that costs associated with damage to Shire infrastructure are borne by the applicant and not the Shire. Bond values will continue to be set annually in the Schedule of Fees and Charges.

STRATEGIC IMPLICATIONS

The policy supports asset management and financial sustainability by protecting Shire infrastructure and ensuring accountability for damage caused during development.

ATTACHMENTS

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

- Policy 7.9 Verge Bond (Doc Id: SODR-878193511-2778)
- Policy 7.9 Verge Bond Reviewed (Doc Id: SODR-461937211-1724)

(Marked 9.4.2)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council review and endorse the revised Policy 7.9 - Verge Bond as presented.

9.4.3 ADOPTION OF CIVIL WORKS BOND POLICY – INCLUSION IN SHIRE POLICY MANUAL

Location:	Shire of Dandaragan
Applicant:	N/A
File Reference:	Doc Id: SODR-461937211-1725
Disclosure of Interest:	None
Date:	12 June 2026
Author:	Eilish Collinson Coordinator Infrastructure Services
Senior Officer:	Brad Pepper, Executive Manager Infrastructure

PROPOSAL

Council is asked to endorse the draft Civil Works Bond Policy for the purpose of public advertising. The draft policy has been prepared to establish a consistent framework for the lodgement, management, use and release of bonds associated with civil infrastructure works undertaken by developers, contractors and other third parties where those works affect, connect to, or become Shire assets. Following the public advertising period, any submissions received will be reviewed and a further report will be presented to Council to consider whether to adopt the policy, with or without modification.

BACKGROUND

The Shire may approve subdivision, and development works that involve the construction of civil infrastructure such as roads, drainage, water, and public asset. To protect the Shire's interests and ensure works are completed to required standards, it is standard practice to require a financial security (bond) from developers.

There is currently no formal, Council adopted policy guiding consistent application, risk management, and transparency.

The development of a formal Civil Works Bond Policy will:

- Provide clear dictation to developers and staff
- Ensure consistent and equitable application
- Mitigate financial risks to the Shire
- Align with best practice local government asset protection frameworks

COMMENT

The policy is intended to reduce risk to the Shire and the community by ensuring appropriate security is held where civil works are required as part of subdivision, development, verge works, drainage works, road construction, reinstatement works or other infrastructure-related activities. It provides guidance on when a bond may be required, the form and value of the bond, circumstances in which a bond may be called upon, and the process for releasing a bond once works are completed to the Shire's satisfaction.

Endorsement for public advertising does not constitute final adoption of the policy. The purpose of advertising is to provide transparency and allow developers, contractors, utility providers, community members and other interested parties an opportunity to comment on the proposed framework before Council makes a final policy decision.

The draft policy has been developed in response to the need for greater consistency in managing the financial and operational risks associated with third-party civil works. In the absence of a clear policy position, bond requirements may be applied inconsistently or negotiated on a case-by-case basis, which can create uncertainty for applicants and increase administrative risk for the Shire.

Civil works undertaken by external parties can create a direct risk to Shire assets, public safety and the standard of local infrastructure if works are incomplete, defective, delayed or not reinstated to an acceptable standard. A bond mechanism provides the Shire with practical financial security to complete, rectify or reinstate works where the responsible party fails to meet its obligations.

The proposed policy also supports improved customer service by documenting expectations at the outset of a project. This includes identifying the circumstances in which a bond may be required, the acceptable form of security, how bond values are calculated, the inspection and completion requirements, and the process for bond release.

The public advertising process will allow the Shire to test the draft policy with those most likely to be affected by its implementation. This is particularly important as the policy may apply across a range of development, construction and reinstatement scenarios, and the feedback received may assist in refining the policy before it is presented to Council for final adoption.

Should Council endorse the draft policy for advertising, officers will arrange for the draft to be publicly advertised for comment. Submissions received during the advertising period will be assessed and summarised in a subsequent report. Council will then be asked to consider the submissions and determine whether to adopt the policy, amend the draft policy, or decline to proceed.

CONSULTATION

- Internal consultation undertaken with Infrastructure, Finance and Planning Teams
- Policy drafted in alignment with standard practices across local governments.

STATUTORY ENVIRONMENT

The policy supports Councils responsibilities under relevant legislation, including:

- *Local Government Act 1995*
- Planning and Development requirements
- Duty of Care in managing public Infrastructure assets

POLICY IMPLICATIONS

The policy implications at this stage are procedural only, as Council is not being asked to adopt the policy at this meeting. If adopted following advertising, the policy will be included in the Shire's Policy Manual and will guide future administrative decision-making in relation to civil works bonds.

FINANCIAL IMPLICATIONS

The financial implications of endorsing the draft policy for public advertising are limited to administrative costs associated with advertising and staff time to review submissions. If the policy is subsequently adopted, the financial implications are expected to be positive from a risk management perspective, as the Shire will have a clearer mechanism to secure funds for rectification or completion of works where necessary.

STRATEGIC IMPLICATIONS

The policy aligns with:

- Asset Management objectives
- Sustainable infrastructure delivery
- Governance and risk management frameworks

ATTACHMENTS

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

- Draft Civil Works Bond Policy (Doc ID: SODR- 461937211-1725).

(Marked 9.4.3)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

- 1. Endorses the draft Civil Works Bond Policy for the purpose of public advertising;**
- 2. Authorises the Chief Executive Officer to advertise the draft policy for public comment for a period of not less than 21 days; and**
- 3. Requests that a further report be presented to Council following the advertising period, including any submissions received and a recommendation on whether to adopt the policy, with or without modification.**

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

Document ID: SODR-2045798944-38603

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

9.5.2 SHIRE OF DANDARAGAN – PLANNING STATISTICS – MAY 2026

Document ID: SODR-2045798944-38605

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

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

Document ID: SODR-1739978813-9994

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

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



ATTACHMENTS

FOR ORDINARY COUNCIL MEETING 25 JUNE 2026



**ACCOUNTS FOR PAYMENT
FOR THE PERIOD ENDING**

31-May-26

SUMMARY OF SCHEDULE OF ACCOUNTS May 2026

<u>FUND</u>		<u>AMOUNT</u>
<u>MUNICIPAL FUND</u>		
CHEQUES		\$0.00
EFT'S		\$1,833,979.37
DIRECT DEBITS		\$74,163.39
BPAY		\$12,068.33
TOTAL	MUNICIPAL FUND	<u>\$1,920,211.09</u>

<u>TRUST FUND</u>		
CHEQUES		\$0.00
EFT'S		\$0.00
TRANSFER		\$0.00
TOTAL		<u>\$0.00</u>

Payment Details

Payment / Invoice	Date	Description	Amount
EFT Payment			
EFT Payment - EFT01373			
V80021 - BOC Gases			
5006878212	06/05/26	Gas Bottle Hire	80.25
		Total V80021	80.25
V80033 - Derricks Auto-Ag & Hardware Plus			
10407298	06/05/26	cans of spray paint	48.00
		Total V80033	48.00
V80115 - GHD Pty Ltd			
112-0277131	15/04/26	Consultants for licence compliance	2,144.00
112-0277131.	04/05/26	Consultants for licence compliance	0.18
		Total V80115	2,144.18
V80126 - Sheridan's			
11948	01/05/26	Honor Board Plates for Councillors	56.10
11948.	04/05/26	Honor Board Plates for Councillors	38.50
		Total V80126	94.60
V80202 - Jurien Plumbing			
536	06/05/26	Replacement Heat Pumps	9,064.00
		Total V80202	9,064.00
V80396 - Badgingarra Golf Club			
0002	06/05/26	BFAC meeting catering	213.00
		Total V80396	213.00
V80616 - Cervantes Pinnacles Motel			
38201	08/04/26	Contractor Accommodation	6,000.00
		Total V80616	6,000.00
V81002 - Landgate			
1582426	07/05/26	Landgate Slip Subscription	2,681.00
		Total V81002	2,681.00
V81031 - AN & A Whybrow			
5131	10/02/26	Rehab Of Peter Shields Yandin Rd Gravel Pit	32,560.00
		Total V81031	32,560.00
V81097 - Australia Post			
1014705692	05/05/26	Postage	247.09
		Total V81097	247.09
V81343 - Dandaragan Mechanical Services			
14882	30/04/26	TYRES AND TUBES	140.40
		Total V81343	140.40
V81382 - Cervantes Hardware and Marine			
207097/207169	08/04/26	April monthly \$100per purchase	106.50
207070	13/04/26	Exust and plug for motor	230.00
207489	14/04/26	freezer depot	499.00
207143	15/04/26	Drain for path at dandy school	1,650.00
207144	28/04/26	electric sprayer	499.00
		Total V81382	2,984.50
V81506 - Afgri Equipment Australia Pty Ltd			
3090527/3090535	16/04/26	New seat for loader	593.83
		Total V81506	593.83
V81744 - Nutrien Ag Solutions			
914286838	03/03/26	Insecticide and fertiliser	484.00
		Total V81744	484.00
V81874 - Child Support			

Payment Details

Payment / Invoice	Date	Description	Amount
PJ005346	05/05/26	PAY01 2026-23 - From Payroll	205.18
		Total V81874	205.18
V81924 - Team Global Express Pty Ltd			
751	05/05/26	Freight	46.52
		Total V81924	46.52
V81973 - Fuel Distributors of WA Pty Ltd			
775230	06/05/26	Diesel	8,695.78
		Total V81973	8,695.78
V82274 - Vari-Skilled			
1548	06/05/26	Administration Centre	20,733.73
1548.	07/05/26	Rounding	0.27
1538	04/05/26	Swales Maintenance	4,200.00
		Total V82274	24,934.00
V82362 - Jurien Auto Electrics			
476	04/05/26	Repair to a/c unit	1,830.50
		Total V82362	1,830.50
V82474 - Direct Contracting Pty Ltd			
3126	05/05/26	Cockleshell Gully	5,868.72
		Total V82474	5,868.72
V82893 - Moora Nissan			
DN147	01/05/26	Purchase of Nissan Patrol TI - DN000	25,050.26
		Total V82893	25,050.26
V83145 - Avdata Australia			
150029051 APRIL 2026	06/05/26	Jurien Bay Airstrip	402.14
		Total V83145	402.14
V83437 - Brook Marsh Pty Ltd			
30012366	06/05/26	survey Jurien Bay Community Men's Shed extension of land	2,244.00
		Total V83437	2,244.00
V83484 - Cervantes Community Mens Shed			
0061	07/05/26	Rope mat for playground	173.00
		Total V83484	173.00
V83548 - AusQ (WA) Pty Ltd			
11508	04/05/26	Worksite traffic management & traffic controller training for JB & Dandy Depot	1,500.00
		Total V83548	1,500.00
V83660 - D Greenwood			
APRIL 2026	06/05/26	Badgingarra Waste Attendant contract	1,386.67
		Total V83660	1,386.67
V83736 - Waterlogic Australia Pty Ltd			
5409948	01/05/26	Waterlogic Filter Lease Payment	1,660.95
		Total V83736	1,660.95
V83774 - Supagas Pty Ltd			
C649247-4-2026	07/05/26	Gas Bottle Hire Sandy Cape	151.98
		Total V83774	151.98
V83871 - Tyrecycle			
277933	07/05/26	Tyre collection from JB tip	4,122.53
		Total V83871	4,122.53
V84004 - Department of Water and Environmental Regulation			
TF060392	05/05/26	Tracking Form	88.00

Payment Details

Payment / Invoice	Date	Description	Amount
Total V84004			88.00
V84117 - Vanguard Print			
50770	04/05/26	April distribution of TCG	746.91
Total V84117			746.91
V84279 - Work Health Professionals Pty Ltd			
420405047	04/05/26	Audiometric Testing	2,409.00
Total V84279			2,409.00
V84327 - Lyall Ward			
50	30/04/26	Dandaragan Waste Attendant contract	2,288.00
Total V84327			2,288.00
V84344 - Sherrin Rentals			
5241564	06/02/26	Hire of oscillating roller	5,060.00
Total V84344			5,060.00
V84458 - Ray White Jurien Bay			
13/05 - 26/05/26	05/05/26	Staff Housing	1,000.00
20/05 - 02/06/26	05/05/26	Staff Housing	1,400.00
5/05 - 18/05/26	05/05/26	Staff Housing	1,300.00
13/05 - 26/05/26	05/05/26	Staff Housing	1,300.00
Total V84458			5,000.00
V84565 - Truline Australia Pty Ltd			
43131	10/04/26	Basketball tower, ring and backboard	4,372.14
43131.	06/05/26	Basketball tower, ring and backboard	357.50
Total V84565			4,729.64
V84609 - Instant Racking			
84870	07/05/26	PPC Cabinets	9,895.00
Total V84609			9,895.00
V84611 - Bitumen Distributors Pty Ltd			
3132	16/04/26	Pods of emulsionfor main street in Dandy	6,429.50
Total V84611			6,429.50
V84612 - Water Technology Pty Ltd			
WT021382	06/05/26	Consultancy	8,250.00
Total V84612			8,250.00
V84722 - Napa			
1870416955	06/05/26	Work shop consumables	1,431.39
Total V84722			1,431.39
V84972 - Jurien Bay Temporary Fencing			
1318	30/04/26	Temp fencing hire for CV oval play ground	2,200.00
Total V84972			2,200.00
V84979 - Skytrust Intelligence Systems			
44532	07/05/26	OH&S Expenses	548.90
Total V84979			548.90
V85042 - Avantgarde Technologies Pt Ltd			
5070/5069	08/04/26	IT Operations - managed support	17,058.20
Total V85042			17,058.20
V85051 - McMullen Nolan Group Pty Ltd			
242786	07/05/26	New server integration	2,090.00
Total V85051			2,090.00
V85082 - Jurien Bay Realty			
26/05 - 8/06/26	05/05/26	Staff Housing	1,500.00
9/05 - 22/05/26	05/05/26	Staff Housing	960.00

Payment Details

Payment / Invoice	Date	Description	Amount
Total V85082			2,460.00
V85184 - Action Glass			
75446	06/05/26	Jetty Cafe Glass Door Services	6,311.80
Total V85184			6,311.80
V85187 - Chero's Contracting T/A RDI Transport			
538	16/04/26	Freight seat to perth and back to Jurien	81.25
Total V85187			81.25
Total EFT01373			212,684.67
<hr/>			
EFT Payment - EFT01374			
V80033 - Derricks Auto-Ag & Hardware Plus			
10407376	07/05/26	MAKE UP HYDRAULIC HOSES	275.20
10407763	11/05/26	REAR TAIL LIGHT	199.00
10407895	12/05/26	PVC fittings and glue	124.40
10407916	12/05/26	PVC fittings	31.50
Total V80033			630.10
V80043 - Jurien Bay IGA			
7876 APRIL 2026	13/05/26	Consumables	1,119.74
Total V80043			1,119.74
V80102 - Westrac Equipment			
1897428	04/05/26	Plant - Parts & Repairs	5,894.75
Total V80102			5,894.75
V80137 - Western Australian Local Government Association			
PCS26-14	13/05/26	Staff Training P&C Seminar	630.00
Total V80137			630.00
V81173 - Sunny Industrial Brushware Pty Ltd			
32969	06/05/26	Hydrapower broom	1,298.00
Total V81173			1,298.00
V81352 - Jurien Signs			
8598	06/05/26	Staff Uniforms/Protective Clothing	1,356.30
Total V81352			1,356.30
V81490 - Ricoh Finance			
282979 - L5T3D5	09/05/26	Ricoh Photocopier lease payment FY26	966.79
Total V81490			966.79
V81616 - Jurien Pest Management			
10240	11/05/26	Spider and Ant treatment CEO house	528.00
Total V81616			528.00
V81663 - Communication and Wireless Services			
133614	12/05/26	TV/Radio Maintenance FY2026	12,889.25
Total V81663			12,889.25
V82028 - Avon Waste			
76485	12/05/26	Waste Collection	25,791.18
Total V82028			25,791.18
V82364 - Abco Products			
1152525	06/05/26	Puregiene® Slimline Interleaved Hand Towel Sovereign Carton	893.65
Total V82364			893.65
V82773 - Cookies Coastal Earthworks			
B339	13/05/26	Limestone, machine and haulage work Cerv playground	4,015.00
Total V82773			4,015.00
V82926 - Comen Limited T/as Jurien Boatlifters			
24773	08/05/26	Lift Pontoon March 2026	4,335.00

Payment Details

Payment / Invoice	Date	Description	Amount
Total V82926			4,335.00
V83124 - AE & JC Ellis & Son			
2755732	16/10/25	Supply of gravel for Dandaragan Rd	25,419.51
Total V83124			25,419.51
V83495 - Dandaragan Store			
1285 APRIL 2026	12/05/26	Dandaragan Depot	20.10
Total V83495			20.10
V83507 - CouncilFirst			
SI009689	12/05/26	STP Transaction April 2026	58.30
Total V83507			58.30
V83583 - Coastal Digging			
2545	11/05/26	Crane hire for CV play ground	506.00
Total V83583			506.00
V83705 - Telstra			
04169079 APRIL 2026	12/05/26	SMS Services	565.27
Total V83705			565.27
V83780 - Pinnacles Traffic Management Services			
284	12/05/26	Traffic Management of Dandaragan Rd including TMP	16,141.13
Total V83780			16,141.13
V83956 - Mobile Laser Quest			
3104	07/05/26	Laser Tag	1,650.00
Total V83956			1,650.00
V83998 - Central West Earthmoving			
613	12/05/26	Cervantes Tip Fire Loader	1,320.00
Total V83998			1,320.00
V84155 - Jurien Home Hardware			
26-00016267	13/04/26	retic parts jurien oval	227.26
26-00016591	15/04/26	Canover Fire Shed Door lock replacement	246.05
26-00016510	15/04/26	punch kit workshop	118.75
26-00015225	07/04/26	new retic controller collinson	191.90
26-00017598	22/04/26	Spanner sets for Maitenace Van Tools Metric and Imperial	318.00
PO88241	08/04/26	April monthly \$100 per purchase	151.75
26-00015794	20/04/26	uniforms	427.15
PO88218	06/05/26	Rangers April PO	518.82
PO88272	12/05/26	Monthly purchase order for April \$100 per purchase	505.62
Total V84155			2,705.30
V84273 - Building And Energy			
BSL REMITTANCE APRIL 2026	12/05/26	BSL Remittance April 2026	2,132.56
Total V84273			2,132.56
V84334 - Slavin Architects Pty Ltd			
1640	12/05/26	Registration of East West Runway data into national registers and flight systems	1,375.00
Total V84334			1,375.00
V84422 - Jurien Tyre & Auto			
73762	07/05/26	Valve extentions and new tyre for float	568.80
Total V84422			568.80
V84789 - Jurien Bay Mitre 10			
104003247	20/04/26	timber oil	312.42
PO88242	08/04/26	April monthly \$100per purchase	44.58
PO88273	12/05/26	Monthly purchase order for April \$100 per purchase	210.53

Payment Details

Payment / Invoice	Date	Description	Amount
Total V84789			567.53
V84802 - Bernhard Kaiser			
B14/20 - B18/26- R17/26 B15/26	04/05/26	Works in Progress Materials	16,064.00
	04/05/26	Works in Progress Materials	12,500.00
Total V84802			28,564.00
V84913 - Ascentive Pty Ltd			
0400	11/05/26	Childcare planning - business case for capacity increase Jurien Bay	6,947.15
Total V84913			6,947.15
V85182 - Leesa Ogden			
REIMBURSEMENT APRIL 2026	13/05/26	Reimbursement April 2026	251.12
Total V85182			251.12
Total EFT01374			149,139.53
EFT Payment - EFT01375			
V80033 - Derricks Auto-Ag & Hardware Plus			
10408186	15/05/26	AIR PRESSURE RELIEF VALVE	25.00
10408553	19/05/26	MAKE HYDRAULIC HOSE	41.05
10408631	19/05/26	measuring tapes	30.20
Total V80033			96.25
V80102 - Westrac Equipment			
2277511	20/05/26	REAR INDICATORS	523.45
Total V80102			523.45
V80115 - GHD Pty Ltd			
112-0278926	05/05/26	Walga Supplier - Jurien Bay Landfill Facility – Groundwater Assessment Report	41,025.72
Total V80115			41,025.72
V80137 - Western Australian Local Government Association			
SI-018589	01/07/26	Local Government Act - Advanced	682.00
Total V80137			682.00
V81002 - Landgate			
78006516	19/05/26	Valuations	404.67
Total V81002			404.67
V81127 - St John Ambulance Australia			
CYIN00409797	06/05/26	First Aid Expenses - DFIB WALL BRACKET	1.00
CYIN00409797.	06/05/26	First Aid Expenses - DFIB WALL BRACKET	74.00
Total V81127			75.00
V81479 - Apis Rural Products			
2180526	20/05/26	honey	140.00
Total V81479			140.00
V81616 - Jurien Pest Management			
10244	12/05/26	JCC Pest Control Rodents and Spiders/Ants	704.00
Total V81616			704.00
V81651 - Gra-Mel Nominees Pty Ltd			
RIM AND TYRE RFPI AC/FM/FNT	19/05/26	Rim and Tyre Replacement	400.00
Total V81651			400.00
V81663 - Communication and Wireless Services			
133620	13/05/26	CB Repeater Appraisal	1,650.00
Total V81663			1,650.00
V81795 - Jurien Bay Community Resource Centre			
4676	13/05/26	printing copies of council plan	255.00
Total V81795			255.00

Payment Details

Payment / Invoice	Date	Description	Amount
V81874 - Child Support			
PJ005350	19/05/26	PAY01 2026-24 - From Payroll	205.18
		Total V81874	205.18
V81924 - Team Global Express Pty Ltd			
752	19/05/26	FREIGHT	480.49
		Total V81924	480.49
V82341 - Structerre Consulting Group			
WA-783635	06/05/26	Geotechnical report for toilet block	1,384.90
		Total V82341	1,384.90
V82474 - Direct Contracting Pty Ltd			
3130	21/05/26	Install and Supply Drainage Dandaragan Road Reconstruction	130,000.00
		Total V82474	130,000.00
V82823 - The Last Drop Plumbing Co			
7256	14/05/26	Replace broken toilet males	1,313.40
		Total V82823	1,313.40
V83033 - Cervantes Football Club			
013143	08/05/26	Net for football goals - installation by football club	11,000.00
		Total V83033	11,000.00
V83385 - Jurien Bay Panel & Paint Pty Ltd			
8100	15/05/26	DN052 windscreen repairs	836.88
		Total V83385	836.88
V83398 - Jurien Bay Community Mens Shed Inc			
26421	19/05/26	Men Shed Community Grant	2,500.00
		Total V83398	2,500.00
V83671 - Shire of Carnarvon			
49660	20/05/26	Cr. O'Gorman Tourism Conference ticket, flight and accommodation	2,126.00
		Total V83671	2,126.00
V83780 - Pinnacles Traffic Management Services			
285	12/05/26	Traffic management for Dandaragan Rd mulching	1,300.75
		Total V83780	1,300.75
V83837 - Precision Visual Sign & Print			
8219	06/05/26	Reskin Cervantes Entry Sign North	19,173.00
		Total V83837	19,173.00
V84004 - Department of Water and Environmental Regulation			
TF060462	19/05/26	Tracking Form	44.00
		Total V84004	44.00
V84058 - Jurien Bay Medical Centre			
189859	19/05/26	Pre-Employment Medical Examinations	192.50
		Total V84058	192.50
V84155 - Jurien Home Hardware			
26-00019099	01/05/26	Circular saw for tools in Van	289.00
26-00019648	05/05/26	retic parts jurien oval	165.87
26-00019966	06/05/26	Butane burner for Maitenance Van	103.55
26-00020836	11/05/26	Dustpan & Brush Long Handle With Teeth	171.85
26-00019132	01/05/26	retic parts jurien oval	228.33
26-00015785	16/05/26	Stuarts uniform	585.96
26-00018649	04/05/26	uniform	341.86
		Total V84155	1,886.42
V84458 - Ray White Jurien Bay			
27/05 - 9/06/26	19/05/26	Staff Housing	1,000.00

Payment Details

Payment / Invoice	Date	Description	Amount
3/06 - 16/06/26	19/05/26	Staff Housing	1,400.00
19/05 - 1/06/2026	19/05/26	Staff Housing	1,300.00
27/05 - 9/06/26	19/05/26	Staff Housing	1,300.00
Total V84458			5,000.00
V84524 - Hersey's Safety Pty Ltd			
5307	19/05/26	protective equipment(safety glasses,gloves,earplugs)	2,366.00
Total V84524			2,366.00
V84568 - Ignite Electrical			
5604	15/05/26	Replacement lights	2,241.44
5603	19/05/26	Heat Pump Hook up	420.75
5605	15/05/26	repairs to BBQ light and power points	567.50
Total V84568			3,229.69
V84809 - Jurien Steel			
1265	13/05/26	Replacement roof sheet due to tree branch falling on to roof	2,030.26
Total V84809			2,030.26
V84901 - Thomas Tree Services (WA) Pty Ltd			
4915	19/05/26	Removal of tree that fell on road	3,382.50
Total V84901			3,382.50
V84953 - JMD Operations			
6888	15/05/26	JMD Cleaning - April	20,161.02
Total V84953			20,161.02
V85042 - Avantgarde Technologies Pt Ltd			
5103	21/05/26	MFA	6,574.66
5101	21/05/26	Network Refresh - item 8, page 5 and page 11 of the ICT budget	34,650.00
Total V85042			41,224.66
V85082 - Jurien Bay Realty			
9/06 - 22/06/26	19/05/26	Staff Housing	1,500.00
23/05 - 5/06/26	19/05/26	Staff Housing	960.00
Total V85082			2,460.00
V85086 - Critical Fire Protection and Training			
CI-0824	20/05/26	Hydrant overhaul	7,113.37
Total V85086			7,113.37
V85105 - Datacom Solutions (AU) Pty Ltd			
1790198	20/05/26	Datacom monthly SaaS Fee - May	10,074.16
Total V85105			10,074.16
V85176 - Engenuity Engineering Pty Ltd			
14502	05/05/26	Cervantes Football Changerooms Project	110,880.00
Total V85176			110,880.00
V85187 - Chero's Contracting T/A RDI Transport			
686	21/05/26	Transport emulsion pump to perth	81.25
Total V85187			81.25
V85203 - Outdoor World Wangara			
REFUND FOR DA2026/53	19/05/26	Refund for DA2026/53	147.00
Total V85203			147.00
Total EFT01375			426,549.52

EFT Payment - EFT01376

V80033 - Derricks Auto-Ag & Hardware Plus

10409298	26/05/26	parts for oil pumps in work shop	193.80
10409344	27/05/26	Plant - Parts & Repairs	5.50

Payment Details

Payment / Invoice	Date	Description	Amount
Total V80033			199.30
V80102 - Westrac Equipment			
2296426	25/05/26	TURN SIGNAL MODULE	305.28
Total V80102			305.28
V80137 - Western Australian Local Government Association			
SI-018599	12/05/26	Staff Training	1,364.00
Total V80137			1,364.00
V80163 - Badgingarra Community Assn			
813	26/05/26	Badgingarra Town Maintenance Contract 2025-26	5,312.87
Total V80163			5,312.87
V80202 - Jurien Plumbing			
595.	26/05/26	Replace toilet seal fix urinal Fauntleroy Toilets	550.00
602	21/05/26	Unblock Drains Cervantes Rec Centre	484.00
Total V80202			1,034.00
V80240 - RBC Rural			
34920	26/05/26	Meterplan Charge May 2026	878.85
Total V80240			878.85
V80549 - BP Jurien Bay			
11599	25/05/26	North BBQ batteries inv332	570.00
Total V80549			570.00
V80626 - Jurien Bay District High School			
6981	20/05/26	catering - art engagement workshop session	350.00
Total V80626			350.00
V81343 - Dandaragan Mechanical Services			
14906	20/05/26	Plant - Parts & Repairs	214.05
Total V81343			214.05
V81616 - Jurien Pest Management			
10254/10253/10255	12/05/26	JCC Pest Control Rodents and Spiders/Ants	2,112.00
Total V81616			2,112.00
V81660 - Central Regional TAFE			
10036901	20/05/26	Ranger training	1,258.11
Total V81660			1,258.11
V81924 - Team Global Express Pty Ltd			
753	26/05/26	Deliveries march	144.87
Total V81924			144.87
V81935 - Department of Fire and Emergency Services			
161093	26/05/26	ESL Remittance - 2025/26 Q4	42,728.51
Total V81935			42,728.51
V81973 - Fuel Distributors of WA Pty Ltd			
780153	22/05/26	Diesel	36,574.00
Total V81973			36,574.00
V82026 - Benara Nurseries			
291679	13/05/26	Rosemary bushes fenceline	2,024.00
Total V82026			2,024.00
V82362 - Jurien Auto Electrics			
482	27/05/26	DN10833 Ariel maintenance	212.00
Total V82362			212.00
V82388 - Tony Dolton			
4926	26/05/26	watering Dandaragan Road	9,504.00
Total V82388			9,504.00

Payment Details

Payment / Invoice	Date	Description	Amount
V82474 - Direct Contracting Pty Ltd			
3135	25/05/26	install kerbing in centre islands for Dandaragan Rd	40,010.94
3136	25/05/26	Last component for drainage installation including product	123,160.81
Total V82474			163,171.75
V82767 - Fowler Electrical Contracting			
RO10936	22/05/26	Eletrical tag and Exhaust install	1,195.40
103	14/05/26	Service hot water unit possible element	318.90
Total V82767			1,514.30
V83187 - Wayne Gibson (Cr)			
TRAVEL TO WSFN MEETING 4/5 AND	27/05/26	Travel to WSFN Meetings	877.80
Total V83187			877.80
V83340 - CONNECT Call Centre Services			
121722	26/05/26	Overcall fees for April 2026	774.07
Total V83340			774.07
V83365 - Bitutek Pty Ltd			
8513	27/05/26	Spray Dandaragan Road for kerb installation	10,616.65
Total V83365			10,616.65
V83437 - Brook Marsh Pty Ltd			
30012479	18/05/26	Works in Progress Materials	2,453.00
Total V83437			2,453.00
V83780 - Pinnacles Traffic Management Services			
287	12/05/26	Traffic Management of Dandaragan Rd including TMP	10,583.38
Total V83780			10,583.38
V83975 - Corsign (WA) Pty Ltd			
103448	18/03/26	Assorted signs for Dandaragan Rd	2,271.50
Total V83975			2,271.50
V84124 - Monsterball Amusements & Hire			
49820905	21/05/26	Inflatables for Youth Festival	12,995.00
Total V84124			12,995.00
V84302 - UDLA			
UDLA5128	18/05/26	Consultancy	7,661.50
UDLA88051	27/05/26	Consultancy	1,540.00
Total V84302			9,201.50
V84402 - Moora IGA			
2893 APRIL 2026	27/05/26	Dandaragan Depot Supplies	65.89
Total V84402			65.89
V84422 - Jurien Tyre & Auto			
73949	25/05/26	Battery for ute	590.00
73893	22/05/26	Alternator & Parts	1,736.50
Total V84422			2,326.50
V84458 - Ray White Jurien Bay			
10/06 - 23/06/26	27/05/26	Staff Housing	1,000.00
17/06 - 30/06/26	27/05/26	Staff Housing	1,400.00
02/06 - 15/06/26	27/05/26	Staff Housing	1,300.00
10/06 - 23/06/26	27/05/26	Staff Housing	1,300.00
Total V84458			5,000.00
V84558 - PRC Building Services Pty Ltd			
1003447	13/05/26	Repairs to Roof and quote for repairs	11,923.92
Total V84558			11,923.92
V84568 - Ignite Electrical			

Payment Details

Payment / Invoice	Date	Description	Amount
5661	19/05/26	Check and fix lighting at skate park	280.50
		Total V84568	280.50
V84788 - ZEC Property Staging and Maintenance Services			
103	26/05/26	Dry hire digger	400.00
		Total V84788	400.00
V85042 - Avantgarde Technologies Pt Ltd			
5114/5115	26/05/26	IT Operations - managed support	4,007.56
		Total V85042	4,007.56
V85045 - Stirling Ashalt			
13845	25/05/26	Supply and lay asphalt as per quote for Dandaragan Rd - WALGA supplier	330,000.00
13752	25/05/26	Supply and lay asphalt as per quote for Dandaragan Rd - WALGA supplier	242,997.92
		Total V85045	572,997.92
V85082 - Jurien Bay Realty			
23/06 - 06/06/26	27/05/26	Staff Housing	1,500.00
06/06 - 19/06/26	27/05/26	Staff Housing	960.00
		Total V85082	2,460.00
V85106 - Topp Dogg			
138061-2	01/05/26	Jackets	200.10
		Total V85106	200.10
V85164 - Robin's Egg Face Painting			
005	21/05/26	Face Painter	375.00
		Total V85164	375.00
V85193 - Melski Art Pty Ltd			
20260525	26/05/26	Art mural Jurien Bay	8,800.00
		Total V85193	8,800.00
V85195 - Irina Shmeleva			
DATASCAPE RATES TRAINING	26/05/26	Datascape Rates Training	664.20
		Total V85195	664.20
V85198 - Zens Crafty Creations			
005	20/05/26	Youth Festival-Tie Dye	2,124.94
		Total V85198	2,124.94
V85201 - Axiis Contracting Pty Ltd			
9589	21/05/26	supply and lay kerbing in Dandaragan	114,331.80
		Total V85201	114,331.80
V85205 - Eilish Collinson			
STAFF TRAINING	26/05/26	Staff Training	225.53
		Total V85205	225.53
V85206 - Neville Smith			
PLANS REFUND	26/05/26	Plans refund	30.00
		Total V85206	30.00
V85207 - Arnold Vervenne			
REFUND FOR DEVELOPMENT	28/05/26	Refund for development Application	147.00
		Total V85207	147.00
		Total EFT01376	1,045,605.65
Grand Total - EFT Payment			1,833,979.37

Payment Details - Direct Debit

Payment / Invoice	Date	Description	Amount
GJBDEB-7427	29/05/2026	Synergy - Fire Hydrant Jurien Bay Vista	\$ 130.56
GJBDEB-7426	29/05/2026	Synergy - Canover Standpipe	\$ 500.54
GJBDEB-7425	29/05/2026	Synergy - Fire Hydrant Oceanview Pde	\$ 482.22
GJBDEB-7424	28/05/2026	Bank Charges	\$ 5.00
GJBDEB-7421	28/05/2026	Water - Standpipe Badgy	\$ 2,911.10
GJBDEB-7420	28/05/2026	Water - Dandy Depot	\$ 927.70
GJBDEB-7419	28/05/2026	Water - Standpipe Dandy Rd	\$ 329.56
GJBDEB-7418	28/05/2026	Water BCC	\$ 867.46
GJBDEB-7417	28/05/2026	Synergy - Zendora Standpipe	\$ 156.93
GJBDEB-7416	27/05/2026	Water - Danday Community Centre	\$ 316.26
GJBDEB-7415	27/05/2026	Water - Dandy Club	\$ 1,105.40
GJBDEB-7414	27/05/2026	Synergy - Aggie's Cottage	\$ 141.93
GJBDEB-7413	27/05/2026	Synergy - Street Lights	\$ 17,225.48
GJBDEB-7412	26/05/2026	Synergy - Badgy Fire Station	\$ 181.42
GJBDEB-7411	26/05/2026	Synergy - Adriana Park	\$ 140.49
GJBDEB-7410	26/05/2026	Synergy - Pioneer Park Toilets	\$ 574.17
GJBDEB-7409	26/05/2026	Synergy - Badgy Oval	\$ 2,139.06
GJBDEB-7408	26/05/2026	Synergy - Creek Pump	\$ 344.59
GJBDEB-7407	26/05/2026	Synergy - Badgy Oval Lights	\$ 126.38
GJBDEB-7423	25/05/2026	Salary Packaging Easifleet	\$ 1,882.11
GJBDEB-7422	25/05/2026	Australia Post charges	\$ 27.29
GJBDEB-7406	22/05/2026	Water GROH	\$ 49.62
GJBDEB-7405	22/05/2026	Water - Quin Pl Dandaragan	\$ 96.82
GJBDEB-7404	22/05/2026	Street Lighting- Memorial Park	\$ 460.14
GJBDEB-7397	18/05/2026	Synergy - Cervantes Oval	\$ 2,473.14
GJBDEB-7396	18/05/2026	Synergy - New Admin Building	\$ 4,994.55
GJBDEB-7395	18/05/2026	Synergy - Jurien Bay Depot	\$ 2,085.97
GJBDEB-7394	18/05/2026	Synergy - Corunna Rd	\$ 166.83
GJBDEB-7393	18/05/2026	Synergy - Cervantes F/S Amenities	\$ 302.24
GJBDEB-7392	18/05/2026	Synergy - Memorial Cnr	\$ 309.64
GJBDEB-7402	15/05/2026	Fat Zebra Transaction Fees	\$ 3.83
GJBDEB-7401	15/05/2026	Commbiz Transaction Fees	\$ 70.69
GJBDEB-7400	15/05/2026	Commbiz Transaction Fees	\$ 0.99
GJBDEB-7399	15/05/2026	BPay Transaction Fees	\$ 184.70
GJBDEB-7398	15/05/2026	Commbiz Acc Serv Fees	\$ 84.00
GJBDEB-7391	15/05/2026	Water - JBay Foreshore Abltions	\$ 1,560.29
GJBDEB-7390	15/05/2026	Water - Jurien Bay Ezy Dump	\$ 882.52
GJBDEB-7389	15/05/2026	Water - Dobbyn Nature Play	\$ 801.19
GJBDEB-7388	15/05/2026	Water - Memorial Park	\$ 96.38
GJBDEB-7385	11/05/2026	Synergy - Dam Pump	\$ 1,117.67
GJBDEB-7384	11/05/2026	Synergy - Dam Pump	\$ 2,899.47
GJBDEB-7383	11/05/2026	Water - Cook St Ablutions	\$ 846.24
GJBDEB-7382	8/05/2026	Water - Pinetree Crs	\$ 322.38
GJBDEB-7381	8/05/2026	Water - Wellness Centre	\$ 121.75
GJBDEB-7380	8/05/2026	Water - Jurien Bay Depot	\$ 743.96
GJBDEB-7379	8/05/2026	Water - Family Resource Centre	\$ 546.97
GJBDEB-7378	8/05/2026	Water - Jurien Admin Centre	\$ 1,036.34
GJBDEB-7377	8/05/2026	Water - JCC	\$ 457.82
GJBDEB-7376	8/05/2026	Water - Jurien Cemetary	\$ 292.16
GJBDEB-7375	8/05/2026	Water - Jurien Hall	\$ 66.26

Payment Details - Direct Debit

Payment / Invoice	Date	Description	Amount
GJBDEB-7374	8/05/2026	Synergy - Fautleroy & Dobbyn Park	\$ 600.61
GJBDEB-7368	7/05/2026	Synergy - JCC	\$ 2,035.55
GJBDEB-7367	7/05/2026	Water - Corunna Rd Toilets	\$ 1,057.21
GJBDEB-7365	6/05/2026	Water - Cervantes Waste Station	\$ 64.78
GJBDEB-7364	6/05/2026	Water - Cervntes Gym/Hall	\$ 430.72
GJBDEB-7363	6/05/2026	Water - Catalonia St Toilets	\$ 6,057.13
GJBDEB-7387	4/05/2026	WEX Motorpass Statement April 2026	\$ 2,641.12
GJBDEB-7362	4/05/2026	Water - 2 York Street	\$ 144.63
GJBDEB-7372	2/05/2026	CBA Merchant Fee	\$ 207.14
GJBDEB-7371	2/05/2026	CBA Merchant Fee	\$ 60.62
GJBDEB-7386	1/05/2026	MC - BCF Australia Stores - Gazebo weight for Youth Festival	\$ 137.50
GJBDEB-7386	1/05/2026	MC - Intuit Mailchimp - Subscription	\$ 88.28
GJBDEB-7386	1/05/2026	MC - Booking.com - Accomodation for Geraldton Court case (dogs)	\$ 351.00
GJBDEB-7386	1/05/2026	MC - SurveyMonkeyCore - Subscription	\$ 349.09
GJBDEB-7386	1/05/2026	MC - Billabong - Fuel DN002	\$ 140.91
GJBDEB-7386	1/05/2026	MC - BUSHFIRE.IO DISASTERSC - subscription	\$ 60.00
GJBDEB-7386	1/05/2026	MC - Dept of Transport WA - Plate swap DN004	\$ 38.80
GJBDEB-7386	1/05/2026	MC - BWS - staff 40 year event	\$ 316.00
GJBDEB-7386	1/05/2026	MC - AUREA HOTEL PERTH KING - Accomodation for Training Course	\$ 654.68
GJBDEB-7386	1/05/2026	MC - Bay Bakery Cafe - staff 40 year event	\$ 45.00
GJBDEB-7386	1/05/2026	MC - PLANNING INSTITUTE AUS - Staff Conference	\$ 470.00
GJBDEB-7386	1/05/2026	MC - BUTCHER BY THE BAY -staff 40 year event	\$ 1,055.50
GJBDEB-7386	1/05/2026	MC - STARLINK INTERNET - Subscription	\$ 283.50
GJBDEB-7386	1/05/2026	MC - Adobe - Subscription	\$ 43.99
GJBDEB-7386	1/05/2026	MC - POST JURIEN BAY LPO - staff 40 year event	\$ 2,023.80
GJBDEB-7386	1/05/2026	MC - InDesign - Subscription	\$ 35.99
GJBDEB-7386	1/05/2026	MC - INTNL TRANSACTION FEE - bank charges	\$ 0.73
GJBDEB-7386	1/05/2026	MC - JURIEN BAY MOTEL APA - Datacom consultant accommodation	\$ 360.00
GJBDEB-7386	1/05/2026	MC - OPENAI *CHATGPT - subscription	\$ 29.11
GJBDEB-7386	1/05/2026	MC - SAFETYCULTURE - Ranger Subscription	\$ 699.60
GJBDEB-7370	1/05/2026	ANZ Bank Merchant Fee	\$ 61.43
GJBDEB-7369	1/05/2026	Interest on Muni Investments	\$ 0.03
GJBDEB-7361	1/05/2026	Water - Cervantes CBD Toilets	\$ 28.73
Grand Total - Direct Debit Payment			\$ 74,163.39

Payment Details

Payment / Invoice	Date Description	Amount
Other		
Other - BPAY 20260513		
V80818 - Telstra Corporation		
2503089339 APRIL 2026	13/05/26 Cervantes Library	14.98
2173531080 APRIL 2026	13/05/26 Telephones - Mobiles	1,086.00
7003615800 APRIL 2026	13/05/26 IT Operations	1,583.71
3258981000 APRIL 2026	13/05/26 Communications (Telephones & Data) - General	5,406.84
	Total V80818	5,406.84
V81671 - Water Corporation		
9015421491 APRIL 2026	13/05/26 Controlled Waste DEC tracking form	3,976.80
	Total V81671	3,976.80
	Total BPAY 20260513	12,068.33
Grand Total - Other		12,068.33



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

Account Name **SHIRE OF DANDARAGAN**

Period Ending **01 JUN 26**

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

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Cost Centre	Card Number	Date	Docket Number	Supplier Name/ Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST	
0402		03MAY	6005	REDDY EXPRESS OSBORNE PA	96662372027	REDDY EXPRESS	DN000	1,852	REGULAR ULP	173.90	110.73	175.05	17.51	192.56	
0402		03MAY		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83	
0402		17MAY	2866	METRO PETROLEUM JURIE B	99674270136	METRO	DN000	2,922	REGULAR ULP	195.90	115.27	205.28	20.53	225.81	
0402		17MAY	2866	METRO PETROLEUM JURIE B	99674270136		DN000	2,922	SURCHARGE			5.32	0.53	5.85	
0402		17MAY		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83	
0402		23MAY	2979	METRO PETROLEUM JURIE B	99674270136	METRO	DN000		REGULAR ULP	195.89	37.74	67.21	6.72	73.93	
0402		23MAY	2979	METRO PETROLEUM JURIE B	99674270136		DN000		SURCHARGE			1.74	0.17	1.91	
0402		23MAY		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83	
0402		25MAY	90295	CALTEX GLENFIELD	34009644151	CALTEX STARCARD	DN000	3,601	REGULAR ULP	189.90	80.23	138.51	13.85	152.36	
0402		25MAY		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83	
0402		01JUN		WEX AUSTRALIA	68005970570		DN000		MANAGEMENT FEE			5.00	0.50	5.50	
Approx. fuel consumption: 13.8 Lt/100Km															
										CEO	TOTAL CARD SPEND	343.97	\$601.11	\$60.13	\$661.24
COST CENTRE TOTAL GOVERNANCE											343.97	\$601.11	\$60.13	\$661.24	
0501		01JUN		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		01JUN		WEX AUSTRALIA	68005970570		DN86		MANAGEMENT FEE			5.00	0.50	5.50	
										EMC	TOTAL CARD SPEND	0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL FIRE											0.00	\$10.00	\$1.00	\$11.00	

In accordance with Goods and Services Tax: Waiver of Tax Invoice Requirement (Corporate Card Statements) Determination 2020 (Instrument ID: 2020/SMB/0006), your business does not need to retain original tax invoices to claim input tax credits for the GST expenditure shown on this statement / report (excluding WEX Bill Payment Service transactions). To comply with this ruling the card must show a card holder name (and / or vehicle registration where applicable) and your business must maintain regulated policies for making adjustments for expenditure that is wholly or partly of a private or domestic nature, and to ensure that input tax credits are not claimed more than once for a single creditable acquisition. Please retain this document to substantiate your taxation claims. This document is issued by WEX Australia Pty Ltd, A.B.N. 68 005 970 570, Level 23, 367 Collins St, Melbourne VIC 3000.

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



Purchases by Cardholder
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Account Name

SHIRE OF DANDARAGAN

Period Ending

01 JUN 26

Account No.

144 184 843 - 7

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Cost Centre	Card Number	Date	Docket Number	Supplier Name/ Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST	
1103		01JUN		WEX AUSTRALIA	68005970570				MANAGEMENT FEE			5.00	0.50	5.50	
						SANDY CAPE			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50	
COST CENTRE TOTAL ECONOMIC DEVELOPMENT											0.00	\$5.00	\$0.50	\$5.50	
1404		05MAY	2656	METRO PETROLEUM JURIEN B	99674270136	METRO			REGULAR ULP	195.90	96.99	172.73	17.27	190.00	
1404		05MAY	2656	METRO PETROLEUM JURIEN B	99674270136				SURCHARGE			4.47	0.45	4.92	
1404		05MAY		WEX AUSTRALIA	68005970570				TRANSACTION FEE			0.75	0.08	0.83	
1404		01JUN		WEX AUSTRALIA	68005970570				MANAGEMENT FEE			5.00	0.50	5.50	
JURIEN-SUNDRY PLANT															
TOTAL CARD SPEND											96.99	\$182.95	\$18.30	\$201.25	
1404		01MAY	36877	BILLABONG ROADHOUSE	93128752545	INDEPENDENT	DN035	129,600	DIESEL	249.90	46.55	105.75	10.58	116.33	
1404		01MAY		WEX AUSTRALIA	68005970570		DN035		TRANSACTION FEE			0.75	0.08	0.83	
1404		05MAY	36917	BILLABONG ROADHOUSE	93128752545	INDEPENDENT	DN035	129,829	DIESEL	235.91	37.48	80.38	8.04	88.42	
1404		05MAY		WEX AUSTRALIA	68005970570		DN035		TRANSACTION FEE			0.75	0.08	0.83	
1404		13MAY	13720	PETRO FUELS CATABY	41609822684	INDEPENDENT	DN035	911	DIESEL	264.50	95.70	230.12	23.01	253.13	
1404		13MAY		WEX AUSTRALIA	68005970570		DN035		TRANSACTION FEE			0.75	0.08	0.83	
1404		01JUN		WEX AUSTRALIA	68005970570		DN035		MANAGEMENT FEE			5.00	0.50	5.50	
WILLIAM MILLER															
TOTAL CARD SPEND											179.73	\$423.50	\$42.37	\$465.87	
COST CENTRE TOTAL PLANT AND VEHICLE											276.72	\$606.45	\$60.67	\$667.12	
1405		01JUN		WEX AUSTRALIA	68005970570				MANAGEMENT FEE			5.00	0.50	5.50	
DANDY DEPOT															
TOTAL CARD SPEND											0.00	\$5.00	\$0.50	\$5.50	

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Account Name **SHIRE OF DANDARAGAN**
 Account No. **144 184 843 - 7**

Period Ending **01 JUN 26**
 Page **8 of 12**

Cost Centre	Card Number	Date	Docket Number	Supplier Name/ Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST	
COST CENTRE TOTAL INFRASTRUCTURE											0.00	\$5.00	\$0.50	\$5.50	
BMC		01JUN		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	
DOPS		01JUN		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		01JUN		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		22MAY	12990	AMPOL JURIE BAY	64000175342	AMPOL	DN001	18,787	PREMIUM	234.94	31.48	67.24	6.72	73.96	
EMDS		22MAY		WEX AUSTRALIA	68005970570		DN001		TRANSACTION FEE			0.75	0.08	0.83	
EMDS		01JUN		WEX AUSTRALIA	68005970570		DN001		MANAGEMENT FEE			5.00	0.50	5.50	
Approx. fuel consumption: 16.0 Lt/100Km															
						DN001 OUTBACK			TOTAL CARD SPEND		31.48	\$72.99	\$7.30	\$80.29	

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Period Ending: 01 JUN 26
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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	
COST CENTRE TOTAL PLANNING											31.48	\$72.99	\$7.30	\$80.29	
EMI		01MAY	2653	SHARK BAY FUEL FISHING &	16388502276	INDEPENDENT	DN002	28,100	DIESEL	<200.00>	<29.75>	54.09	5.41	59.50	
EMI		01MAY		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83	
EMI		01MAY	36881	BILLABONG ROADHOUSE	93128752545	INDEPENDENT	DN002	28,300	DIESEL	249.91	42.22	95.92	9.59	105.51	
EMI		01MAY		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83	
EMI		01MAY	167718	CALTEX GLENFIELD	34009644151	CALTEX STARCARD	DN002	28,500	DIESEL	259.90	49.33	116.55	11.66	128.21	
EMI		01MAY		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83	
EMI		09MAY	16265	BP JURIE BAY	72825626712	BP	DN002	28,750	ULS DIESEL (245.00	52.60	117.15	11.72	128.87	
EMI		09MAY		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83	
EMI		01JUN		WEX AUSTRALIA	68005970570		DN002		MANAGEMENT FEE			5.00	0.50	5.50	
Approx. fuel consumption: 22.3 Lt/100Km															
EMI											TOTAL CARD SPEND	173.90	\$391.71	\$39.20	\$430.91
COST CENTRE TOTAL INFRASTRUCTURE											173.90	\$391.71	\$39.20	\$430.91	
JEOPS		01JUN		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		01JUN		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

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Period Ending **01 JUN 26**
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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
COST CENTRE TOTAL PLANNING											121.83	\$251.02	\$25.12	\$276.14
WHS		01JUN		WEX AUSTRALIA	68005970570		DN11047		MANAGEMENT FEE			5.00	0.50	5.50
						DN11047 HILUX			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL INFRASTRUCTURE											0.00	\$5.00	\$0.50	\$5.50

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**MONTHLY FINANCIAL REPORT
For the period ended 31 May 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 MAY 2026

Note	Amended	YTD	YTD	Variance*	Variance*	Var.
	Budget	Budget	Actual	\$	%	
	Estimates	Estimates	Actual	(c) - (b)	((c) - (b))/(b)	
	(a)	(b)	(c)	\$	%	
	\$	\$	\$	\$	%	
OPERATING ACTIVITIES						
Revenue from operating activities						
General rates	6,949,796	6,949,796	6,946,295	(3,501)	(0.05%)	
Rates excluding general rates	1,443,498	1,443,498	1,436,843	(6,655)	(0.46%)	
Grants, subsidies and contributions	2,603,367	1,931,998	1,996,939	64,941	3.36%	
Fees and charges	3,840,435	3,840,435	3,811,689	(28,746)	(0.75%)	
Interest revenue	452,321	322,321	332,306	9,985	3.10%	
Other revenue	53,400	53,400	40,260	(13,140)	(24.61%)	▼
Profit on asset disposals	389,689	389,689	2,035	(387,654)	(99.48%)	▼
	15,732,506	14,931,137	14,566,367	(364,770)	(2.44%)	
Expenditure from operating activities						
Employee costs	(6,040,720)	(4,912,088)	(4,796,961)	115,127	2.34%	
Materials and contracts	(6,923,526)	(5,368,508)	(5,384,430)	(15,922)	(0.30%)	
Utility charges	(480,816)	(422,841)	(422,311)	530	0.13%	
Depreciation	(8,593,056)	(8,593,056)	(8,132,427)	460,629	5.36%	
Finance costs	(45,687)	(45,687)	(38,202)	7,485	16.38%	
Insurance	(373,880)	(373,880)	(374,344)	(464)	(0.12%)	
Other expenditure	(768,665)	(743,025)	(689,410)	53,615	7.22%	
Loss on asset disposals	(4,525)	(4,525)	0	4,525	100.00%	
	(23,230,875)	(20,463,610)	(19,838,085)	625,525	3.06%	
Non cash amounts excluded from operating activities	2(c) 8,230,677	8,207,892	8,192,123	(15,769)	(0.19%)	
Amount attributable to operating activities	732,308	2,675,419	2,920,405	244,986	9.16%	
INVESTING ACTIVITIES						
Inflows from investing activities						
Proceeds from capital grants, subsidies and contributions	6,784,411	6,784,411	2,523,289	(4,261,122)	(62.81%)	▼
Proceeds from disposal of assets	464,250	0	5,027	5,027	0.00%	
Proceeds from financial assets at amortised cost - self supporting loans	0	14,593	14,593	0	0.00%	
	7,248,661	6,799,004	2,542,909	(4,256,095)	(62.60%)	
Outflows from investing activities						
Acquisition of property, plant and equipment	(3,177,960)	(1,229,211)	(1,229,211)	(0)	(0.00%)	
Acquisition of infrastructure	(8,949,330)	(4,778,278)	(5,205,396)	(427,118)	(8.94%)	
	(12,127,290)	(6,007,489)	(6,434,608)	(427,119)	(7.11%)	
Non-cash amounts excluded from investing activities	2(d) (1,512,989)	0	0	0	0.00%	
Amount attributable to investing activities	(6,391,618)	791,515	(3,891,698)	(4,683,213)	(591.68%)	
FINANCING ACTIVITIES						
Inflows from financing activities						
Leases liabilities recognised	0	0	1,051	1,051	0.00%	
Proceeds from new borrowings	550,000	550,000	550,000	0	0.00%	
Transfer from reserves	1,648,950	1,648,950	1,648,950	0	0.00%	
	2,198,950	2,198,950	2,200,001	1,051	0.05%	
Outflows from financing activities						
Payments for principal portion of lease liabilities	(24,778)	(23,210)	(23,210)	0	0.00%	
Repayment of borrowings	(167,967)	(165,329)	(165,329)	0	0.00%	
Transfer to reserves	(2,159,345)	(2,038,787)	(2,038,787)	0	0.00%	
	(2,352,090)	(2,227,326)	(2,227,326)	0	0.00%	
Amount attributable to financing activities	(153,140)	(28,376)	(27,325)	1,051	3.70%	
MOVEMENT IN SURPLUS OR DEFICIT						
Surplus or deficit at the start of the financial year	2(a) 5,812,450	5,812,450	5,812,450	0	0.00%	
Amount attributable to operating activities	732,308	2,675,419	2,920,405	244,986	9.16%	
Amount attributable to investing activities	(6,391,618)	791,515	(3,891,698)	(4,683,213)	(591.68%)	▼
Amount attributable to financing activities	(153,140)	(28,376)	(27,325)	1,051	3.70%	
Surplus or deficit after imposition of general rates	0	9,251,008	4,813,832	(4,437,176)	(47.96%)	▼

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 MAY 2026

	Actual 30 June 2025	Actual as at 31 May 2026
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	8,225,779	9,541,823
Trade and other receivables	704,410	933,192
Other financial assets	16,444	1,851
Inventories	67,947	55,363
Other assets	908,818	4,233,354
TOTAL CURRENT ASSETS	9,923,398	14,765,583
NON-CURRENT ASSETS		
Trade and other receivables	61,731	0
Other financial assets	101,388	101,387
Property, plant and equipment	43,837,848	42,359,595
Infrastructure	290,079,635	286,357,058
Right-of-use assets	2,912,275	2,684,250
TOTAL NON-CURRENT ASSETS	336,992,877	331,502,290
TOTAL ASSETS	346,916,275	346,267,873
CURRENT LIABILITIES		
Trade and other payables	655,743	321,130
Contract liabilities	179,700	246,425
Capital grant/contributions liabilities	0	2,463,516
Other liabilities	171	1,513
Lease liabilities	160,980	137,769
Borrowings	167,967	2,638
Employee related provisions	710,586	289,139
TOTAL CURRENT LIABILITIES	1,875,147	3,462,130
NON-CURRENT LIABILITIES		
Lease liabilities	2,672,592	2,672,593
Borrowings	1,737,121	2,287,121
Employee related provisions	70,125	70,125
TOTAL NON-CURRENT LIABILITIES	4,479,838	5,029,839
TOTAL LIABILITIES	6,354,985	8,491,969
NET ASSETS	340,561,290	337,775,904
EQUITY		
Retained surplus	202,846,984	199,671,759
Reserve accounts	4,373,156	4,762,995
Revaluation surplus	133,341,150	133,341,150
TOTAL EQUITY	340,561,290	337,775,904

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 MAY 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 where no inconsistencies exist.

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

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

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

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 11 June 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 2024-25 Annual Budget. Please refer to the adopted budget document for details of these policies.

Critical accounting estimates and judgements

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

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

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

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

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

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

2 NET CURRENT ASSETS INFORMATION

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

	Amended Budget Opening	Actual as at	Actual as at
Note	1 July 2025	30 June 2025	31 May 2026
	\$	\$	\$
Current assets			
Cash and cash equivalents	8,226,581	8,225,779	9,541,823
Trade and other receivables	764,227	704,410	933,192
Other financial assets	16,444	16,444	1,851
Inventories	67,947	67,947	55,363
Other assets	908,818		4,233,354
	9,984,017	9,014,580	14,765,583
Less: current liabilities			
Trade and other payables	(679,214)	(655,743)	(321,130)
Other liabilities	(179,630)	(179,871)	(1,513)
Lease liabilities	(25,551)	(25,266)	(137,769)
Borrowings	(167,967)	(167,967)	(2,638)
Employee related provisions	(718,088)	(710,586)	(289,139)
Deferred Lease income		(135,714)	0
	(1,770,450)	(1,875,147)	(752,189)
Net current assets	8,213,567	7,139,433	14,013,394
Less: Total adjustments to net current assets	2(b) (3,978,946)	(1,326,983)	(4,427,007)
Closing funding surplus / (deficit)	4,234,621	5,812,450	9,586,387

(b) Current assets and liabilities excluded from budgeted deficiency

Adjustments to net current assets			
Less: Reserve accounts	(4,373,156)	(4,373,156)	(4,762,993)
Less: Financial assets at amortised cost - self supporting loans	0	(16,444)	(1,851)
Add: Current liabilities not expected to be cleared at the end of the year			
- Current portion of lease liabilities	24,778	25,266	137,769
- Current portion of borrowings	167,967	167,967	2,638
- Deferred Lease Income		2,850,000	
- Current portion of employee benefit provisions held in reserve	201,465	19,384	197,430
Total adjustments to net current assets	2(a) (3,978,946)	(1,326,983)	(4,427,007)

(c) Non-cash amounts excluded from operating activities

	Amended Budget Estimates	YTD Budget Estimates	YTD Actual
	30 June 2026	31 May 2026	31 May 2026
	\$	\$	\$
Adjustments to operating activities			
Less: Profit on asset disposals	(389,689)	(389,689)	(2,035)
Add: Loss on asset disposals	4,525	4,525	0
Add: Depreciation	8,593,056	8,593,056	8,132,427
Non-cash movements in non-current assets and liabilities:			
- Pensioner deferred rates			61,731
- Employee provisions	22,785		0
Total non-cash amounts excluded from operating activities	8,230,677	8,207,892	8,192,123

(d) Non-cash amounts excluded from investing activities

Adjustments to investing activities	
Property, plant and equipment received for substantially less than fair value	(1,512,989)

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

Description	Var. \$	Var. %	
	\$	%	
Revenue from operating activities			
Other revenue	(13,140)	(24.61%)	▼
The reduced fuel tax credit rates from 1st of April to 30th June		Permanent	
Profit on asset disposals	(387,654)	(99.48%)	▼
Delay in trade of Grader, Loader and Tip Truck		Permanent	
Inflows from investing activities			
Proceeds from capital grants, subsidies and contributions	(4,261,122)	(62.81%)	▼
Road project funding is underway, acquittals in process		Timing	
HSP2 projects delayed until FY27		Timing	
Surplus or deficit after imposition of general rates	(4,437,176)	(47.96%)	▼
Road project funding is underway, acquittals in process		Timing	
HSP2 projects delayed until FY27		Timing	

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 MAY 2026**

1 CASH AND FINANCIAL ASSETS AT AMORTISED COST

Description	Classification	Unrestricted	Restricted Accounts	Total	Trust	Institution	Interest Rate	Maturity Date
		\$	\$	\$	\$			
Municipal Account	Cash and cash equivalents	2,067,427	2,709,941	4,777,368		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	1,262,996	1,262,996		CBA	3.75%	Ongoing
Reserve Term Deposit	Cash and cash equivalents	0	3,500,000	3,500,000		CBA	4.02%	May 2026
Total		2,068,887	7,472,937	9,541,824	0			
Comprising								
Cash and cash equivalents		2,068,887	7,472,937	9,541,824	0			
		2,068,887	7,472,937	9,541,824	0			

KEY INFORMATION

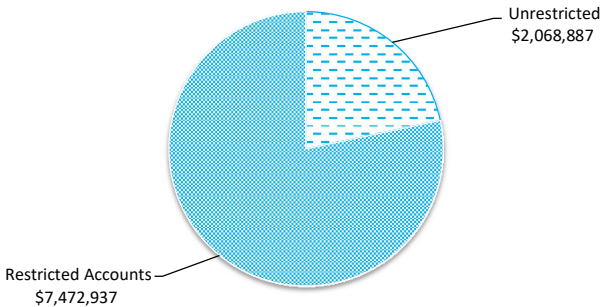
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of 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 MAY 2026

2 RESERVE ACCOUNTS

Reserve account name	Budget				Actual			
	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$
Reserve accounts restricted by Council								
Leave reserve	195,532	6,321	0	201,853	195,532	1,898	0	197,430
Plant reserve	454,133	12,583	(200,000)	266,716	454,133	4,405	(200,000)	258,538
Building reserve	386,135	31,862	0	417,997	386,135	14,746	0	400,881
Rubbish reserve	297,011	215,229	0	512,240	297,011	202,883	0	499,894
Community Centre reserve	341,938	20,214	0	362,152	341,938	9,319	0	351,257
Television Services Reserve	57,248	1,851	0	59,099	57,248	556	0	57,804
Information Technology Reserve	61,845	2,000	0	63,845	61,845	600	0	62,445
Land Development Reserve	2,644	2,478	0	5,122	2,644	26	0	2,670
Parking Requirements (L1154 SandpiperSt) Res	12,371	400	0	12,771	12,371	120	0	12,491
Parks & Rec. Grounds (Seagate) Reserve	162,763	5,262	0	168,025	162,763	1,579	0	164,342
Sport and Recreation Reserve	93,408	92,265	(48,950)	136,723	93,408	89,816	(48,950)	134,274
Landscaping Reserve	2,871	93	0	2,964	2,871	28	0	2,899
Aerodrome Reserve	45,904	19,214	0	65,118	45,904	13,446	0	59,350
Public Open Space Renewal Reserve	6,705	7,406	0	14,111	6,705	65	0	6,770
Infrastructure Renewal Reserve	757,815	500,731	(700,000)	558,546	757,815	483,589	(700,000)	541,404
Public Open Space Construction Reserve	10,179	329	0	10,508	10,179	99	0	10,278
Infrastructure Construction Reserve	158,050	86,331	0	244,381	158,050	82,756	0	240,806
Building Construction Reserve	28,955	520,915	0	549,870	28,955	520,260	0	549,215
Economic Development Reserve	980,436	622,602	(450,000)	1,153,038	980,436	609,516	(450,000)	1,139,952
Turquoise Way Path Reserve	56,149	1,815	0	57,964	56,149	545	0	56,694
Cash in Lieu of Landscaping-Lot1146 Sandpiper	2,706	87	0	2,793	2,706	27	0	2,733
Cervantes Community Infrastructure Developme	258,358	9,357	(250,000)	17,715	258,358	2,508	(250,000)	10,866
	4,373,156	2,159,345	(1,648,950)	4,883,551	4,373,156	2,038,787	(1,648,950)	4,762,993

3 CAPITAL ACQUISITIONS

Capital acquisitions	Amended		YTD Actual	YTD Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Buildings	1,355,150	711,926	711,926	0
Furniture and equipment	15,000	3,650	3,650	0
Plant and equipment	1,807,810	513,635	513,635	0
Acquisition of property, plant and equipment	3,177,960	1,229,211	1,229,211	0
Infrastructure - roads	5,084,177	4,251,910	4,624,745	372,835
Infrastructure - Footpaths	288,000	10,710	47,935	37,225
Infrastructure - Parks and Reserves	406,500	310,181	324,619	14,438
Infrastructure - Other	3,170,653	205,477	208,098	2,621
Acquisition of infrastructure	8,949,330	4,778,278	5,205,396	427,118
Total capital acquisitions	12,127,290	6,007,489	6,434,608	427,119
Capital Acquisitions Funded By:				
Capital grants and contributions	6,784,411	6,784,411	2,523,289	(4,261,122)
Lease liabilities	0	0	1,051	1,051
Borrowings	550,000	550,000	550,000	0
Other (disposals & C/Fwd)	464,250	0	5,027	5,027
Reserve accounts				
Plant reserve	200,000	200,000	200,000	0
Sport and Recreation Reserve	48,950		48,950	48,950
Infrastructure Renewal Reserve	700,000	700,000	700,000	0
Economic Development Reserve	450,000	450,000	450,000	0
Cash in Lieu of Landscaping-Lot1146 Sandpiper St	250,000	250,000	250,000	0
Contribution - operations	2,679,679	(2,926,922)	1,706,290	4,633,212
Capital funding total	12,127,290	6,007,489	6,434,608	427,119

KEY INFORMATION

Initial recognition

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

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

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

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

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

Measurement after recognition

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

Reportable Value

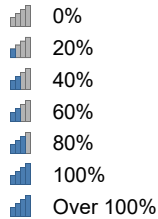
In accordance with *Local Government (Financial Management) Regulation 17A(2)*, the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

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

3 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Capital expenditure total

Level of completion indicators

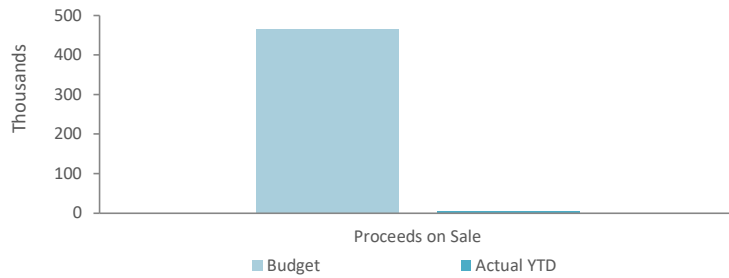


Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

Account Description	Amended		YTD Actual	Variance
	Budget	YTD Budget		(Under)/Over
	\$	\$	\$	\$
COALSEAM FOOTPATH - I10071	288,000	288,000	47,935	240,065
JURIEN IRRIGATION PROJECT - I20094	85,500	85,500	36,100	49,400
CERVANTES OVAL RETIC - I20109	130,000	130,000	111,620	18,380
RONCARD RESERVE CERV - REPLACE BBQ COOKTOP - I20111	4,650	4,650	3,529	1,121
JB CEMETERY GRAVE RETAINMENT - I30084	20,000	20,000	8,480	11,520
PIONEER PARK DANDARAGAN UPGRADE - I30109	30,000	30,000	40,752	(10,752)
JB AIRPORT SMALL PROJECTS - I30110	162,260	162,260	71,002	91,258
MOTORISATION CERVANTES WASTE TIP HOPPER - I30111	30,893	30,893	0	30,893
DOG/CAT POUND FACILITY FY26 - I30112	40,000	40,000	10,273	29,727
SANDY CAPE SOLAR LIGHTING - I30114	7,500	7,500	7,725	(225)
SANDY CAPE NORTH HEAD REMEDIATION - I30115	6,000	6,000	0	6,000
SANDY CAPE REINSTATEMNT OF RAMP TO MAKE LOOKOUT SA - I30116	7,500	7,500	0	7,500
JB DEPOT SHED EXTENSION - I50241	46,000	46,000	0	46,000
AGGIES COTTAGE - ANNUAL RENEWAL WORKS - I50246	10,000	10,000	1,846	8,154
4 PINETREE CIRCUIT - REPLACE PATIO - I50280	35,000	35,000	0	35,000
NEW DEPOT AMENITIES / 2X1 WITH CARETAKERS WING - I50287	10,000	10,000	88	9,912
CERVANTES NICHE WALL CONSTRUCTION - I50290	155,000	155,000	114,890	40,110
CERVANTES COMMUNITY RECREATION CENTRE - NEW ENTRY - I50291	0	0	0	0
JURIEN BAY CBD PLAN - NEW ABLUTION BLOCK - I50295	200,000	200,000	3,489	196,511
CERVANTES CCRC - CHANGEROOMS - I50296	930,000	930,000	635,174	294,826
JSRC SOAKWELL - I50304	12,000	12,000	12,980	(980)
JURIEN ADMIN - NEW ALARM, CCTV & LOCKS - I50305	40,000	40,000	29,388	10,612
FAMILY RESOURCE CENTRE - AIRCON FOR MAIN OFFICE - I50307	4,500	4,500	3,109	1,391
HSP2 INFRASTRUCTURE & LAND SERVICING - I50308	2,800,500	2,800,500	7,380	2,793,120
JURIEN CIVIC CENTRE - FLOORING REPLACEMENT - I50310	15,000	15,000	3,650	11,350
JURIEN ADMIN - WINDOW BLINDS - I50311	25,000	25,000	18,396	6,604
CERVANTES REC RES PLAYGROUND - I80002	125,000	125,000	89,816	35,184
DANDARAGAN BASKETBALL DUNK RING - I80020	15,000	15,000	38,606	(23,606)
DAMBADGIE ROAD - MGR011	150,000	150,000	0	150,000
ROWES ROAD RECONSTRUCTION - MRR007REC	1,530,000	1,530,000	1,511,733	18,267
COCKLESHELL GULLY RECONSTRUCTION - MRR051RECCO	40,000	40,000	41,260	(1,260)
GILLINGARA ROAD FINAL SEAL - RCR010FSCO	110,638	110,638	130,414	(19,776)
MUTHERWANDERY ROAD RECONSTRUCTION - RCR030REC	673,725	673,725	471,625	202,100
CATABY ROAD - RRG001FS	72,500	72,500	80,630	(8,130)
DANDARAGAN ROAD - RRG002FS	135,000	135,000	153,760	(18,760)
DANDARAGAN ROAD - RRG002REC	2,372,314	2,372,314	2,235,323	136,991
GRADER - MAINTENANCE - I60014	560,000	560,000	460	559,540
LOADER - CONSTRUCTION - I60041	600,000	600,000	0	600,000
TRUCK - ROAD MAINTENANCE - I60036	130,000	130,000	0	130,000
TOYOTA PRADO DN000 - I60044	86,133	86,133	0	86,133
PRESSURE CLEANER - I60055	7,500	7,500	90,059	(82,559)
2022 IVECO DAILY 4X4 FIRE ENGINE	414,177	414,177	8,939	405,238
TRAILER DANDARAGAN VFB	10,000	10,000	414,177	(404,177)
	12,127,290	12,127,290	6,440,785	5,686,505

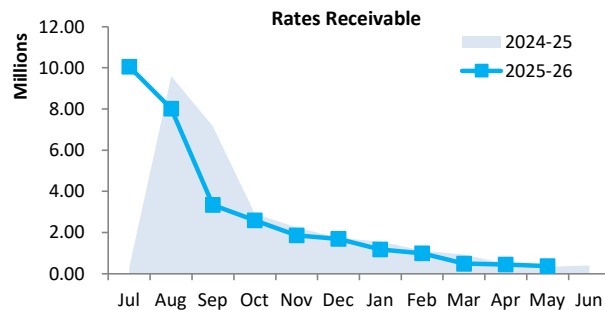
4 DISPOSAL OF ASSETS

Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book		Profit	(Loss)	Net Book		Profit	(Loss)
		Value	Proceeds			Value	Proceeds		
\$	\$	\$	\$	\$	\$	\$	\$		
Plant and equipment									
	2016 Cat 12M Motor Grader - DN027	17,867	165,000	147,133	0	0	0	0	0
	Caterpillar 950K Wheel Loader - DN011	19,936	155,000	135,064	0	0	0	0	0
	2015 Hino 500 Series Tip Truck - DN006	2,127	70,000	67,873	0	0	0	0	0
	2023 Prado GXL	27,248	56,000	28,752	0	0	0	0	0
	Pressure Cleaner	0	250	250	0	0	0	0	0
	2017 Ford Everest SUV 4WD - DN004	7,383	18,000	10,617	0	0	0	0	0
	2017 Mazda CX5 Wgn - DN032	4,525	0	0	(4,525)	2,992	5,027	2,035	0
		79,086	464,250	389,689	(4,525)	2,992	5,027	2,035	0



5 RECEIVABLES

Rates receivable	30 June 2025	31 May 2026
	\$	\$
Opening arrears previous year	406,824	342,324
Levied this year	7,982,889	8,383,138
Fees and charges levied through rates	1,389,542	1,458,654
Less - collections to date	(9,436,931)	(9,814,669)
Net rates collectable	342,324	369,447
% Collected	96.5%	96.4%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	0	462,192	27,013	43,124	32,842	565,172
Percentage	0.0%	81.8%	4.8%	7.6%	5.8%	
Balance per trial balance						
Trade and other receivables						565,172
Allowance for credit losses of trade receivables						(1,427)
Total receivables general outstanding						563,745

Amounts shown above include GST (where applicable)

KEY INFORMATION

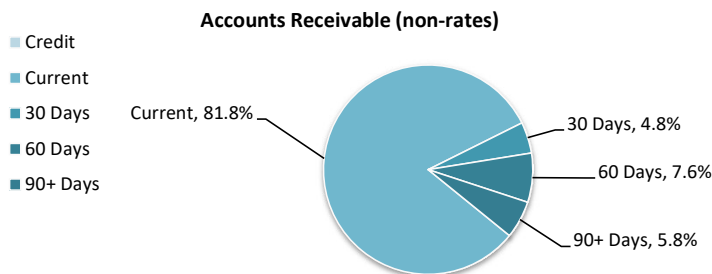
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

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

Classification and subsequent measurement

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

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



6 OTHER CURRENT ASSETS

Other current assets	Opening Balance 1 July 2025	Asset Increase	Asset Reduction	Closing Balance 31 May 2026
	\$	\$	\$	\$
Other financial assets at amortised cost				
Financial assets at amortised cost - self supporting loans	16,444	0	(14,593)	1,851
Inventory				
Stock on Hand - Fuel	67,947	289,484	(302,068)	55,363
Other assets				
Work in Progress	908,818	6,203,142	(2,878,606)	4,233,354
Total other current assets	993,209	6,492,626	(3,195,267)	4,290,568

Amounts shown above include GST (where applicable)

KEY INFORMATION

Other financial assets at amortised cost

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

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

Inventory

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

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

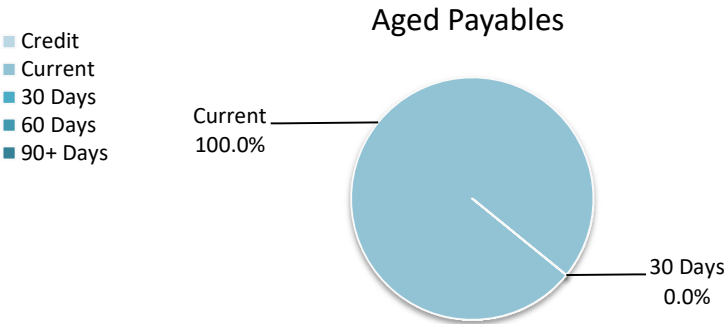
7 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	0	73,928	0	0	0	73,928
Percentage	0.0%	100.0%	0.0%	0.0%	0.0%	
Balance per trial balance						
Sundry creditors						73,928
ATO liabilities						(115,988)
Bonds and deposits held						363,190
Total payables general outstanding						321,130

Amounts shown above include GST (where applicable)

KEY INFORMATION

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



8 BORROWINGS

Repayments - borrowings

Information on borrowings Particulars	Loan No.	New Loans			Principal Repayments		Principal Outstanding		Interest Repayments	
		1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Dandaragan Residential House - GROH	136	430,807	0	0	(62,808)	(63,087)	367,999	367,720	(7,601)	(7,399)
Jurien Bay Foreshore Redevelopment	137	1,288,475	0	0	(63,508)	(63,907)	1,224,967	1,224,568	(26,772)	(31,955)
Jurien Bay Depot Building	138	167,499	0	0	(24,420)	(24,529)	143,079	142,970	(1,221)	(2,877)
Cervantes Rec. Centre	New	0	550,000	550,000	0	0	550,000	550,000	0	0
		1,886,781	550,000	550,000	(150,736)	(151,523)	2,286,045	2,285,258	(35,594)	(42,231)
Self supporting loans										
Jurien Bay Progress Association - Shed		7,681	0	0	(7,681)	(7,681)	0	0	(143)	(144)
Jurien Bay Mens Shed - Shed		5,553	0	0	(1,839)	(3,690)	3,714	1,863	(37)	(61)
Badgingarra Bowling Club - Synthetic Surface		5,073	0	0	(5,073)	(5,073)	0	0	(16)	(16)
		18,307	0	0	(14,593)	(16,444)	3,714	1,863	(196)	(221)
Total		1,905,088	550,000	550,000	(165,329)	(167,967)	2,289,759	2,287,121	(35,790)	(42,452)
Current borrowings		167,967					2,638			
Non-current borrowings		1,737,121					2,287,121			
		1,905,088					2,289,759			

All debenture repayments were financed by general purpose revenue.

Self supporting loans are financed by repayments from third parties.

New borrowings 2025-26

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

KEY INFORMATION

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

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

9 LEASE LIABILITIES

Movement in carrying amounts

Information on leases Particulars	Lease No.	1 July 2025	New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Photocopier Lease	Ricoh	29,388	0	0	(8,990)	(9,085)	20,398	20,303	(675)	(1,462)
Water Filter Lease	Waterlogic	32,300	1,051	0	(14,220)	(15,693)	19,131	16,607	(1,737)	(1,773)
Deferred Lease Income*		2,770,832	0	0	0	0	2,770,832	2,770,832	0	0
Total		2,832,520	1,051	0	(23,210)	(24,778)	2,810,361	2,807,742	(2,412)	(3,235)
Current lease liabilities		160,980					137,769			
Non-current lease liabilities		2,671,540					2,672,593			
		2,832,520					2,810,361			

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 lessor, in respect of Lot 1223 on Deposited Plan 219774, comprising land on which the Retired Services League (RSL) Jurien Bay Sub-branch has erected and fully funded a building. A lease has been granted for a fixed, non-cancellable term of 21 years, being the maximum lease term the Shire is permitted to grant under its policy framework. The non-cash accounting treatment reflects the recognition of the building as a Shire asset, with the corresponding benefit received by the lessee recognised as Deferred Lease Income and amortised over the lease term. The lease is subject to renewal upon expiry; however, renewal is not assumed for accounting purposes unless and until the option is exercised.

10 OTHER CURRENT LIABILITIES

	Note	Opening Balance 1 July 2025 \$	Liability transferred from/(to) non current \$	Liability Increase \$	Liability Reduction \$	Closing Balance 31 May 2026 \$
Other current liabilities						
Other liabilities						
Contract liabilities		179,700	0	66,725	0	246,425
Capital grant/contributions liabilities		0	0	2,605,629	(142,113)	2,463,516
Suspense payments		171	0	479,761	(478,419)	1,513
Total other liabilities		179,871	0	3,152,115	(620,532)	2,711,454
Employee Related Provisions						
Provision for annual leave		339,046	0	0	(351,821)	(12,775)
Provision for long service leave		371,540	0	0	(69,626)	301,914
Total Provisions		710,586	0	0	(421,447)	289,139
Total other current liabilities		890,457	0	3,152,115	(1,041,979)	3,000,593

Amounts shown above include GST (where applicable)

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

KEY INFORMATION

Provisions

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

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

Employee Related Provisions

Short-term employee benefits

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

The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

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

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

Contract liabilities

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

Capital grant/contribution liabilities

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

11 GRANTS, SUBSIDIES AND CONTRIBUTIONS

	Unspent grant, subsidies and contributions liability					Grants, subsidies and contributions revenue					YTD Revenue Actual
	Liability	Increase in Liability	Decrease in Liability	Liability	Current Liability	Amended Budget Revenue	YTD Budget	Annual Budget	Budget Variations	Expected	
	1 July 2025	(As revenue)	31 May 2026	31 May 2026		\$	\$	\$	\$	\$	
Grants and subsidies											
Grants Commission - General	0	0	0	0	0	569,291	257,021	569,291	0	569,291	342,695
Grants Commission - Roads	0	0	0	0	0	738,676	503,527	738,676	0	738,676	671,369
ESL Operating Grant	0	0	0	0	0	83,000	93,784	83,000	0	83,000	117,325
ESL Capital Grant	0	0	0	0	0	20,000	0	20,000	0	20,000	0
Mitigation Activity Fund 2025/26 Round 1	0	0	0	0	0	152,910	76,453	152,910	0	152,910	76,453
Spray the Grey - Lotterywest	0	0	0	0	0	8,000	8,000	8,000	0	8,000	8,000
Spray the Grey - Tronox, Iluka, Imag Resources, Lotterywest	0	0	0	0	0	20,000	1,500	20,000	0	20,000	9,500
Dept of Infrastructure - Housing Support Program 1	0	0	0	0	0	252,700	239,617	252,700	0	252,700	239,617
Community Stewardship Grant - NRM FY24 & FY25 Carryover	154,700	22,100	0	176,800	176,800	176,800	0	176,800	0	176,800	0
Community Stewardship Grant - NRM FY26	0	44,625	0	44,625	44,625	89,250	28,334	89,250	0	89,250	28,334
Coastal Planning - Shoreline Monitoring	0	0	0	0	0	30,000	0	30,000	0	30,000	0
Coastal Planning - Inundation Strategy	0	0	0	0	0	67,000	0	67,000	0	67,000	0
CHRMAP Carryover	25,000	0	0	25,000	25,000	25,000	0	25,000	0	25,000	0
CHRMAP	0	0	0	0	0	25,000	0	25,000	0	25,000	0
Public Library Materials Funding Allocation	0	0	0	0	0	5,000	4,455	5,000	0	5,000	4,455
MRWA Direct Grant	0	0	0	0	0	375,849	375,849	375,849	0	375,849	369,328
Street Light Subsidy	0	0	0	0	0	4,100	0	4,100	0	4,100	4,321
Tronox - Meerlinga Children & Community Inc	0	0	0	0	0	0	0	0	0	0	1,909
Image Resources & Vestas - Career Expo	0	0	0	0	0	0	0	0	0	0	1,400
Iluka Resources - Community Recognition awards	0	0	0	0	0	0	0	0	0	0	1,000
	179,700	66,725	0	246,425	246,425	2,642,576	1,588,540	2,642,576	0	2,642,576	1,875,706
Contributions											
Contributions & Donations	0	0	0	0	0	48,100	48,100	48,100	0	48,100	26,169
Reimbursements	0	0	0	0	0	202,285	202,285	202,285	0	202,285	95,064
	0	0	0	0	0	250,385	250,385	250,385	0	250,385	121,233
TOTALS	179,700	66,725	0	246,425	246,425	2,892,961	1,838,925	2,892,961	0	2,892,961	1,996,939

12 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

	Capital grant/contribution liabilities					Capital grants, subsidies and contributions revenue					
	Liability	Increase in Liability	Decrease in Liability	Liability	Current Liability	Amended Budget	YTD	Annual Budget	Budget Variations	Expected	YTD Revenue
	1 July 2025	(As revenue)	(As revenue)	31 May 2026	31 May 2026	Revenue	Budget	Budget	Expected	Actual	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Capital grants and subsidies											
Cervantes Changeroom - I50291	0	52,495	0	52,495	52,495	209,979	0	209,979	0	209,979	0
Jurine Bay Irrigation Project - I20094	0	0	(15,500)	(15,500)	(15,500)	42,750	0	42,750	0	42,750	0
Cataby Road - RRG001FS	0	56,613	(56,613)	0	0	48,333	2,880	48,333	0	48,333	56,613
Dandaragn Road - RRG002FS	0	79,200	0	79,200	79,200	90,000	4,500	90,000	0	90,000	0
Dandaragn Road - RRG002REC	0	789,766	0	789,766	789,766	853,210	0	853,210	0	853,210	0
Dandaragn Road - RRG002REC	0	339,844	0	339,844	339,844	886,562	0	886,562	0	886,562	0
Gillingarra Road - RCR10FSCO	0	70,000	(70,000)	0	0	70,000	0	70,000	0	70,000	70,000
Gillingarra Road - RCR030REC	0	0	0	0	0	350,000	0	350,000	0	350,000	0
JB Airport Small Projects - I30110	0	0	0	0	0	19,400	0	19,400	0	19,400	0
Agaton Road - RRUR015	0	217,711	0	217,711	217,711	0	0	0	0	0	0
Housing Support Program 2 - Infrastructure & Land Servicing - I50308	0	0	0	0	0	2,800,000	0	2,800,000	0	2,800,000	1,982,499
DFES Fire Vehicle	0	0	0	0	0	414,177	0	0	0	0	414,177
Rowes Road	0	1,000,000	0	1,000,000	1,000,000	1,000,000	0	0	0	0	0
	0	2,605,629	(142,113)	2,463,516	2,463,516	6,784,411	7,380	5,370,234	0	5,370,234	2,523,289

**SHIRE OF DANDARAGAN
 SUPPLEMENTARY INFORMATION
 FOR THE PERIOD ENDED 31 MAY 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 2025	Amount Received	Amount Paid	Closing Balance 31 May 2026
	\$	\$	\$	\$
Cash In Lieu POS - L9000 Valencia	201,976	5,902	0	207,878
	201,976	5,902	0	207,878

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

14 BUDGET AMENDMENTS

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

Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
			\$	\$	\$	\$
Budget adoption						0
Grant Funding Budget Amendment - JBC Golf Club	2025/08 9.1.4	Non cash item	23,037			0
Road Funding Budget Amendment - Rowes Road	2025/11 9.2.1	Capital revenue		1,000,000		1,000,000
Road Funding Budget Amendment - Rowes Road	2025/11 9.2.1	Capital expenses			(1,000,000)	0
Budget Review Adoption	2026/03 9.1.3	Budget Review		1,505,348	(1,505,348)	0
				2,505,348	(2,505,348)	0

6.1 Sport and Recreation Funding

PART A - Policy

Objective

The objective of this Policy is to set out how the Shire of Dandaragan (Shire) will provide assistance to sporting and recreational groups for funding:

1. capital infrastructure for sporting and recreational facilities; and
2. non-consumable sporting and recreational equipment.

Policy Statement

Council recognises and values the important part that excellent sporting and recreational facilities and equipment play in the community. It is committed to ensuring that adequate funding is provided to assist in the provision and maintenance of these facilities and the groups that utilise them.

In order to meet this objective, the Shire has established the following two funds through which annual grants will be made available:

1. Sporting and Recreational Capital Works Fund; and
2. Tronox Management and Shire of Dandaragan Sporting and Recreation Facilities Fund

The Shire will also provide in-kind site works to provide a level site for the construction of buildings and other infrastructure by community groups on reserves vested within the Shire at the discretion of the Chief Executive Officer.

PART B - Management Procedures

Detail

1. Sporting and Recreational Capital Works Fund

1.1 Funding and Purpose

The Shire will in its annual budget allocate 1% of total budgeted rates to assist sporting and recreational groups with the replacement, renewal and improvement of capital infrastructure.

1.2 Funding cycle

Applications to the program will be received and considered in accordance with the following timeframes:

Funding round advertised: April

Funding round closes: Mid- May

Applications considered by Council: June / July

Sporting and recreational groups are encouraged to discuss their projects with Shire staff as early as possible to facilitate the greatest chance of funding success.

1.3 Eligible Applications.

To be eligible for funding under this program applicants must have;

- (i) Submitted a Community Sport Recreation Facilities Fund Application (CSRFF) to the Department of Local Government, Sport and Cultural Industries' or submitted an application to another funding source for the project.
- (ii) An own source contribution comprising a minimum of 1/6th of the total project cost in cash.
- (iii) In determining applications to this fund the Council will give priority to applications that;
 - have successfully sourced CSRFF funds or other source of funding;
 - can demonstrate that their organisation has a strong membership base and is financially sustainable;
 - can demonstrate strong demand for the proposed infrastructure; and
 - can deliver projects without the organisation requiring loan funds.
- (iv) Applicants that have been unsuccessful in a CSRFF application, or other major funding process, remain eligible for funding under this program, however Council's total commitment will not exceed 50% of the approved project budget or the maximum annual funding allocation in a given year.
- (v) Requests must be for a total project cost of greater than \$25,000 (exc GST).

1.4 Funding of Projects

Where more than one request is received in any year, projects will be prioritised by Council. Council may allocate the full funding allocation or part thereof to the requests for funding received.

1.5 Unallocated Fund Monies.

Unless specifically determined by Council any unallocated funds from a given year will be transferred to the Sport and Recreation Reserve for reallocation in a subsequent year.

2. Tronox Management and Shire of Dandaragan Sporting and Recreation Facilities Fund

2.1 Funding and Purpose.

The Shire will, in its annual budget, allocate at least \$25,000 to be matched by Tronox, to fund the Tronox Management and Shire of Dandaragan Sporting and Recreation Facilities Fund.

The purpose of the program is to assist community-based organisations to purchase non-consumable equipment and provide small grants to undertake projects.

2.2 Funding cycle.

Funding round advertised: March
Funding round closes: End of April
Staff review and assist applicants to ensure eligibility and completeness: May
Applications considered by committee: June
Applications considered by Council: June

2.3 Eligible Applications.

To be eligible for funding applicants must meet the Assessment Criteria as determined by the committee in accordance with this policy.

2.4 Assessment of Applications.

A committee comprising of two representatives from each of the Shire's community ratepayer groups, a representative from Tronox Management, the Shire President and a non-voting staff member shall be established on an annual basis to make recommendations to Council in relation to the funding of the applications.

In making its recommendation to Council the committee shall take into consideration the Sport and Recreation Facilities Fund assessment criteria including the following items:

- (i) The membership base of the applicant's organisation.
- (ii) The demonstrated need for the equipment/project.
- (iii) The financial sustainability of the applicant's organisation.

2.5 Determination of Applications

In determining the applications the Council will give consideration to;

- (i) The recommendations of the Committee.
- (ii) Whether or not applications are consistent with the strategic direction of the Shire.

Policy Number	6.1 – Sport and Recreation Funding
Adopted by Council	23 May 2019
Amended	4 December 2025

TRONOX MANAGEMENT AND SHIRE OF DANDARAGAN SPORTING AND RECREATION FACILITIES FUND

GUIDELINES

PURPOSE

The Tronox Management and Shire of Dandaragan Sporting and Recreation Facilities Grant supports local sporting and recreation clubs by funding the purchase of durable equipment and minor capital improvements. Each year, funds are made available for eligible projects within the Shire, helping community groups enhance their facilities and upgrade essential equipment. Council may allocate funds annually to assist local organisations in improving or expanding access to quality sporting and recreation infrastructure.

ELIGIBILITY

- Not for profit sport and recreational groups
- Emergency organisations
- Parents and Citizens Associations

IMPORTANT DATES

- Grant opens: 1 March 2026
- Grant closes: 30 April 2026
- Grant recipients announced: 30 June 2026

FUNDING AMOUNT

- Total funding pool available: \$50,000
- Maximum fund requested: \$25,000

Along with your completed application form, please include the following (if applicable):

- Applicants must supply written quotes from recognised businesses, companies, contractors, or suppliers for each item of funding requested under this scheme.
- For project grant requests under \$5,000, one (1) quote per item is required.
- For project grant requests \$5,000 and over, one (1) quote from your preferred local supplier, plus one (1) other quote for each item over \$5,000 is required.
- For grant requests of \$15,000 or more, applicants must provide written proof that at least one other funding application has been submitted. A confirmation letter is sufficient, even if not yet approved.
- Demonstrate support from the committee.
- Demonstrate a current financial statement dated within 30 days of submitting the application e.g. Bank statement

ACQUITTAL

- Projects must demonstrate how it will improve sport or recreation opportunities for members and the wider community.
- Must be a durable item (e.g. spectator seating, picnic tables, shade structures)
- Applications must have a total project cost of less than \$50,000.
- On project completion, the organisation must submit a completed Acquittal Statement (including supplier invoices) and a tax invoice to the Shire of Dandaragan to receive the Fund's contribution. Funds must be claimed by 30 June of the financial year the grant was approved. For assistance, contact the Shire of Dandaragan.

INELEGIBILITY

- Applications submitted after the closing date.
- Maintenance of buildings or equipment and operational expenses.
- Projects completed or already underway.
- Grants from the Department of Creative Industries, Tourism and Sport, and any other source used towards the matching contribution made by the organisation.
- Funding applications from organisations that are the responsibility of another level of Government.
- Local schools.

ADDITIONAL INFORMATION

1. The organisation, when calculating the total cost of the project, shall exclude the value of any members' labour being used and shall exclude the cost of donated materials being considered as part of the group's contribution to the project.
2. If a project requires the use of Council plant, the organisation must contact the Chief Executive Officer before submitting an application to confirm availability and obtain a cost estimate. While every effort will be made to complete the work within this estimate, actual costs incurred will be charged. The organisation is also required to pay their contribution to Council before the commencement of any works.
3. The organisation concerned shall manage all project purchases and construction.
4. Unsuccessful applications will not automatically be considered the following year. The organisation must re-apply.
5. Parents and Citizens Associations are eligible for assistance; however, funding is limited to the development of sporting and recreational facilities located on school grounds.
6. Emergency Organisations are eligible for assistance under this grant scheme.
7. Day Care Centres and After School providers will be required to provide evidence that they have applied for funding through Lotterywest.
8. Future applicants must demonstrate that they have discussed their project with Local Government authorities where necessary, to ensure that their project complies with regulations or is eligible for approvals. Building approval costs are the responsibility of the applicant.

9. Applications that involve modifications or additions to Shire-controlled buildings must have the approval of the Building Services Manager prior to the application being submitted. If buildings or facilities are managed by a Centre Management Committee, applications must be submitted to that Committee for approval of works prior to submitting grant application to Shire Building Services Manager.
10. Applications that involve projects on Shire-owned and/or vested land must comply with the Shire of Dandaragan Community Projects on Council Reserves / Road Reserves - Project Guidelines.
11. Requests for funding for shade structures over Shire-owned playgrounds must be in accordance with Shire of Dandaragan Policy 6.2.6 Reserves: Shade Structures over Playmittingds - Community Requests.
12. The decision as to which applicants are successful will be made at the sole discretion of the Shire of Dandaragan. Neither the Shire of Dandaragan nor Tronox Management accept any liability in relation to applications made or the ensuing project.

By making an application, each applicant acknowledges its acceptance of these Guidelines.

If you require assistance with your grant application, please contact the Community Development Team at 9652 0800 or via email at council@dandaragan.wa.gov.au

MINUTES OF THE TRONOX MANAGEMENT AND SHIRE OF DANDARAGAN SPORTING AND RECREATION FACILITIES FUND COMMITTEE MEETING HELD IN THE COUNCIL CHAMBERS, JURIEN BAY ON TUESDAY 2 JUNE 2026

1. DECLARATION OF OPENING

Meeting open at 11:20 am.

Shire President Tony O’Gorman welcomed Ms Gabby Maynard from Tronox and thanked all present for their attendance.

2. RECORD OF ATTENDANCE / APOLOGIES

Mr Tony O’Gorman	Shire President
Ms Rhiarn Sutton	Manager Customer & Community Services
Ms Makayla Hendry	Community Development Officer

Tronox Representative:

Ms Gabby Maynard	Community and Stakeholder Relations
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Community Representatives:

Mrs Alli Whybrow	Badgingarra
Mrs Christie Felber	Badgingarra
Mrs Sandra Randell	Cervantes
Mrs Tricia Slee	Cervantes
Mr Colleen Johnson	Dandaragan
Mr Bronwyn Fox	Dandaragan
Mr Bevin Paxman	Jurien Bay
Mrs Sandra Randell	Jurien Bay

3. DETERMINATION OF ELIGIBILITY AND GRANT ALLOCATIONS

The Committee considered each of the applications submitted by sporting clubs and community organisations. The sum of all requests was \$62,392.24.

There were no unspent grants to be carried over from the 2025/2026 round. The 2026/27 budget allocation, \$50,000 is available for allocation.

The Committee considered each of the grant applications as follows:

Badgingarra Community Association: Application for Mezzanine Area Blinds. All required documents were provided and completed appropriately. The need for the upgrade was identified as it is a well-used asset and will reduce future. The committee recommended for funding.

Badgingarra Community Association: Application to have seating around the oval. All required documents were provided and completed appropriately. The committee identified the need for new seating as the ones are old and not usable. The committee recommended funding.

Cervantes Horse Club: Application to for Day Yards. All required documents were provided and completed appropriately. The committee identified the need for new day yards as this will help the club in future. The committee recommended funding.

Cervantes Football Club: Application to purchase new scoreboard. All required documents were provided and completed appropriately. The committee identified the need for the new scoreboard but as the application was ineligible. The committee did not recommend to fund.

Dandaragan Community Centre: Application for the upgrade Function Furniture. All required documents were provided and completed appropriately. It was noted by the committee that the existing chairs are not age friendly. The committee recommended funding.

Jurien Bowls Club: Application for replacement seating: All required documents were provided and completed appropriately. It was noted by the committee that the seating was old and not usable. The committee recommended funding.

Jurien Bay Progress Association: Application to purchase a new food trailer. All required documents were provided and completed appropriately. The existing food trailer is not functional and has provide slips and falls. The committee recommended to fund with a condition of funding that non for-profit groups can use the trailer for functions.

Jurien Bay Sport and recreation: Application to upgrade the air conditioning system. All required documents were provided and completed appropriately. The committee identified that the room is being misused for its original purpose and could cause future problems, but due to left over funding. The committee recommended funding.

Jurien Bay Sport and Recreation centre: Application for neon sign. All required documents were provided and completed appropriately. The committee decided that the signage would not increase participation of sport or recreational activities mention of main road approval for Bashford street signage. The committee did not recommend funding.

RSL Jurien Bay Sub branch: Application for Fire reel and Reel box. The application was uncompleted and was not eligible due to not having a second quote. The committee made note that the application did not meet criteria and the occupation certificate was not guaranteed. The committee did not recommended funding.

RSL Jurien Bay Sub branch: Application for tables and chairs. All required documents were provided but the application was not completed appropriately. The committee noted that the application did not meet criteria but encourage them to reapply next year and reach out early for support. The committee did not recommended funding.

Central West Senior Citizens Group (Inc): Application for new sport equipment. All required documents were provided and completed

appropriately. The committee noted that this was needed and would be beneficial to the senior community. The committee recommended funding.

4. COMMITTEE DECISION

That it be recommended to Council that the following list of Grant Applications be approved:

Organisation	Project Description	Project Cost (\$)	Grant (\$)
Badgingarra Community Association	Mezzanine Area Blinds	\$2,914.39	\$1,457.19
Badgingarra Community Association	Seating around oval	\$5,585	\$2,792.50
Cervantes Horse Club	Day yards	\$4,671	\$2,335
Dandaragan Community Centre	Function Furniture Upgrade	\$4,960	\$2,480
Jurien Bowls Club	Replacement Seating	\$3,219	\$1,609
Jurien Bay Bowling Club	Aluminium Bench Seating	\$2,809	\$1,404
Jurien Bay Country Golf Club	Double Bay Driving Net Facility	\$31,281.52	\$10,285
Jurien Bay Progress Association	Replacement food trailer	\$47,000	\$23,500
Jurien Bay Sport and Recreation	Upgrade air conditioning system	\$20,684	\$10,342
Central West Senior Citizen group (Inc)	New sporting equipment	\$8,544	\$3,735
Total		\$131,667.91	\$48,984.00

That it be recommended to Council that the following list of Grant Applications not be approved:

Organisation	Project Description	Project Cost (\$)	Grant (\$)
Cervantes Football Club	Scoreboard	\$10,140.00	\$5,070.00
Jurien Sport Recreation Centre	Neon Sign	\$12,750	\$6,375.22
RSL Jurien Bay Sub Branch	Fire reel and reel box	\$10,928.10	\$5,464.00
RSL Jurien Bay Sub Branch	Tables and Chairs	\$15,148.65	\$7,574.33
Total		\$48,966.75	\$24,483.55

5. GENERAL BUSINESS

The committee discussed the need to stick to guidelines and criteria and be strict on uncomplete or late applications will not be considered and reach out if groups need help or support for future applications.

6. APPRECIATION

Shire President thanked Tronox Representative Gabby Maynard and Tronox for their participation and the delegates from each of the towns for their attendance and consideration of the applications for this year.

Meeting Closed at 12:52pm.

5.1 Community Grants

Policy

Objective

The Shire of Dandaragan provides financial assistance to community groups and organisations, through grants which align with the Shire's Strategic Plan. The objective of this policy is to establish an equitable and transparent process for the allocation of these funds to eligible recipients.

1. Policy Statement

The Shire of Dandaragan acknowledges the valuable and positive contribution made by community groups and organisations in the provision of services and facilities to enhance the quality of life within the district for the benefit of the residents and visitors to the Shire.

To support these groups and organisations, the Shire will allocate funds in the annual budget for the purpose of recurring grants, and the Shire's Community Grant Program. Each year, 0.5% of the gross yield of budgeted rates income, will be allocated to:

- Standing grants
- Small events, projects, and initiatives

These funds will be made available to community organisations to assist with:

- events, projects and initiatives delivered by community groups that align with their objects;
- support community development initiatives;
- increasing the range of events, activities and services in the Shire;
- the development of excellence and leadership in recreational, sporting, economic, tourism and cultural pursuits;
- promoting the Shire's positive attributes.

Funding guidelines

All community grant funding programs will be managed through specific, Council adopted guidelines that will include details of the following:

- eligibility;
- funding criteria;
- terms of grants;
- application, assessment, and approval process;
- recognition requirements;
- acquittal process.

Policy Number	5.1 – Community Grants
Adopted by Council	23 May 2019
Amended	23 June 2022
Related Documents	Community Grants Guidelines

PART B – Management Procedures

In accordance with the Community Grants Guidelines;

- (a) a Shire Officer will open the grant round and call for applications;
- (b) a Shire Officer assesses and reviews applications upon receiving submissions;
- (c) a Shire Officer will close the grant round;
- (d) a Shire Officer will report to the Community Grants Committee on the applications received, their eligibility and assessment criteria; and
- (e) the Community Grants Committee reviews applications and make recommendations to Council for grants to be awarded, rejected and any recommended changes to the Policy and/or guidelines.

Community Grants Guidelines

Detail

1. Standing Grants

1.1 Schools - Student awards

Each year the Shire will contribute:

- \$300 to the Jurien Bay District High School (\$200 senior student, \$100 Primary Student);
- \$200 to the Central Midlands Senior High School; and
- \$100 each to the Dandaragan Primary School, Badgingarra Primary School and Cervantes Primary School, towards their annual student awards.

\$1,000 is available annually for each local school to assist with costs associated with camps and major activities that deliver leadership development programs.

1.2 Australia Day

Each year the Shire will grant:

- \$1,000 to the Jurien Bay Progress Association;
 - \$1,000 to the Cervantes Ratepayers & Progress Association;
 - \$750 to the Badgingarra Community Association, and;
 - \$750 to Advance Dandaragan;
- for Australia Day festivities.

These grants are to assist organisations with conducting an Australia Day event and are not intended to meet the total cost of the event. Australia Day funding may be diverted to an alternative community group at the request of the above listed recipients.

1.3 Arts and Culture

The Shire will donate \$5,000 towards the cost of delivering the biannual Cervantes Art Show. These funds will be spent at the discretion of the Cervantes Cultural Committee.

1.4 Mid-West Group of Affiliated Agricultural Societies Inc

Each year the Shire will contribute \$200 to the Mid-West Group of Affiliated Agricultural Societies Inc, to showcase the Shire's products and attractions at the Perth Royal Show.

1.5 Jurien Beach Mission and Cervantes Family Festival

Each year the Shire of Dandaragan will contribute \$2,500 to each of the Jurien Bay Beach Mission and the Cervantes Family Festival to continue their summer holiday program.

2. Annual Grants

Annual grants will be determined in accordance with the following process:

- 2.1 Generally in April of each year, advertisements will be placed in each of the four local community newspapers inviting written applications for grants.
- 2.2 Applicants must be an incorporated association to be eligible for funding.
- 2.3 Funding will be deemed ineligible for the following.
 - (a) applications that are eligible for the Shire of Dandaragan / Tronox Management Fund or CSRFF (or similar) state government infrastructure grant programme.
 - (b) political organisations or events;
 - (c) commercial enterprises;
 - (d) any activity or project already underway or completed;
 - (e) events or activities that are the responsibility of another level of government;
 - (f) for the openings or celebration of new community groups or premises;
 - (g) for applicants seeking to host an event for the specific purpose of raising funds for re-distribution to other non-profit community groups/clubs or charitable causes;
 - (h) applications for any activity deemed to be a component of a wider project that will ultimately result in a durable item;
 - (i) individuals;
 - (j) unincorporated community organisations;
- 2.4 Funding objectives - funding is available for community-based events, projects or initiatives that:
 - Promote and celebrate community spirit, connected community and resilience that bring our communities together. This can include events, projects or initiatives that recognise the value of creative and cultural arts;

- Facilitate and support the promotion of the region resulting in increased attraction to the Shire of Dandaragan that delivers a positive economic impact;
- Enhance the environment and our liveability within it;
- Support good governance and forward planning for incorporated associations based in the Shire of Dandaragan to deliver their objectives.

2.5 Assessment Criteria

Applications will be assessed by the Community Grants Committee comprising of Shire of Dandaragan elected members. This is a competitive program and not all applications for funding will necessarily be successful. A project's funding success generally depends on how well the group can demonstrate that the application addresses the following assessment criteria:

1. The application addresses at least one funding objective. Applications that address more than one funding objective will be scored higher.
2. The application demonstrates community involvement in the design and implementation or delivery of the event/projects/initiatives.
3. The application demonstrates a genuine community need for the event.
4. The applicant provides evidence that the project or activity can be delivered and demonstrates value for money.
5. The applicant demonstrates that they will contribute cash and/or in kind support to the level that would be expected for the event, project or /initiative being proposed. In addition, if applicable the applicant demonstrates that funding support, cash or in kind, from corporate sponsors or grant programmes from other agencies has been secured or sought.

The assessment will assess each application in response to the assessment criteria based on the scale of 1 to 5, to establish an initial priority list, as detailed below:

Rating	Description
1	Poor: Does not meet criteria
2	Fair: Partially meets criteria
3	Good: Meets criteria
4	Very good: Exceeds the criteria
5	Outstanding: Greatly exceeds the criteria

The Community Grants Committee, prior to assessing the application against the Assessment Criteria, may apply a relative weighting to individual assessment criteria.

In establishing the grant recipient recommendations to Council, the Community Grants Committee will consider the final assessment criteria rating for each application but may also give consideration to the following factors:

- Repeat events that have been funded in previous years;
- Multiple events from a single applicant;
- Ineligible applications that the panel considers worthy of funding;
- Any other factor that the Community Grants Committee may consider relevant.

- 2.6 Applications must include the following documentation;
- completed community grants application form;
 - latest annual financial statements in accordance with the tier level as prescribed in Associations Incorporation Act 2015;
 - a letter of support from supporting organisations (if applicable);
 - quote or sufficient evidence to support the value of budgeted expenditure items as outlined in application.

Applications generally close in May. Late applications will not be accepted and deemed ineligible. Applications will initially be assessed by the Community Grants Committee with recommendations to Council generally no later than June of each year.

- 2.7 An applicant will not be excluded from applying for future grant rounds if a project remains incomplete on 30 June, providing they can provide substantive evidence the funded event, project or initiative is substantially complete, or will be completed shortly after the financial year end.
- 2.8 Grant funds cannot be applied retrospectively to costs incurred prior to funding being awarded.
- 2.9 Successful applicants will be notified confirming the grant amount, the purpose of which the funding was to be used and other conditions relating to the grant.
- 2.10 The grant funds can only be used for the purpose as outlined in the application.
- 2.11 Unsuccessful applicants will be notified in writing.
- 2.12 All grants' recipients are required to expend and acquit their grant within financial year of being notified of the outcome of their application. Applicants will be required to provide evidence as to how the funds were used.
- 2.13 The Shire of Dandaragan must be acknowledged as contributing to the funded event, project or initiative. To assist in this, successful applications will be provided with the Shire's logo. Applicants will also have access to Shire banners where appropriate and available. Applicants will be required to provide evidence of how the Shire was acknowledged in their acquittal.
- 2.14 The Shire will assist with the promotion of the event, project or initiative which has been funded through the grants program but should not be the sole promotional strategy.
- 2.15 The Shire will use funded event, projects or initiatives, to promote its Community Grants program via website, newsletters, or social media.
- 2.16 Where funds have not been expended in accordance with the grant application or permission to vary the use of the funding has not been obtained the allocated grant funding must be repaid.
- 2.17 The maximum annual grant payable under this policy will be \$2,500. In the event that a group submits multiple grant applications, the group must prioritise their applications.
- 2.18 Writing, assistance with writing, or presentation of, planning or strategic documents is eligible for funding under this policy.

Policy Number	5.1 – Community Grants
Adopted by Council	23 May 2019
Amended	23 March 2023



APPLICATION FOR ENVIRONMENTAL GRANT

1. PROJECT AND APPLICANT INFORMATION

Name of Project:

Coastal Renewal Group - Establishment 2026/2027 and 2027/2028

Site or Location of work:

Various sites (to be confirmed) near Cervantes and Jurien Bay and along the coastal area located within the Shire of Dandaragan boundary.

Site Landholder:

Shire of Dandaragan / Crown Land / Nature Reserves / Department of Biodiversity, Conservation and Attractions / Department of Transport

(As applicable – permissions to be confirmed)

Name of organisation:

Coastal Renewal Group (interim name).

(The organisation name will be confirmed as part of the proposed consultation process prior to incorporating as an association)

Primary Contact Person:

Tricia Slee

Address:

PO Box 58, Cervantes WA 6511

Telephone:

0427 330 103

Email:

sleemour@outlook.com

President / Chair:

TBC (to be appointed upon incorporation)

Secretary:

TBC ((to be appointed upon incorporation)

Treasurer:

TBC (to be appointed upon incorporation)

Is your organisation an Incorporated Body:

Not at this stage, however it is proposed that with grant support from the Shire of Dandaragan, a NFP organisation will be formally established and incorporated during the initial phase of the two-year project period.

ABN: No, not applicable at this stage.

We can request a NFP group in Cervantes to auspice the group until it is formally incorporated, or the Shire may be happy to offer this support in the short term.

2. ASSISTANCE REQUESTED

a) Cash component requested:

\$10,000 per year for two years, being a total of \$20,000 over two years.

b) In-kind support (within normal business hours):

In-kind support in the form of agreed resource allocation and professional services / labour input from Shire staff (infrastructure, work crews, ranger services, planning and community development) for project engagement, community education, advice and collaboration, some operational parts of projects undertaken on Shire managed coastal land and aligned with Shire coastal renewal / resilience objectives).

c) In-kind support (outside normal business hours):

\$0 (not requested)

Total (a + c):

2026/2027 \$10,000 grant

(2027/2028 \$10,000 grant)

3. INFORMATION REGARDING THE APPLICATION

3.1 Project Overview

This project seeks to establish a community-led Coastal Renewal Group dedicated to the protection, restoration and sustainable use of coastal ecosystems along the Turquoise Coast.

The initiative will create a structured, volunteer based, community led organisation that brings together local residents, community groups, Traditional Owners, government agencies and businesses to deliver practical environmental outcomes.

Key activities may include (pending grant funding allocation):

- Establishment and incorporation of the organisation
- Volunteer recruitment, training and engagement

- Development of a 2-year Strategic Plan
- Coastal dune rehabilitation and revegetation
- Supporting initiatives to better manage vehicle access to town beaches and protect the fragile foredunes from further damage
- Native plant propagation and planting
- Community education and awareness programs
- Collaboration with stakeholders on coastal management initiatives

The project responds to increasing pressures on the local coastline including erosion, biodiversity loss, vehicle and recreational impacts, and tourism-related environmental stress.

Proposed project works will seek to align with the:

- WA Coastal Zone Strategy
- Shire of Dandaragan's Town Planning Scheme Number 7 (specifically Special Control Area 3 (SPA 3))
- Shires of Coorow, Dandaragan and Gingin Coastal Recreational Tracks Masterplan 2025, and
- CHARMAP

3.2 Addressing Prioritisation Criteria

Environmental Benefit:

The project will directly improve coastal ecosystem health through dune restoration, revegetation, habitat protection, and reduction of human and vehicle impacts. It will contribute to long-term coastal resilience and biodiversity conservation.

Applicant Capacity:

The group will be community led but supported by partnerships with local government, environmental agencies, businesses and community stakeholders. Structured planning, governance development and training will ensure effective delivery of the agreed strategic objectives of the group.

Alignment with Shire Strategic Plan:

The project aligns with priorities relating to:

- Environmental sustainability
- Protection of natural assets
- Community engagement and participation
- Sustainable tourism and coastal management

For many years, the Shire of Dandaragan and the Turquoise Coast section of the Department of Biodiversity, Conservation and Attractions have been meeting to discuss how to support the establishment of a community led coast care group. The proposed establishment of the Coastal Renewal Group addresses this goal and offers a community led model of locally focussed custodianship of precious coastal assets.

Volunteer & Community Participation:

A strong focus on volunteer recruitment, training and engagement will drive local community and broader volunteer participation in the delivery of the selected projects of the group.

It is envisioned that volunteer opportunities will be offered for residents and local school students, in addition to corporate volunteers, TAFE and university students, members of special interest groups (such as coastal recreational user groups), and tourists. Activities may include training workshops, planting days, coastal rubbish collection, monitoring activities, demonstration visits, volunteer and stakeholder education and public information sessions.

Education & Capacity Building:

The project will incorporate environmental education programs, school engagement, and training workshops to build local knowledge and stewardship of the coast.

Financial Contribution:

The applicant will contribute in-kind support through volunteer labour and professional skills, project management, volunteer coordination, applying for grants, and seeking community contributions. Additional funding (financial and in-kind) will be sought from other stakeholders, philanthropists and corporate sponsors.

3.3 Landholder Consent

To be confirmed with relevant authorities prior to any project works e.g. Shire of Dandaragan, Department of Biodiversity, Conservation and Attractions, Department of Transport or private landholders.

3.4 Community Benefit

a) Community Needs Addressed:

- Protection of fragile coastal ecosystems
- Management of increasing negative tourism and recreational impacts
- Need for coordinated local environmental action
- Increased environmental awareness and education

- Opportunities for community and corporate participation and volunteering

b) How Needs Were Identified:

- Observed environmental degradation (erosion, damage to pioneer native species by vehicles, vegetation loss, increased waste deposits)
- Community concern and stakeholder discussions with industry representatives (e.g. local commercial and recreational fishers), and community NFP organisations (e.g. Cervantes Community Men's Shed, Jurien Bay Herbarium Group, Cervantes Ratepayers and Progress Association)
- Alignment with State coastal management priorities
- Involvement in Shire of Dandaragan environmental protection planning processes.
- Local knowledge and consultation with community members

3.5 Other Community Organisations Involved

There will be the opportunity to engage with and work in partnership with a number of local and State based community organisations, such as the Cervantes Ratepayers and Progress Association, Cervantes Fin Fishers, Jurien Bay Herbarium Group, Badgingarra Community Association, Advance Dandaragan, Cervantes Men's Shed, Jurien Bay Men's Shed, Jurien Bay Progress Association, Jurien Bay Fishing Club and a range of other sporting and recreation NFP organisations.

Additionally, the proposed Coastal Renewal Group will engage proactively with:

- Shire of Dandaragan – collaboration, support, potential co-delivery of some initiatives
- WA State Government agencies (e.g. DBCA) – technical support, nursery use
- Traditional Owners – cultural knowledge and guidance
- Local schools and youth groups – participation in education programs and local action initiatives
- Community/environmental groups – collaboration and volunteers
- Local and corporate businesses (tourism, fishing, hospitality, renewables, resources and mining) – sponsorship and participation

3.6 Evaluation of Success

Success may be measured through:

- Number of volunteers recruited and trained
- Successful incorporation and governance structure
- Completion of a 2-year Strategic Plan
- Number of plants propagated and planted
- Area of coastline rehabilitated
- Number and strength of partnerships established
- Community participation in events and activities

3.7 Provide Photos

Yes. Photographs can be provided during the proposed community consultation process, organisation incorporation and volunteer development, strategic planning, stakeholder engagement and project delivery.

3.8 Project Status

The proposed project has not yet formally commenced. Members of the project team are currently involved in preliminary engagement with community members and stakeholders.

3.9 BUDGET

PROJECT INCOME

Donations / Sponsorship:	\$TBA once the group is incorporated
Entry Fees / Gate Takings:	\$0
Sales:	\$0
Contributions by applicant:	\$0. Significant in-kind contributions
Other funding sources:	\$TBA once the group in incorporated
Shire Grant Requested:	\$10,000 2026/2027 (and \$10,000 2027/2028)
Total Income:	\$10,000 - 2026/2027

ORGANISATION IN-KIND CONTRIBUTIONS

Labour: Approximately 160 volunteer hours have been contributed by interested individuals to date in attending community meetings, writing proposals, drafting guiding documents and engaging with community members and groups.

Significant volunteer hours will be contributed once the group is formally established, strategic planning undertaken, objectives agreed, and delivery of priority projects commences.

Equipment: Use of volunteers' personal basic tools, equipment and machinery and those of community stakeholder resources (e.g. Men's Sheds).

Other: Volunteer time for stakeholder meetings and coordination, project management, volunteer training and coordination.

PROJECT EXPENSES

Item	Description	Amount (AUD)
Incorporation & Governance	Organisation establishment and governance set up costs	\$1,000
Strategic Planning Facilitation	Professional facilitator, venue, materials for strategic planning workshop	\$4,000
Volunteer Recruitment & Training	Workshops, materials, promotion	\$1,000
Native Seeds & Seedlings	Local species for coastal restoration	\$2,000
Propagation Materials	Soil, trays, irrigation supplies	\$1,000
Equipment, volunteer polo & PPE	Tools, gloves, safety gear, branded polo	\$1,000
Total		\$10,000

Project Evaluation

Ways to measure the success of the project could include:

- Number of volunteers recruited and trained
- Completion of incorporation and governance framework

- Delivery of a 2-year strategic plan
- Number of plants propagated and established
- Strength and number of partnerships established

Conclusion

This project represents a practical, community-driven approach to preserving and caring for the local coastal environment.

With modest seed funding of \$10,000 per year for two years from the Shire of Dandaragan, the Coastal Resilience Group will establish a sustainable organisation capable of delivering ongoing environmental, social and economic benefits to local threatened coastal areas, and to the Shire of Dandaragan.

SIGNATURE

Signature: *Tricia Slee*
Name: Tricia Slee
Position: Project Team - Community Builder
Date: 24 April 2026

Costing Information.

A more comprehensive budget can be provided once we understand what equipment and materials will be loaned to the group to use (e.g. Men's Sheds, Shire, DBCA) or provided as 'in kind' contributions. However, current costs of some items likely to be required for the coastal projects might include:

Seedlings / Tubestock

Local nurseries in Western Australia offer a variety of pricing for native seedlings, with costs typically ranging from **\$1.60 to \$2.20 per tube**, depending on the quantity purchased.

General Materials:

The screenshot displays the Aussie Environmental website interface. At the top, the logo 'AUSSIE ENVIRONMENTAL Your Environmental Solution' is on the left, followed by navigation links for 'Products' and 'Services'. A search bar with the text 'SEARCH PRODUCT' and a magnifying glass icon is in the center. On the right, there is a phone icon with the text 'CALL US AT 07 5315 54...' and a 'Log In' link with a user icon, and a 'Cart' icon with a shopping bag.

Below the navigation is a dark banner with three white icons and text: 'Australia-wide shipping', 'Direct-to-consumer pricing', and 'Environmental expert at your service'.

The main content area features a grid of product cards. Each card includes an image of the product, a title, a description, and a price with a 'BUY NOW' button. The products shown are:

- Tree Guards Green Corflute - Pack of 10 or 50**: Price \$16.50. A green corrugated plastic sheet.
- Timber Stakes for Tree Guards - Pack of 10 or 50**: Price \$15.40. A single wooden stake.
- Hardwood Timber Stakes / Pegs (Pack of 25)**: Price \$41.25. A bundle of wooden stakes.
- Jute Mesh - Roll 1.22m x 68m**: Price \$154.00. A roll of brown mesh.
- Coir Blanket Latex Sprayed - (1000gsm)**: Price \$104.50. A roll of brown coir matting.
- GreenPOD Biodegradable Tree Guards - 25 Pack**: Price \$63.25. A brown paper tree guard.
- Timber Stakes for Tree Planting - 1800mm Pack of 10**: Price \$67.10. A bundle of wooden stakes.

PPE / Equipment



Riggers Gloves, Leather P99G, S to XXL

Riggers Gloves

From: \$10.21 Inc GST

[MORE](#)



Maxisafe 45cm Green Nitrile Chemical Gloves - Medium

\$24.35 Inc GST

1  



KNEE & Shin Guards, Molded Plastic Style

\$47.89 Inc GST






1  



Texas Safety Glasses - Smoke

\$7.35 Inc GST

1  

<p><input type="checkbox"/> Compare </p>  <p>Lithium+ 36V</p> <p>Ryobi 36V 14" 35cm Brushless Cordless Chainsaw RCS36B1 - Tool...</p> <p>★★★★☆ (76)</p> <p>\$399</p> 	<p><input type="checkbox"/> Bulk Savings</p>  <p>EVOR Trench Shovel, 10.4 cm Blade Heavy-Duty Trenching Shovel, Narrow Spade Trench...</p> <p>US \$ 40⁹⁰</p> <p>Almost sold out</p> <p>Delivery: as soon as Fri. May. 8</p>
 <p>Giantz Post Hole Diggers 65CC Petrol Digger Extension Auger Bits</p> <p>5566.99 AUD \$295.99 AUD 50%</p> <p>Fast Shipping from Melbourne 14-Day Change of Mind Returns </p> <p>Pay in 4 interest-free payments of \$74.00 with PayPal. Learn more</p> <p>Quantity: <input type="text" value="1"/></p> <p><input type="button" value="Add To Cart"/></p> <p><input type="button" value="Buy with shop"/></p>	 <p>Kinchrome K4047 - Circlip Pliers Set Heavy Duty 270mm (10.5")</p> <p>\$150.00 <small>EVERYDAY LOW PRICE</small></p> <p><input type="button" value="ADD TO CART"/></p>

Strategic Planning Facilitator

Full-day strategic planning workshop (most common option)

Best for mission, vision, governance clarity, first-year priorities, funding strategy, and action planning. **Approx. AUD \$4,500–\$8,000 + GST**

One-day strategy workshop advertised at **\$4,880** including pre-planning, workshop delivery, and debrief (travel extra outside metro)

For a rural NFP, this is usually the most practical benchmark.



APPLICATION FOR ENVIRONMENTAL GRANT

1. PROJECT AND APPLICANT INFORMATION

Name of Project: Battery Backup systems

Site or Location of work: 3468 Dandaragan Road Dandaragan WA 6007

Site Landholder: Shire of Dandaragan

Name of organisation: Dandaragan Community Resources Centre

Primary Contact Person: Bek Long

Address: 3468 Dandaragan Road Dandaragan WA 6007

Telephone: 96514071

Email: admin2@dandaragancrc.net.au

President / Chair: Mark Browne

Secretary: Jennifer
Ivomy _____

Treasurer: Lyn
Broad _____

Is your organisation an Incorporated Body: Yes / No ABN:
26033028226 _____

(If yes, please include previous quarters profit/loss statement, balance sheet and recent bank account statement)

2. ASSISTANCE REQUESTED

a) Cash component requested
\$ 10000 _____

b) In-kind support from Shire of Dandaragan 10,000
within normal business hours _____
(describe type of support requested and estimated number of hours of support)

c) In-kind support from Shire of Dandaragan
outside of normal business hours *
\$ 0 _____

Describe type of support

Tilt Renewables has generously provided funding to the Dandaragan Community Resource Centre (CRC) for the purchase and installation of solar panels, covering a significant portion of the project costs. To complement this installation, the CRC is seeking additional funding of \$10,000 from The Shire of Dandaragan to cover the associated costs of installing a battery backup system, ensuring reliable power during frequent outages. The total cost of the project is \$28,515.74, and the requested funds will help complete the renewable energy system, enabling the CRC to remain operational, provide uninterrupted services to the community, and demonstrate sustainable energy solutions to local residents, farmers, and businesses. No Outside normal hours will be needed. _____

* If you are requesting in-kind support from the Shire for human resources outside of normal business hours? Costs will be calculated at \$100 per hour per staff member and be added to the cash component requested, the total of which must not exceed \$10,000. All other requests for in-kind support within normal business hours from the Shire of Dandaragan will be assessed separately.

Total (Add a + c)
\$ 10,000 _____

3. INFORMATION REGARDING THE APPLICATION

3.1 Provide an overview of the project, including what your activity involves, the key objectives and the key activities that will improve our local environment:

The Dandaragan Community Resource Centre (CRC) is exploring the installation of a solar power system with integrated battery backup to strengthen energy reliability and sustainability in the local community. Due to frequent power outages in the region, this project aims to ensure the CRC can continue operating during disruptions while also demonstrating a practical renewable energy solution for local businesses and farmers.

What the Activity Involves

The project involves:

- Installing a rooftop solar photovoltaic (PV) system at the CRC.
- Integrating a battery storage system to store excess solar energy.
- Enabling backup power capability during grid outages.
- Assessing system size requirements based on the CRC's operational needs.
- Engaging qualified installers to design and implement the system safely and efficiently.

The CRC will use the system to power essential services such as office operations, internet and communications, community programs, and business support services — even when the main power grid fails.

3.2 How will your project address the prioritisation criteria?

<p>Extent to which project / activity benefits the local natural environment</p>	<p>The solar and battery backup project at the Dandaragan Community Resource Centre directly benefits the local natural environment by reducing emissions, lowering fossil fuel dependence, and promoting sustainable energy practices within the community.</p> <p>The project provides both direct environmental benefits (reduced emissions, pollution, and fossil fuel use) and indirect long-term benefits (community-wide behavioural change and renewable energy adoption).</p> <p>By transitioning to clean energy with battery storage, the Dandaragan CRC will actively protect and improve the local natural environment while strengthening community sustainability and resilience.</p>
<p>Applicant's capacity to deliver a well-planned project, including applicant's experience, skills and time</p>	<p>The Dandaragan Community Resource Centre has the governance, experience and administrative systems in place to successfully deliver this project. The CRC is managed by an active Committee and experienced staff who regularly oversee</p>

	<p>community programs and grant-funded initiatives, demonstrating strong financial management, reporting and project coordination skills. The organisation will engage accredited solar and battery professionals to design and install the system, ensuring technical expertise and compliance, while the CRC manages procurement, timelines and oversight. With clear planning, defined timeframes and dedicated oversight, the CRC has the capacity to deliver the project efficiently, on time and within budget.</p>
<p>Extent to which project / activity aligns with Shire of Dandaragan Strategic Community Plan</p>	<p>The proposed solar and battery backup project at the Dandaragan Community Resource Centre strongly aligns with the Shire of Dandaragan Strategic Community Plan by supporting goals related to environmental sustainability, community resilience, and responsible infrastructure development. By reducing reliance on fossil fuels, lowering emissions, and improving energy reliability during frequent outages, the project contributes to a more sustainable and self-sufficient community. It also strengthens the CRC's role as a vital community hub and supports local businesses and farmers through leadership in renewable energy adoption, reflecting the Shire's vision for a resilient, forward-thinking and environmentally responsible district.</p>
<p>Level of volunteer participation and wider community participation</p>	<p>The solar and battery backup project at the Dandaragan Community Resource Centre will involve strong volunteer and community participation through the oversight of the volunteer Management Committee, which will guide decision-making, procurement and project monitoring. Committee members will contribute their time and local knowledge to ensure the project meets community needs and delivers long-term benefit. In addition,</p>

	<p>the wider community will be engaged through information sharing, demonstrations and informal education about the benefits of solar and battery systems, encouraging local businesses and farmers to consider similar initiatives. This collaborative approach strengthens community ownership, builds local awareness of sustainable practices, and enhances the overall impact of the project.</p>
<p>Extent to which project provides community education and / capacity building</p>	<p>This project will support community education and capacity building by installing solar panels and a battery backup system at the Community Resource Centre (CRC). The system will demonstrate how renewable energy can provide reliable and sustainable power, particularly in rural areas that experience frequent outages. Community members, farmers, and local businesses who visit the CRC will have the opportunity to learn about how solar energy and battery storage work, the environmental benefits, and the potential cost savings. By ensuring the CRC remains operational during power outages, the project will also strengthen the community's ability to stay connected, access services, and continue essential activities, helping build greater resilience and awareness of sustainable energy solutions.</p>
<p>Extent to which applicant is contributing towards funding the project / activity</p>	<p>The Dandaragan Community Resource Centre (CRC) is contributing to the project through existing funding secured from Tilt Renewables, which is covering the cost of the solar panels and associated installation labour. This contribution forms a significant part of the overall project and demonstrates strong local support. The CRC is seeking additional funding from shire of Dandaragan specifically for the purchase and installation of the battery backup system, which will complement the solar panels and ensure reliable power during outages. By combining the Tilt Renewables contribution with the</p>

	<p>requested the Shire of Dandaragan funding, the CRC will be able to complete a sustainable energy solution that benefits the entire community.</p>
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3.3 Do you have the consent of the landholder on which the project will take place?

Yes No

3.4 To what extent does the event / activity for which you are seeking funding benefit the Shire of Dandaragan community?

a) What specific community needs will be satisfied by the project?

The project will meet the community’s need for reliable access to essential services at the Dandaragan Community Resource Centre (CRC). The CRC is an important hub where residents, farmers, and local businesses access services such as internet, printing, communication, training, and assistance with online government and business services. Frequent power outages in the area can force the CRC to close temporarily, which disrupts these services and affects many people who rely on the centre. By installing solar panels and a battery backup system, the CRC will be able to continue operating during outages, ensuring uninterrupted access to essential services. This will support local farmers and businesses who depend on reliable internet and communication, as well as community members who need assistance with digital services. The project will also support environmental sustainability by using renewable energy and reducing electricity costs, helping the CRC remain a sustainable and reliable community facility for the Shire of Dandaragan.

b) How have these needs been identified?

These needs have been identified through ongoing feedback from community members, local businesses, and farmers who regularly use the CRC. Staff and volunteers at the centre have experienced the impact of frequent power outages on daily operations and service delivery. Community members have expressed concerns about losing access to important services during these outages. In addition, the CRC’s role as a key service provider in the region means that reliable power is essential to support the community’s digital access, communication, and business needs. This feedback, combined with the CRC’s operational experience, has highlighted

the importance of improving energy reliability to ensure the centre can continue supporting the community without disruption.

3.5 Will this activity / project involve other community organisations? Please list other community organisations and what they will be contributing to this proposal.

Yes, this project involves support from other organisations. Tilt Renewables has contributed funding to the Dandaragan Community Resource Centre (CRC) for the installation of solar panels and associated labour costs. Their contribution forms a significant part of the project and demonstrates strong community and industry support for improving the CRC's energy sustainability. The CRC is seeking additional funding to install a battery backup system to complement the solar installation. Together, these contributions will help ensure the CRC can continue providing reliable services to the community during power outages.

3.6 How will you evaluate the success of your project, i.e., how will you know if your project has been successful in achieving its aims?

The success of the project will be evaluated by monitoring the CRC's ability to remain open and operational during power outages after the installation of the solar panels and battery backup system. A key measure of success will be the reduction in service disruptions caused by power outages. The CRC will record instances where the centre is able to continue operating using the battery backup system when grid power is unavailable.

We will also monitor electricity usage and energy savings generated by the solar system, as well as any reduction in power costs. Feedback from community members, farmers, and local businesses who use the CRC will also be collected to understand how improved reliability has benefited them. If the CRC is able to provide uninterrupted services and the community continues to access essential services during outages, the project will be considered successful.

3.7 Do you agree to provide the Shire of Dandaragan with photos to enable us to promote and celebrate the project grant outcomes?

Yes No

3.8 Is this project/activity already underway, or has it been completed?

Yes No

3.9 Complete the following budget table for your proposal:

PROJECT INCOME:

Donations / Sponsorship	\$ <u>18515.00</u>
Entry Fees / Gate Takings	\$ <u>0</u>

PROJECT INCOME:

Donations / Sponsorship	\$ <u>18515.00</u>
Entry Fees / Gate Takings	\$ <u>0</u>
Sales	\$ <u>0</u>
Contributions by applicant	\$ <u>0</u>
Other funding sources	\$ <u>2515.74</u>
	\$ _____
Shire of Dandaragan grant (including in-kind support outside of normal business hours) requested	\$ <u>10000</u>
Total Income	\$ <u>28154.74</u>

YOUR ORGANISATION'S IN-KIND CONTRIBUTIONS:

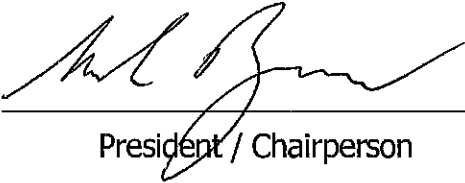
Labour – estimated number of hours	_____
Use of equipment – estimated number of hours	_____
Other – donated food / gifts etc.	_____

PROJECT EXPENSES:

Venue	\$ _____
Equipment hire	\$ _____
Promotions / advertising	\$ _____
Materials	\$ <u>16696.44</u>
Insurance	\$ _____
Contractor Costs	\$ <u>8149.09</u>
Salaries and Wages	\$ <u>inclusive</u>
Other (please describe)	\$ _____

Total Expenses

\$ 28515.74

Signature: 
President / Chairperson

Print Name: MARK BROWNE
President / Chairperson

Date: 10 MARCH 2026



APPLICATION FOR ENVIRONMENTAL GRANT

1. PROJECT AND APPLICANT INFORMATION

Name of Project: Dandaragan Foreshore Weed Eradication Program

Site or Location of work: Shire of Dandaragan coastal areas including:

Cervantes foreshore – Barcelona Drive, Hansen Lookout

Jurien Bay foreshore – Shingle Avenue, Heaton Street, Hasting Street, Parkes Lane.

Site Landholder: Shire of Dandaragan

Name of organisation: Jurien Bay Regional Herbarium Group (JBRHG)

Primary Contact Person: Alanna Smith (away to 27th May 2026).
Helen Lynes acting as contact in the meantime)

Address: PO Box 912 Jurien Bay 6516

Telephone: 0407 890 561 (Alanna) 0438 288 444 (Helen) 0488143 207 (Gill)

Email: jbayherbarium@gmail.com and alannasmith63@hotmail.com

President / Chair: Gillian McPherson (away to early June 2026)

A/Secretary: Helen Lynes

Treasurer: Gillian McPherson

Is your organisation an

Incorporated Body: No ABN: 90 376 838 031

(If yes, please include previous quarters profit/loss statement, balance sheet and recent bank account statement)

2. ASSISTANCE REQUESTED

a) Cash component requested \$10,000

b) In-kind support from Shire of Dandaragan
within normal business hours – \$0

(describe type of support requested and estimated number of hours of support)

Describe type of support: Administration support for checking published material, temporary unlocking of any access bollards and water access for weed spraying.

c) In-kind support from Shire of Dandaragan
outside of normal business hours * - N/A

* If you are requesting in-kind support from the Shire for human resources outside of normal business hours? Costs will be calculated at \$100 per hour per staff member and be added to the cash component requested, the total of which must not exceed \$10,000. All other requests for in-kind support within normal business hours from the Shire of Dandaragan will be assessed separately.

Total (Add a + c) \$10,000

3. INFORMATION REGARDING THE APPLICATION

3.1 Provide an overview of the project, including what your activity involves, the key objectives and the key activities that will improve our local environment:

This project will see the continuation of the Dandaragan Foreshore Pyp Grass Eradication program and consolidate the programs success to date (2021-2026). The key objective is to undertake weed management within Shire of Dandaragan foreshore areas to protect and restore diverse natural ecosystems.

Pyp grass (*Ehrharta villosa*) management has been the priority of previous environmental grants, with the aim of eradication from Cervantes and Jurien Bay coastal reserves. Eradication and recovery of native dune vegetation is possible with continued support and weed management.

Funding in 2025/2026 focused on eradication, with the continuation of the Cervantes and Jurien Bay Pyp grass weed spraying program.

Further funding in 2026/7 will provide the opportunity for a long-term consolidation of on-ground efforts completed in previous control works. The control program will re-visit and extend sites in Jurien Bay and Cervantes to undertake targeted spot spraying of Pyp grass. This will help to ensure that the spread of Pyp grass into the neighbouring coastal reserves and primary dune systems is controlled and minimised and continue to work towards eradication.

JBRHG volunteers will contribute native seedlings grown by our volunteers to plant into the dune system to assist natural repair. Our volunteers may also assist the contractors by marking hard to find outbreaks of pyp grass in the areas defined in this submission with pink ribbon in advance of spraying, as required.

The program will assist in maintaining the ecological integrity and biodiversity of the fragile ecological communities that are our coastal beaches and dunes. Not only do they provide wildlife habitat and biodiversity conservation, but natural vegetated dunes provide sediment stabilisation and soil retention that helps protect our coastal towns from coastal erosion and sea water inundation.

Weeds such as Pyp grass have the ability to invade natural bushland and change the structure, composition and function of these ecosystems with negative consequences.

Pyp grass is an introduced grass affecting coastal areas around Australia. Pyp grass was originally planted to stabilise dunes. Unfortunately, it has an invasive nature, and it quickly takes over existing native flora, destroying habitat for indigenous fauna and decreasing the natural value of the dunes. Pyp

Grass spreads as much as 8m in a season through underground rhizomes but fortunately has nonviable seed. It thrives in sandy foreshore areas, particularly where disturbance to natural vegetation has occurred. Before treatment, some areas of the natural foreshore had become a monoculture of Pyp grass which had smothered and killed the natural vegetation. The grass is shallow rooted and does not have the ability to stabilise sand/dunes like deeper rooted natives do.

Through ongoing treatment/management of Pyp grass, the natural vegetation along the foreshore areas has improved since 2021 and the biodiversity of our coastal ecological communities is slowly being restored.

This project is in line with the Cervantes Pyp Grass Management Plan (2012) and the Jurien Bay Pyp Grass Management Plan (2014) and to stop control now would significantly impact the recovery of the native foredune vegetation and ultimately result in a monoculture of pyp grass within a 10-year period.

3.2 How will your project address the prioritisation criteria?

<p>Extent to which project / activity benefits the local natural environment</p>	<ol style="list-style-type: none">1. Undertake weed management to protect and restore diverse natural ecosystems within the Shire of Dandaragan.2. Pyp grass is highly invasive, shallow-rooted and has an ability to change dune structure, composition and function. This threatens coastal dunes that are a natural asset, providing Jurien and Cervantes with coastal protection and tourism benefits.3. Improving dune stabilisation by promoting recovery of deep-rooted varieties of dune plants grown from seed of existing vegetation will lead to foreshore enhancement, improve dune stability, and maintain and enrich biodiversity.4. Improved natural beauty of the foreshores. The monoculture of pyp grass on the dunes in 2014 compared to now is a testament to this.5. Restoring diverse natural ecosystems in vulnerable foreshore areas is the most economically and environmentally viable option to reduce erosion and risk of sea water inundation.
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<p>Applicant's capacity to deliver a well-planned project, including applicant's experience, skills and time</p>	<ol style="list-style-type: none"> 1. JBRHG has experience in the planning and implementation of various projects including previous Pyp grass eradication programs, and community planting events for revegetation. 2. The JBRHG continue to deliver short term outputs from previous Environmental Grants including community plant/revegetation days, community awareness through local publications and with active eradication techniques. 2. The company engaged in this year's project has been sourced locally. KMAC have shown commitment and expertise in managing this weed (spray works) and are very familiar with the sites. JBRHG will grow seedlings (in kind) from locally sourced seed for planting in the dunes. The project will be well managed and coordinated by JBRHG in consultation with the Shire of Dandaragan. 3. NACC (Mic Payne) have offered to provide assistance and expertise when required. 4. JBRHG has as a member, the local DBCA Flora Conservation officer who will supply expertise and knowledge in helping the group achieve a great outcome for the project. They will provide information on management actions for the weed species removal and seed collection strategies for revegetation. The facilities used by JBRHG for growing seedlings is within DBCA Jurien yard.
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<p>Extent to which project / activity aligns with Shire of Dandaragan Strategic Community Plan</p>	<p>This project aligns with the following strategy, priority outcomes and roles:</p> <p>Strategic focus 3: The Shire will be a responsible custodian of the environment, working with community groups and other entities to increase renewable energy initiatives, vegetation cover and rehabilitate degraded public land throughout the region.</p> <p>Our region is acknowledged for environmental practices, projects and initiative that enhance the environment and our liveability in it: Collaborate with the community to improve our waterways, coastal reserves, road reserves and bushland. (ref. p. 18, Strategic Community Plan 2029, Shire of Dandaragan)</p> <p>Collaboration for this project between JBRHG and the Shire of Dandaragan, will improve the diversity of natural ecosystems in vulnerable coastal reserves. Protection of these natural ecosystems can reduce some risk of erosion and sea water inundation to our communities. Active promotion and involvement in protecting these areas increases community awareness of the importance of these dunes in reducing some local impacts from climate change.</p> <p>The project will enhance the foreshore aesthetic value and educate the public (be they tourists or locals) on the natural coastal vegetation and fauna and the role they play in ecosystem health. JBRHG is a local volunteer group that has been involved with Shire consultation for the Foreshore 10 Year Plan.</p>
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<p>Level of volunteer participation and wider community participation</p>	<ol style="list-style-type: none"> 1. JBRHG will be involved in the engagement of local companies, planning the weed spraying program, seed collection of local provenance seed and planting back into areas which have been treated. Members may also assist by project by marking hard to find Pyp outbreaks areas with pink ribbon as required. 2. When planting for revegetation, local community and community groups will be invited to participate.
<p>Extent to which project provides community education and / capacity building</p>	<ol style="list-style-type: none"> 1. JBRHG will post in the Craytales to inform locals and visitors of activities available in relation to this project. 2. Participation with Coastcare groups from Guilderton to Green Head even as far as Geraldton through NACC Coastal networks, enable knowledge and expertise to be shared. 3. The project allows our group to be heavily involved in environmental concerns within our Shire. It builds on our knowledge and strength in dealing with and providing community information on local issues.
<p>Extent to which applicant is contributing towards funding the project / activity</p>	<p>JBRHG is a not-for-profit organisation, relying on grants such as this one to continue this project. The group will be putting in volunteer hours (in-kind) in the preparation and implementation of the proposed works. The number of volunteer hours will be recorded. The group spend many hours collecting local provenance seed to reduce the costs of purchasing seedlings and enhance plant viability. The group will be involved in planting days, photo monitoring and assessing spray progress and success.</p>

3.3 Do you have the consent of the landholder on which the project will take place?

Yes

3.4 To what extent does the event / activity for which you are seeking funding benefit the Shire of Dandaragan community?

a) What specific community needs will be satisfied by the project?

The environmental benefits to the Shire of Dandaragan community are numerous. A healthy foreshore ecosystem reduces the risk of coastal erosion and sea water inundation which would impact the community of Cervantes and Jurien Bay.

The project provides the most practical and viable option of protecting our fragile coastal reserves. Through local media, this project provides community education and capacity building within the local community.

Locals have an opportunity to participate and learn more about the natural foreshore flora and fauna communities.

Use of local Yued KMAC company to assist with management and treatment provides employment opportunities within the Shire of Dandaragan.

b) How have these needs been identified?

The Shire of Dandaragan has identified the need to control weeds in the coastal reserves to restore ecosystem value. Current and future funding allows us to continue a weed spraying program that was commenced in 2014.

The need to continue the eradication of Pyp grass is recognised in the Cervantes and Jurien Bay Pyp Grass Management plans, 2012 and 2014 respectively. It has been recognised by NACC and the Shire of Dandaragan that there is a need for the management of this weed species.

JBRHG has year-round involvement in projects in Jurien Bay and Cervantes with members noting and reporting weeds and the negative impact they are having. The invasiveness of weed species, their spread and the potential damage to the environment is observed at close hand. Members have expressed a need to do something about this, but it is dependent on grants.

3.5 Will this activity / project involve other community organisations? Please list other community organisations and what they will be contributing to this proposal.

Yued KMAC employees will be involved in weed management of pyp grass along the coastal reserves. Community Resource Centres via publications related to this project advertised in local papers and include invitations to join our group.

Rehabilitation of areas will be planned with Shire of Dandaragan personnel and with community support. NACC will provide support for this project where required including use of PHOTOMON and its database to monitor progress.

3.6 How will you evaluate the success of your project, i.e., how will you know if your project has been successful in achieving its aims?

PHOTOMON (NACC app) - Photo-monitoring points have been set up for the Pyp grass sites in 2014 and will be invaluable in measuring the success of the project. The photos will compare before and after spraying and show regrowth of natural vegetation over time. These points in Cervantes and Jurien Bay will be utilised for monitoring. The project area will be continuously monitored and photographed over time. All weed eradication projects need ongoing seasonal spraying over a number of seasons or years, and the success of this grant will be reliant on ongoing long-term support. The long-term effect of eradication is evident during the 2014-2018 spraying project by NACC. The 2022/2023 remapping project and search for new sites allowed us to compare extent/reduction of pyp grass since 2012 (Cervantes) and 2014 (Jurien Bay). This grant will further consolidate the effort and recovery of the dune natural ecosystems.

3.7 Do you agree to provide the Shire of Dandaragan with photos to enable us to promote and celebrate the project grant outcomes?

Yes

3.8 Is this project/activity already underway, or has it been completed?

No Noting we have received Shire of Dandaragan grant funding in the past for weed management and require funding to continue this long-term project.

3.9 Complete the following budget table for your proposal:

PROJECT INCOME:

Donations / Sponsorship \$NA

Entry Fees / Gate Takings \$NA

Sales \$NA

Contributions by applicant \$in-kind

Other funding sources \$ in-kind \$0

Shire of Dandaragan grant (including in-kind support outside of normal business hours) requested \$10,000

Total Income \$10,000

YOUR ORGANISATION'S IN-KIND CONTRIBUTIONS:

Labour – (Volunteer weed marking, growing seedlings, grant admin) \$500

Use of equipment – estimated number of hours 0

Other – donated food / gifts etc. 0

PROJECT EXPENSES:

Venue \$0

Equipment hire \$0

Promotions / advertising \$in-kind

Materials \$0 Insurance \$500 (pro rata of JBRHG's annual insurance premium – Public Liability)

Contractor Costs \$10,000 (inclusive of GST) Salaries and Wages \$0

Other (please describe) \$ _____ Total Expenses \$10,000

Signature:

Print Name: Helen Lynes
(Acting Secretary) *pp.for*

Gill McPherson
President / Chairperson

Date: 29 April 2026

ENVIRONMENTAL GRANTS PROGRAM

The Environmental Grants Program supports projects that benefit the environment and community through environmental improvement, sustainability education and the promotion and enabling of sustainable living as a way of life. Applicants are encouraged to consider how their proposed project may address issues such as climate change, waterwise community spaces, biodiversity, recycling and waste avoidance.

Applications will open in March of each year. Groups will have until 30 April to apply.

OBJECTIVES

The Grants Program seeks to deliver the following objectives:

- Benefit the environment through local projects
- Involve the local community in project design and delivery
- Raise awareness and understanding of environmental and sustainability issues
- Support people to take action and share skills and knowledge about the local environment
- Build the capacity of the community to address environmental sustainability.
- Deliver short-term tangible environmental results that are consistent with the Shire’s long term environmental sustainability direction.

GRANT GUIDELINES & CONDITIONS

1. A Shire of Dandaragan officer will work with applicants during the open period to ensure that applications are eligible and complete. Supporting documentation or changes to applications will not be accepted after the closing date. Late applications will not be considered.
2. Applications will be accepted by mail at Shire of Dandaragan Administration Centre, PO Box 676, Jurien Bay, WA, 6516, or by email to council@dandaragan.wa.gov.au.
3. Projects should have some short-term outputs, but also have longer term objectives and values.
4. Applications will be assessed, and funding prioritised against the following criteria which the applicant is to respond to within the application form:

Extent to which the project / activity benefits the local natural environment
Applicant’s capacity to deliver a well-planned project, including applicant’s experience, skills and time
Extent to which the project / activity aligns with Shire of Dandaragan Strategic Community Plan
Level of volunteer participation and wider community participation
Extent to which the project provides community education and / capacity building
Extent to which the applicant is contributing towards funding the project / activity

5. Applications will be deemed **ineligible** for the following:
- a) applications that are eligible for the Tronox Management and Shire of Dandaragan Sporting & Recreation Facilities Fund or CSRFF;
 - b) political organisations or political events;
 - c) commercial enterprises;
 - d) events for the specific purpose of raising funds for re-distribution to other non-profit community groups/clubs or charitable causes;
 - e) projects that the Shire of Dandaragan deem may have an adverse impact on the environment;
 - f) projects that are directly or indirectly in opposition to the Shire of Dandaragan's Strategic Community Plan or Corporate Business Plan;
 - g) projects that do not have broad community support or alignment with accepted environmental scientific practices;
 - h) any activity or project already underway or completed (unless it has been pre-approved for multi-year funding through this program).
 - i) any activity on private land that is ordinarily considered to be the landholders responsibility (e.g. boundary fencing, rubbish control).
6. This grant program recognises that the environment and need for conservation is not confined to national parks, reserves and protected areas; it is also on private land, on verges, around businesses, roofs and other locations, and applications will be considered for projects on all types of land.
7. The maximum grant for any one organisation in any financial year payable under this funding round will be \$10,000. Council may allocate a project funding over multiple years where the applicant can demonstrate a compelling need,
8. Funding for future financial years may be pre-allocated to longer term projects in a prior year's grant round.
9. Evidence / quotes must be included in your application for all proposed goods, services and materials valued at \$250 or more.
10. Each project will be required to acquit their funding at the conclusion of the project. The acquittal report will include evidence of all expenditure and photographic evidence of works or activities undertaken.



SHIRE OF DANDARAGAN ECONOMIC DEVELOPMENT GRANT APPLICATION

1. APPLICANT DETAILS

Business Name: Cervantes Historical Society (Inc) (CHS)

Business Trading Name: _____

Australian Business Number (ABN): _____ Is your business registered for GST?
 Yes No

Postal Address: PO Box 47 CERVANTES 6511

Business Address: 8 Weston St, CERVANTES WA 6511

Office Telephone: _____

Office Email Address: _____

Website Address: _____

2. KEY CONTACT PERSON

Full Name: Gloria White

Position in the Business: Secretary

Mobile Phone Number: 0427 527 153

Email Address: gloria.brian@outlook.com

3. BUSINESS OVERVIEW

Type of business: *E.g. Sole Trader, Company, Partnership, Trust, Incorporated Association*

NOTE: if your business entity is a trust, Trustees can only receive and administer grant funding if empowered to do so by the Trust Deed. Please attach a copy of the executed Trust Deed to your application, to demonstrate your eligibility to apply for the grant.

Provide an outline of your business mission, established year, and your typical business activities:

Cervantes Historical Society is an incorporated body with members passionate about preserving the history of Cervantes and surrounds. The organisation was incorporated in XXXX and has sought a permanent, suitable site to preserve and display the outstanding range of memorabilia kindly donated by numerous residents, past and present. There is now a major motivation to raise funds to secure a site and install said permanent, suitable building to house the items for generations to come.

How many people are employed in your business (equivalent full time) and in what roles:

Are you aware of any conflict of interest, real or perceived, that may result from you or your project receiving grant funding from the Shire of Dandaragan?

YES NO If YES, please explain:

SECTION 4 – PROJECT PLAN		
<p>1. PROJECT TITLE:</p> <p>Cervantes Music Muster 2026</p>		
<p>2. PROJECT LOCATION:</p> <p>Provide the location address of where the project will be undertaken:</p> <p>Cervantes Community Recreation Centre, Aragon Street, Cervantes</p> <p>Is this property owned or leased by the applicant?</p> <p>No. The site is being hired from the Cervantes Community Recreation Centre</p>		
<p>3. PROJECT OVERVIEW:</p> <p>Provide a description of your project, explaining what you plan to do, when, where, why and how.</p> <p>Conduct a music muster from 13th to 15th November, 2026 with an organised schedule of 15+ performers from throughout WA. Camping sites at the oval available for travellers expected from throughout WA also. Bookings successfully commenced in March and are anticipated to attract approximately 50 vans. Day tickets will be available for non campers and patrons from the local area.</p>		
<p>4. STRATEGIC TARGET SECTORS:</p> <p>Check one or more boxes to show which of the Shire’s economic development strategic target sectors your project aligns with.</p> <p>See the Economic and Tourism Development Strategy 2029 p5</p>	<p><input type="checkbox"/> Aged Care</p> <p><input type="checkbox"/> Agriculture / Aquaculture / Horticulture Production or Processing</p> <p><input type="checkbox"/> Agriculture / Aquaculture / Horticulture Intensification or Diversification</p> <p><input type="checkbox"/> Air Services</p>	<p><input type="checkbox"/> Civil Works</p> <p><input type="checkbox"/> Renewable Energy</p> <p><input checked="" type="checkbox"/> Small Business Development</p> <p><input checked="" type="checkbox"/> Tourism Development</p> <p><input type="checkbox"/> Other: please detail here:</p>
<p>5. ALIGNMENT WITH THE SHIRE’S ECONOMIC DEVELOPMENT OBJECTIVES:</p> <p>The Economic Development Grant aims to support locally driven projects that will contribute to economic growth in the Shire of Dandaragan. Check one or more boxes to show which of the Shire’s economic development objectives are most applicable to your project, and detail how your project will achieve the selected objective/s:</p>		
<p><input type="checkbox"/></p>	<p>increasing sustainable jobs</p>	

<input type="checkbox"/>	expanding, or intensifying, or diversifying industry
<input type="checkbox"/>	developing business capability
<input checked="" type="checkbox"/>	investing in the Shire, or attracting new investment to the Shire
<input type="checkbox"/>	increasing population
<input checked="" type="checkbox"/>	increasing visitors

6. DEMONSTRATED PROJECT NEED:

How does the project meet industry or community demand? Explain how it will solve a business challenge, or take advantage of a market opportunity?

Please provide any economic impact data to support your case.

The Cervantes Music Muster 2026 is being conducted on the model used by the Nambung Country Music Muster for 7 very successful years. The Nambung experience was on a much larger scale having enjoyed limitless space to accommodate the audience. The main hall at the Cervantes Community Recreation Centre is limited to 400 persons necessitating a scaled down version of the event.

To substantiate the economic benefit of conducting events of this scale, a survey of business and patrons will be conducted. This evidence will be used to encourage future investment in events in our community.

The full program of the Cervantes Music Muster 2026 is enclosed in the application. We look forward to seeing you there.

7. PROJECT TIMELINE:

Please provide a clear plan for delivery of your project including key dates and milestones. Insert your project timeline, calendar of activities or GANTT Chart here, or attach to your application.

Please find attached the Cervantes Music Muster 2026 Project Plan. The project commenced in November, 2025 and will conclude in November, 2026.

8. PROJECT OUTPUTS AND OUTCOMES:

Explain your proposed project output.

(A **Project Output** is what the project delivers. This might be a report, an event, a building, a unique product, or a new service).

The Cervantes Music Muster will deliver a community event to entertain and include over 400 people for three days. 15+ Musicians have the opportunity to perform their craft, 40+ organisers have the opportunity to work together towards a united goal and 350+ patrons have the opportunity to participate in an outstanding music event and enjoy the congenial coastal community of Cervantes.

Cervantes Historical Society members hope to raise sufficient funds to commence their fund raising journey to secure a permanent, fit for purpose premises.

If successful, what will the key economic outcome(s) of your project be?

(A **Project Outcome** is the result, or the difference made, by using the project output. It is the benefits – economic, as well as environmental and social, that your project output will create).

By conducting the Business and Patron surveys, CHS will gain valuable data to support future fund raising events. The data will be available for use by other Cervantes community groups in support of their fund raising events. Businesses will benefit by increased consumers with the opportunity to enjoy future return business. It is anticipated that travellers will be limited in their range of travel for some months during the current fuel price escalation placing Cervantes, only 200 km north of Perth as a popular, alternative destination. CHS hope to raise funds towards our 'Building Fund.'

Although difficult to quantify, the mental well being of everyone involved contributes value which is beyond measure.

How will you measure the benefits resulting from your project?

The Business survey will be mapped to indicate the positive percentage of consumer activity and the Patron survey will be mapped to identify the local businesses frequented by patrons during the three day event.

Will your project create any additional employment (fulltime, part-time, casual roles) and will these roles be based within the Shire, or elsewhere?

15+ musicians from throughout WA are being employed to perform at the Muster. It is also possible that local business will need to engage additional staff to cater for the needs of additional consumers in their businesses.

There are two slots in the performer program dedicated to new/up and rising artists. This will give the opportunity for two up and coming performers to showcase their talent in a live performance environment.

9. RISK MANAGEMENT:

Consider the risks that might impact your project. Develop a risk management matrix or plan to demonstrate how you would mitigate against the identified risks.

Please insert your risk matrix / risk management plan here or attach to your application.

Enclosed is CHS Risk Management Plan for the Cervantes Music Muster 2026.

10. STAKEHOLDER ENGAGEMENT:

Who are the key stakeholders who will play a part in the success of your project?

Detail how you will keep your stakeholders informed of your project?

Cervantes Historical Society members, management and co-ordination
CWA Cervantes Branch, providing Devonshire Teas on Saturday 14th November, 2026
Cervantes Community Men's Shed, co-ordinating camper management and cooking the Poets' Breakfast on Sunday 15th November, 2026

Information is distributed via emails, phone calls and personal contact.

A Stakeholder Meeting will be held on Sunday, 8th November 2026 to ensure all arrangements and jobs are allocated/complete.

SECTION 5 – PROJECT BUDGET

Provide a comprehensive project budget below, indicating how the cash contributions from the grant, applicant cash co-contribution and any 3rd party funds will be allocated to the proposed project expenditure.

- Administration costs excludes expenses not directly related to delivering the project, such as office receptionist and utilities (water, gas, electricity) and the costs of developing this application.
- Be mindful that employee salaries, operational overheads and asset maintenance costs are NOT eligible for grant funding.
- Retrospective payments and expenditure incurred prior to the execution of a grant agreement are NOT eligible for grant support.
- Please attach supplier quotes for all budgeted items over \$1000 to justify expenditure figures and funding requests. These should be dated post 1 March 2026.
- If funds have been applied for, or sourced from other sources, please attach written evidence of these applications and approvals.
- Please round figures to the nearest full dollar value.
- Please add additional lines into the budget spreadsheet as required, or delete lines not required in the budget spreadsheet.

Please confirm:

We would be able to proceed with the project if we were NOT successful in receiving the requested grant funding. YES NO

Please attach to your application:

- A copy of last financial year’s financial statements for your business
- A copy of the most recent business bank account statement

Please complete the estimated project budget below. All figures should be rounded to the nearest \$ and be EX GST.

Project Budget

Applicant Name	Cervantes Historical Society (Inc)
Project Title	Cervantes Music Muster 2026

INCOME	EX GST \$
Requested Shire of Dandaragan Grant Amount	\$15,000
Applicant Cash Co-Contribution	\$10,590
Third Party Contribution/s (list – other grants, sponsorships, fundraising etc.)	

SECTION 8 – APPLICATION CHECKLIST

Before submitting the application, please ensure that each of the following has been completed. Please note that this checklist is included so that you provide all the required information for assessment of your application.

Please tick each item once completed:

- Provided ABN and indicated if registered for GST
- Provided a copy of the Trust Deed, if our organisation is a Trust (as applicable)
- Provided a Project Timeline, Calendar or GANNT Chart
- Provided a Project Risk Management Plan / Matrix
- Provided a copy of your most recent Financial Statements
- Provided a copy of our current business bank account Statement
- Shown all other funding sources and expenditure amounts in the budget
- Included at least one quote dated post 1/3/2026 for proposed expenditure items costing between \$1,000 to \$5,000, or at least two quotes for items over \$5,000. Please support local businesses wherever possible.
- Attach any other documents that support your application (as applicable)
- The application has been read and the Declaration in Section 9 (on the following page) has been signed by the authorised person for the business.

SECTION 9 - DECLARATION

I, hereby certify that I am the authorised person

for the business, and that:

- I have read and understood the Shire of Dandaragan Economic Development Grant Guidelines.
- I have read and understood the Terms and Conditions of the grant, and I agree to abide by them if my application is successful.
- The business has all the required insurances, permits and licenses required to operate, and to complete the proposed project.
- If my grant application is successful, I agree that:
 - I will be available to give a presentation on my project and its outcomes to the Council and / or local businesses.
 - I will pay a co-contribution of 50% or more of the project costs.
 - I will complete a grant acquittal report at the completion of my project.
- I have read the completed Grant Application and each of the supporting documents.

I confirm that the information contained in the grant application herein is true and correct.

Applicant Name:

Applicant Signature:

Date Signed:

**The closing date for receipt of applications is 30 April at 5.00pm AWST.
Applications can be submitted by:**

Email:

Manager Customer and Community Services,
council@dandaragan.wa.gov.au

Mail:

Manager Customer and Community Services
Shire of Dandaragan
PO Box 696, Jurien Bay WA 6516
(Mailed applications must be post marked five + working days prior to the application deadline).

Hand delivered to:

Manager Customer and Community Services
Shire of Dandaragan Administration Office, 69 Bashford Street, Jurien Bay.



SHIRE OF DANDARAGAN ECONOMIC DEVELOPMENT GRANT APPLICATION

1. APPLICANT DETAILS

Business Name: Jurien Bay Progress Association Inc

Business Trading Name: _____

Australian Business Number (ABN): 73 379 614 591

Is your business registered for GST? No

Postal Address: PO Box 20, Jurien Bay WA 6516,

Business Address: Jurien Bay Recreation Reserve, Jurien Bay WA 6516

Office Telephone: 0407799620

Office Email Address: _jurienbayprogress@gmail.com

Website Address: <https://jbpprogressassociation.squarespace.com/>

2. KEY CONTACT PERSON

Full Name: Tony O'Gorman

Position in the Business: Treasurer

Mobile Phone Number: 0407799620

Email Address: _ogormant@bigpond.com

3. BUSINESS OVERVIEW

Type of business: *E.g. Sole Trader, Company, Partnership, Trust, Incorporated Association*

NOTE: if your business entity is a trust, Trustees can only receive and administer grant funding if empowered to do so by the Trust Deed. Please attach a copy of the executed Trust Deed to your application, to demonstrate your eligibility to apply for the grant.

Provide an outline of your business mission, established year, and your typical business activities:

The Jurien Bay Progress Association has been actively supporting Jurien Bay since 1963. It is run fully by a small group of volunteers.

The group hosts monthly community markets in the town, the annual Turquoise Coast Festival, annual family fund dys, weekly garage sale/opshop from it's shed at the recreation reserve.

The association supports promoting environment sustainability and economic growth within our town.

How many people are employed in your business (equivalent full time) and in what roles:

The group currently has twenty active members

Are you aware of any conflict of interest, real or perceived, that may result from you or your project receiving grant funding from the Shire of Dandaragan?

YES **If YES, please explain:** The group treasurer and grant writer is the Shire President.

SECTION 4 – PROJECT PLAN		
1. PROJECT TITLE: Turquoise Coast Festival 2026		
2. PROJECT LOCATION: Provide the location address of where the project will be undertaken: Fauntleroy Park, Grigson St Is this property owned or leased by the applicant? No we will seek an event permit from the Shire closer to the date.		
3. PROJECT OVERVIEW: Provide a description of your project, explaining what you plan to do, when, where, why and how. The Turquoise Coast Festival is the reincarnation of the Indian Ocean Festival which was discontinued following the Covid19 outbreak. It has run successfully for the past two years. With Sponsorship from Tourism WA, Local Mining Companies and local sponsors including IGA Jurien Bay, Ray White Jurien Bay and a number of other smaller sponsorships from retailers in the town. The festival incorporates the Blessing of the Fleet which has been an ongoing service in Jurien Bay for approximately thirty-five years with short breaks over the Covid 19 period. The festival brings together market stalls from across the region and performers from local groups including the Jurien Bay District High School bands, The Men’s Shed Band and a major paid group from the metropolitan area. Entertainment for young people including rides, animal petting farm, face painter etc. A selection of food vans and of course the rope coiling competition. The day finishes with a firework display.		
4. STRATEGIC TARGET SECTORS: Check one or more boxes to show which of the Shire’s economic development strategic target sectors your project aligns with. See the Economic and Tourism Development Strategy 2029 p5	<input type="checkbox"/> Aged Care <input type="checkbox"/> Agriculture / Aquaculture / Horticulture Production or Processing <input type="checkbox"/> Agriculture / Aquaculture / Horticulture Intensification or Diversification <input type="checkbox"/> Air Services	<input type="checkbox"/> Civil Works <input type="checkbox"/> Renewable Energy <input checked="" type="checkbox"/> Small Business Development <input checked="" type="checkbox"/> Tourism Development <input type="checkbox"/> Other: please detail here:
5. ALIGNMENT WITH THE SHIRE’S ECONOMIC DEVELOPMENT OBJECTIVES:		

The Economic Development Grant aims to support locally driven projects that will contribute to economic growth in the Shire of Dandaragan. Check one or more boxes to show which of the Shire's economic development objectives are most applicable to your project, and detail how your project will achieve the selected objective/s:

<input type="checkbox"/>	increasing sustainable jobs
<input type="checkbox"/>	expanding, or intensifying, or diversifying industry
<input type="checkbox"/>	developing business capability
<input type="checkbox"/>	investing in the Shire, or attracting new investment to the Shire
<input type="checkbox"/>	increasing population
<input checked="" type="checkbox"/>	increasing visitors

6. DEMONSTRATED PROJECT NEED:

How does the project meet industry or community demand? Explain how it will solve a business challenge, or take advantage of a market opportunity?

Please provide any economic impact data to support your case.

The Turquoise Coast Festival brings the community together to celebrate its long fishing history and acknowledges the role that local artisans and performers play in our community. The day showcases local performers including the students from the District High School. This is probably the one single opportunity where these young performers get to show their skills to a large audience of over three thousand people across the day.

These needs have been identified by speaking with other community groups and incorporating those groups into the event. Groups like the Jurien Bay Community Men's Shed, The Jurien Bay District High School P&C, Local businesses through the Chamber of Commerce. Finally, from feedback received following the previous festivals.

7. PROJECT TIMELINE:

Please provide a clear plan for delivery of your project including key dates and milestones. Insert your project timeline, calendar of activities or GANTT Chart here, or attach to your application.

February 2026 initial meeting

March to June, Grant applications, sponsorships sought,

May to July Scope of event finalised, equipment booked rides booked, performers confirmed and booked.

June to November advertising, social media, posters, interviews and print media undertaken

June to November update Website including programming and activities.

July Book Fireworks.

July confirm funding and sponsorships.

Submit risk management plans etc

November host the event

8. PROJECT OUTPUTS AND OUTCOMES:

Explain your proposed project output.

(A **Project Output** is what the project delivers. This might be a report, an event, a building, a unique product, or a new service).

A final evaluation report will be produced to submit to grant and sponsorship providers to show the economic and community benefit of holding this event.

If successful, what will the key economic outcome(s) of your project be?

(A **Project Outcome** is the result, or the difference made, by using the project output. It is the benefits – economic, as well as environmental and social, that your project output will create).

Ensure the town hospitality and accommodation providers receive bookings and patronage during the event on a weekend that would normally be quiet during the period.

How will you measure the benefits resulting from your project?

Survey of patrons to determine where they came from, approx. expenditure while in the town.

Numbers of tourists visiting from intra and inter state as well as international visitors. This information we can get from ticket purchases online. Gate sales will attempt to also fill in this information.

Will your project create any additional employment (fulltime, part-time, casual roles) and will these roles be based within the Shire, or elsewhere?

Yes there will be local businesses that will need to engage additional staff to fulfill their obligations to the festival i.e. fence hire erection and removal.

9. RISK MANAGEMENT:

Consider the risks that might impact your project. Develop a risk management matrix or plan to demonstrate how you would mitigate against the identified risks.

Please insert your risk matrix / risk management plan here or attach to your application.

Please see attached

10. STAKEHOLDER ENGAGEMENT:

Who are the key stakeholders who will play a part in the success of your project?

Detail how you will keep your stakeholders informed of your project?

Key stakeholders will be the Shire of Dandaragan, sponsors and grant providers.

Regular updates can be provided to these organisations as we progress through the process.

Patrons will also see regular advertising through social media and print advertising.

SECTION 5 – PROJECT BUDGET

Provide a comprehensive project budget below, indicating how the cash contributions from the grant, applicant cash co-contribution and any 3rd party funds will be allocated to the proposed project expenditure.

- Administration costs excludes expenses not directly related to delivering the project, such as office receptionist and utilities (water, gas, electricity) and the costs of developing this application.
- Be mindful that employee salaries, operational overheads and asset maintenance costs are NOT eligible for grant funding.
- Retrospective payments and expenditure incurred prior to the execution of a grant agreement are NOT eligible for grant support.
- Please attach supplier quotes for all budgeted items over \$1000 to justify expenditure figures and funding requests. These should be dated post 1 March 2026.
- If funds have been applied for, or sourced from other sources, please attach written evidence of these applications and approvals.
- Please round figures to the nearest full dollar value.
- Please add additional lines into the budget spreadsheet as required, or delete lines not required in the budget spreadsheet.

Please confirm:

We would be able to proceed with the project if we were NOT successful in receiving the requested grant funding. YES

Please attach to your application:

- A copy of last financial year's financial statements for your business
- A copy of the most recent business bank account statement

Please complete the estimated project budget below. All figures should be rounded to the nearest \$ and be EX GST.

Project Budget

Applicant Name	Jurien Bay Progress Association Inc
Project Title	Turquoise Coast Festival 2026

INCOME	EX GST \$
Requested Shire of Dandaragan Grant Amount	10,000
Applicant Cash Co-Contribution	10,000
Third Party Contribution/s (list – other grants, sponsorships, fundraising etc.)	20,000
Tourism WA	10,000
Image resources	4,000
Jurien IGA	5,000
Ray white Jurien Bay	2500
TOTAL Project Income	59,000

EXPENDITURE (Insert items below)	EX GST \$
Marquee Hire	8,800
Fence Hire	5,000
Fireworks	7,500
Staging and band	4,750
Promotions advertising	3,000
Rides etc	10,000
Toilet hire cleaning etc	6,100
Insurance	5,000
Consumables	3,500
Contingency	5,000
TOTAL Project Expenditure	58650

SECTION 6 – ACKNOWLEDGEMENT OF FUNDING

If your application is successful, please outline the methods you would use to acknowledge the support you have received from the Shire of Dandaragan.

The Shire would be able to erect a stall at the venue, acknowledgment of the Shire as a major sponsor on advertising prior to the event and in the event program. Announcements throughout the day. Positioning of Shire banners etc at the event.

SECTION 7 – OTHER SUPPORTING INFORMATION

We welcome further information or attachments that may assist us in reviewing your application. Please provide the file name of each attachment here, and attach each document to your completed application:

- 1.
- 2.
- 3.

SECTION 8 – APPLICATION CHECKLIST

Before submitting the application, please ensure that each of the following has been completed. Please note that this checklist is included so that you provide all the required information for assessment of your application.

Please tick each item once completed:

- ✓ Provided ABN and indicated if registered for GST
- Provided a copy of the Trust Deed, if our organisation is a Trust (as applicable)
- ✓ Provided a Project Timeline, Calendar or GANNT Chart
- ✓ Provided a Project Risk Management Plan / Matrix
- ✓ Provided a copy of your most recent Financial Statements
- ✓ Provided a copy of our current business bank account Statement
- ✓ Shown all other funding sources and expenditure amounts in the budget
- ✓ Included at least one quote dated post 1/3/2026 for proposed expenditure items costing between \$1,000 to \$5,000, or at least two quotes for items over \$5,000. Please support local businesses wherever possible.
- Attach any other documents that support your application (as applicable)
- ✓ The application has been read and the Declaration in Section 9 (on the following page) has been signed by the authorised person for the business.

SECTION 9 - DECLARATION

I, hereby certify that I am the authorised person

for the business, and that:

- I have read and understood the Shire of Dandaragan Economic Development Grant Guidelines.
- I have read and understood the Terms and Conditions of the grant, and I agree to abide by them if my application is successful.
- The business has all the required insurances, permits and licenses required to operate, and to complete the proposed project.
- If my grant application is successful, I agree that:
 - I will be available to give a presentation on my project and its outcomes to the Council and / or local businesses.
 - I will pay a co-contribution of 50% or more of the project costs.
 - I will complete a grant acquittal report at the completion of my project.
- I have read the completed Grant Application and each of the supporting documents.

I confirm that the information contained in the grant application herein is true and correct.

Applicant Name: Tony O'Gorman

Applicant Signature:



Date Signed: 27/4/2026

**The closing date for receipt of applications is 30 April at 5.00pm AWST.
Applications can be submitted by:**

Email:

Manager Customer and Community Services,
council@dandaragan.wa.gov.au

Mail:

Manager Customer and Community Services
Shire of Dandaragan
PO Box 696, Jurien Bay WA 6516

(Mailed applications must be post marked five + working days prior to the application deadline).

Hand delivered to:

Manager Customer and Community Services
Shire of Dandaragan Administration Office, 69 Bashford Street, Jurien Bay.

SUMMARY – 2026/2027 Review of Economic Development Grant Applications**Recommendation to Council**

That the 2026/2027 Economic Development Grant of \$10,000 each be awarded to Cervantes Historical Society and Jurien Bay Progress Association.

Reviewed by the CEO and MCCS

Project Profiles:**Cervantes Music Muster**

The Cervantes Historical Society (Inc) is seeking \$10,000 to support the delivery of the Cervantes Music Muster 2026, a three-day community event proposed to be held from 13–15 November 2026 at the Cervantes Community Recreation Centre.

The organisation is an incorporated community group committed to preserving the history of Cervantes and the surrounding area, with a long-term goal of securing a permanent facility to house and display local historical artefacts.

The proposed project involves hosting a regional music event featuring 15+ performers from across Western Australia, attracting both local residents and visitors, including an estimated 50 caravans/campers and over 400 attendees across the event. The event will include camping opportunities, ticketed performances, and community participation elements.

The project aims to support local economic activity by increasing visitation to Cervantes, encouraging spending in local businesses, and strengthening the town's profile as a regional events destination. To demonstrate economic impact, the applicant proposes undertaking business and patron surveys during the event to capture data on visitor expenditure and local business engagement.

The total project budget is approximately \$25,590, with the applicant contributing \$10,000, alongside the requested grant funding. Expenditure includes performer fees, venue hire, catering, advertising, and event delivery costs.

The project also highlights strong community collaboration, with involvement from local groups including the Cervantes CWA and the Cervantes Men's Shed, as well as opportunities for emerging performers and volunteers.

Overall, the application presents a community-driven event designed to generate economic stimulus, support local businesses, and contribute to future fundraising efforts for the Society's long-term infrastructure goals.

Turquoise Coast Festival 2026

The Jurien Bay Progress Association Inc has applied for \$10,000 to support delivery of the Turquoise Coast Festival 2026, to be held at Fauntleroy Park, Jurien Bay.

The Association is a long-established volunteer-led community organisation (established in 1963) that delivers local initiatives including markets, events and fundraising activities, with a focus on supporting economic growth and community development in Jurien Bay.

The Turquoise Coast Festival is a continuation of the former Indian Ocean Festival and has been successfully reintroduced over the past two years. The event celebrates the region's coastal heritage and is centred around the long-standing Blessing of the Fleet tradition. The festival features market stalls, live entertainment, community group participation, food vendors, children's activities, and a fireworks display, with attendance estimated at over 3,000 people.

The project aims to deliver economic benefits through increased visitation, particularly during a typically quieter period, supporting local accommodation providers, hospitality venues, and small businesses. The applicant intends to measure economic impact through visitor surveys, ticket sales data, and local expenditure tracking.

The total project budget is approximately \$59,000, including \$10,000 applicant contribution and \$20,000 from sponsorship and third-party funding, with support indicated from Tourism WA and local businesses.

The festival demonstrates strong community involvement, including collaboration with local schools, community groups, and businesses, and is expected to create short-term economic stimulus and increased activity within the town.

A declared conflict of interest has been noted, as the group's Treasurer is also the Shire President.

Overall, the application presents an established, community-driven event designed to increase tourism, support local businesses, and enhance the social and economic vibrancy of Jurien Bay.

Policy 5.6 Economic Development Grant Policy

PART A- Policy

Objective

To provide a framework for the Economic Development Grant to be administered, competitively assessed, and awarded to eligible applicants to aid the delivery of a project that supports Council to achieve its strategic economic development goals.

Policy Statement

The Shire of Dandaragan Council Plan and the Economic and Tourism Development Strategy 2029 endorsed by Council seek to improve the Shire's prosperity by attracting more visitors, creating more local jobs, attracting local investment, and enticing people to become residents of communities in the Shire.

Through the Economic Development Grant, the Shire aims to attract to the Shire and support activities that align with its key strategic economic development opportunity priority areas of:

- Tourism
- Small Business Development
- Agriculture (production, value adding production)
- Renewable Energy

Policy Review

This policy takes effect from the date of adoption by Council and will remain valid until amended or deleted.

Council will review this Policy document not less than every two years.

PART B - Management Procedures

Description:

The Economic Development Grant will assist eligible applicants to deliver projects, programs, events, initiatives or activities that support local economic development outcomes identified in the Shire's Strategic Community Plan and the Economic and Tourism Development Strategy.

Applicants must demonstrate that the proposed activity will contribute to one or more of the Shire's Prosperity outcomes as outlined in the Shire of Dandaragan Council Plan and detailed in the list of target areas and desired economic outcomes of the Economic and Tourism Development Strategy 2029.

Grant Frequency:

Annual

Revenue Source:

Annual budget allocation from General Revenue

Grant Amount:

- \$40,000 will be available annually.

Grant Allocation:

- Funds may be awarded for up to a maximum of 50% of the total cost of the proposed activity.
- Successful applicants must fund not less than 50% of the proposed activity costs, inclusive of cash funds from applicant organisation, all other sourced funds and any 'in-kind' contributions.
- A grant may be awarded up to a maximum value of \$40,000

Eligibility:

To be eligible to receive a Shire of Dandaragan Economic Development grant, the applicant must:

- be a legal entity with an Australian Business Number,
- provide financial records to demonstrate the organisation's financial viability.
- have all relevant insurances, permits and licences required to undertake the proposed activity, and must operate in accordance with all workplace Health and Safety regulations and requirements.
- demonstrate that the proposed activity will deliver economic benefit to the Shire.
- apply for the grant on the Economic Development Grant application form, address all questions on the application form, and provide all requested documentation by the advertised closing date of the grant application process.

Ineligibility:

The Shire of Dandaragan will not fund:

- the ongoing operational or maintenance costs associated with an organisation (this includes wages).
- an organisation to deliver an existing or ongoing core business activity for financial gain as a supplier to another organisation.
- activities that have already commenced.
- the cost of purchasing alcohol or associated licences / services.
- a political organisation or event.
- any organisation with a mission and values that do not align with those of the Shire of Dandaragan
- an application that has not been lodged on the correct form, or has not been completed, or does not provide copies of all requested documentation.
- an applicant who has not fully acquitted a previous grant awarded to them by the Shire of Dandaragan.

Selection Criteria

- All applications will be assessed against the same criteria.
- The application and assessment criteria will be informed by the Council's economic development aspirations, desired outcomes and priorities.
- All applications must include a detailed project plan detailing:
 - Objectives
 - Project Team
 - Budget
 - Project Work Plan / Timelines
 - Communications matrix / plan
 - Risk Management matrix / plan
 - KPI / Output and Outcome Measurements
 - Methodology
 - Evaluation
- Applicants must demonstrate that they have the capacity to manage the financial and funding accountabilities of the project, as well as demonstrated project management capabilities.
- Application selection criteria;

Strategic Alignment	Demonstrated alignment with the Prosperity aspirations outlined in the Council Plan and the Economic and Tourism Development Strategy priority outcomes.
Economic Impact	Demonstrated economic outcomes and return benefit of the activity in the Shire of Dandaragan, and how these results will be measured.
Value	<p>Demonstrated demand for the activity or identified benefits of developing an opportunity.</p> <p>Demonstrated leveraging through other financial contributions, sponsorships, and funding sources (confirmed and sought).</p> <p>Demonstrated development of partnerships that will contribute added value to the proposed activity through skills, knowledge, networks, technology, research, promotion, labour, equipment etc.</p>
Project Plan	Demonstrated capability and capacity to deliver the project and create economic benefits for communities in the Shire of Dandaragan

Application Timeline

Generally, the annual timeframe for the promotion, administration, selection and acquittal of the Economic Development Grant(s) will follow this guide:

- Advertising and direct invitations to apply will be promoted in February and March.
- Application open 1 March
- Applications close 30 April
- Review and recommendation process during May
- Council approval at the May or June Ordinary Council meeting
- Grants applicants advised of selection outcomes and grants awarded by 30 June
- Grant activity to be delivered within one financial year.
- If the annual grant round is undersubscribed, Council may offer a second grant round or agree to carry the grant funds forward to the following financial year.

Selection Process:

- Manager Customer and Community Services (MCCS) review to ensure applicants have:
 - provided copies of all requested documentation,
 - completed all fields of the application form
 - met stated eligibility requirements
 - addressed each of the selection criteria.
 - NB: incomplete applications will not be presented for assessment.
- An assessment panel will assess eligible applications against the selection criteria and prepare recommendations for Council to review.
- Council will review the recommendations and approve the recipient(s) of the Economic Development Grant(s)
- MCCS advises applicants of the outcome of the Economic Development Grant selection process.
- MCCS provides successful applicant(s) with grant agreement, and grant acquittal information.

Grant Term and Conditions

- Grants must be fully expended within the financial year for which the grant was awarded.
- A grant cannot be used for any other purpose than what it was approved for, unless agreed in writing by the Shire. Otherwise, the grant must be returned in full to the Shire of Dandaragan.
- If the activity does not eventuate, any portion of the grant already paid to the recipient must be returned in full to the Shire of Dandaragan.
- Recipients are responsible for payment of GST, and if eligible, claiming for a refund of GST payments

Grant Acquittal

Grant recipients must submit the grant acquittal within 60 days of the completion of the activity.

Grant Management Procedures Review

In conjunction with the grant selection process, the working group will review the Policy and Management Procedures and provide any recommendations for amendments to Council for its consideration.

Related Council Documents

Shire of Dandaragan Council Plan

Shire of Dandaragan Economic and Tourism Development Strategy 2029

Related Administration Documents

Economic Development Grant Guidelines for Applicants

Economic Development Grant Application Form

Economic Development Grant Agreement

Economic Development Grant Acquittal Form

Policy Number	5.6 - Economic Development Grant Policy
Adopted by Council	25 May 2023
Amended	



To: Members of Youth Scholarship Panel

From: Makayla Hendry, Community Development Officer

Date: 15 June 2026

Document ID: SODR-437506902-16407

SUBJECT: SELECTION OF SUCCESSFUL SCHOLARSHIP RECIPIENT

Each year, the Shire of Dandaragan allocates funding from its youth budget to support a Youth Development Program. As the Leeuwin Voyage is not operating this year, staff have identified the Outward Bound Expedition as a suitable alternative. In partnership, the Shire of Coorow has also committed funding to support one participant from their Shire, alongside a participant from the Shire of Dandaragan. The two fully funded placements will be offered through a scholarship program for eligible local youth aged 15 to 18, providing an opportunity to participate in the Outward Bound Expedition.

The program offers a unique opportunity for young people to learn about responsibility, working within a team, personal development and leadership skills. The Outward Bound Expedition qualifies as a Gold Residential Project under the Duke of Edinburgh's Award.

In recent years, the scholarship program has seen the following outcomes:

- 2015: no applications received.
- 2016: four applicants. Voyage taken by two recipients.
- 2017: one applicant. Voyage taken by recipient.
- 2018: one applicant. Voyage taken by recipient.
- 2019: two applicants. Voyage taken by recipient.
- 2020: no applicants received.
- 2021: not held due to COVID-19.
- 2022: four applicants. Voyage taken by recipient.
- 2023: five applicants. Voyage taken by recipient.
- 2024: two applications received.
- 2025: one application received.

This year, the community development team promoted the scholarship via Jurien Bay District High School in addition to promoting in Shire Matters, on Facebook, the Shire's website and with the Shire of Coorow. One (1) application was received within the advertised period:

- Max Jason Phillip Kite, Coorow

The application was reviewed for:

- 1) The applicant's engagement in the application process, i.e. how interested did they seem in the opportunity,
- 2) The extent to which the applicant highlighted the need for support,
- 3) Whether the application was complete and the applicant eligible.

Max's application outlined that the Outward Bound Expedition would be both a valuable experience and a personal challenge. He believes the program will enhance his skills and knowledge in areas such as outdoor survival and camping. Max is motivated by the opportunity to engage in new experiences, build resilience, develop social connections, build leadership skills and step outside his comfort zone. For these reasons, he believes he will greatly benefit from participating in the expedition.

The sole applicant has expressed a desire to participate in the Outward Bound Expedition to enhance his skills, face new challenges, and experience new opportunities. It is evident that he views this as a great opportunity, offering personal growth and the chance to develop new skills and knowledge.

COMMUNITY DEVELOPMENT OFFICER

Makayla Hendry

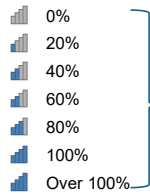
SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 15 JUNE 2026

INVESTING ACTIVITIES

3 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Capital expenditure total

Level of completion indicators



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

Account Description	Adopted		Variance		
	Budget	YTD Budget	YTD Actual	(Under)/Over	
	\$	\$	\$	\$	
COALSEAM FOOTPATH - I10071	288,000	288,000	60,618	227,382	
JURIEN IRRIGATION PROJECT - I20094	85,500	85,500	58,993	26,507	
CERVANTES OVAL RETIC - I20109	130,000	130,000	111,620	18,380	
RONSARD RESERVE CERV - REPLACE BBQ COOKTOP - I20111	4,650	4,650	3,529	1,121	
JB CEMETERY GRAVE RETAINMENT - I30084	20,000	20,000	8,480	11,520	
PIONEER PARK DANDARAGAN UPGRADE - I30104	30,000	30,000	38,754	(8,754)	
JB AIRPORT SMALL PROJECTS - I30110	162,260	162,260	91,954	70,306	
MOTORISATION CERVANTES WASTE TIP HOPPER - I30111	30,893	30,893	0	30,893	30000 Rubbish
DOG/CAT POUND FACILITY FY26 - I30112	40,000	40,000	18,523	21,477	20000 Build
SANDY CAPE SOLAR LIGHTING - I30114	7,500	7,500	7,725	(225)	
SANDY CAPE NORTH HEAD REMEDIATION - I30115	6,000	6,000	0	6,000	
SANDY CAPE REINSTATEMNT OF RAMP TO MAKE LOOKOUT SA - I30116	7,500	7,500	0	7,500	
JB DEPOT SHED EXTENSION - I50241	46,000	46,000	34,280	11,720	
AGGIES COTTAGE - ANNUAL RENEWAL WORKS - I50246	10,000	10,000	2,505	7,495	
4 PINETREE CIRCUIT - REPLACE PATIO - I50280	35,000	35,000	0	35,000	35000 Build
NEW DEPOT AMENITIES / 2X1 WITH CARETAKERS WING - I50287	10,000	10,000	88	9,912	
CERVANTES NICHE WALL CONSTRUCTION - I50290	155,000	155,000	115,590	39,410	39000 Inf
CERVANTES COMMUNITY RECREATION CENTRE - NEW ENTRY - I50291	0	0	0	0	
JURIEN BAY CBD PLAN - NEW ABLUTION BLOCK - I50295	200,000	200,000	4,889	195,111	195000 Build
CERVANTES CCRC - CHANGEROOMS - I50296	930,000	930,000	680,542	249,458	
JSRC SOAKWELL - I50304	12,000	12,000	12,980	(980)	
JURIEN ADMIN - NEW ALARM, CCTV & LOCKS - I50305	40,000	40,000	29,388	10,612	
FAMILY RESOURCE CENTRE - AIRCON FOR MAIN OFFICE - I50307	4,500	4,500	3,109	1,391	
HSP2 INFRASTRUCTURE & LAND SERVICING - I50308	2,800,500	2,800,500	7,380	2,793,120	1,950,000 Inf
JURIEN CIVIC CENTRE - FLOORING REPLACEMENT - I50310	15,000	15,000	3,650	11,350	
JURIEN ADMIN - WINDOW BLINDS - I50311	25,000	25,000	18,396	6,604	
CERVANTES REC RES PLAYGROUND - I80002	125,000	125,000	93,666	31,334	
BASKETBALL DUNK RING - I80020	15,000	15,000	43,152	(28,152)	
DAMBADGIE ROAD - MGR011	150,000	150,000	0	150,000	
ROWES ROAD RECONSTRUCTION - MRR007REC	1,530,000	1,530,000	1,510,723	19,277	
COCKLESHELL GULLY RECONSTRUCTION - MRR051RECCO	40,000	40,000	41,260	(1,260)	
GILLINGARA ROAD FINAL SEAL - RCR010FSCO	110,638	110,638	130,414	(19,776)	
MUTHERWANDERY ROAD RECONSTRUCTION - RCR030REC	673,725	673,725	471,625	202,100	
CATABY ROAD - RRG001FS	72,500	72,500	80,630	(8,130)	
DANDARAGAN ROAD - RRG002FS	135,000	135,000	153,760	(18,760)	
DANDARAGAN ROAD - RRG002REC	2,372,314	2,372,314	2,267,625	104,689	
WINJADRIE ROAD	0	0	460	(460)	
GRADER - MAINTENANCE - I60014	560,000	560,000	0	560,000	560,000 Plant
LOADER - CONSTRUCTION - I60041	600,000	600,000	0	600,000	600,000 Plant
TRUCK - ROAD MAINTENANCE - I60036	130,000	130,000	0	130,000	130,000 Plant
TOYOTA PRADO DN000 - I60044	86,133	86,133	90,059	(3,926)	
PRESSURE CLEANER - I60055	7,500	7,500	8,939	(1,439)	
2022 IVECO DAILY 4X4 FIRE ENGINE	414,177	414,177	414,177	0	
TRAILER DANDARAGAN VFB	10,000	10,000	6,177	3,823	
	12,127,290	12,127,290	6,625,661	5,501,629	3,559,000

From: David Howell <David.Howell@hitechsilicawa.com>

Sent: Tuesday, 21 April 2026 12:41 PM

To: Records & Faxes <council@dandaragan.wa.gov.au>

Subject: Applicability of Rate Notice Assessment No. 5934 // E70/05524

You don't often get email from david.howell@hitechsilicawa.com. [Learn why this is important](#)

Att: Brent Bailly, CEO

Dear Mr Bailly,

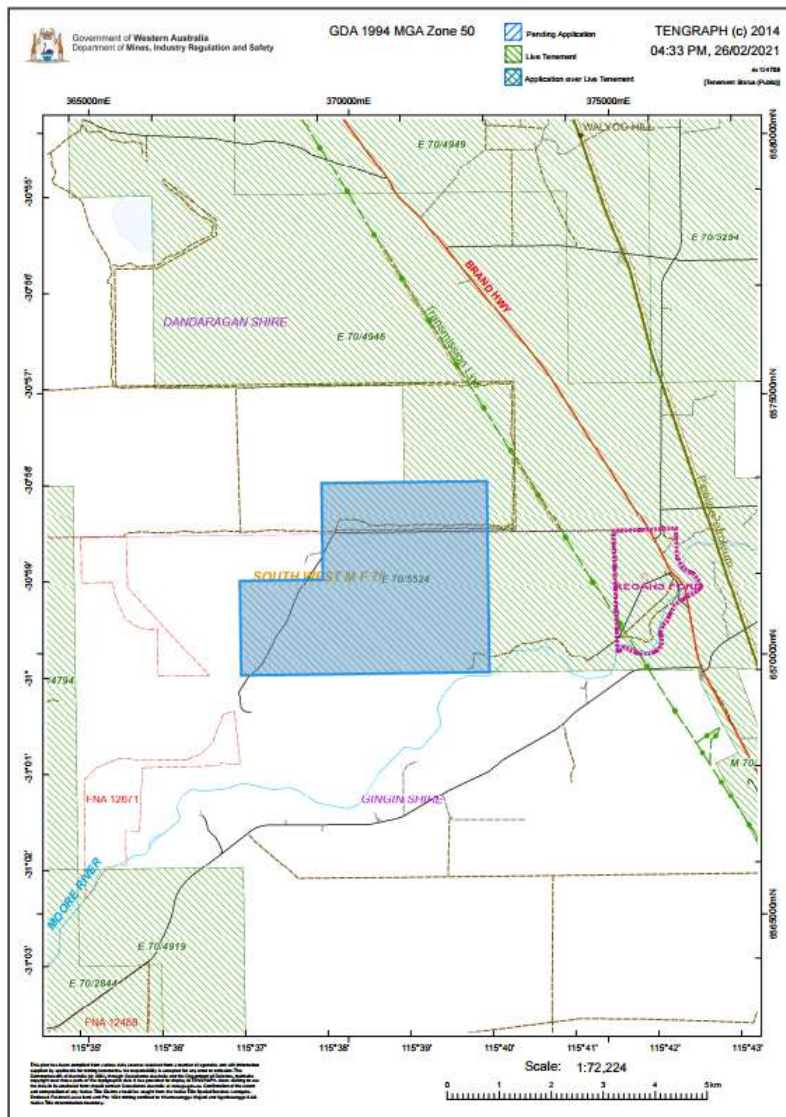
I have recently been in communication with your rates department (Rebecca Pink) regarding the applicability of the Shire of Dandaragan rating Exploration Licence E70/5524. This matter was initially raised with your rates department in October 2024 in a phone call with Katrina who was going to follow up and provide a response to my query and who advised verbally not to pay the rates until the matter was resolved. After receiving a late notice, I was instructed to pay the rate notice until the matter was resolved, however, I received no response regarding the matter. I again followed up on the 15 September 2025 but with no response.

In summary, and after speaking to DMIRS, I became aware that the Shire of Dandaragan should not have been rating Exploration Licence area E70/5524 as well as the Shire of Gingin as this resulted in both local governments charging rates for the same exploration licence. DMIRS advised that only the Shire holding the larger portion of the exploration licence area should be issuing rate notices. The Shire of Dandaragan however advised that they only apply what they are being told by Landgate, however, upon speaking to Landgate, they advised that they do not give such directives, and only provide information regarding the status of each tenement. It is also worth noting that the Namming Nature Reserve which forms part of E70/5524 is vested in the Commonwealth and not rateable by the Shire of Dandaragan, leaving only ~20ha within the Shire of Dandaragan. This apparent confusion between the various government departments has resulted in the Shire of Dandaragan charging rates for exploration licence E70/5524 for the past 5 years, doubling up on the rates charged by the Shire of Gingin.

In view of the below email response received from the Shire of Dandaragan, and the apparent confusion between the Shire of Dandaragan, Landgate and DMIRS, I

subsequently raised the matter with the State Ombudsman's office who have requested that I raise the matter directly with you in the first instance for a resolution of the matter.

A copy of the E70/5524 licence area is provided for your reference below along with previous correspondence with your rates department attached.



Based on my investigations, it is my understanding that the Shire of Dandaragan should not have rated E70/5524 and therefore, the entirety of these rates paid over the past 5 years should be refunded in full.

I would be pleased to answer any questions that you may have regarding the above.

I look forward to hearing from you in due course with a view to resolving this matter.

Thanks

Kind regards

David Howell (*B.Com, Cert. Mech. Fit.*)

Director

Phone: +61 (0) 407 435 503

Web: www.hitechsilicawa.com

Email: David.Howell@hitechsilicawa.com

DASAMEJA PTY LTD T/A



HiTech Silica WA

ABN: 90 616 176 517

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From: Rebecca Pink <accountant@dandaragan.wa.gov.au>

Sent: Wednesday, 15 April 2026 3:21 PM

To: David Howell <David.Howell@hitechsilicawa.com>

Cc: Rates <rates@dandaragan.wa.gov.au>

Subject: RE: Rate Notice Assessment No. 5934 // E70/05524

Hi David

Thank you for your email and for outlining your position in further detail.

The Shire acknowledges that you have engaged with DMIRS in relation to Exploration Licence E70/05524 and understands your concerns regarding the application of rates over the life of the tenement. However, it is important to clarify the basis upon which the Shire is both required and authorised to levy rates.

The Shire of Dandaragan is not able to independently determine the status, valuation, or rateability of mining or exploration tenements. Rates are levied strictly in accordance with the official advice, tenure status, and valuation data formally issued by Landgate. Until the Shire receives definitive confirmation from Landgate that a tenement has ceased or otherwise changed status, it remains obligated under legislation to continue to rate that assessment as advised.

While we note your comments regarding discussions with DMIRS and the location of land within other local government boundaries, those matters do not override or substitute for formal Landgate instruction. The Shire does not have the discretion to retrospectively amend or refund rates based on informal advice, third-party commentary, or matters that were not substantiated by Landgate at the time the rates were issued.

As previously advised, Landgate's confirmation of the tenement death was only received recently. Upon receipt, the Shire acted promptly to update its records and arrange a refund of the remaining balance from the effective date of that advice forward. The adjustment has therefore been applied correctly and in good faith, based on the information that was formally available to the Shire at each point in time.

Accordingly, the Shire will not be refunding any rates levied or paid prior to the date of Landgate's formal notification of the tenement death. No further retrospective refund entitlement exists, and the matter cannot be reopened beyond the adjustment already applied.

The refund form provided relates solely to the balance identified following the Landgate update. Should you wish to proceed with that refund, please complete and return the form so the transaction can be finalised.

I trust this clarifies the Shire's position. While the Shire appreciates the time you have taken to pursue this matter, our responsibility is to administer rates in accordance with statutory advice and not to apply retrospective changes where no formal authority exists to do so.

Kind regards,



Rebecca Pink

EXECUTIVE MANAGER CORPORATE SERVICES

69 Bashford Street, Jurien Bay WA 6516

PO Box 676, Jurien Bay WA 6516

Phone (08) 9652 0830

dandaragan.wa.gov.au

[facebook/shireofdandaragan](https://www.facebook.com/shireofdandaragan)

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From: David Howell <David.Howell@hitechsilicawa.com>
Sent: Tuesday, 14 April 2026 11:02 AM
To: Rebecca Pink <accountant@dandaragan.wa.gov.au>
Cc: Rates <rates@dandaragan.wa.gov.au>
Subject: RE: Rate Notice Assessment No. 5934 // E70/05524

Rebecca,

Thank you for your response.

However, this matter has been outstanding for some time with no response from the Shire of Dandaragan.

As previously mentioned, I had spoken to both DMIRS and Landgate and raised my query with the Shire of Dandaragan based on their advice and response. DMIRS advised that the Shire of Dandaragan should not 'double dip' with the Gingin Shire and Landgate advised that they do not make decisions on behalf of the Shire, they simply provide information. Additionally, the Namming Nature Reserve is vested in the Commonwealth and not rateable by the Dandaragan Shire.

It is not acceptable to simply close this matter due to the exploration licence becoming 'dead'.

As such, I would request the full refund of all monies paid to the Shire of Dandaragan for E70/5524 as these have been inappropriately levied.

Please confirm that I can claim the full amount of monies paid to the Shire of Dandaragan using the Refund Form.

Thanks for your assistance.

Kind regards

David Howell (*B.Com, Cert. Mech. Fit.*)

Director

Phone: +61 (0) 407 435 503

Web: www.hitechsilicawa.com

Email: David.Howell@hitechsilicawa.com

DASAMEJA PTY LTD T/A



HiTech Silica WA

ABN: 90 616 176 517

From: Rebecca Pink <accountant@dandaragan.wa.gov.au>
Sent: Tuesday, 14 April 2026 9:10 AM
To: David Howell <David.Howell@hitechsilicawa.com>
Cc: Rates <rates@dandaragan.wa.gov.au>
Subject: RE: Rate Notice Assessment No. 5934 // E70/05524

Hi David

Thank you for following up.

The Shire was awaiting formal instruction from Landgate on how to proceed with this matter.

Upon receiving that instruction, the tenement death was actioned, and our Rates Officer has now provided you with the necessary forms to enable the refund of the remaining balance.

The Shire levies rates in accordance with Landgate advice and valuations provided each year. Now that formal confirmation of the tenement death has been received, the update has been applied accordingly.

As this advice has only recently been issued, the adjustment is not retrospective, and the Shire has acted in good faith based on the information available at the time.

We look forward to receiving your completed form so the tenement transaction can be finalised.

Kind regards,



Rebecca Pink

EXECUTIVE MANAGER CORPORATE SERVICES

69 Bashford Street, Jurien Bay WA 6516

PO Box 676, Jurien Bay WA 6516

Phone (08) 9652 0830

dandaragan.wa.gov.au

[facebook/shireofdandaragan](https://facebook.com/shireofdandaragan)

From: David Howell <David.Howell@hitechsilicawa.com>

Sent: Thursday, 2 April 2026 11:01 AM

To: Rates <rates@dandaragan.wa.gov.au>

Subject: RE: Rate Notice Assessment No. 5934 // E70/05524

Hi Katrina,

Thank you for your email.

I would note however that this is an outstanding enquiry that I have not yet received a response for. Refer attached email.

Effectively, Dandaragan, as I was advised by the DMIRS Mining Registrar, should never have been rating E70/5524 as this was a duplication with the Gingin Shire (who held the majority of E70/5524 within their Shire boundary) with Dandaragan only holding a very minor ~20Ha of the exploration area.

I would appreciate it if you could also respond to this outstanding matter also.

Thanks

Kind regards

David Howell (*B.Com, Cert. Mech. Fit.*)

Director

Phone: +61 (0) 407 435 503

Web: www.hitechsilicawa.com

Email: David.Howell@hitechsilicawa.com

DASAMEJA PTY LTD T/A



HiTech Silica WA

ABN: 90 616 176 517

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From: Rates <rates@dandaragan.wa.gov.au>
Sent: Thursday, 2 April 2026 10:48 AM
To: dsmjhowell@outlook.com
Cc: David Howell <David.Howell@hitechsilicawa.com>
Subject: Rate Notice Assessment No. 5934 // E70/05524

Hi David,

Please find attached, correspondence in regards to the mining tenement expiration of E70/05524

Kind regards,



Katrina Willoughby

RATES OFFICER

Available – Tuesday to Friday

69 Bashford Street, Jurien Bay WA 6516

PO Box 676, Jurien Bay WA 6516

Phone (08) 9652 0800

dandaragan.wa.gov.au

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6 May 2026

Shire of Dandaragan
69 Bashford Street
Jurien Bay WA 6516

Attention: Development Planning

**Waddi Solar Farm – Application to Extend Substantial Commencement Date
Development Approval DAP/16/01072**

Background

Waddi Wind Farm Pty Ltd as trustee of Waddi Wind Farm Project Trust, a wholly owned subsidiary of Tilt Renewables, is the developer of the Waddi wind and solar farms. Tilt Renewables is a leading Australian-owned renewable energy business and one of the largest owners of wind and solar generation in Australia.

Tilt Renewables first obtained Development Approval DAP/16/01072 for the Waddi solar farm on 5 July 2016. At an Ordinary Meeting of Council held on 28 October 2021 an extension of time to substantially commence the development was granted through to 29 September 2026. Concurrently, Tilt Renewables has also progressed the Waddi wind farm on the same site pursuant to a separate development approval (DA#52/25).

The solar and wind farm projects are intended to be delivered in a coordinated sequence and share certain site infrastructure including access tracks, a substation and parts of the transmission line. These components are currently under construction as part of the wind farm development. Construction of the solar farm has been delayed, primarily due to delays in obtaining third-party approvals required for the wind farm, affecting the overall development program for the site.

Request for Extension of Time

Pursuant to Condition 3 of Development Approval DAP/16/01072, Tilt Renewables seeks an extension to the substantial commencement date for the approved solar farm development from 29 September 2026 to 29 September 2031 (a five-year extension). This request is made to ensure the approval remains valid while the coordinated delivery program for wind and solar farms is completed and the solar farm proceeds to construction.

Relevant Considerations

Changes to Planning Framework

While there have been updates to State and local planning policy since Development Approval DAP/16/01072 was granted in 2016, the land use and strategic policy support for renewable energy

development in appropriate rural locations has strengthened. The approved development remains consistent with the intended use of the site and the planning objectives for the locality, and the key impact pathways (including visual, traffic, noise and environmental considerations) are of a type that continue to be routinely assessed and managed through contemporary renewable energy approvals.

Likelihood of Approval if Assessed Today

If the Waddi Solar Farm were assessed today, Tilt Renewables considers it would be likely to receive approval, noting the continuing policy emphasis on renewable energy generation to support decarbonisation and energy security in Western Australia. The development footprint and key design parameters remain as previously approved, and Tilt Renewables anticipates that any contemporary technical requirements (for example, in relation to grid connection and system strength) can be appropriately addressed through standard regulatory pathways.

Active and Conscientious Pursuit

Tilt Renewables has continued to actively and conscientiously pursue implementation of the solar farm, notwithstanding delays to the broader site program. In particular, Tilt Renewables has progressed technical and commercial workstreams that are necessary precursors to construction and financing, and has continued engagement with relevant infrastructure stakeholders. By way of example, in recent months Tilt Renewables has:

- Progressed construction of the wind farm, including the access tracks, substation and transmission line that will facilitate future development of the solar farm;
- Held meetings with Western Power to understand progress towards development of the Clean Energy Link – North and Mid West Energy Project transmission augmentation works;
- Undertaken technical analysis of the need for firming technologies to support stable grid export from the solar farm; and
- Conducted high-level market sounding to test market appetite, structure and pricing for long-term power purchase agreements.

Reasonableness of the Requested Extension Period

Tilt Renewables considers the requested five-year extension (to 29 September 2031) is reasonable in the circumstances. The extension period reflects the time required to finalise third-party approvals and complete construction, testing and commissioning of the wind farm and associated shared infrastructure, and then to mobilise and commence solar farm construction.

It also provides a realistic timeframe to complete grid connection processes and final commercial arrangements including power offtake and, if required, firming solutions. Granting the extension will avoid unnecessary re-approval processes for a development that has already been assessed and approved, while maintaining the Shire's appropriate oversight through the existing approval framework and conditions.



Waddi Wind Farm Pty Ltd
ACN 150 810 941

GPO Box 16080
Collins Street West
Melbourne VIC 8007

Next Steps

Tilt Renewables respectfully requests that the Shire approve this application for an extension of time to substantially commence the development. Should you require any additional information to assist with your consideration of this request, please do not hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read "Peta Brunel". The signature is written in a cursive style with a large, prominent initial 'P'.

Peta Brunel
Senior Environment and Development Planner
+61 455 303 628

Unlocking Western Australia's Next Growth Engine

SHIRE OF DANDARAGAN GROWTH PLAN UPDATE



Unlocking Western Australia's Next Growth Engine



Powerful national and global forces are reshaping Western Australia. CSIRO's latest Megatrends evaluation finds that the clean energy transition, climate adaptation, demographic realignment, digital acceleration, and rising demand for land, water and infrastructure are transforming how the State grows. In turn, this is creating opportunities for different places to accommodate new industries, workforces, housing, and tourism activity at scale.

Located within two hours of Perth on the Turquoise Coast, the Shire is becoming a strategically significant growth corridor. Its capacity to attract population, accommodate project workforces, support renewable energy development, and grow the coastal tourism sector is making it a key contributor to WA's economic future.

However, this contribution depends on one thing: **the Shire of Dandaragan must be fully serviced, connected, and infrastructure-ready.**

Without coordinated investment in water, wastewater, digital connectivity, transport, housing and essential community infrastructure, the region's ability to support State growth will be constrained, putting that growth at risk.

This Growth Plan sets out the actions required to ensure the Shire becomes one of Western Australia's next major regional growth engines.

Why the Shire of Dandaragan is Strategically Located for Western Australia



The Shire of Dandaragan is one of only two regions in WA that can respond to all five CSIRO megatrends simultaneously.



A MAJOR COASTAL GROWTH CORRIDOR IN THE WHEATBELT

The Shire of Dandaragan offers a rare combination of location, land availability, coastal amenity and workforce access. Local industrial land demand for major projects alone is expected to support over 9 ha of industrial land. As Perth continues to grow and densify, and industrial land supply in the Metropolitan area diminishes, there will be an opportunity for the Shire to respond to this region-wide growth context.



A RENEWABLE ENERGY AND MAJOR PROJECT CORRIDOR

The region is at the centre of a \$10b renewable energy project pipeline, depicted in Figure A. Combined, these deliver:

- Investment in housing
- Land development
- Opportunities for local contractors and
- Increased local expenditure.





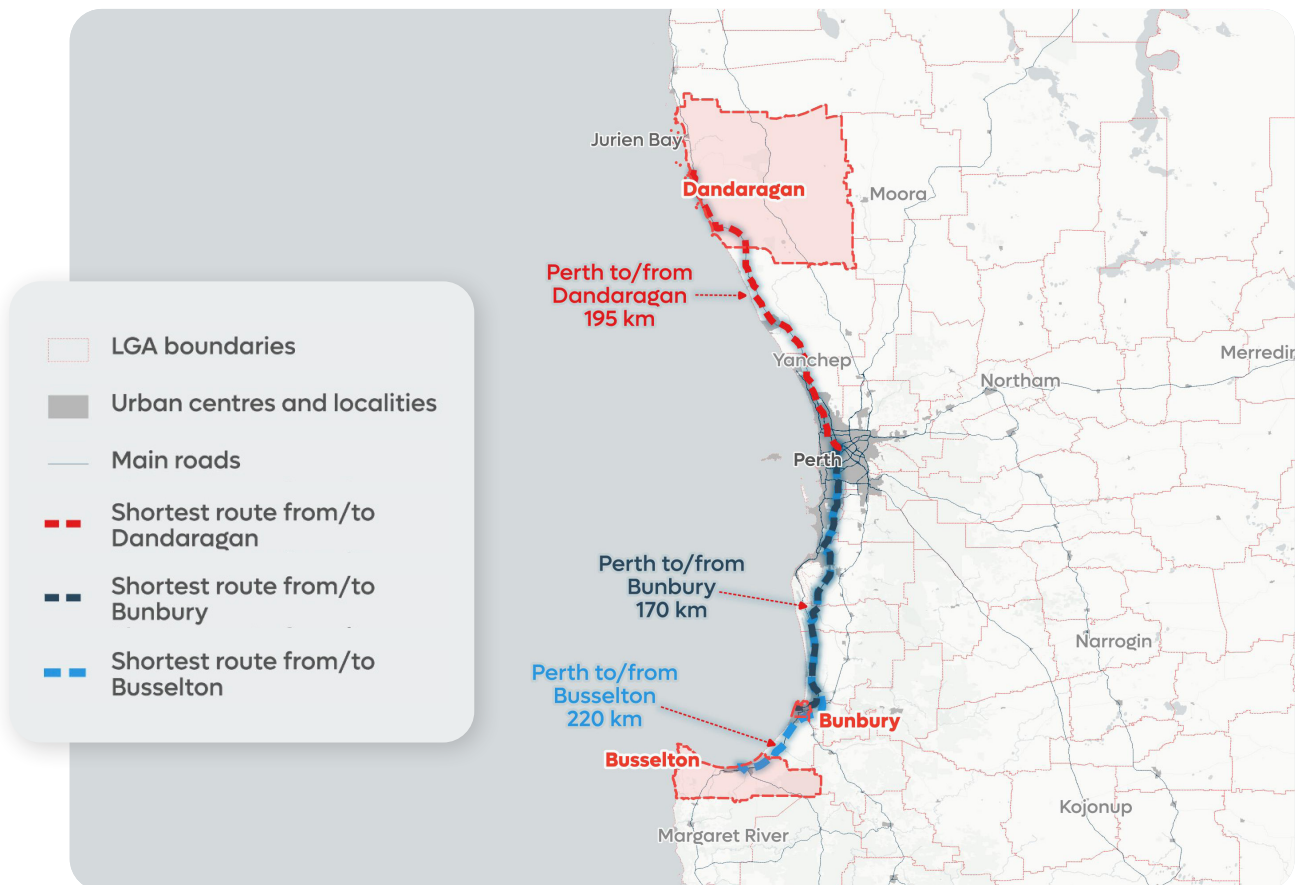
A GATEWAY VISITOR DESTINATION TO THE TURQUOISE COAST OF STATE IMPORTANCE

Visitor spending now makes up a substantial share of local economic activity during peak seasons. The Shire's beaches, national parks, and coastal assets, and its location as a gateway to the Turquoise Coast region, have high tourism value and require infrastructure investment to help sustainably manage the growing numbers. As Perth's population grows, and tourism destinations in the South West reach capacity and congestion, the Shire is strategically located to benefit from the next wave of domestic tourism market in WA.



AN EMERGING LABOUR CATCHMENT FOR THE STATE

The Shire's proximity to Perth and Geraldton means that, with the right land use, housing and infrastructure decisions, the Shire can help support WA's labour market. Nearly a third of regional migrating Perth residents choose the Wheatbelt region (including the Shire). It's relative affordable land and proximity, to both Metropolitan Perth and South Mid-West regions, means the Shire can support the delivery of much needed housing to support the WA's jobs of the future.



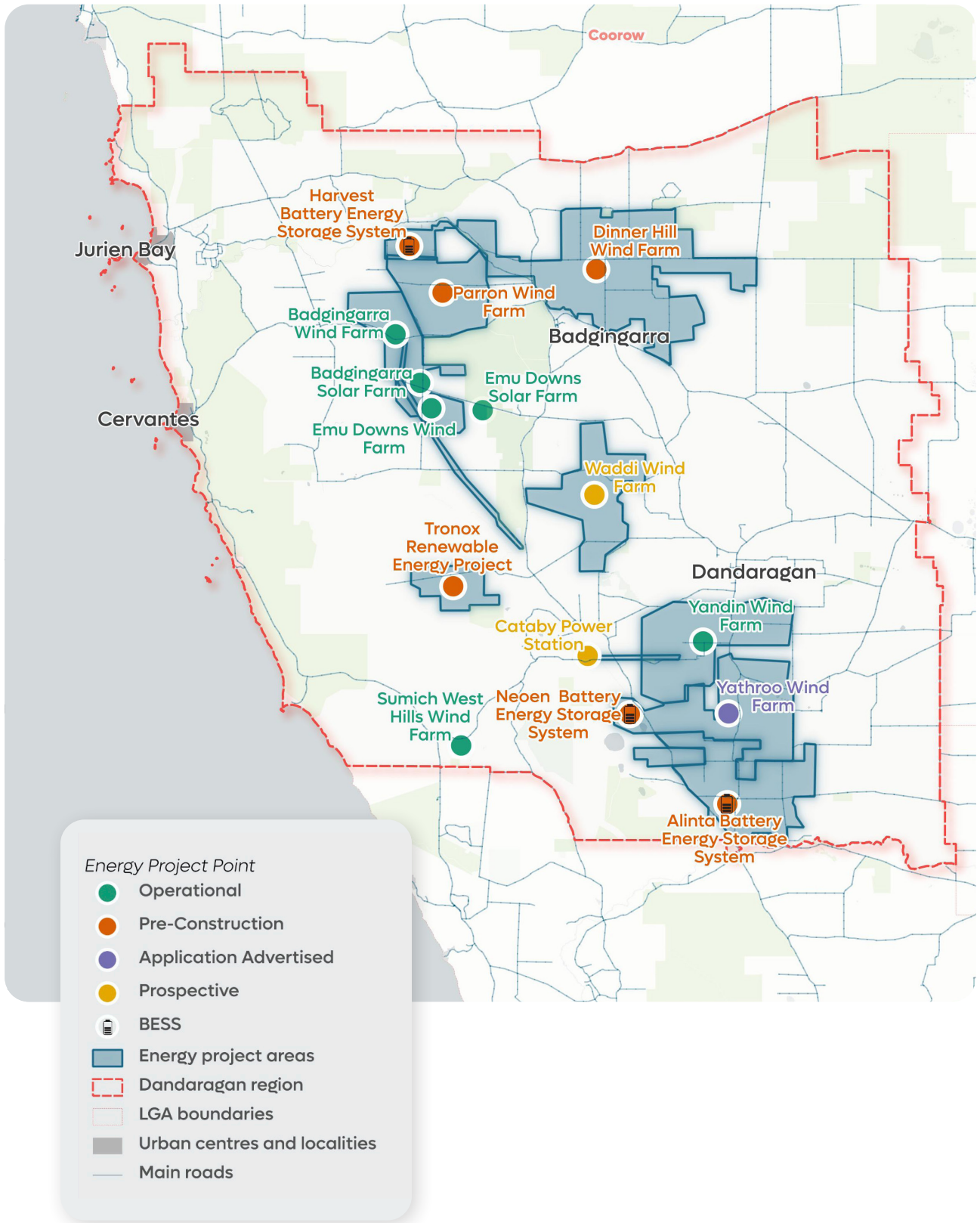


Figure A The Shire of Dandaragan is WA's Premier Renewable Energy Corridor



The Opportunity: A State-Aligned Growth Strategy



The Growth Plan outlines a clear opportunity: **The Shire of Dandaragan can become a fully serviced regional hub that supports WA's energy transition, tourism strategy, population distribution, economic diversification and liveability goals.**

Achieving this requires an alignment between State and local investment in:

- Clean energy transition
- Regional liveability
- Serviced land
- Water and deep sewer upgrades
- Transport and digital connectivity
- Community infrastructure
- Coastal protection and adaptation
- Tourism infrastructure and precinct activation

The Shire is well-positioned to take on this role **if the enabling foundations are put in place.**

Evidence for Action: What the Data Shows

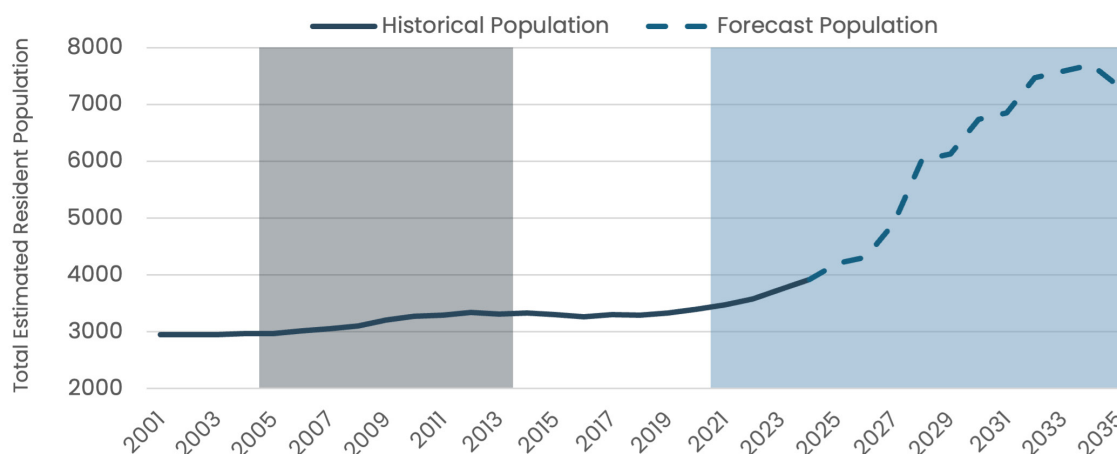


Figure B

Historical Population and Estimated Forecast Population with Major Project Impacts, The Shire of Dandaragan.¹

HOUSING AND LAND RELEASE PRESSURE

Major projects and population uplift ensures that housing demand will rise faster than serviced supply. Residential land exists but require network-wide infrastructure investment and coordinated release strategies to ensure it remains affordable into the future. innovation around service provision is needed to enable market led housing solutions.

POPULATION CHANGE

Total young resident population (under 35 years old) is projected to more than double over the next decade. Families and working-age residents are moving in at a faster rate than the existing social infrastructure can accommodate.

ESSENTIAL INFRASTRUCTURE CONSTRAINTS

Service agencies and developers consistently highlight limitations in water allocation, wastewater capacity, stormwater, and digital connectivity. Physical and network-wide infrastructure investment is needed to support future population growth.

VISITOR ECONOMY TRENDS

Spendmapp data shows that visitors now generate up to 45% of total monthly expenditure during peak periods, with expectations of doubling into the future. This is placing pressure on roads, parking, foreshore assets, emergency services, and township CBDs. Crown land release is required to realised tourism opportunities and overcome native title constraints.

¹ Note, forecast population also include temporary construction workforce related to major projects.



The Shire of Dandaragan Vision 2035: A Growth Engine for The Wheatbelt and Turquoise Coast



HOUSING AND LAND RELEASE PRESSURE

By 2035, the Shire can be:



A fully serviced regional population centre



A renewable energy and battery hub



A high-value coastal tourism destination



A strategic industrial and logistics node



A family-friendly, amenity-rich community



A climate-resilient coastline

This Vision aligns with State priorities around economic diversification, renewable energy, tourism development and sustainable regional growth.



Priority Focus Areas for State, Private Sector and Shire Collaboration



01

INFRASTRUCTURE & SERVICING

Unlock growth through coordinated sequencing of sewer, water, power and drainage infrastructure.

02

HOUSING & LAND SUPPLY

Deliver a Land Supply Plan that supports residential, tourism, industrial and workforce accommodation needs, with a focus on Crown land divestment priorities.

03

ECONOMIC DIVERSIFICATION & MAJOR PROJECTS

Leverage renewable energy investment, develop industrial precincts, and grow service industries.

04

TOURISM & PLACE EXPERIENCE

Invest in foreshore, town centre and visitor infrastructure to manage seasonal peaks, improve experience and develop Jurien Bay as a destination in itself.

05

COASTAL ADAPTATION & RESILIENCE

Implement long-term adaptation pathways to manage coastal risk and protect high-value State assets.

06

SOCIAL & COMMUNITY INFRASTRUCTURE

Ensure early planning for education, health, aged care, childcare and recreation facilities.

07

MONITORING, EVIDENCE & ADAPTIVE PLANNING

Establish a continuous monitoring program that tracks real-time economic activity, workforce demand, visitor behaviour and housing pressures to support adaptive decision-making and ensure the Action Plan remains responsive as conditions evolve.



Action Plan



An Action Plan will harness the opportunities and address the constraints. It outlines the priority initiatives required to unlock the Shire's role as a State-significant growth engine.

The objectives are grouped under five strategic themes that are implementable, investment-ready and aligned with State agency priorities.

THEME 1: UNLOCKING STRATEGIC LAND & SERVICING FOR WA'S MAJOR PROJECTS

OBJECTIVES	PURPOSE / OUTCOME	LEAD / PARTNERS
1.1 Develop and implement a Shire-wide Land Supply Plan	Identify and sequence Crown land divestment, and residential, commercial and industrial land opportunities; confirm servicing requirements and human services needs.	<ul style="list-style-type: none">■ Shire■ DPLH■ Water Corp■ Western Power
1.2 Prioritise Jurien Bay as the primary growth centre	Align infrastructure investment with anticipated residential, industrial, tourism and workforce growth.	<ul style="list-style-type: none">■ Shire■ DPLH■ Water Corp
1.3 Fast-track servicing upgrades for priority growth cells	Unlock development-ready land and reduce bottlenecks in water, wastewater and power.	<ul style="list-style-type: none">■ Water Corp■ Western Power■ Shire
1.4 Integrate coastal adaptation pathways into land-use planning	Protect assets, enable long-term relocation of vulnerable land uses and reduce State risk exposure.	<ul style="list-style-type: none">■ Shire■ DTMI■ DPLH
1.5 Audit and update the Local Planning Strategy and Scheme actions	Remove outdated actions, prioritise high-impact amendments and improve strategic alignment.	<ul style="list-style-type: none">■ Shire■ DPLH



THEME 2: SUPPORTING WA'S ENERGY TRANSITION & FUTURE INDUSTRIES

OBJECTIVES	PURPOSE / OUTCOME	LEAD / PARTNERS
2.1 Consider renewable energy project demand in strategic land-use planning considerations	Ensure industrial, accommodation and workforce land is available to support major project delivery.	<ul style="list-style-type: none"> ■ Shire, ■ Renewable Energy Proponents ■ DPLH
2.2 Identify and service potential industrial and logistics sites	Position the Shire as a long-term operations and supply-chain hub.	<ul style="list-style-type: none"> ■ Shire ■ DevWA ■ Western Power
2.3 Plan for workforce accommodation solutions	Mitigate project-driven housing pressure and support housing choice and affordability.	<ul style="list-style-type: none"> ■ Shire ■ Industry ■ DevWA
2.4 Expand digital connectivity across key project corridors	Expand digital connectivity across key project corridors	<ul style="list-style-type: none"> ■ Shire ■ NBN Co ■ Telcos

THEME 3: GROWING POPULATION CENTRES THAT ANCHOR WA'S COASTAL GROWTH CORRIDOR

OBJECTIVES	PURPOSE / OUTCOME	LEAD / PARTNERS
3.1 Deliver diverse housing typologies aligned to demographic change	Support young families, workers, seniors and seasonal demand.	<ul style="list-style-type: none"> ■ Shire ■ Developers ■ CHO Providers
3.2 Leverage existing vacant lots and underutilised dwellings	Increase near-term supply and reduce pressure on greenfield expansion.	<ul style="list-style-type: none"> ■ Shire ■ Private Owners
3.3 Plan for education, health, childcare and aged care needs	Align social infrastructure delivery with growth projections.	<ul style="list-style-type: none"> ■ Shire ■ WA Health ■ DOE
3.4 Improve transport connectivity between coastal towns	Strengthen mobility, labour access and tourism flow.	<ul style="list-style-type: none"> ■ Shire ■ Main Roads WA
3.5 Establish a Growth Sequencing Framework	Guide infrastructure timing, staging and investment decisions for all settlements.	<ul style="list-style-type: none"> ■ Shire ■ DPLH ■ Utilities





THEME 4: ENHANCING TOURISM, LIFESTYLE & NATURAL ASSETS FOR STATEWIDE BENEFIT

OBJECTIVES	PURPOSE / OUTCOME	LEAD / PARTNERS
4.1 Collect sub-regional tourism spend and visitor movement data	Improve peak-season planning, infrastructure prioritisation and investment attraction prospectuses.	<ul style="list-style-type: none"> ■ Shire ■ Coral Coast Tourism Region
4.2 Deliver a Peak-Season Management Plan	Address pressure on parking, coastal assets, emergency response and visitor servicing.	<ul style="list-style-type: none"> ■ Shire ■ DBCA ■ Police
4.3 Masterplan and upgrade foreshore, trail and nature-based assets	Enhance the Turquoise Coast experience and grow visitor yield.	<ul style="list-style-type: none"> ■ Shire ■ Tourism WA ■ DBCA
4.4 Strengthen Jurien Bay and Cervantes as coastal gateways	Support hospitality, retail, accommodation and town centre improvements.	<ul style="list-style-type: none"> ■ Shire ■ Local Business
4.5 Prepare a Short-Stay Accommodation Strategy	Balance resident housing needs with visitor demand to support sustainable tourism, including consideration for hosted and unhosted short-stay accommodation is supported.	<ul style="list-style-type: none"> ■ Shire ■ Industry ■ Airbnb/Hosts



THEME 5: BUILDING WORKFORCE CAPACITY & LOCAL ENTERPRISE PARTICIPATION

OBJECTIVES	PURPOSE / OUTCOME	LEAD / PARTNERS
<p>5.1 Develop a local workforce and skills plan</p>	<p>Support major projects, tourism, retail and services sectors with a reliable labour pool.</p>	<ul style="list-style-type: none"> ■ Shire ■ Coral Coast Tourism Region
<p>5.2 Strengthen local business participation in major projects</p>	<p>Increase local contracting, procurement and supply-chain benefits.</p>	<ul style="list-style-type: none"> ■ Shire ■ CCIWA ■ Industry
<p>5.3 Support small business growth in coastal towns</p>	<p>Improve resilience through business capability, digital adoption and seasonal planning.</p>	<ul style="list-style-type: none"> ■ Shire ■ Business Lincs
<p>5.4 Promote regional liveability to attract workers and families</p>	<p>Enhance WA's labour mobility and support long-term population uplift.</p>	<ul style="list-style-type: none"> ■ Shire ■ Tourism WA
<p>5.5 Establish a community services workforce pipeline</p>	<p>Address shortages in aged care, childcare, health and hospitality.</p>	<ul style="list-style-type: none"> ■ Shire ■ NGOs ■ WA Health





Unlocking Western Australia's Next Growth Engine

SHIRE OF DANDARAGAN GROWTH PLAN UPDATE

Geografia

The global benchmark for
thoughtful economic, demographic,
and spatial solutions.

This document has been prepared by Geografia for Dandaragan Shire Council and is intended for its use. While every effort is made to provide accurate and complete information, Geografia does not warrant or represent that the information contained is free from errors or omissions and accepts no responsibility for any loss, damage, cost or expense (whether direct or indirect) incurred as a result of a person taking action in respect to any representation, statement, or advice referred to in this report.

Issues and Opportunities

The Shire is well positioned to support Western Australia’s next phase of growth. It has the land, location and project pipeline to expand. However, infrastructure servicing, housing supply and coordinated planning must keep pace to unlock this potential.

The table summaries key issues and opportunities that can be leveraged to deliver a State-aligned growth pathway.

	ISSUES IDENTIFIED	OPPORTUNITIES IDENTIFIED
POPULATION GROWTH & HOUSING	<ul style="list-style-type: none"> Population uplift from major projects will be 40–50% above WA Tomorrow projections, arriving 10 years earlier than expected. The functional housing supply is constrained by high rates of unoccupied/holiday homes. Servicing limitations prevent the release of large-scale residential land. 	<ul style="list-style-type: none"> Leverage existing land capacity (more than 5,000+ theoretical lots) through infrastructure-led sequencing. Bring forward a coordinated land-release strategy that aligns housing with workforce and amenity-driven migration. Use short-term rental housing reforms and vacant lots to manage immediate pressures.
TRANSPORT & ROAD NETWORK	<ul style="list-style-type: none"> Existing local roads were not designed for a settlement of 7,000+ residents. Fragmented, ad-hoc delivery of intersections and internal networks risks bottlenecks. Higher visitor flows and construction traffic will place pressure on Jurien Bay’s movement system. 	<ul style="list-style-type: none"> Deliver structure-planned road networks for growth precincts. Pursue shared funding arrangements for strategic transport upgrades. Align long-term townsite structure with a potential Regional Centre role for Jurien Bay.



ISSUES IDENTIFIED

OPPORTUNITIES IDENTIFIED

WATER, WASTEWATER & UTILITIES

- Existing water, wastewater and sewerage networks (particularly Jurien Bay and Cervantes) cannot support projected growth.
- Fragmented landownership complicates coordinated servicing upgrades.
- Limited potable water supply for industry and residential expansion.

- Secure long-term water supply via borefield expansion, recycled water, and modular desalination pilots.
- Introduce coordinated infrastructure contributions to unlock growth precincts.
- Protect Jurien Water Reserve through land-use controls and integrate non-potable water planning.

INDUSTRIAL LAND & ECONOMIC DEVELOPMENT

- Peak construction demand (>1,000 FTE) may exceed the current supply of developed local industrial land.
- Short-term workforce staging risks crowding out long-term value-adding industries.
- Insufficient serviced land for advanced manufacturing, agri-processing and digital infrastructure.

- Plan industrial precinct staging to balance short-term project needs with long-term industries.
- Use the renewable-energy corridor status to attract clean industries and data infrastructure.
- Strengthen local content and construction logistics through dedicated precincts and laydown areas.

COASTAL HAZARDS & CLIMATE ADAPTATION

- CHRMAP identifies retreat areas in Jurien Bay and Cervantes over the next 50–80 years.
- Significant future impacts on residential, recreation and tourism assets.

- Integrate long-term coastal adaptation pathways into land-release and infrastructure sequencing.
- Identify and preserve future relocation sites for critical assets.
- Position adaptation as an enabler for resilient town growth.

AGRICULTURE & RESOURCE PROTECTION

- Competition for land and water between agriculture, renewable energy and urban expansion.
- Pressure on high-value agricultural land.

- Strengthen policy for protecting high-value agricultural areas.
- Support agri-processing and value-added industries through co-location with renewable energy.



ISSUES IDENTIFIED

OPPORTUNITIES IDENTIFIED

SOCIAL INFRASTRUCTURE (SCHOOLS, CHILDCARE, HEALTH, AGED CARE)

- The population of children (0-14) is expected to increase by 180-195% by 2033; the secondary cohort is expected to more than double.
- Current school, childcare, and GP capacity are insufficient to meet forecast demand.
- An ageing population and workforce retention require expanded health and aged-care services.

- Plan sites early for new primary school, expanded high school capacity and dual-use community facilities.
- Bring forward childcare investments to support workforce participation.
- Explore shared models for District High School and community health hubs.

TOURISM & VISITOR ECONOMY

- Seasonal pressures strain servicing and infrastructure.
- International day-trippers underutilise Jurien Bay compared to Pinnacles/Cervantes.
- Holiday homes reduce long-term rental supply and inflate peak-season infrastructure loading.

- Expand short-stay supply (Marina precinct, Casuarina Cres, resort developments).
- Convert day-trip traffic into overnight stays through marina activation, town-centre improvements and visitor services.
- Develop nature-based and coastal tourism aligned with environmental constraints.

RETAIL & ACTIVITY CENTRES

- No full-line supermarket; high leakage to online retail.
- Jurien Bay CBD is under-serviced relative to projected growth.
- Fragmented commercial land.

- Support the Regional Centre transition with two full-line supermarkets, expanded hospitality, and a tourism-oriented department store.
- Use retail clustering to strengthen the vitality of the CBD.
- Support mixed-use, walkable precinct development.

GOVERNANCE & SERVICING COORDINATION

- Services and infrastructure delivery are fragmented across multiple landowners and agencies.
- Many strategic actions from prior plans remain unimplemented or unfunded.
- A small rate base limits the ability to forward-fund infrastructure.

- Co-investment partnerships with State/Federal agencies.
- Development of a coordinated Infrastructure Sequencing Plan and Contributions Framework.
- Use major-project developers to contribute to social or public infrastructure investments.



Shire of Dandaragan Growth Plan Update

BACKGROUND REPORT

8 April 2026

Prepared by

Geografia

Prepared for



Geografia

The global benchmark for thoughtful economic, demographic, and spatial solutions.

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The front cover image features Emu Downs Wind Farm, source from APA Group.

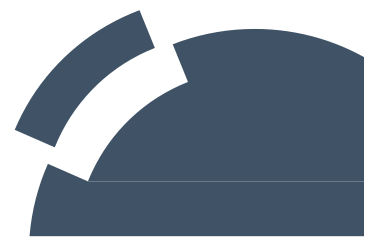


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1.0 Introduction

Dandaragan is entering a period of accelerated change, driven by major renewable energy investment, new migration patterns, and rising demand for housing, services, and infrastructure. This report provides an integrated assessment of the Shire's economic, demographic, and land-use dynamics, drawing on multiple data sources to identify current trends, emerging pressures, and future opportunities. The analysis considers the region's strengths (its renewable-energy platform, coastal and inland amenity, and location in Western Australia's northern growth corridor) alongside the vulnerabilities and capacity constraints that will shape development over the coming decade. The findings will be used to inform strategic decision-making about growth management, community wellbeing and maximising the value capture of major project investment.

1.1 BACKGROUND

The Shire of Dandaragan (Figure 1) spans a diverse landscape that includes significant renewable energy assets, coastal tourism destinations, and productive agricultural land. Its location in Western Australia's **emerging clean-energy corridor** is catalysing a new wave of private and public-sector investment in wind generation, battery storage and transmission infrastructure. At the same time, lifestyle migration, hybrid work patterns and shifting tourism behaviour are reshaping local settlement dynamics.

These forces are creating new demands on land, housing, services and infrastructure. Growth pressure is most evident in Jurien Bay and Cervantes, where residential and visitor populations intersect. However, inland townsites are also influenced by workforce movements associated with construction, agriculture, and emerging industries.

This is creating opportunities for the Shire to make a significant contribution to the State's economic prosperity and community wellbeing. It can do this by becoming the platform for delivering affordable, well-located housing, tourism destinations, abundant renewable energy, and agribusiness exports.

This report outlines how these trends are expected to evolve and what they mean for liveability, sustainability, and long-term economic resilience in the Shire. It serves as the evidentiary basis for the Updated Growth Plan and demonstrates how a strategic commitment to addressing the challenges ahead will unlock the potential of the Midwest coastal corridor and beyond.



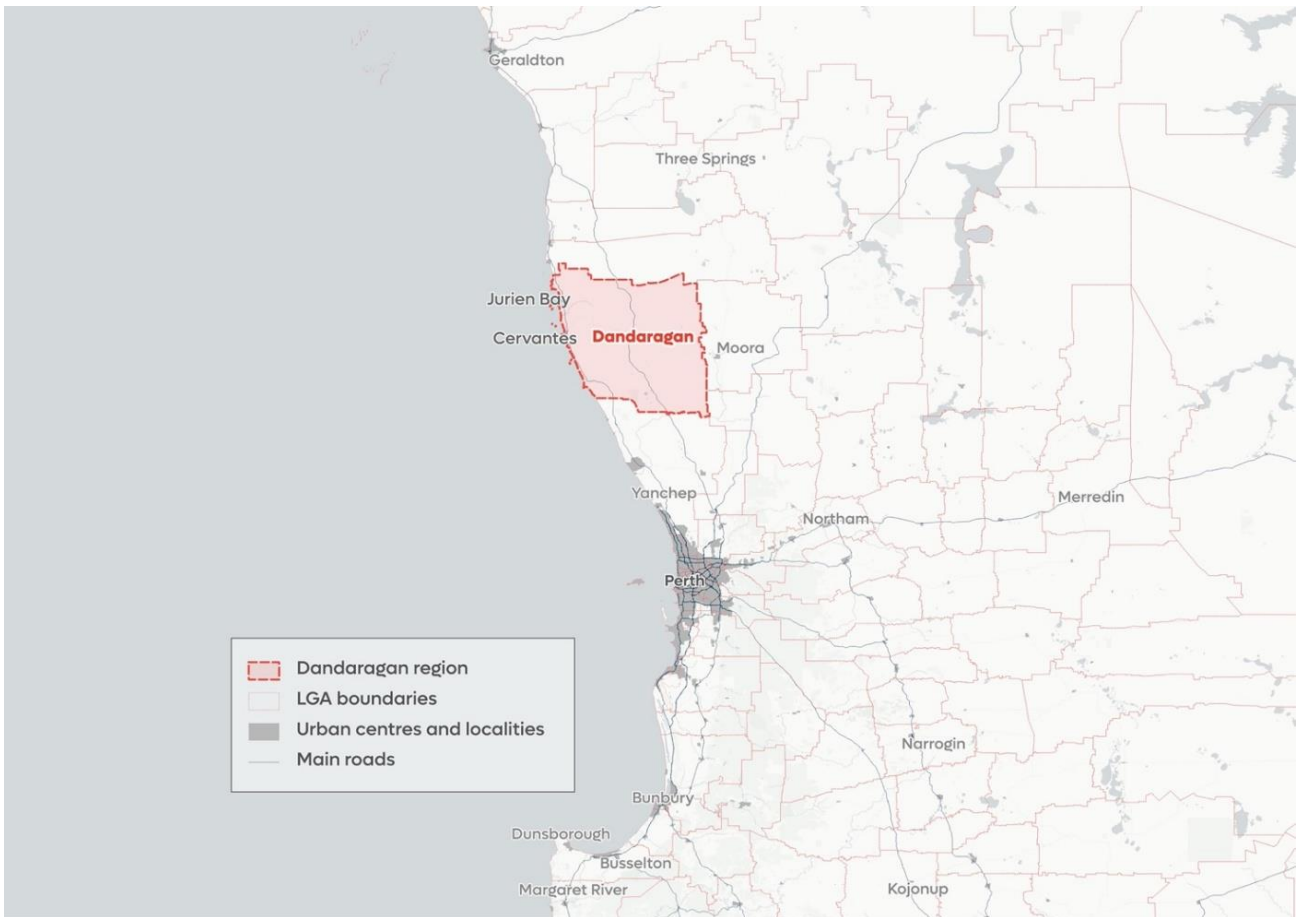


Figure 1: The Shire of Dandaragan
Source: Geografia, 2025

1.2 THE GROWTH PLAN UPDATE

The Growth Plan Update has been commissioned to provide a clear, evidence-based understanding of how the Shire’s development context is changing and what this means for future planning, infrastructure provision and economic strategy. The objectives are to:

1. **Assess the cumulative impacts of major projects.** Quantify the population, workforce and housing impacts associated with renewable-energy developments, transmission upgrades, industrial projects and supporting construction activity across the Shire.
2. **Identify land, housing and infrastructure requirements.** Determine the scale and timing of residential land release, physical infrastructure upgrades and industrial land servicing needed to support accelerated growth.
3. **Evaluate community and social infrastructure needs.** Assess future demand for schools, childcare, health services, and aged care facilities in alignment with projected age cohort shifts and settlement patterns.

4. **Analyse retail and tourism opportunities.** Model retail floor space demand under baseline and tourism–uplift scenarios, considering population growth, visitor accommodation expansion, and online spending recapture.
5. **Provide an updated strategic direction.** Identify the planning levers, sequencing considerations and enabling actions required to ensure the Shire can manage growth sustainably, maintain liveability and leverage its emerging economic advantages.

These objectives reflect the need for a coordinated, future–focused approach to growth that responds directly to the Shire’s evolving development pressures and opportunities.

1.3 UPDATING THE PLAN

The Growth Plan Update used a structured, multi–method approach grounded in quantitative modelling, spatial analysis and policy review. The methodology involved five areas of analysis.

1. Major Project Verification and Workforce Assessment

A detailed audit of priority projects was undertaken with the Shire, validating project status, workforce requirements, development timelines and operational phases. Where project–specific data was unavailable, benchmarks from comparable State and national projects were applied.

2. Population and Workforce Modelling

WA Tomorrow (2023) projections were used as the demographic baseline. Project–related workforce estimates were converted into resident population and household formation using localised ratios. These were integrated into a cumulative–impact model to generate forward population scenarios.

3. Housing and Land Capacity Analysis

The Shire’s housing supply, occupancy characteristics and land availability were examined using ABS Census data, the Dandaragan Regional Land Supply Assessment (2020), and GIS–based parcel analysis. Dwelling demand was modelled under both baseline and project–accelerated scenarios.

4. Infrastructure Needs Assessment

Water, wastewater, sewerage and transport system capacities were assessed using Water Corporation data, local engineering inputs and typical regional planning thresholds. Demand forecasts were aligned to projected population and development sequencing across Jurien Bay, Cervantes and inland townsites.

5. Policy and Strategy Alignment

Local and State planning frameworks, including the Jurien Bay Regional Centre Growth Plan, were reviewed to ensure the Growth Plan Update aligns with existing strategic direction and to identify gaps, risks, and emerging opportunities.

2.0 Global Megatrends

Global forces shape Dandaragan's and Regional WA's growth trajectory. As the CSIRO noted in 2022, seven overarching megatrends will define investment, infrastructure and community outcomes through to the 2040s. Five of these are relevant for the Shire of Dandaragan's context and have been used to frame the opportunities and risks in this growth plan. The alignment of these megatrends with the Shire's competitive advantages creates an opportunity for a virtuous circle of investment in industries that are critical to Western Australia's (and the nation's) future economic prosperity.

2.1 GLOBAL MEGATRENDS SHAPING REGIONAL WA

The global economy is entering a period of structural transition driven by technology, decarbonisation, demographic change and evolving social priorities. CSIRO's 2022 report identified seven transformative trends that will shape national and regional prosperity through to the 2040s. For regional Western Australia (particularly the Shire of Dandaragan), five of these are particularly relevant. They define the context for investment, land use and community development across the next two decades and are:

1. **The Net-Zero Race: WA's Green Energy Corridor.** The global shift towards decarbonisation is accelerating the growth of renewable energy and grid investment. For WA, this creates the foundation for a northern and southern "green-energy corridor," with the Shire its northern anchor.
2. **AI, Data Centres and Clean Energy Demand.** The rise of artificial intelligence and large-scale computing is generating massive demand for energy-intensive data infrastructure. Although much of this demand will be in Metropolitan areas, access to energy production (particularly clean energy), water, and grid connection is critical to supplying the resources needed to underpin growth.
3. **Energy-Cost Advantage and Re-shoring of Manufacturing.** Secure, affordable, clean energy is creating new opportunities for domestic manufacturing and critical minerals processing. Regional WA's proximity to Asia and its renewable-energy capacity can underpin new industries in everything from vanadium to pharmaceuticals and agri-food exports.
4. **Liveability as Capital: Health, Wellbeing and Amenity-Driven Growth.** Ageing and affluent populations are fuelling demand for healthy, high-amenity regional living. The Shire's coastal towns, natural landscape and relative affordability align closely with this trend.
5. **Digital Work and Regional Migration.** Flexible work, digital connectivity and lifestyle migration are transforming settlement patterns. Regional towns with strong amenity, housing diversity and broadband access (such as the Shire of Dandaragan) are increasingly compelling as places to live and work.

The alignment between these megatrends and the Shire of Dandaragan's strengths demonstrates how the Shire can benefit from the global shifts already reshaping Australia's economic geography.

The Net Zero Race: WA's Green Energy Corridor

The global transition to net-zero emissions is one of the major economic shifts shaping national and regional economies. CSIRO's Megatrends report highlights how decarbonisation is driving the development of new energy systems, industries, and export markets. In Australia, the Federal Government has legislated a target of achieving net-zero emissions by 2050, with interim goals.¹ Commitment to this goal will drive public and private investment through initiatives such as:

- **Rewiring the Nation** – a \$20 billion program to upgrade and expand Australia's electricity transmission network, enabling renewable energy projects to connect to the grid.
- **The Capacity Investment Scheme** – a national framework to underwrite new renewable and firming capacity, ensuring sufficient clean energy supply as coal generation retires.
- **The National Hydrogen Strategy** – a plan to position Australia as a global leader in clean hydrogen production, export, and industrial use.

These policy directions are highly relevant for the Shire of Dandaragan. The Shire is part of Western Australia's emerging renewable energy corridor, with an established grid connection that has already attracted wind and solar proposals. The combination of favourable wind resources, land availability, and transmission access means the region can capture investment and local employment benefits from Australia's net-zero transition. Strategic planning will be essential to manage the pace of infrastructure rollout, coordinate workforce needs, and ensure community values and the environment are protected.

AI, Data Centres and Clean Energy Demand

The rapid rise of artificial intelligence (AI) has created an acute demand for data processing infrastructure and the energy required to power it. CSIRO's Megatrends describe this as a 'wave of automation and digitisation' that is reshaping productivity worldwide. In Australia, data centres are projected to account for 5% of total grid electricity use by 2030, one of the fastest-growing sources of energy demand in the country.²

This surge in AI energy consumption is placing additional pressure on metropolitan power networks, where data centres compete with households and energy-intensive industries for limited electricity supply. As a result, new investment in digital infrastructure is likely to shift to alternative, renewable-energy-rich regions connected to metropolitan grids.

Both the Shire of Dandaragan and Collie (Figure 2) have attributes for sustainable data-centre development, including:

1. Access to abundant renewable energy generation via wind and solar farming.

¹ Department of Climate Change, Energy, the Environment and Water, 2024; accessed from <https://www.dcceew.gov.au>

² Data Centres and Energy Demand (Energy Council, 2024); accessed from <https://www.energycouncil.com.au>

2. Proximity to high-capacity transmission infrastructure with potential major expansions across Phase 1 and Phase 2 proposed transmission link development.
3. Availability of water resources.

While the Shire already meets the first two conditions (with significant wind generation capacity and a Battery Energy Storage System (BESS) proposed in the region), water supply constraints may limit its ability to capitalise on its potential fully. Addressing this constraint is crucial for attracting significant investment in large-scale data and digital infrastructure to the Shire.

This is a valuable opportunity for Australia as it seeks AI digital sovereignty and low-carbon computing. However, realising this opportunity will depend on aligning land-use planning with energy and water management.

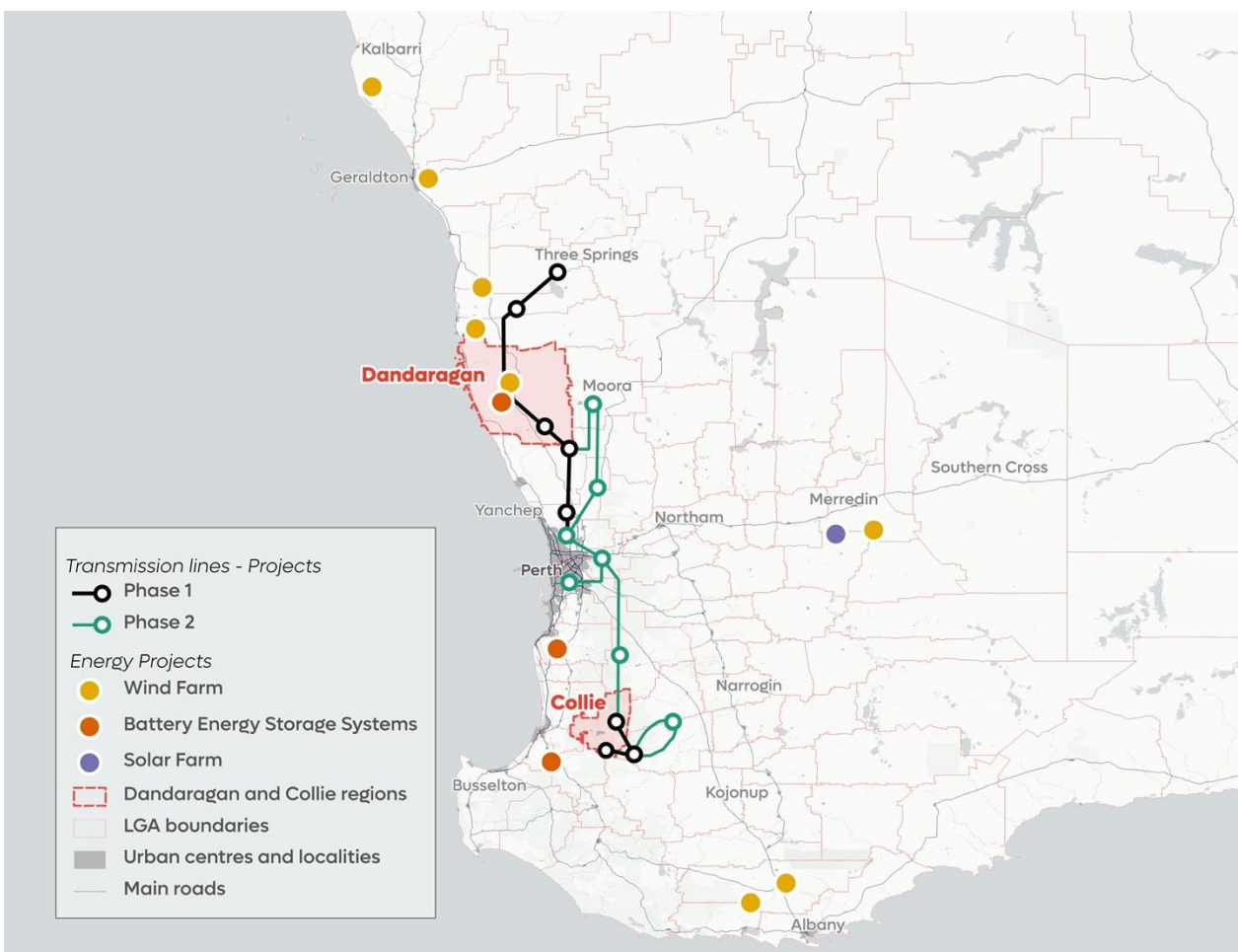


Figure 2: WA's Northern and Southern Green Energy Corridors

Source: Energy projects include both existing and proposed ones. Geografia, 2025

WA's Emerging Energy-Cost Advantage and Re-shoring of Manufacturing

Global supply chain disruptions and rising geopolitical uncertainty are accelerating the return of manufacturing to domestic locations. CSIRO's Megatrends emphasise how nations with secure, affordable access to energy and critical minerals will gain an advantage in high-value manufacturing. Australia has strengths (abundant renewable energy, stable institutions, and a skilled workforce) that can leverage this opportunity, and national policies have been developed to support this. For example, the Future Made in Australia Act and the Critical Minerals Strategy aim to accelerate domestic processing, clean manufacturing, and sovereign supply chain capability. With its own abundant renewable energy and skilled technical workforce, Regional WA can benefit from this. Moreover, its lower renewable energy costs could offset Australia's geographic distance from export markets and attract industries seeking reliable, low-carbon energy inputs.

For Regional WA, and the Shire of Dandaragan in particular, this megatrend may mean scope to host energy-intensive but clean industries such as hydrogen, green ammonia, and advanced agricultural processing. The key is access to affordable renewable energy, as this offsets higher labour and capital costs.

Western Australia's role in global energy transition supply chains is strengthening, supported by discoveries of critical minerals and investment in downstream processing. One notable example is the Gonneville Project at Julimar, located approximately 175 kilometres south-east of Jurien Bay. Discovered by Chalice Mining, Gonneville is regarded as one of Australia's most significant nickel-copper-PGE sulphide discoveries, with potentially the largest PGE resource in the Southern Hemisphere. Although the project is still progressing through environmental assessment and feasibility stages, its scale highlights the broader momentum behind critical minerals development in WA.

Regional WA's proximity to growth markets in Asia and Southeast Asia also presents export opportunities for healthcare, pharmaceutical, and high-quality food products (currently serviced by distant producers in the UK, Europe, and North America). **With reliable energy, water availability, and logistics connections, Regional WA and the Wheatbelt could become a competitive base for international investment in these sectors.**

For the Shire, capturing such investment will depend on integrated planning. This is to ensure that industrial land and transport infrastructure (i.e., connections to airport and seaport nodes), as well as environmental safeguards, are in place, and that new industries complement the Shire's liveability and natural landscape values.

Liveability as Capital: Health, Wellbeing and Amenity-Driven Growth

Across developed nations, ageing and wealthier populations are prioritising health, wellbeing, and access to nature. CSIRO's Megatrends highlight how demand for a high-amenity, low-stress lifestyle is reshaping regional migration. Within easy reach of Perth, the Shire has both an opportunity and a responsibility. The Shire's coastal towns offer the environmental quality and lifestyle that retirees, professionals, and young families seek. This is coupled with relatively affordable housing and a strong community identity.

To sustain this appeal, there is a shared responsibility to invest in physical social infrastructure. This includes health and aged-care facilities, schools, recreational assets, and cultural spaces that support active, connected, and intergenerational communities. Basic essential infrastructure is also needed for water and reticulated sewerage. By planning for healthy living as a core economic asset, the Shire can strengthen its role as a desirable residential and tourism region while maintaining affordability and inclusivity.

Digital Work and Regional Migration

Demographic and technological change are altering how and where Australians live and work. CSIRO's analysis notes that flexible work, automation, and population mobility are transforming regional dynamics. The COVID-19 pandemic and adoption of remote and hybrid work have decoupled some employment from fixed addresses, while regional migration patterns are evolving under the combined influence of climate change, skills demand, and lifestyle preferences.

The Shire of Dandaragan has benefitted from this shift and will continue to benefit from growth in high-skilled, digitally mobile labour markets. Its coastal and inland towns are increasingly attractive to remote workers and lifestyle migrants seeking space, affordability, and a sense of connection. To convert these trends into sustained economic growth, the Shire will need to ensure reliable digital connectivity, a diverse housing supply, and access to local services that integrate newcomers into the community. By doing so, the Shire can become a model for how regional towns adapt to the new geography of work and population change.

2.2 SUMMARY – THE SHIRE'S VIRTUOUS CIRCLE OF INVESTMENT

The Shire of Dandaragan is emerging as one of Western Australia's most strategically located regions in the State's clean energy transition. Few places combine the strength of renewable resources, grid connectivity, and large-scale energy storage investment as effectively as the Shire. Together, these elements create a virtuous cycle, where each new project improves network utilisation, lowers the cost of capital for subsequent developments, and enhances the region's overall investment appeal.

WA's emerging clean energy corridor

The Shire already hosts some of the State's largest operational wind farms, including Yandin (214 MW) and Badgingarra (130 MW). Several additional projects, such as Yathroo Wind Farm (with a capacity of up to 500 MW and integrated battery storage), are in advanced stages of planning and approval. These directly connect to Western Power's 330 kV network, putting the Shire squarely within the northern section of the Southwest Interconnected System (SWIS).

Complementing these generation assets is the proposed Battery Energy Storage System (BESS) pipeline, which includes Neoen's Yathroo BESS and a separate Mimegarra BESS proposal, each with a capacity of around 400 MW/3,200 MWh. These projects will enable greater firming of renewable output and grid stabilisation, raising business investment confidence.

Western Power's Clean Energy Link is reinforcing the momentum of these investments. This expansion significantly increases the capacity to transmit energy from the Midwest and the Shire of Dandaragan areas into Perth and beyond. As a result, the Shire's infrastructure platform is rapidly evolving into a cornerstone of WA's renewable energy corridor (Figure 3).

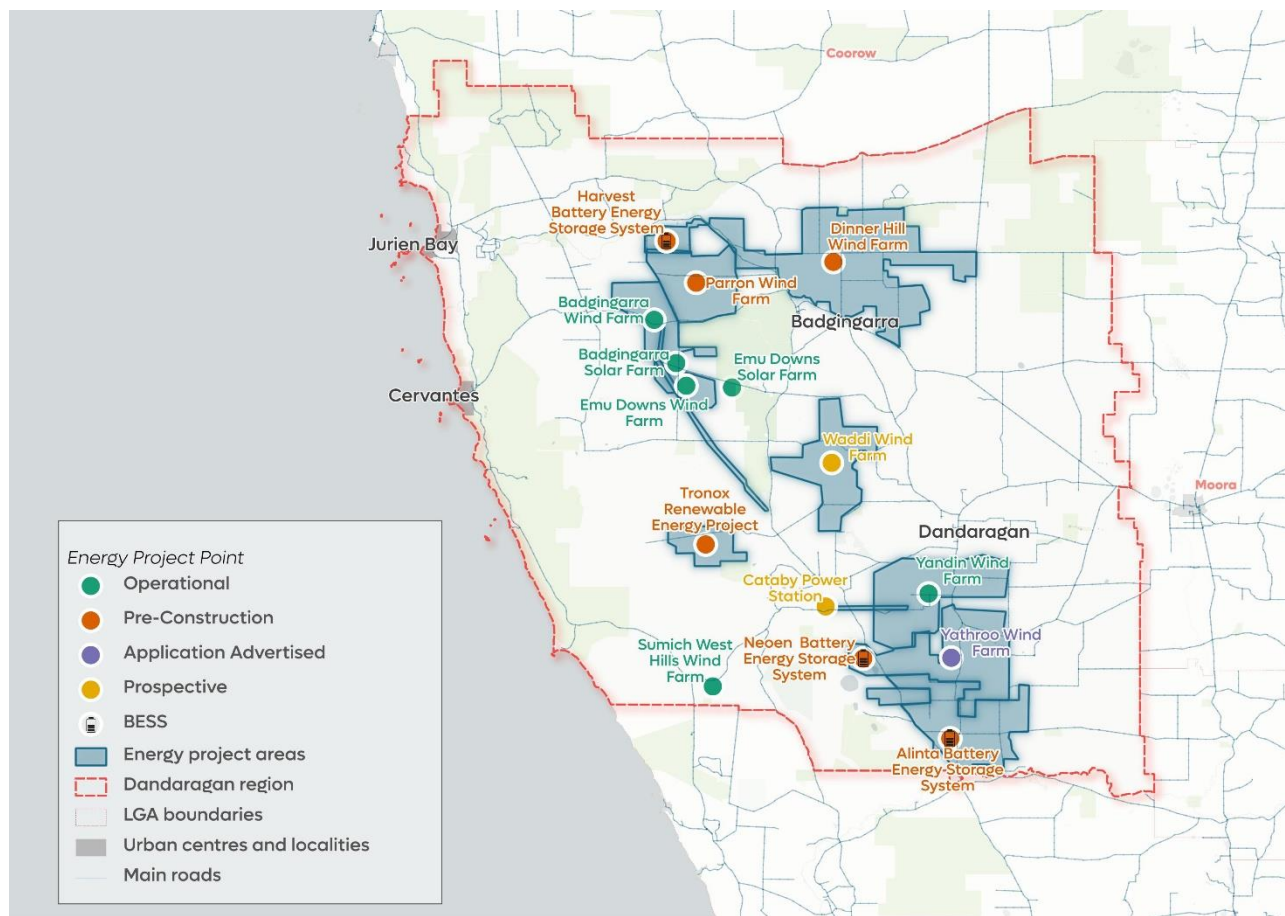


Figure 3: The Shire of Dandaragan Renewable Energy Corridor
Source: Geografia, 2025

The Virtuous Cycle

Each new asset, in generation, storage and transmission, enhances the region's investment fundamentals:

- New wind and solar generation improve transmission infrastructure use;
- Greater grid capacity reduces marginal connection costs; and
- The presence of batteries improves network reliability and power quality.

This reinforcing cycle of energy, infrastructure, and investor confidence is a hallmark of regions that see long-term renewable industry clustering.

For the Shire of Dandaragan, this cycle is already driving economic investment, as the co-location of multiple wind projects, proximity to the Clean Energy Link upgrade, and the BESS pipeline are generating further interest from renewable developers, agribusinesses, and emerging industries seeking clean energy power. As this ecosystem matures, the region's renewable assets will increasingly underpin its broader economic transition (Figure 4).

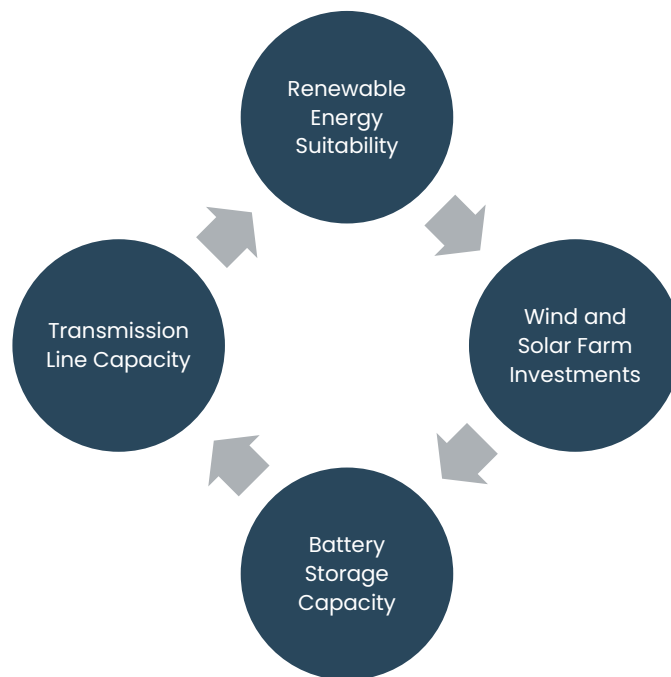


Figure 4: Virtuous Cycle of Renewable Energy Investments

Source: Geografia, 2025

Few regions in WA share this nexus of renewable potential, transmission access and storage readiness. Collie, in the State's Southwest, is the other major energy corridor opportunity. It is undergoing a rapid transformation from coal power to renewable industries and hosts two of WA's largest batteries: Synergy's Collie BESS (500 MW/2,000 MWh) and Neoen's Collie Battery (560 MW/2,240 MWh). Collie's strength lies in its industrial capacity, strong grid interconnection, and access to substantial water resources from the Wellington Dam and Collie-Wellington Basin.

Water Security and Infrastructure Needed to Maintain the Shire's Lead

Collie's access to the Wellington Dam system gives it a natural advantage, supporting water-intensive industries such as advanced manufacturing and data-centre operations. By comparison, the Shire's relies primarily on groundwater from the Jurien and Arrowsmith aquifer systems, which are already subject to defined allocation limits.



To fully realise its economic potential, the Shire's will need to adopt a strategic infrastructure investment approach that integrates energy, water, transport, and social infrastructure planning. This includes:

- Securing water supply through long-term bore expansions, investments in non-potable and recycled water systems, and partnerships with the Water Corporation and regional utilities to explore shared-use industrial water schemes.
- Planning for workforce and community infrastructure, including worker accommodation, training facilities, housing diversity, and social amenities to support an expanded construction and operations workforce.
- Upgrading essential water and wastewater networks, particularly in Jurien Bay, to manage water use (and costs) by expanding reticulated sewerage, reliable water connections, and recycled-water infrastructure. Expanding these systems will ensure that non-residential industries (such as data centres, manufacturing, and agri-processing) can grow without constraining residential supply or placing additional pressure on existing community services.

Given the scale of projected population growth and the finite capacity of local groundwater sources, alternative water supply options will need to be considered over the medium to long term.

One emerging opportunity is the potential for small-scale or modular desalination technology to supplement the Shire's potable water needs. This leverages new technology in lower-cost, containerised and renewables-powered desalination systems. They are particularly feasible when co-located with industrial users or integrated into multi-purpose water schemes.

For the Shire of Dandaragan, a decentralised, scalable plant could support residential growth, tourism demand, and (if sized appropriately) selected irrigated or value-added agricultural activities. The feasibility, economics and environmental considerations would require detailed assessment, including energy requirements, brine management and alignment with State-level water planning.

Addressing these factors will be critical for capturing the next wave of commercial opportunities in AI data centres, advanced manufacturing, and agricultural processing. These are industries that depend equally on reliable energy, water, and workforce infrastructure. Strategic investment in these foundations will also strengthen community resilience by ensuring that population growth, housing development, and service delivery keep pace with industrial transformation.

3.0 Regional Economic Trends and Profile

The Shire of Dandaragan's economy is in transition. Once defined primarily by agriculture and day-trip tourism, the Shire is entering a new cycle of investment driven by renewable energy, construction, accommodation, and lifestyle migration. These forces are reshaping the local labour market, land use, and population dynamics, laying the groundwork for long-term structural change.

3.1 INTRODUCTION

The Shire's economic transition is being shaped by four major forces that are redefining the Shire's population, workforce and land-use profile. The following sections examine the key trends and opportunities across:

- Renewable energy
- Lifestyle living
- Tourism
- Agribusiness

Each of these plays a central role in the Shire's long-term economic development and its contribution to Western Australia's prosperity.

3.2 RENEWABLE ENERGY DRIVES POPULATION AND WORKFORCE TRENDS

Historically, the Shire's economy has been small and cyclical, underpinned by agriculture, tourism, and construction activity associated with the first wave of wind-farm development beginning around 2005 (with projects such as Emu Downs). This coincided with a population increase that lasted until 2013 (Figure 5).

During this period, construction activity generated significant local employment and service demand. When these projects were completed, population levels stabilised rather than reverting to pre-construction levels, indicating that some of the temporary construction workforce remained in ongoing operations roles and contributed to flow-on economic activity.



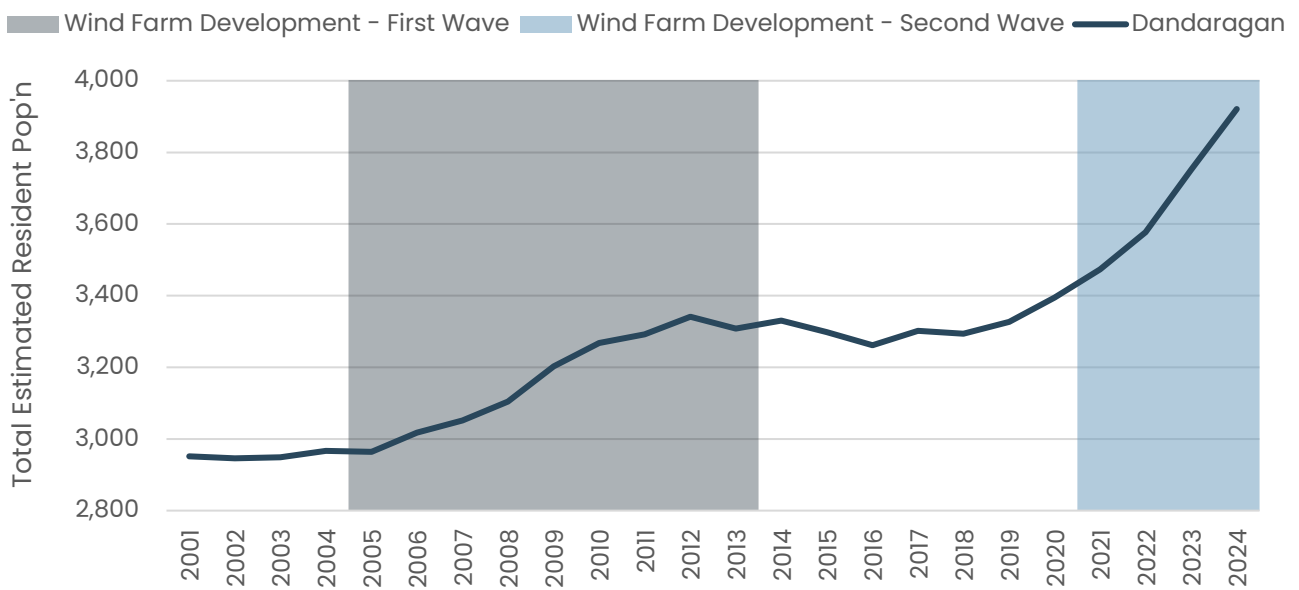


Figure 5: Resident Population in the Shire of Dandaragan and Renewable Energy Investments

Source: Geografia, 2025 with ABS ERP, 2025 data

With the global shift toward net-zero emissions and the accelerating demand for renewable energy, a second, much larger investment cycle is now emerging in the Shire (depicted in the light blue region in Figure 5). Like the earlier phase, these developments are already driving demand for employment and housing. Further, given the scale, duration and supporting infrastructure associated with the current pipeline (such as battery storage and grid upgrades), this phase is **likely to support a higher and more sustained steady-state population than is currently forecast** (discussed further in Section 5.2).

3.3 AMENITY LANDSCAPE AND LIFESTYLE VALUES

The Shire’s high-amenity landscape has long been a latent regional strength. Historically, however, most lifestyle migration from Perth has flowed south, supported by established physical and tourism infrastructure, as well as long-standing perceptions of the Southwest as Perth’s primary sea-change destination.

In recent years, this pattern has begun to change. With the Shire a comparable drive from Perth, the Wheatbelt (including the Shire of Dandaragan) has been steadily closing the gap with the Southwest in attracting Perth residents. By 2024, the inflow of Perth migrants to the Wheatbelt was almost equal to that of Bunbury (Figure 6). This reflects both the growing lifestyle preference for northern coastal regions, their relative affordability, and the broadening appeal of towns with shorter driving distances to Perth.

Within this emerging trend, Jurien Bay and Cervantes stand out. Their combination of coastal lifestyle, access to nature, affordability, and manageable travel time to Perth makes the Shire one of Western Australia’s most competitive lifestyle regions outside the Southwest. Rising metropolitan house prices and the mainstreaming of hybrid work further reinforce this.

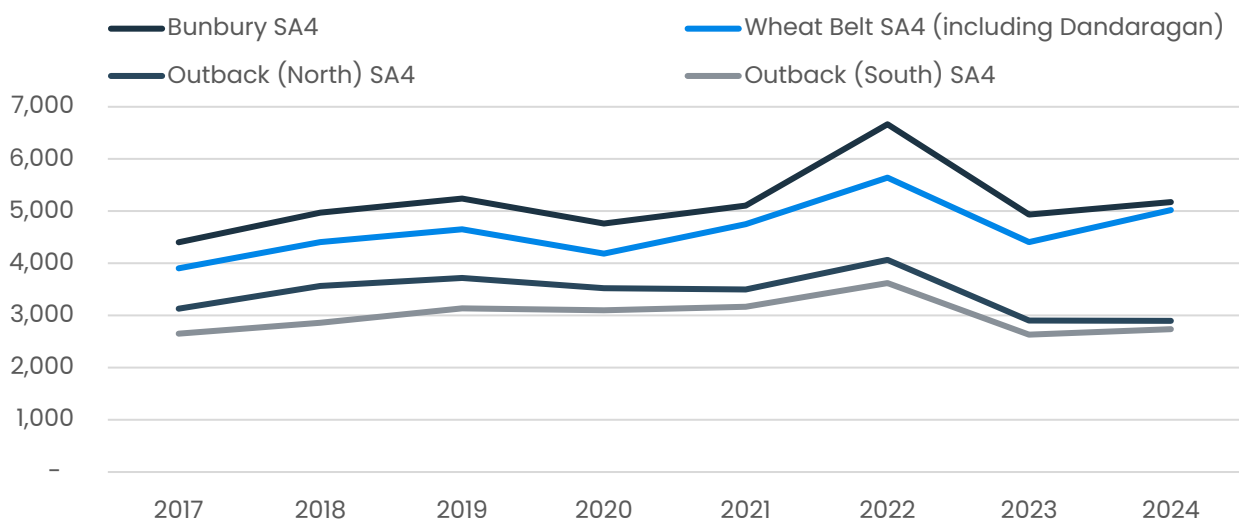


Figure 6: Total Former Perth Residents Migrating to Regional WA by SA4
 Source: Geografia, 2025 with ABS ERP, 2025 data

Importantly, this migration is no longer defined solely by amenity. Housing and cost-of-living pressures, combined with the increased flexibility of remote and hybrid work, are driving a new wave of professionals, FIFO workers and families – including those in energy and construction – to relocate in search of affordability and a better work-life balance. The Shire is beginning to experience this workforce-led migration, reflecting the expansion of renewable energy, transmission and digital infrastructure projects across the Shire.

Occupational change between 2016 and 2021 provides early evidence of this shift towards a more skilled, technical and project-oriented local labour market. The proportion of **Professionals increased from 11% to 20%**, the strongest growth of any group, while Technicians and Trades Workers and Machinery Operators and Drivers also recorded gains. At the same time, traditionally larger workforce segments such as Labourers and Clerical and Administrative Workers declined (Table 1).

These migration trends highlight that high-amenity landscapes are already in place to attract these segments. However, the Shire’s housing stock and supporting social and physical infrastructure may not yet be at a scale sufficient to fully absorb future growth. Targeted investment in schools, health services, community facilities and diverse housing options will be essential to anchor sustained population growth and ensure that migration inflows translate into long-term workforce participation and economic resilience.

	2016	2021	% Share Change
Managers	15%	14%	-2%
Professionals	11%	20%	10%
Technicians and Trades Workers	17%	19%	2%
Community and Personal Service Workers	8%	8%	0%
Clerical and Administrative Workers	16%	12%	-4%
Sales Workers	3%	7%	4%
Machinery Operators and Drivers	8%	9%	1%
Labourers	19%	12%	-7%

Table 1: Share of Occupation of Former Perth Residents who relocated to Shire of Dandaragan, 2016 and 2021.

Source: ABS Census 2016 and 2021 Internal Migration

3.4 TOURISM OPPORTUNITIES

Tourism remains one of the Shire of Dandaragan’s strongest comparative advantages, underpinned by its coastal assets, iconic attractions and location in Western Australia’s Coral Coast tourism corridor.

Spendmapp transaction data shows that residents remain the single largest contributors to total spending in Jurien Bay and Cervantes, averaging around \$2.0–\$2.5 million per month during the 2024–25 period (Figure 7). However, visitor spending is becoming increasingly significant, particularly from metropolitan Perth, whose expenditure peaks during school holidays and long-weekend periods (reaching over \$1.6 million in April 2025). Regional WA visitors contribute a smaller but steady year-round share.

This pattern highlights two important dynamics:

1. Tourism expenditure is highly responsive to seasonal visitation.
2. Visitors now account for a material proportion of the local economy, generating between 35–45% of total monthly retail and hospitality spend during peak tourism periods.

As the visitor economy grows, these seasonal spending patterns will become increasingly influential, reinforcing the need for tourism to be a central consideration in future land-use and activity-centre planning.

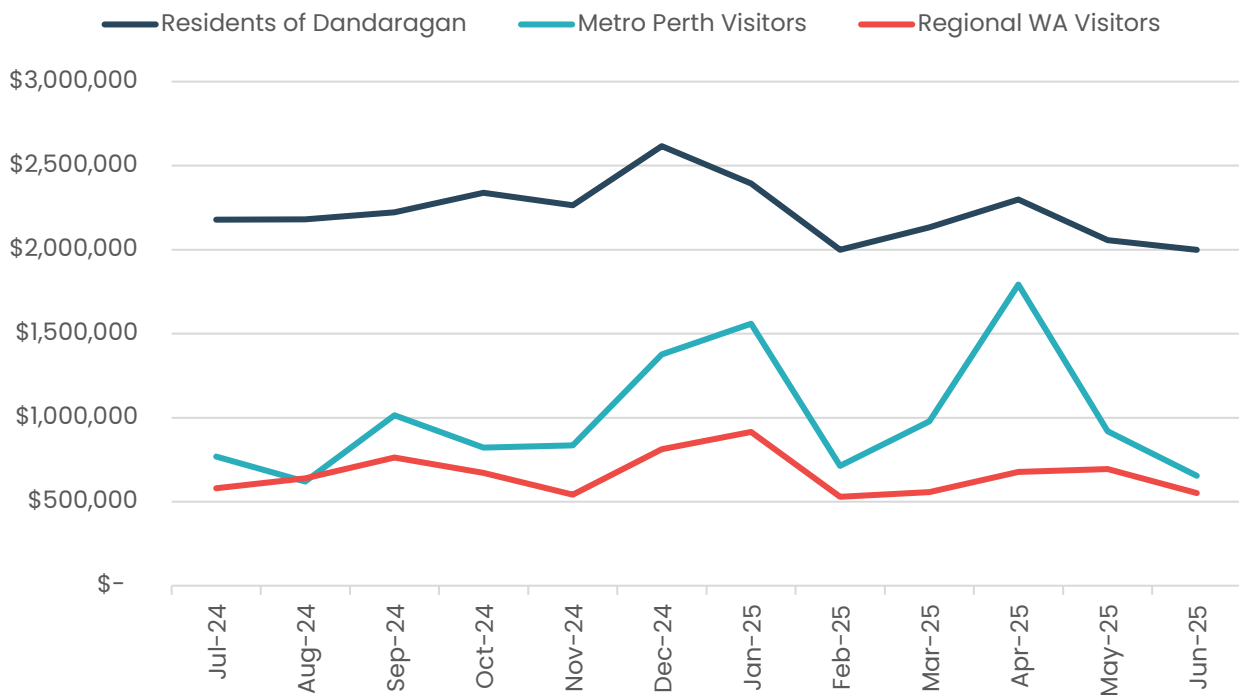


Figure 7: Resident vs Visitor Spending in Jurien Bay and Cervantes (Combined)

Source: Spendmapp by Geografia, 2025

While day trip numbers to the region have softened in recent years, overnight visits have grown steadily (Figure 8). This indicates a transition toward higher-return, longer-stay tourism that can support new investment in accommodation and commercial activity. This shift aligns strongly with broader lifestyle trends and the region’s growing residential base.

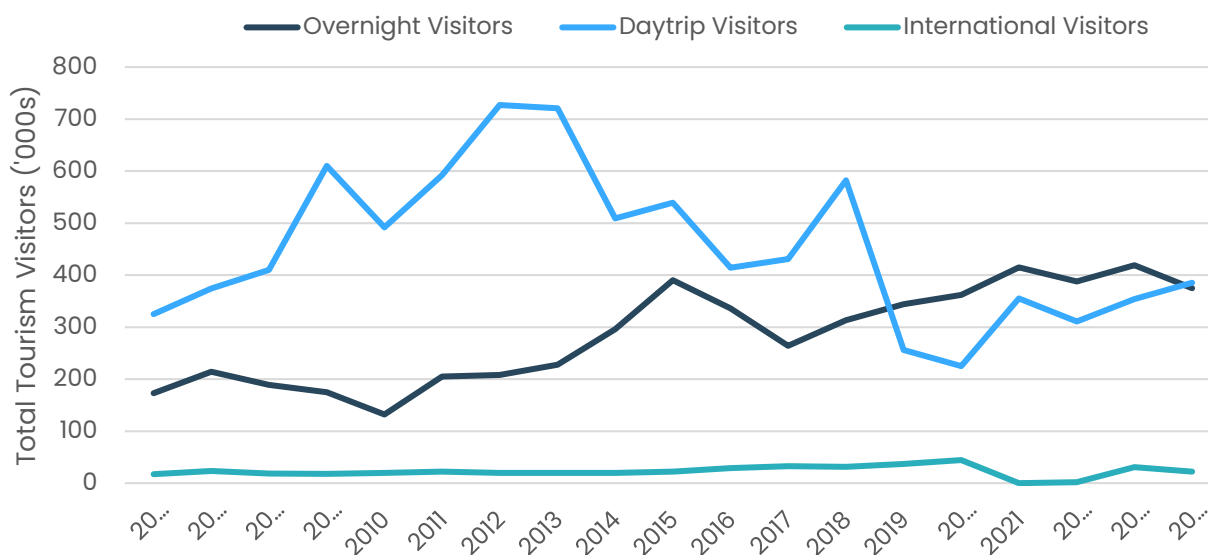


Figure 8: Total Tourism Visitors to Dandaragan Gingin SA2

Source: Geografia, 2025 with TRA 2025 data

The region’s location on a major long-distance tourism route is clearly illustrated in the Placemapp mobility data (Figure 9, see also Figure 11). This shows that Jurien Bay, Lobster Shack, and the Pinnacles are key stopovers for visitors travelling between Perth, Geraldton, Kalbarri, and the rest of the Coral Coast. Visitors primarily originate from metropolitan Perth, and their tourism journey can extend from Margaret to Kalbarri (and even to Carnarvon).



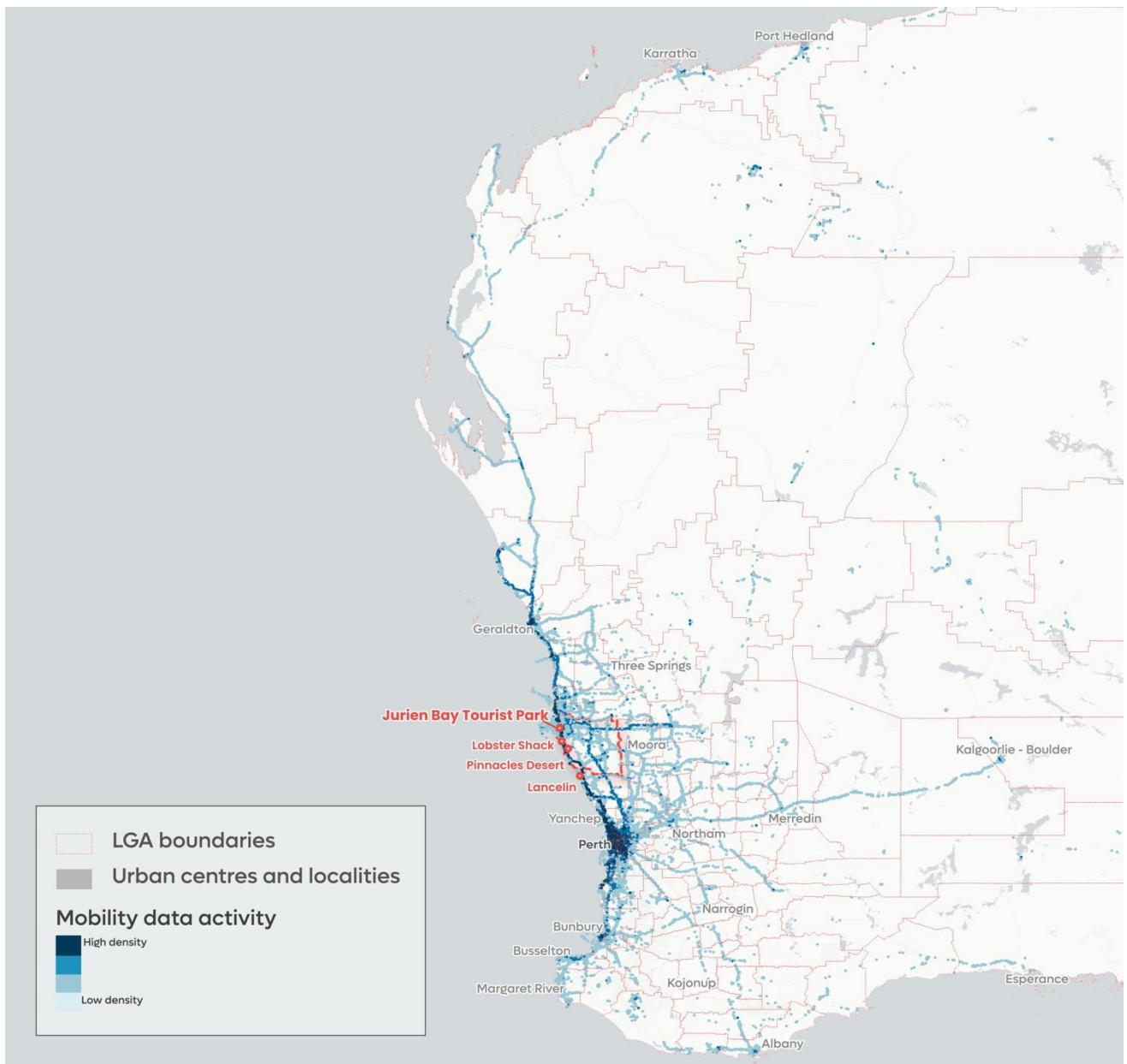


Figure 9: Tourism Travel Route of Long-Stay Tourists to Jurian Bay
 Source: Placemapp by Geografia, 2025, using the 2024 full calendar year of people movements.

Tourism Research Australia (TRA) data indicates that the Shire of Dandaragan continues to increase its market share of the total overnight market to the Coral Coast (Figure 10). As Metropolitan visitors seek short breaks within easy reach of Perth (but are looking for an alternative to south-west destinations), there is an opportunity to grow in an expanding Coral Coast tourism market. This creates strong foundations for expanding both short-stay accommodation and experiential tourism offerings.



Figure 10: Dandaragan-Gingin SA2 Share of Overnight Visitors to Coral Coast

This shows the increase in market share that the Dandaragan-Gingin SA2 destination makes up of the entire Coral Coast Tourism Region. Source: Geografia, 2025, with TRA 2025 data

Figure 11 shows the current daytrip route in Dandaragan-Gingin SA2. The concentrations around established tourism assets are evident (e.g., Cervantes’ Lobster Shack, the Pinnacles Desert, and other established coastal recreation assets such as Lancelin Sand Dunes, and, for overnights, Jurien Bay Tourist Park). Linkages between Cervantes and Jurien Bay (through wayfinding, marina activation and coordinated visitor services) present a clear opportunity to convert short visits into longer day trips or overnight stays. This will increase local expenditure and strengthen the visitor economy.

Figure 12 shows that international visitors, in particular, exhibit highly concentrated movement patterns, undertaking short day trips that focus almost exclusively on the Pinnacles, Lobster Shack, and the Lancelin Sand Dunes, with very limited extension to Jurien Bay. This highlights a missed opportunity: by expanding on tourism products and experiences, Jurien Bay can capture a greater total of this high-value visitor segment. Bringing international day-trippers further north into Jurien Bay would diversify local visitation, extend the length of stay, and materially expand the Shire’s tourism-driven retail and hospitality demand.

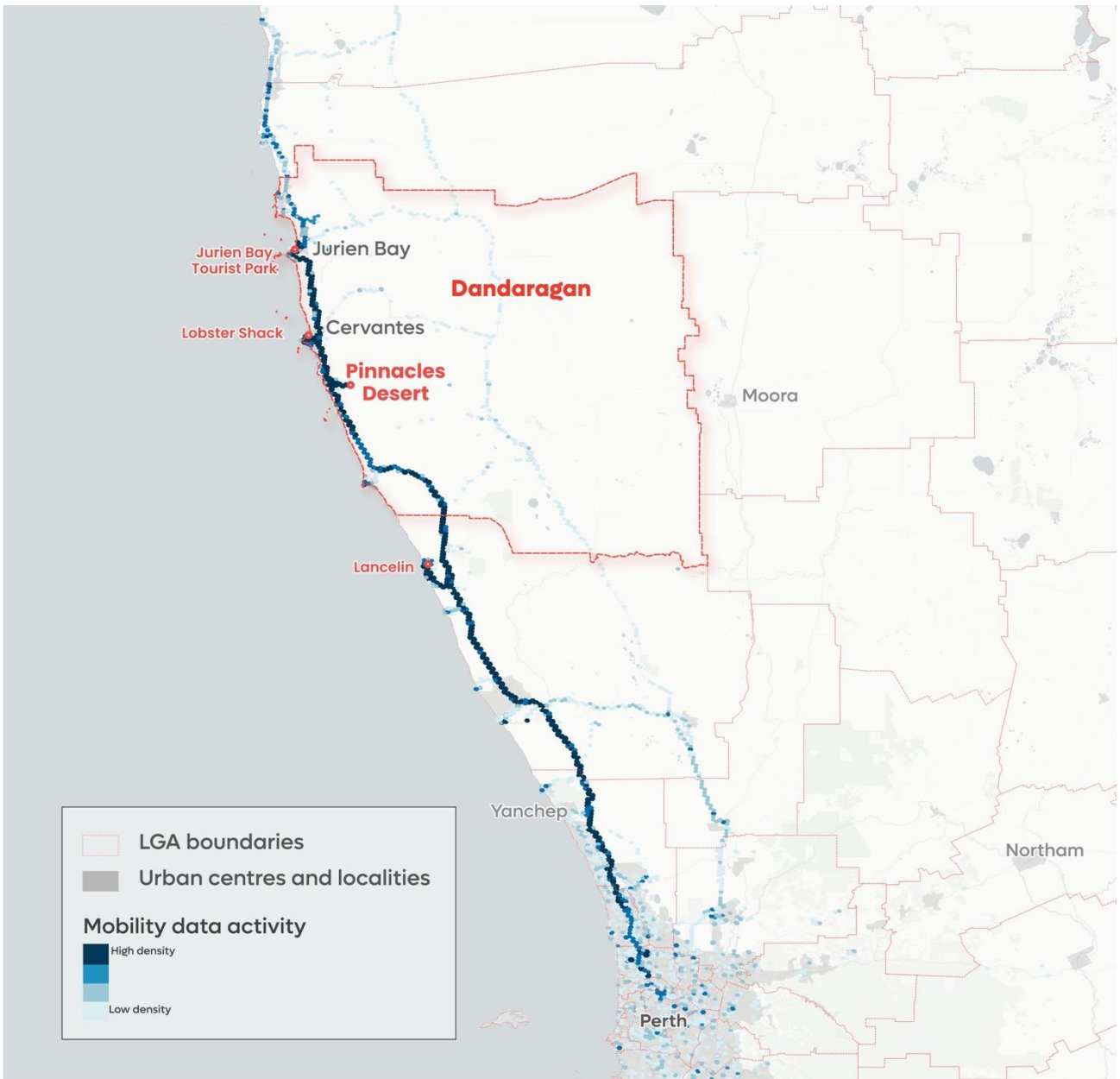


Figure 11: Daytrip Visitor Route in the Shire of Dandaragan

Source: Placemapp by Geografia, 2025, using the 2024 full calendar year of people movements



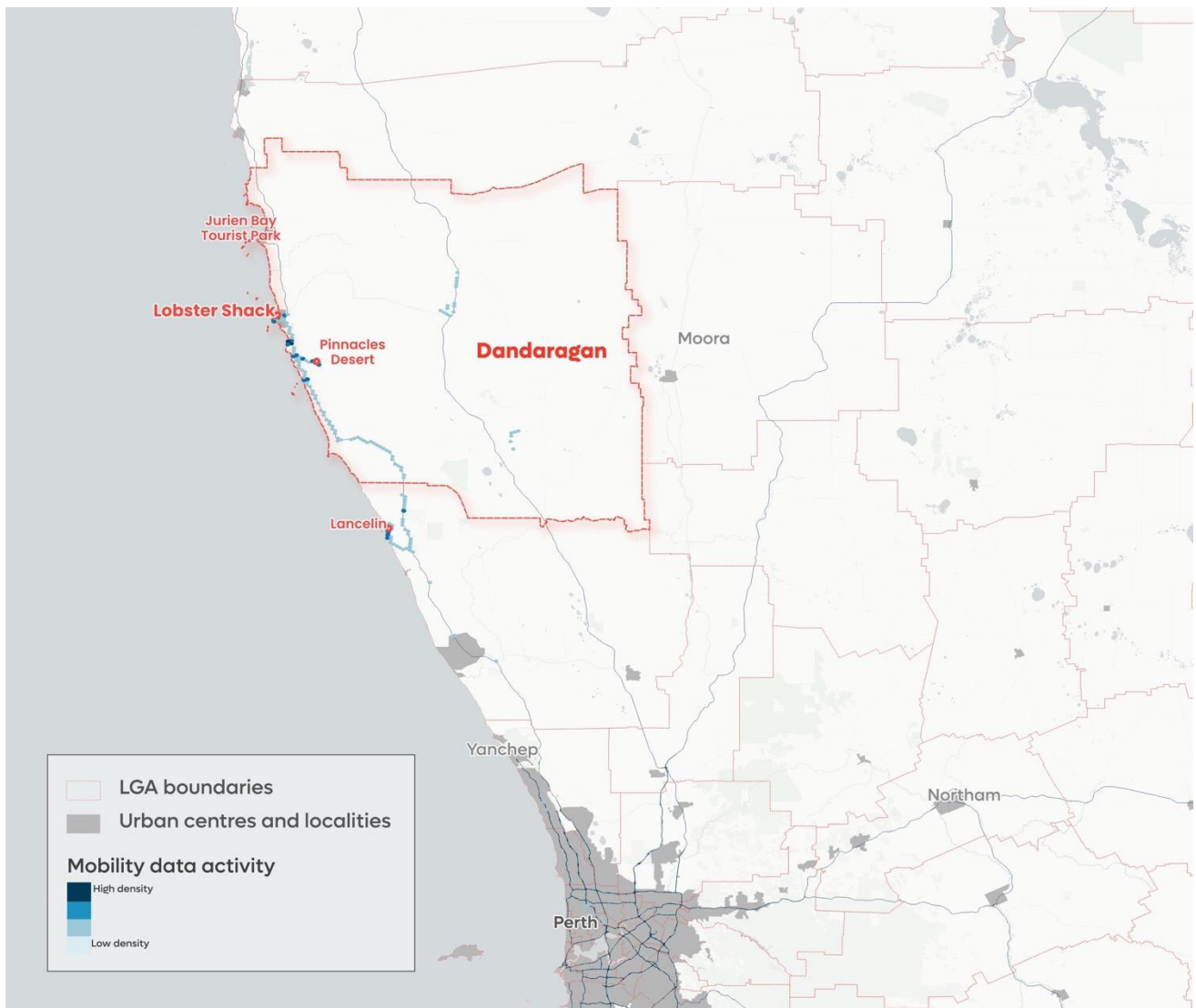


Figure 12: International Daytrip Visitor Route in Dandaragan Shire
 Source: Placemapp by Geografia, 2025, using the 2024 full calendar year of people movements.

3.5 AGRICULTURE’S CONTRIBUTION AND SECURING WATER

Despite rapid growth in the energy and construction sectors, agriculture remains a cornerstone of the Shire’s economy, contributing more than \$350 million in gross value of production in 2021 (Figure 13). The Shire is one of Western Australia’s most diverse producers:

- Vegetables (\$82.5 million) and fruit (\$40.6 million) form a substantial horticultural base, supported by soil quality, climate conditions and strong domestic demand.
- Livestock production contributes nearly \$166 million combined, driven by both slaughtered animals and livestock products.
- Broadacre cropping (\$52.5 million) remains a major component of the Shire’s agricultural landscape.



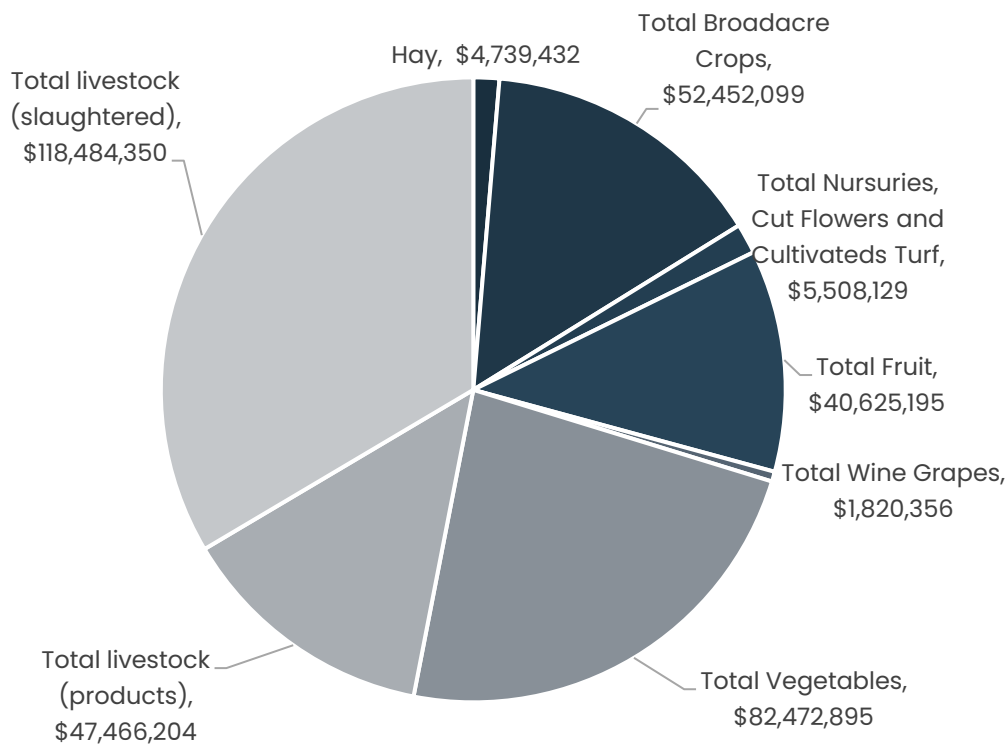


Figure 13: Total Value of Agricultural Production in the Shire of Dandaragan 2021

Source: Geografia, 2025 with ABS 2021 Agricultural Census.

This diversity provides economic stability during periods of construction-driven growth. However, land and water resources are now facing increasing competition from renewable energy infrastructure, industrial development and residential expansion. Without targeted planning (i.e., identifying and protecting high-value agricultural land and water resources), these pressures risk constraining long-term agricultural capacity.

Securing affordable, reliable water will be central to sustaining agricultural competitiveness. A stable water supply is essential not only for existing production but also for enabling value-added processing (such as food manufacturing, cold storage, aquaculture expansion, and agri-tech operations). Protecting high-value agricultural land, planning for water security and enabling the co-location of renewable energy with the agri-industry will be vital to maintaining the Shire's contribution to Western Australia's food system.

3.6 SUMMARY: THE FOUR WAYS THE SHIRE OF DANDARAGAN DELIVERS FOR THE STATE

There are four broad ways in which the Shire already contributes to Western Australia's prosperity. With careful planning and investment, each of these has significant growth potential (Figure 14).

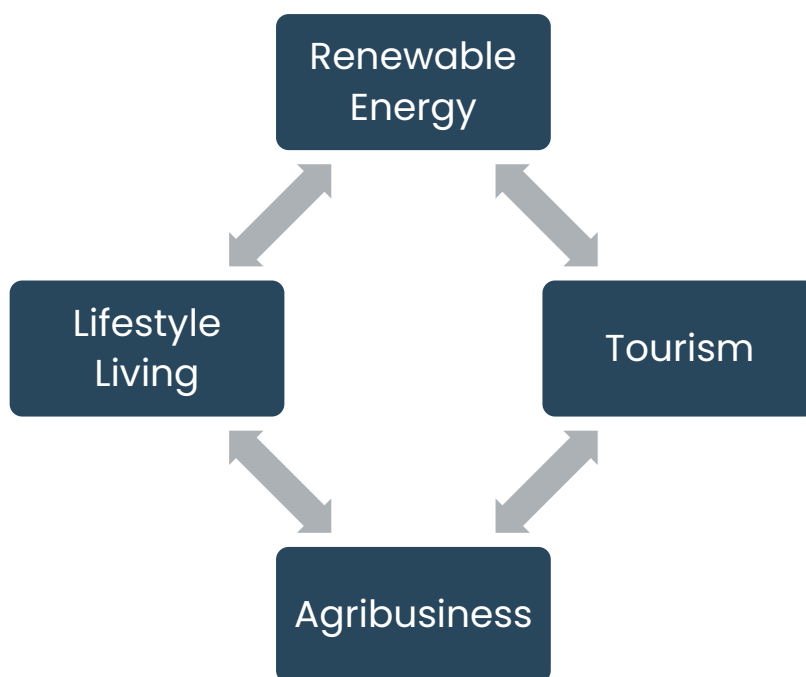


Figure 14: Four Opportunities for Regional Enhancement To Drive State Prosperity

In summary:

1. Continuation of renewable energy development drives population growth
2. Lifestyle living supports population growth, but needs land and water management and more housing diversity
3. A growing tourism destination, but it needs amenity improvements in towns
4. An agribusiness exporter, but it needs water and land security



4.0 Strategic Context

The Shire of Dandaragan's role as a sub-regional centre is well established in State, regional and local planning documents. Jurien Bay, in particular, has consistently been identified as the Shire's primary sub-regional centre. Together, these frameworks recognise the Shire's potential to accommodate population growth, diversify its economy and provide a broader range of services to surrounding communities. At the same time, the Shire faces familiar regional challenges: dispersed settlement patterns, infrastructure capacity constraints and seasonal population pressures. These factors influence the timing, sequencing and feasibility of investment needed to support long-term growth. The key planning documents that define the strategic context for Dandaragan outline how policy settings have evolved and how they inform future land-use, infrastructure, and economic development directions for the Shire.

4.1 INTRODUCTION

The Shire's future is already strongly shaped by more than a decade of State, regional and local planning work. Across these documents, Jurien Bay is consistently identified as the Shire's primary sub-regional centre, with an aspirational long-term population of 20,000+ residents. This is a strategic ambition rather than a formal population forecast, and its realisation depends on timely investment in enabling infrastructure, housing and services.

At the same time, the literature highlights familiar regional challenges: dispersed settlements, infrastructure capacity constraints, coastal hazard risk and strong seasonal population pressures. Together, these factors influence the timing, sequencing and feasibility of growth and investment across the Shire.

The following sub-sections summarise the key policy and strategy documents that define this context (Section 4.1) and draw out the main implications for land use, infrastructure and economic development in the Shire of Dandaragan (Section 4.2).

4.2 POLICY LITERATURE

Regional Centres Development Plan (SuperTowns) (2011)

The State Government's Regional Centres Development Plan (SuperTowns) initiative aimed to support southern regional communities in planning and preparing for the future and in taking advantage of opportunities created by WA's population growth to 2050.

The SuperTowns vision was to deliver balanced, well-connected regional communities with lifestyle options and access to services; affordable, high-quality



housing; and a growing, diverse range of job opportunities. Although it is not a current policy position, the criteria used to identify nine (9) sub-regional centres in the South West sector (including Jurien Bay in the Shire of Dandaragan) remain relevant. These are:

- Potential for population expansion.
- Potential for economic expansion and diversification.
- Strong local governance capabilities.
- Generation of net benefits to Western Australia.

Jurien Bay Growth Plan (2012)

The Regional Centres Development Plan required each SuperTown to prepare a Growth Plan outlining a shared vision for growth that reflects community needs and barriers, and a framework for government to work together to prepare for growth.

The Jurien Bay Growth Plan outlines a vision for creating a regional city of 20,000 people, with a thriving community, a prosperous and growing economy, and a protected natural environment.

The Shire's 2011 Strategic Community Plan, prepared with extensive community input, provided the basis for identifying key projects to stimulate short-term development and establish a path for future growth.

The Growth Plan identified transformative projects to overcome impediments to growth and promote expansion, including:

- Aged Care and Health Plan
- City Centre Enhancement Project, including a Visitor and Civic Precinct Development Project, Infill Sewer Project, City Centre Stormwater Management Strategy, City Centre Design Guidelines and Public Realm Concept Plans and Implementation of Public Realm Enhancements.
- Industry Development Plans

Stage 1 of the Visitor and Civic Precinct Development and Stage 1 of the Infill Sewerage project were funded as part of the SuperTowns program announcement in May 2012.

The Growth Plan, supported by a Spatial Growth Plan, identified the spatial requirements for the range and scale of land uses, movement network and both hard and soft infrastructure needed to ensure that Jurien Bay develops into a regional city of 20,000. Some of the key elements of the Growth Plan include:

- Growing the development yield of retail floorspace from 4,800m² to 14,000m² and office and commercial floorspace from 3,800m² to 11,000m². Except for the future district centre, floorspace is concentrated in the city centre.

- Increasing the residential dwelling yield in the centre from 350 to 1,270.
- Acknowledging the potential lot yield and population (22,000+ people) that would result from the subdivision and development of land zoned for residential development, outside the centre.
- Growing the development yield of tourism accommodation units from 145 to 390 (excludes the caravan park and Apex Camp).
- Acknowledging the additional 45 lots planned in Stage 2 of the Coalseam Road industrial area.
- The identification of land for a future wastewater treatment plant, electrical substation, district centre (south of the city centre) and Indian Ocean Drive Link (bypassing the town centre).

Tables within the Plan outlined the additional community infrastructure requirements for four (4) population scenarios (2,500, 5,000, 10,000, and 20,000).

Jurien Bay City Centre Strategy Plan (2012)

The Jurien Bay City Centre Strategy Plan was prepared to form part of the (now superseded) local planning strategy and provide a clear direction for the future planning, development and management of the Jurien Bay city centre, reflecting the context outlined in the Jurien Bay Growth Plan, including that it will grow to provide regional centre functions and services.

The Strategy is based on the principle that land-use and infrastructure planning in the city centre (emphasising more intensive, high-quality development) would not only accommodate but also facilitate growth.

Key elements of the plan include:

- Upgrading a section of Bashford Street (forming part of the Indian Ocean Drive) to redefine the role and function of the street within the city centre to create a slower-speed, pedestrian-based high-amenity environment through design, landscaping and water management.
- Extension of Water Corporation's wastewater network to support the development of land in a manner that realises the locational value and strengthens the growth of the city centre.
- Enhancing the public realm, creating a strong local character and signalling the city centre through the treatment of public spaces and streetscapes, including extending the use of vegetated swale drains within road reserves from the Turquoise Coast urban expansion area through the city centre.

The Strategy acknowledges that the capital expenditure required exceeds the Shire's capacity, and that successful implementation will depend on partnerships to negotiate outcomes and secure funding.

State Planning Strategy 2050 (2014)

The Western Australian Planning Commission's (WAPC) State Planning Strategy (SPS), published in 2014, is the lead strategic, integrated land use planning document for Western Australia and provides a State strategic context and basis for the integration and coordination of sustainable land use planning, transport planning and land development across State, regional and local jurisdictions to 2050.

The Dandaragan Growth Plan and its objectives align with, and support, the SPS vision for sustained growth and prosperity (across diverse, liveable, connected and collaborative places) and its strategic goals of strong and resilient regions, sustainable communities and infrastructure planning and coordination, delivered through strategic land use planning that addresses the interrelated and interdependent issues of economic development, physical and social infrastructure, environment and security.

The Shire of Dandaragan is in the South West sector of the SPS, which encompasses the Wheatbelt, Perth, Peel, South West and Great Southern regions.

The SPS acknowledges that the South West sector has a diverse economic base and features a unique environment and lifestyle, making it an attractive place to live, work and invest. Accordingly, the SPS notes that the South West sector will continue to be the population centre of the State, providing the highest level and greatest range of social services (health and education services, cultural activities) and employment opportunities.

In relation to the Shire of Dandaragan, the SPS:

- Reflects the Shire's long-standing, traditional economic industries of agriculture (intensive cropping and livestock grazing), fishing, and tourism.
- Identifies Jurien Bay as a population growth area.
- Acknowledges the challenge of delivering essential infrastructure and services to regional centres and towns to meet forecast growth and expansion.

Jurien Bay is identified as one of eleven (11) sub-regional centres within the State's South West sector, which includes Northam (also in the Wheatbelt region), and one of sixteen (16) sub-regional centres across Regional WA. Sub-regional centres are the third-highest centre classification, under the Capital City (Perth) and eleven (11) Regional Centres. There are no Regional Centres within the Wheatbelt region.

Wheatbelt Regional Planning and Infrastructure framework (2015)

The Wheatbelt Regional Planning and Infrastructure Framework (RPIF) aims to provide a long-term strategic context for land-use, infrastructure, and economic development across the Wheatbelt, promoting a vibrant and diversified economy, protecting natural assets, and supporting well-connected, liveable communities responsive to changing demographics.

Key considerations for the Shire of Dandaragan include:

- The ability to leverage comparative advantages, including proximity to Perth, safe communities and social capital, high-quality natural environment and open spaces, land availability and community infrastructure, amongst others, to achieve growth.
- Opportunities for value-add and innovation, including attracting new industries, State strategic renewable energy generation, retail, service, and residential growth, nature-based tourism, and technology-based businesses accessing the NBN.
- Given the lack of available Regional Centres in Wheatbelt, the notion that Perth will fulfil the role of Regional Centre for the wider region, supporting the network of sub-regional centres.
- Guilderton South and Lancelin, located on the coast between Jurien Bay and Perth, are identified as proposed sub-regional centres acknowledging the planned capacity to accommodate significant population growth.
- The ring of local governments surrounding the Perth region, including the Shire of Dandaragan, is forecast to accommodate 70% of the Wheatbelt's growth over the coming 20 years.
- Demands for health infrastructure (including low to high aged care accommodation) must be considered in sub-regional planning. The mapping illustrates a proposed strategic health centre in Jurien Bay, but it is neither defined nor explained in the RPIF.
- Based on population projections, the Wheatbelt's coastal settlements will require additional education facilities, including a possible senior high school (years 11 and 12) at Jurien Bay.
- The challenges associated with providing child care services.
- The role of sport, recreation, culture and the arts to support healthy, active and connected lifestyles and communities.
- The Wheatbelt is the second-most-visited region in Western Australia for day trips. The Pinnacles, located in Nambung National Park, are one of the most visited day-trip destinations, attracting over 190,000 individual visitors per year (Tourism WA, 2017). Accordingly, the RPIF designates the Pinnacles as a State Strategic Tourism site.
- Upgrades to water supply infrastructure (currently provided by the Water Corporation in the Jurien Bay and Dandaragan townsites) may be required as water demand increases with population growth and the expansion of residential, industrial, horticulture, and agri-industry land uses.
- Opportunities may exist to accommodate some population growth and remove a constraint on land and housing supply by encouraging higher-density development in sewered areas.



- Western Power’s South West Interconnected System (SWIS) electricity network in Dandaragan was designed to supply small distributed loads; as a result, infrastructure limitations have resulted in insufficient capacity for large industrial customers to connect. At the time of publication, Western Power’s Mid-West Energy Project aimed to provide greater network capacity to support growth in industry and mining.
- Continuous improvements in telecommunication services support higher rates of mobility, business innovation and growth, narrowing of the current rural/city technology divide (through social networking and global connectivity) and may provide opportunities for the establishment of new digital businesses, some of which may bridge the gap between current and future health and education facilities and services within the Shire.
- Given the proximity to metropolitan Perth, it is likely the region will be considered for large infrastructure facilities, such as power generation, wind farms, prisons, cemeteries, landfills, and airports, if suitable sites cannot be found in Perth.
- The northern portion of the Shire falls within the Jurien groundwater area, where large volumes of groundwater are available, and the southern portion falls within the Gingin groundwater area, where water resources are largely allocated. There is increasing competition for high-quality, fresh water from both sources. Towns within the Shire, serviced by Water Corporation’s potable water network, are supplied by groundwater.
- Basic raw material resources need to be protected from incompatible land use changes.

The RPIF outlines key WAPC planning initiatives required to deliver the vision; those relevant to this study include:

- To develop and implement Land Release Plans for growth areas, identifying land requirements, servicing opportunities, constraints and associated human service infrastructure (education, health and aged care).
- Identify required planning responses following completion of the Coastal Hazard Risk Management and Adaptation Planning Study.
- Develop planning guidance for Wheatbelt planning schemes to provide a flexible approach to aged-care sites.
- Consider circumstances where the use of ‘fit-for-purpose’ and ‘stand-alone’ infrastructure services may be suitable.
- Facilitate long-term strategic planning to respond to pressure for rural residential (lifestyle) land use in the lower Gingin - Indian Ocean Drive corridor (including the area between Cervantes and Jurien Bay).
- Assist local governments in preparing local planning strategies by providing greater leadership on matters of State significance, such as primary



production, basic raw materials, biodiversity, bushfire risk, regional infrastructure, land supply, lot activity and population forecasts.

Additionally, the RPIF outlines a broad range of other Government agency planning initiatives that will support the delivery of the vision. For the Shire of Dandaragan, this includes:

- Harness opportunities to grow and strengthen primary production, horticulture, tourism and the passenger transport network.
- Develop a strategy to guide investment in education services and infrastructure (Department of Education).
- Coordinate Regional water planning to ensure that future supply meets the needs of population, agriculture and other business growth (Department of Water and Environmental Regulation).
- Identify and respond to the coast's vulnerability to change (e.g., climate change), particularly in the context of urban growth and the management of natural systems (Department of Transport / Local Government).
- Identify a site in the vicinity of Jurien Bay for a Regional Airport (Local Government).
- Identify the State's most productive and versatile high-quality agricultural land (Department of Primary Industries and Regional Development).

The RPIF priorities for regional infrastructure, relevant to the Shire, include:

- Water supply and wastewater treatment plant upgrades to support town growth, including investigating wastewater reuse options and installing sewerage systems in areas unsuitable for on-site disposal.
- Plan for health facilities and services in identified growth areas, including Jurien Bay.
- Trade training centres in schools program for ongoing trade-level training for school students, enabling access to trade-level facilities for vocational education and training, business, and community use.
- Proactive integrated utilities planning for power and water to meet known and anticipated demand.
- Investigations into alternative water supplies.
- Provide and/or upgrade aged care and retirement services with a focus on supporting the private and not-for-profit residential aged care sector to develop or improve facilities with financial incentives, initially focusing on the eastern Wheatbelt.
- Outer Metropolitan Ring Road (Avon Arc Ring Road) to link the Avon Industrial Park with potential industrial parks/food processing activity in the coastal areas, in addition to other strategic objectives.



- Co-located child and parent centres on school sites, where possible, and e-learning as infrastructure upgrades are delivered.

Guilderton to Kalbarri Sub-regional Strategy (2019)

Whilst the catalyst for the Guilderton to Kalbarri Sub-regional Strategy was to prevent the continuation of urban development along the coast beyond the northern boundary of the Perth metropolitan region, it also seeks to advance higher-level frameworks (SPS and Wheatbelt RPIF) by providing a more detailed framework to manage change and growth to deliver positive social, economic and environmental outcomes.

The Strategy outlines 14 strategic directions to be implemented through decision-making and lower-order planning frameworks. Those relevant to the Shire of Dandaragan include:

- The settlement hierarchy, which shows Jurien Bay as a sub-regional centre, with merchants, local government administrative functions, and a range of social infrastructure and services, including local recreation, health services, and secondary education.
- Promoting growth in and adjacent to established settlements to create a nodal form of development and centres that can realise their potential.
- A general presumption against new development in areas affected by coastal hazards or impacting matters of environmental significance.
- Protect high-value landscapes and those viewed from the coastline, coastal bays, tourist routes and tourism activity sites.
- Designation of Indian Ocean Drive as a coastal tourist route, reflected in local planning strategies, and two agricultural lime routes from Jurien Bay and Cervantes to Brand Highway.

Additionally, it outlines that the WAPC will undertake actions to support local governments. Those relevant to the Shire of Dandaragan include assisting with the implementation of coastal hazard risk management and adaptation planning (CHRMAP) recommendations, preparing tourism strategies to address local issues, and researching the impact of seasonal tourism on local services and infrastructure.

Key considerations for the Shire of Dandaragan include:

- Potential 2016 population capacity based on existing zoned land (subject to detailed planning to consider topography, vegetation, bushfire, servicing, etc.) is 35,000 people in Jurien Bay and 2,500 in Cervantes.
- 2016 census data revealed that Jurien Bay and Cervantes have a high proportion of homes that are vacant for significant periods of the year and used as holiday homes for non-residents (49.5% – 560 dwellings and 58.4% – 289 dwellings, respectively). This is well above the WA average of 13.3% and is



due to the historical role as holiday destinations for inland farming communities and the growing demand from other tourism markets.

The high proportion of holiday homes presents several challenges, including pressure on servicing, facilities and infrastructure during peak periods, reduced housing affordability, reduced long-term rental housing stock and limited accommodation for workers supporting the tourism sector.

- The Shire contains a portion of the Mount Lesueur–Eneabba global biodiversity hotspot, recognised for its high levels of plant and animal diversity and unique ecosystems, and the Jurien Marine Park, recognised for its ecological values and marine biodiversity, and the Lesueur National Park, listed under the EPBC Act³ as a National Heritage Place. Appropriate protection and management are required to maintain the ecological and socio-economic value of these, and other, important natural environments and landscapes.
- While the preparation of CHRMAPs will determine local communities' preferred response to coastal hazards, avoiding new development in areas subject to coastal hazard risk is the preferred option.
- In addition to maintaining the traditional industries of agriculture, commercial fishing, and mining, which make a significant contribution to gross regional product, strategic planning should seek to promote the growth of emerging industries, particularly those that generate high levels of employment. Key future employment sectors for the Shire include retail, education, health, alternative energy and tourism.
- In relation to tourism (a priority area), the Strategy acknowledges the need to articulate the planning approach and for the State Government to provide greater guidance through a refreshed tourism policy framework to address contemporary challenges and opportunities.

There is potential for low impact, nature-based and affordable tourism opportunities accessible to the public at Wedge Island and Grey, subject to the State Government addressing the unplanned and adhoc existing development, equity of access and use, building safety, health and amenity, coastal processes and environmental sustainability and the outcome of an assessment for their inclusion on the State Register of Heritage Places.

New tourism development should be focused on or near existing settlements and service centres in areas that avoid negative impact on the environmental attributes that drive tourism growth.

The Strategy noted the Shire of Dandaragan contained 19.39ha of developed and 77.51ha of undeveloped land zoned for tourism purposes at the time of publication, and acknowledges the impact of a lack of infrastructure and infrastructure capacity in facilitating investment in new development.

³ Commonwealth *Environment Protection and Biodiversity Conservation Act (1999)* (EPBC Act)

Budget accommodation, such as caravan parks, is an important component of WA's tourism accommodation mix but is facing pressure to be redeveloped for higher-value land uses. The Strategy draws on a recent study that suggests the sub-region (Guilderton to Kalbarri) will need six (6) new caravan parks by 2035 under a low-growth scenario, and fourteen (14) under a high-growth scenario.

Sub-region and local tourism data are needed to plan better and manage peak periods, and to inform plans and strategies.

- The Jurien Bay Boat Harbour provides 69 serviced pends/moorings with the potential for an additional 150, providing capacity to meet the demands of the local population and tourism growth.
- The Department of Mines, Petroleum and Exploration is progressively mapping basic raw material resources, including 'Significant Geological Supplies' (SGS), which, once identified, can inform strategic planning.
- The Shire contains areas of highly productive soils that support high-quality agricultural outputs, making a significant contribution to gross regional output.
- The Shire manages a sealed airstrip at Jurien Bay and an unsealed airstrip at Cervantes, and has completed a study into possible options for the long-term development of a Regional Airport in the Jurien Bay area.
- The Strategy acknowledges the competing water demands, the challenges of supply and distribution and the implications for population and economic growth. Regarding sources, schemes, and capacity, Cervantes and Jurien are supplied by groundwater resources, and the Water Corporation expects to meet growth projections for Cervantes. No comment is made on Jurien Bay.

Opportunities exist to bolster supply with recycled water, which is used in Geraldton, Kalbarri and Dongara and often supplied free of charge for community uses such as watering public open space.

- In relation to wastewater, the Strategy notes that Jurien Bay is part of a sewer infill program connecting to a wastewater treatment plant east of the town, but no comment is made on Cervantes. As Jurien Bay and Cervantes are mapped (partially or wholly) within sewerage-sensitive areas (due to their proximity to sensitive environments), generally, new subdivisions and developments will need to connect to reticulated sewerage (unless exempt).
- As documented in the Wheatbelt RPIF, Western Power is addressing the SWIS capacity limits in the sub-region's network to enable further industrial and mining development and the connection of renewable energy sources.
- While the Shire is traversed by two major gas transmission lines (the Dampier to Bunbury and Parmelia pipelines), future access will depend on demonstrating sufficient demand from a large foundation customer.

- Mobile services are generally available across the Shire and Jurien Bay, and the surrounding areas, with the Cervantes townsite having access to the National Broadband Network (NBN).
- Waste management facilities exist in Jurien Bay (landfill and recycling centre), Dandaragan (landfill and recycling depot) and Cervantes (transfer station and recycling centre). The Shire has undertaken local strategic waste management planning that identified the need to find a new landfill site in Jurien Bay with the capacity to accommodate waste from Cervantes and the potential to accept regional waste. Opportunities may exist to provide waste and recycling facilities that handle waste from a wider geographic area, and the Perth region.
- The Strategy acknowledges the need for permanent population growth to drive the provision and expansion of the limited health, education and aged care services in coastal towns, and the challenges presented by an aging population that is proportionally older than the State average, seasonal population pressures, and resourcing for local emergency services.

Shire of Dandaragan Local Planning Strategy (2020)

The Shire's Local Planning Strategy (LPS) provides strategic local planning direction for the entire Shire over a 10 to 15-year horizon, using the scheme, policies, strategies, guidelines, and structure plans for implementation.

In early 2024, the WAPC agreed with the Shire that the 2020 LPS remains current and does not require review, but that Local Planning Scheme No. 7 (gazetted in 2006) be repealed and a new scheme be prepared in its place. In accordance with the legislative framework, the new local planning scheme will be updated to reflect the strategic direction established in the LPS (and current State and regional policies).

The LPS aims to direct the majority of population and economic growth to Jurien Bay with limited growth in the Shire's other towns, to support staged, infrastructure-aligned land use and development, greater economic diversification and the protection of environmentally sensitive areas to achieve a long-term vision for "dynamic, diverse and desirable" growth.

Jurien Bay is positioned as the Shire's primary regional centre, with aspirations for a much larger population (20,000+ in the long-term). Cervantes (local centre) and Dandaragan and Badgingarra (rural communities) will meet the daily needs of their service populations with limited growth, whilst Cataby and Regans Ford (highway service centres) will support the needs of passing traffic and surrounding rural-based communities.

In support of the aspirational growth of Jurien Bay, the LPS recommends the implementation of the City Centre Strategy Plan, identifies a future district centre and a future wastewater treatment plant site to support residential expansion to the south

and the need to undertake detailed planning for a Health precinct, Community Uses precinct and the Boat Harbour (and adjoining land) precinct.

Other opportunities to support permanent and sustainable population growth across the Shire include: encouraging urban infill, consolidation and leveraging the capacity in vacant residential lots to reduce pressure for infrastructure expansion and upgrades; expanding the provision of health and education facilities and services (including child and aged care); and diversifying the housing stock, community and recreation infrastructure for an older/retiring population.

The LPS outlines that areas required to support industrial expansion are planned for in Jurien Bay, Cervantes, Dandaragan and Badgingarra. In relation to tourism, additional land, a range of accommodation options, and greater protection are required for existing and future tourism sites.

The Strategy acknowledges the limitations of existing water, wastewater, and electrical service capacity in Jurien Bay and Cervantes for growth, and the need to reinforce telecommunications networks and plan for waste management.

The provision of community infrastructure and services requires ongoing monitoring to respond to population growth and demographic changes (i.e. an aging population).

Existing transport infrastructure is considered suitable and sufficient, acknowledging that there are no existing local public transport options. Opportunities exist to realise capacity at the Jurien Bay Boat Harbour precinct for tourism, to provide additional capacity at the Jurien Bay Airport and/or to identify a site for a future airport facility.

Appropriate planning responses are required to manage the impact of land-use change on the natural environment and places of cultural and heritage significance, acknowledging their economic, social, landscape, and environmental values.

In addition to guiding land-use planning decision-making, the Strategy outlines actions and amendments to the local planning framework to address key issues and deliver the strategic directions.

Dandaragan Regional Land Supply Assessment (2020)

The WAPC's Regional Land Supply Assessments provide an assessment of land availability to inform land-use planning and align infrastructure provision with demand in selected regional centres.

The 2020 Dandaragan Regional Land Supply Assessment reviewed and updated data presented in the Jurien Bay Growth Plan to assess future land and infrastructure requirements for a wide range of land uses, including residential, rural living, rural, tourism, industrial and commercial activities.

The key findings of the assessment are summarised as follows:

- There is sufficient residential land to accommodate long-term population growth of up to 15,000 people, based on current dwelling occupancy rates (45%) and average household size (2.3 persons).
- There is sufficient land zoned Rural Residential to support additional rural living development.
- There are 90 hectares of undeveloped industrial-zoned land in the Jurien Bay Coalseam Road industrial area (with further detailed planning required for development beyond the current stage) and an additional 43 general and light industry lots within the Turquoise Coast urban expansion area.
- The Jurien Bay commercial area is largely developed. Commercial uses are planned for the Turquoise Coast and North Head urban expansion areas. Cervantes has the capacity to expand commercial uses.
- Jurien Bay contains several sites with potential for tourism and related uses.
- Infrastructure upgrades that may be required to facilitate future residential, industrial and commercial growth in the Shire.

Regarding residential land, the assessment concluded that there is a significant amount of zoned land to meet future population growth at current (and considerably higher) rates, based on population scenarios in WA Tomorrow, but that age-appropriate housing and a suitable range of health and community services are needed to maintain, and maximise, the attraction of people of retirement age to the Shire's coastal towns.

Economic and Tourism Development Strategy (2020)

The Shire of Dandaragan Economic and Tourism Development Strategy 2020 – 2029 (updated in 2023) acknowledges the need to diversify and attract investment into new industries, to grow the working-age population, and to build a workforce to achieve long-term, sustainable population and economic growth.

The Strategy identifies:

- Strengths in the Shire's proximity to Perth, existing attractions and a strong community spirit.
- Weaknesses, including low population growth, a seasonal tourism economy, a lack of activities, poor access to both a skilled and unskilled workforce, and insufficient and uncoordinated marketing.
- Opportunities in tourism, renewable energy and sustainable agriculture.
- Threats from low workforce retention, infrastructure capacity limitations, lack of workforce accommodation and an ageing population.

The Strategy proposes four initiatives to support economic growth through increased visitation, jobs, population, investment spend and a more balanced demographic profile, being:

1. Planning initiatives to provide a supportive environment for investment and development.
2. Marketing efforts to promote new events and targeted, co-operative campaigns to attract visitors.
3. Investment attraction, focused on promoting key opportunities and facilitating new development.
4. Advocacy for infrastructure development to enhance community liveability and support economic growth by unlocking the development potential of land.

CHRMAP (2018) and Coastal Adaptation Investigation (2023)

The Shire of Dandaragan Coastal Hazard Risk Management and Adaption Plan (CHRMAP) provides a long term view of the potential future coastal erosion impacts to the townships of Cervantes (from the Hansen Bay lookout in the south to approximately 1.4km north of the Biscay St jetty and boat ramp) and Jurien Bay (from the western end of Lesueur Drive in the south to the boat harbour in the north).

Building on the 2018 CHRMAP findings, the Coastal Adaptation Investigation further investigates options to address areas vulnerable to coastal erosion in the central townsites areas of Cervantes and Jurien Bay.

The recommended actions for the Jurien Bay and Cervantes central areas are for

- Planned and managed retreat by voluntary acquisition for all of the Jurien Bay central foreshore and the southern end of the Cervantes central foreshore in future decades.
- Coastal monitoring in the interim period
- The construction of beach groynes to protect the northern end of the Cervantes central foreshore.

While avoiding the Cervantes town centre, by 2070, coastal erosion will impact 19 private properties, the Lobster Shack commercial operations, and several open space and recreational assets, and by 2110, impacts will reach an additional 62 private properties, Seashells Café, and part of the RAC caravan park. These are key residential, economic, tourism and recreation assets for the Cervantes community, visitors and the Shire.

In Jurien Bay, the coastal erosion impact to 2070 is largely within the existing coastal foreshore, affecting the Jurien Bay Beach café, the jetty, and the open space and recreational assets along Heaton Street. By 2110, one commercial property (Summerstar Caravan Park), 29 private properties, and two additional public infrastructure assets will be impacted.



The CHRMAP also shows a private property abutting the boat harbour being impacted by coastal erosion by 2070 and 2110. The site is now subdivided into 30 residential lots and one tourism site, both of which are impacted by 2210.

Other Relevant Land Use Planning Guidance

The Shire's Short Term Rental Accommodation (STRA) local planning policy (adopted in 2018 and amended in 2022), guides the use of single houses, grouped dwellings or multiple dwellings for commercial un-hosted short-term rental accommodation on land zoned Residential, Rural Residential, Regional Centre or Special Development Zone 1 to protect consumers, support the local tourism industry and avoiding conflict between short-term guests and permanent residents through the requirement to obtain and implement a development approval and associated conditions.

In 2025, the WAPC introduced new regulations to strengthen controls for short-term rental accommodation (STRA) in Western Australia, including a new register and reforms to planning rules to provide a more consistent regulatory framework across the State. This was in response to concerns over the impact on the tourism industry, residential amenity, and housing supply pressures.

The State Government is offering a \$10,000 incentive to owners who transition STRA properties to a minimum 12-month long-term tenancy (and meet other conditions). There is currently no information available on the impact of planning policies for STRA, particularly if there has been an increase in the use of dwellings for permanent residential occupation.

4.3 KEY CONCLUSIONS

Across more than a decade of planning, five themes have been consistent:

- Jurien Bay is the anchor for long-term growth, expected to accommodate the majority of the future population and regional-centre functions.
- Infrastructure capacity is the binding constraint—particularly water, wastewater, power, health, education, emergency services and ageing-in-place facilities.
- Seasonal tourism, high levels of holiday homes and a mobile workforce create unique pressures on housing, servicing and community infrastructure.
- Renewable energy, agriculture, nature-based tourism, and lifestyle migration continue to be the Shire's major opportunities, but all require coordinated land-use, environmental management, and infrastructure planning.
- Coastal hazard risk is now a core planning consideration, shaping the future form and sequencing of development in both Jurien Bay and Cervantes.

Taken together, the strategic literature shows that the Shire of Dandaragan's growth trajectory is achievable, but only with early, proactive and partnership-driven

planning for housing, water and wastewater, transport links, industrial land, community facilities and climate-resilient coastal management.



5.0 Major Infrastructures Impacts and Population Needs

The pace and scale of investment now underway in the Shire of Dandaragan, encompassing renewable energy, construction, and supporting infrastructure, are already having a significant impact on population growth, housing demand, workforce supply, and community infrastructure. Planned projects may result in a population 40-50% higher than the highest WA Tomorrow projection for the Shire of Dandaragan, bringing forward expected targets by a decade and delivering housing supply at full capacity by 2029, if not sooner. Population growth and project activity have implications for the supply of potable water, transport infrastructure, industrial land supply, and social infrastructure. The Shire of Dandaragan needs early, proactive, collaborative planning for housing, water and wastewater, transport, industrial land, social infrastructure and retail. This is needed to ensure the benefits of the current investment cycle translate into a more liveable, resilient and economically diverse Shire over the long term. Only by doing this can the Shire make its increasingly valuable contribution to the State's future.

5.1 INTRODUCTION

The modelling used to estimate the cumulative population uplift associated with major projects across the Shire links infrastructure and construction activity to workforce demand and household formation. It provides a forward view of how the Shire of Dandaragan's population may evolve under an accelerated investment scenario.

Understanding these impacts is essential to ensure the Shire and its local, regional and State-wide stakeholders can plan effectively for service delivery, land use, and long-term sustainability and, in doing so, contribute to the State's growth and development.

5.2 MODELLING CUMULATIVE POPULATION IMPACT

To quantify potential population growth resulting from major investment activity, a structured modelling process was used that combined local consultation, project benchmarking, and demographic projection analysis.

Project Identification and Data Collection

Working in consultation with the Shire, a review was undertaken of the major priority projects likely to proceed within the next ten years. This included renewable energy developments, battery storage facilities, grid upgrades, tourism and industrial infrastructure, and complementary community assets.

Where possible, data on project value, duration, and employment generation were sourced (e.g., via environmental impact assessments, proponent websites, and State agency documentation). In cases where direct project data were unavailable, data from similar projects in other Australian regions were used to estimate indicative construction and operations employment ratios, project timelines, and workforce multipliers. These assumptions are summarised in the Appendix to this document.

Population Projection Assessment

Project-related workforce impacts were incorporated into a broader demographic framework using the WA Tomorrow population projections (2023 release). Each scenario (Lower, Median and Upper) was compared against historical ABS Estimated Resident Population (ERP) trends. The analysis revealed that the Shire of Dandaragan’s recent growth trajectory has closely aligned with the Upper Scenario, particularly during periods of heightened construction and tourism activity (Figure 15).

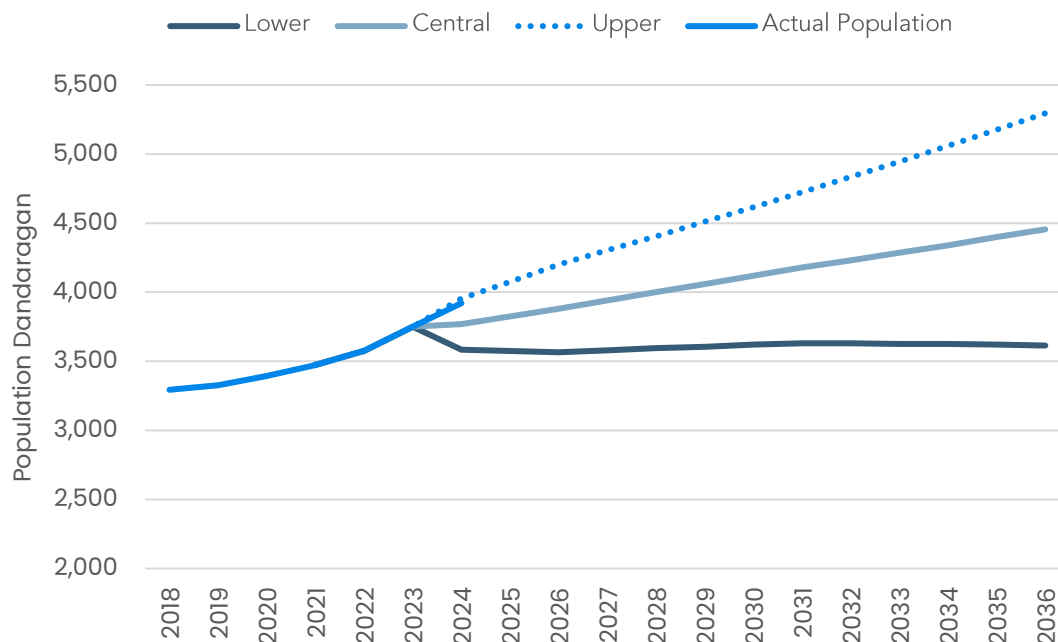


Figure 15: Comparative Population Projections ('18-'36)

Source: Geografia (2025) with ABS Estimated Resident Population 2016–2024 and WA Tomorrow Population Projections (2023). Actual population (red line) reflects ABS Estimated Resident Population to 2024. The Lower, Central, and Upper scenarios are drawn from WA Tomorrow (2023) projections for the Shire of Dandaragan.

Given how population growth has been tracking, the Upper Projection Scenario was adopted as the baseline for modelling. Workforce inflows associated with major projects were converted to estimated resident workforce and household counts, applying local workforce-to-population and household-formation ratios. These

values were then added to the baseline projection to estimate the cumulative population uplift attributable to planned and likely developments.

The result is a more realistic forecast that captures both the structural and cyclical influences of the Shire of Dandaragan’s investment pipeline on population dynamics. The outputs of this modelling are presented in the next Section.

5.3 MAJOR PROJECT POPULATION AND HOUSING IMPACTS

Population Impact

Major projects proposed across the Shire of Dandaragan (i.e., large-scale wind farms, battery energy storage systems (BESS), transmission upgrades and associated construction activity) are expected to generate a significant surge in workforce demand. Based on project sequencing and workforce estimates, the cumulative population associated with construction and operations could lift the Shire’s population to approximately 7,695 residents by 2035 (Figure 16). This represents a substantial departure from the WA Tomorrow (2023) Upper Scenario, of 5,175 residents in the same year.

The gap reflects the scale and concentration of development activity, combined with the Shire’s relatively small population base, which amplifies the demographic effect of major infrastructure investment.

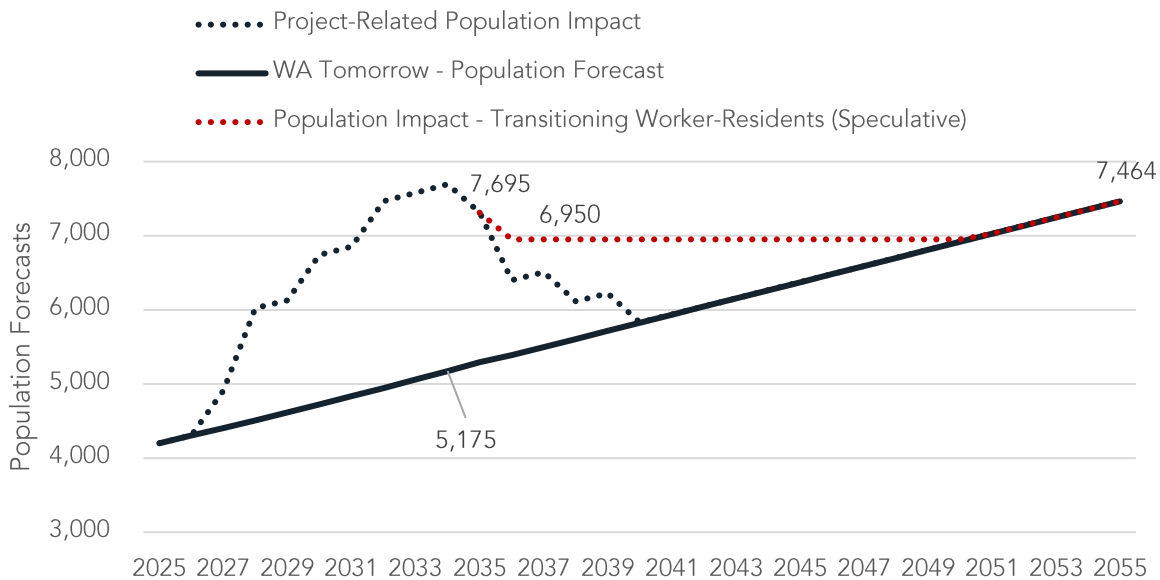


Figure 16: Forecast Population Impact from Major Project
 Source: Geografia (2025) with ABS Estimated Resident Population 2016–2024 and WA Tomorrow Population Projections (2023), upper scenario, Shire of Dandaragan

Also worth noting is that the experience from the Shire of Dandaragan’s previous wind farm construction wave (2005–2013) showed that population uplifts associated with major projects do not fully unwind once construction concludes. Rather, a proportion of workers transition into long-term residents, either through ongoing operations roles, local employment opportunities, or lifestyle relocation. This pattern reinforces the need for infrastructure planning that anticipates permanent retention of a significant share of project-related workers.

Applying an assumption that 75% of project-related workers⁴ (or equivalent worker accommodation capacity) transition into permanent residents, the Shire of Dandaragan’s population would stabilise at approximately 6,950 residents by 2038. Under WA Tomorrow projections, this population level is not expected **until 2051**, indicating that major project activity may accelerate the Shire’s long-term growth trajectory by more than a decade. This has significant implications for land use, housing supply and infrastructure planning.

Housing Needs

To estimate future housing needs, the model translated projected population into dwelling demand using the Shire’s current average household size of 2.2 persons per dwelling (ABS Census 2021).

Dwelling demand was then assessed against the Shire’s existing supply of 2,539 dwellings, of which 1,286 dwellings are unoccupied (largely comprising holiday homes concentrated in Jurien Bay and Cervantes). While this appears to indicate short-term capacity, a substantial portion of unoccupied dwellings are not available to the permanent market (either because they are held for holiday home tourism use or priced for short-stay accommodation). As a result, functional housing supply (the stock realistically available to long-term residents) should be considered significantly lower than headline numbers suggest.

Modelling shows that under the cumulative-project scenario, dwelling demand in the Shire of Dandaragan reaches effective capacity by 2029, with the available long-term housing stock fully absorbed as construction activity peaks. Given the rising demand from lifestyle migrants and a growing holiday-home market, this capacity constraint is likely to emerge earlier, and anecdotally, it is already being felt by employers and incoming workers.

Looking forward, the scale of new development required is substantial. From 2028 onwards, the Shire of Dandaragan will need to consider the release and development of up to 1,000 additional dwellings across its townsites to accommodate both temporary construction workforces and long-term residents transitioning into the area. Figure 17 illustrates how dwelling demand consistently exceeds practical supply under the cumulative-impact scenario.

⁴ Consistent with the population levelling seen during the first wind farm wave seen in Section 3.1

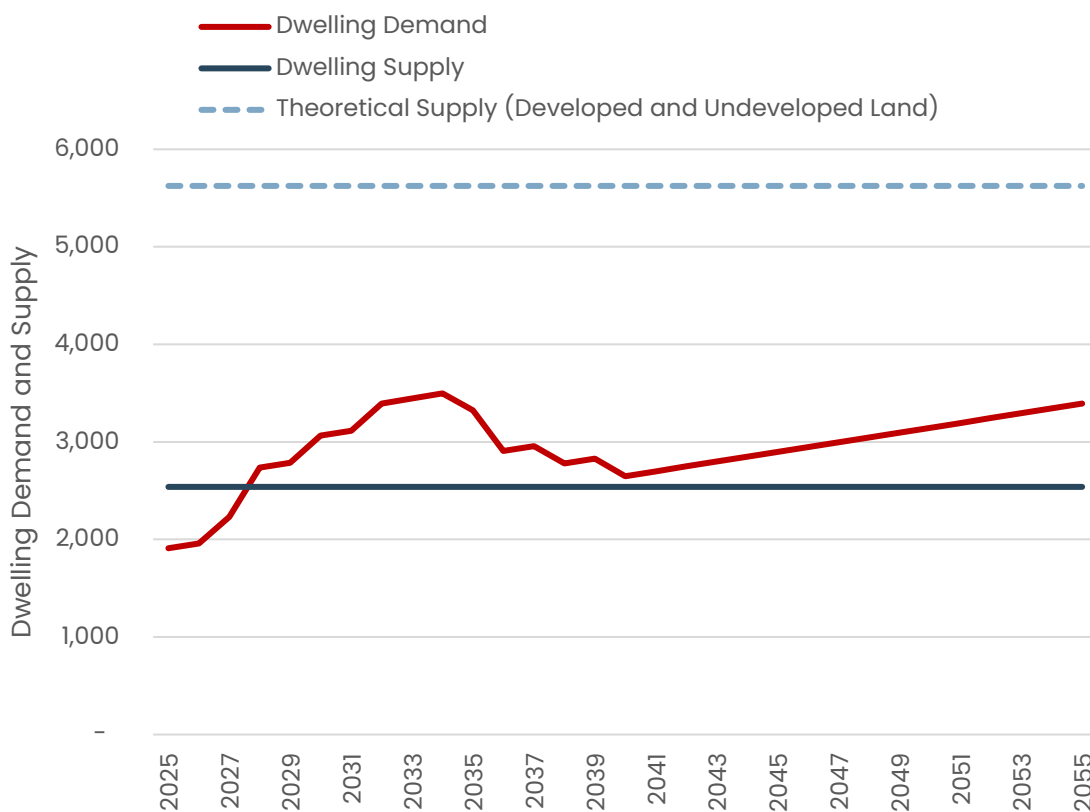


Figure 17: Forecast Dwelling Demand and Supply, the Shire of Dandaragan
 Source: Geografia (2025). Dwelling supply is derived from the ABS (2021) Census: Occupied and Unoccupied Dwellings, and Theoretical Supply, derived from the Dandaragan Regional Land Supply Assessment (2020), which identifies 360 hectares of undeveloped residential land. Assuming a net developable ratio of 60% (to account for road, infrastructure, open space, etc) and an average 700 sqm lot yield, this equates to an estimated theoretical supply of 3,086 dwellings.

The Shire holds a substantial 170-hectare undeveloped residential landholding, offering a theoretical yield of over 5,000 dwellings, which is more than sufficient to meet long-term demand. The challenge is that this land is constrained by servicing availability (limited water and sewerage capacity), meaning it cannot be realised without significant servicing upgrades and proactive, external funding for infrastructure contributions on a network-wide basis, and coordinated land-release planning.

5.4 PHYSICAL INFRASTRUCTURE NEEDS

Water, Wastewater and Sewerage

The Shire of Dandaragan’s projected population growth will put pressure on the potable water networks in Jurien Bay and Cervantes. Using standard regional consumption benchmarks (250 L per person per day), annual water demand is

expected to rise from approximately 300 ML currently to more than 680 ML by 2035, an increase of over 125%. Although the enlarged Jurien Water Reserve has a long-term allocation capacity of up to 4.0 GL per year, the distribution, storage and treatment systems servicing the townsites will face constraints well before bulk supply is reached.

The existing network was not designed for rapid population growth, let alone for sustained peak-day demand associated with tourism and construction activity. Additional storage tanks, bore capacity, and trunk mains will be required as the Shire approaches the 5,000–7,000 population thresholds typically used in regional water supply planning. Protecting the Jurien Water Reserve from incompatible land uses is essential to safeguard long-term supply security. The need for early upgrades is consistent with the repeated servicing constraints identified across the Shire's strategic planning documents.

To support sustainable growth, complementary non-potable water solutions will also be needed. Options such as rainwater capture, stormwater harvesting, and wastewater recycling should be explored to alleviate pressure on the potable water network and provide alternative sources for irrigation, industry, and construction. These interventions will require coordinated planning and State Government involvement, as current systems (funded incrementally on a subdivision-by-subdivision basis) are unlikely to scale to meet the projected population uplift.

Transport and Road Network

The Shire of Dandaragan's projected population uplift (particularly concentrated in Jurien Bay and Cervantes) will also place pressure on the local and regional road network. As new housing areas are released and existing townsites expand, internal circulation roads, access streets, intersections and collector routes will need to be upgraded to support higher traffic volumes, construction vehicle activity and increased visitor flows.

The existing road network in Jurien Bay was not designed for a settlement approaching 7,000–7,500 residents by 2035. Under this growth scenario, both daily traffic generation and peak-season flows (associated with tourism and holiday-home occupancy) will intensify. As housing development extends eastward and southward, new internal links and upgraded intersections will be required to maintain safe and efficient movement throughout the townsite.

The Jurien Bay Regional Centre Growth Plan (JBRCGP) identifies a range of future transport upgrades, including the expansion of distributor roads, new connections to growth precincts, and, at higher population thresholds, a future link to Indian Ocean Drive. While these upgrades are critical to support long-term residential and industrial expansion, the JBRCGP indicates that delivery is heavily dependent on the sequencing of development. Most road infrastructure within growth areas (local roads, internal subdivision connections, frontage upgrades and intersections) is



currently delivered by the Council and individual landowner contributions as subdivisions progress.

This mirrors the servicing challenges noted elsewhere in the JBRCGP, where fragmented landownership and servicing responsibilities complicate coordinated delivery (such as in wastewater extensions, which are described as “fragmented and difficult to manage”) because no single landowner can absorb the upfront cost of network expansion. Additionally, should the Council be required to bear the costs alone, this will inevitably require an adjustment to Council rates.

Without a coordinated mechanism for transport infrastructure contributions, road upgrades in emerging residential areas risk becoming a bottleneck to land release, inflating development costs and placing housing affordability under pressure. There will be inevitable knock-on effects on the efficiency of the major project rollouts.

Given the Shire’s projected need for up to 1,000 additional dwellings from 2028 onwards, a more strategic approach is required, combining strategic planning, shared contribution frameworks (for smaller-scale infrastructure, e.g., open space and local road upgrades), and partial State or Federal government funding. This will be essential to maintaining housing affordability, supporting workforce mobility, and enabling the Shire to capture the economic benefits of its renewable-energy investment cycle.

Industrial Land Provision

The Shire of Dandaragan’s industrial land needs will be shaped by two distinct, overlapping forces: the short-term construction surge associated with major renewable-energy and infrastructure projects, and the long-term structural opportunities in advanced manufacturing, agri-processing, and data-driven industries that the Shire is uniquely positioned to attract.

Modelling suggests the construction sector alone will generate over 700 FTE jobs by 2033 (the peak of the priority project cycle). This represents more than two-thirds of all project-related employment during the peak investment cycle. Additional demand will come from industries that directly support construction, including transport, warehousing, professional services, rental and hiring services, wholesale trade, and logistics.

In aggregate, project-related industries will result in more than 1,000 FTE roles during the peak cycle, significantly above the Shire’s current industrial-land carrying capacity (Table 2). Using benchmark floorspace-to-worker ratios, this could amount to 9 hectares of additional industrial land required for major projects.



ANZSIC Industry 1	Jobs Impact (FTE)	Est. Industrial Land Use Floorspace (sqm)
Agriculture, Forestry and Fishing	8	1,058
Mining	2	297
Manufacturing	40	4,268
Electricity, Gas, Water and Waste Services	2	342
Construction	733	76,944
Wholesale Trade	14	2,623
Retail Trade	37	442
Accommodation and Food Services	17	0
Transport, Postal and Warehousing	14	2,683
Information Media and Telecommunications	3	138
Financial and Insurance Services	10	90
Rental & Hiring Services (except real estate)	4	0
Ownership of Dwellings	0	3
Professional, Scientific and Technical Services	26	424
Administrative and Support Services	11	0
Public Administration and Safety	26	0
Education and Training	25	253
Health Care and Social Assistance	50	1,245
Arts and Recreation Services	3	163
Other Services	13	0
Total FTE Jobs	1,038	90,971

Table 2: Estimated Employment Impact from Priority Projects 2033

Source: Geografia, 2025, calculated from floorspace to worker assumptions of 200 sqm per worker in Freight and Logistics; 100 sqm for Light Industrial; and 150 sqm for Heavy Industrial.

This increase in short-term workforce activity will increase pressure on the Shire's supply of serviced industrial land, particularly in Jurien Bay. Suppose the Shire cannot accommodate these functions locally. In that case, they are likely to be displaced into neighbouring LGAs or sourced from northern Metropolitan industrial precincts, reducing the economic multipliers and local content benefits of the renewable-energy investment cycle and also reducing the efficiency of the projects themselves.

More importantly, unmanaged construction-driven demand risks crowding out higher-value, longer-term industries. Industrial users associated with the Shire's future economic opportunities (such as agri-food processing, cold storage and logistics, advanced manufacturing, etc.) require fully serviced, strategically located land with



reliable power, water, and wastewater infrastructure. These users often make long-term development and investment decisions that cannot proceed if industrial precincts are congested with short-term construction staging, if trunk servicing is unavailable, or if industrial buffers are not planned early.

Coordinated industrial land planning is essential to balance short-term construction needs with long-term industrial and population demands. The peak construction cycle to 2033 will require significant land for laydown, depots, and heavy-vehicle operations, while a larger resident population will drive demand for light industrial. Precincts must also be safeguarded and serviced early to support future value-adding industries, including agri-processing, manufacturing, and data infrastructure. Coordinated planning will be critical to give investors the confidence to finance industrial precincts and to enable the timely delivery of high-quality services.

5.5 SOCIAL INFRASTRUCTURE NEEDS

The Shire of Dandaragan’s projected population growth (including an increasing share of young families) will generate substantial demand for additional social infrastructure across the Shire. Age-cohort modelling shows the most significant growth will occur among children and young adults, with populations aged 0–14 expected to increase by 180–195% by 2033, and youth aged 15–19 increasing by more than 250% (Figure 18).

This shift marks a transformation from a predominantly mature-aged population to a more balanced, family-oriented community. This means that more schools, childcare facilities, healthcare facilities, and community facilities will be needed.

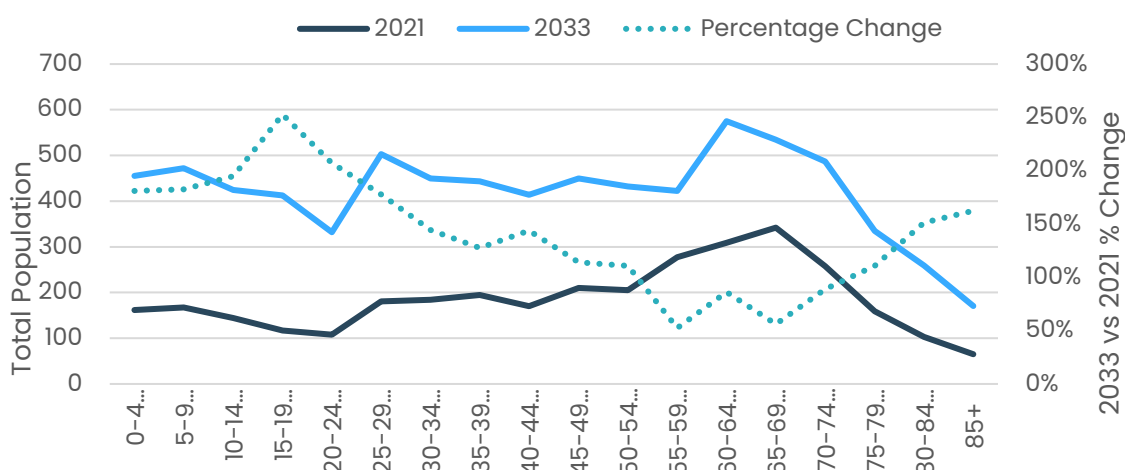


Figure 18: Total Population and Percentage Impact by Age Group, 2033 vs 2021

Source: Geografia, 2025 and ABS 2021 Census for the Shire of Dandaragan.

Applying standard social infrastructure benchmarks reveals that the Shire will require a substantial increase in service provision over the next decade to ensure that the Shire levels remain viable and equitable, and that communities in Jurien Bay, Cervantes, and inland townsites can absorb accelerated population growth without eroding liveability and while still being able to service the State-critical major projects.

Education: Primary and Secondary Schools

The scale of growth in school-aged cohorts is the most immediate and material pressure point. By 2033, the number of children aged 5–11 is expected to more than double (183%), while the number of young people aged 12–17 is also expected to more than double. Using standard provision ratios of:

- one primary school per ~400 children aged 5–11 (or one primary school per 1,500 dwellings)
- one secondary school per ~1,000 children aged 12–17 (or secondary school per 6,500–7,000 dwellings)

The Shire's education needs will shift significantly from the current capacity.

Based on projected age cohorts:

- The primary-school-aged population (5–11) will exceed 900 children by 2033, generating total Shire-wide demand for two fully established primary schools, compared with the limited enrolment opportunities in Jurien Bay's and Cervantes' existing primary schools (currently at an estimated 159 and 47 student enrolments respectively)⁵
- The secondary-school-aged population (12–17) will rise to more than 840 young people, generating demand for 0.8 secondary schools, effectively requiring a fully established high school expansion or a satellite campus rather than relying on out-of-Shire schooling options. This would also represent a substantially larger enrolment capacity than Jurien Bay District High School currently supports, at 117 students.⁶

In regional contexts, Liveable Neighbourhoods (2009; 2015 draft) notes that separate primary and secondary schools may not always be feasible at early stages of growth. In such cases, the Department of Education may consider a range of staged or flexible delivery models, including combined district high school arrangements, shared provider sites, or interim use of community facilities to accommodate enrolment demand until full school construction thresholds are met. W

⁵ Public Schools and Students in Midwest Education 2018. Using an alternative measure, the Shire is expected to peak at 3,500 dwellings, confirming the requirement of over 2 primary schools.

⁶ Public Schools and Students in Midwest Education 2018. However, using alternative measures, the Shire is expected to peak at 3,500 dwellings, requiring less than half the full secondary school provision than is currently available..

While the applicability of these models is subject to current Department of Education policy, they illustrate the types of adaptive approaches that may assist Jurien Bay in managing short- to medium-term pressures as population growth transitions toward the level required for standalone primary and secondary campuses.

Early Childhood and Childcare Services

Strong growth in the 0–4 age group (projected to rise by 181% by 2033) will place significant pressure on childcare supply. Based on benchmark ratios:

- Long Day Care: one place per six children aged 0–5
- Occasional Care: one place per 44 children aged 0–5

The Shire’s 0–4 population is expected to reach 455 children by 2033, requiring:

- Approx. 76 Long Day Care places
- Approx. 10 Occasional Care places
- With a total need of about 86 childcare places.

Current childcare provision in the Shire is significantly below this threshold, with only 47 places.⁷ This means there is a need for nearly a doubling of capacity to meet future workforce demand from families.

Health Care and Community Health Services

Age-cohort projections indicate rapid growth across family, working-age, and early- and late-senior cohorts, with increases in people aged 60 and above. Applying standard benchmarks:

- General Practice: one GP per 3,400 residents
- Maternal and Child Health (MCH): one session per 60 children aged 0–3
- MCH Consulting Unit: six sessions per week for a service area
- Aged Care places of 9.1, 53.2 and 235.2 places per 1,000 of population aged 65–74, 75–84 and 85+, respectively.

Under the cumulative population scenario, the Shire’s will reach over 7,000 residents by 2038. This will require:

- At least two GP FTEs locally
- A dedicated MCH nurse and consulting room to support a growing cohort of infants and new parents
- Approximately 65–75 residential aged-care places by 2033

⁷ Jurien Bay Child Care Needs Analysis, 2025 as retrieved from https://areasearch.com.au/childcare/Jurien_Bay_6516



- Expansion of allied health services, including physiotherapy, mental health, community nursing and aged-care support (in response to the growth in the number of older residents).

Access to healthcare is a major determinant of liveability in regional towns. Without expanded GP capacity and integrated community health services, the Shire risks increased out-of-area travel for basic healthcare, further straining families, older residents, and vulnerable groups.

The scale and pace of demographic change in the Shire (characterised by rapid growth in young families, school-aged children, and an expanding older population) require a coordinated, long-term social infrastructure strategy. Planning should prioritise early identification and protection of sites for new schools, childcare centres, community health hubs and residential aged-care facilities, supported by structured engagement with State agencies and private service providers. These needs, driven by demographic shifts, were anticipated in earlier strategic documents and now require the timely delivery of social infrastructure.

Given the long lead times for delivering social infrastructure and the Shire's relatively small rate base, State and Federal partnership funding will be essential to bring forward investment at the scale required. Proactive delivery of these assets will be critical to preserving liveability, supporting workforce participation, and ensuring that the benefits of the Shire's growth cycle translate into a resilient, well-served community across all life stages.

5.6 RETAIL AND TOURISM

The Shire of Dandaragan's retail landscape will be significantly reshaped by strong population growth, rising household expenditure, and the economic uplift associated with major project activity. Retail demand modelling shows sustained growth across all retail categories, particularly Supermarket (Food, Liquor and Groceries, Restaurants and Cafes (Food Catering)) (Figure 19). These shifts highlight both the current under-provision of key retail formats within the Shire and the opportunity to recapture substantial expenditure currently escaping to regional centres and online platforms.

High levels of online spending (discussed further in the next Section) indicate gaps in local retail supply, particularly in supermarket formats, bulky goods, and department store-style offerings. Combined with the projected population uplift and increases in visitor nights, the Shire has significant potential to expand local floorspace and evolve into a higher-order retail destination over the next decade.



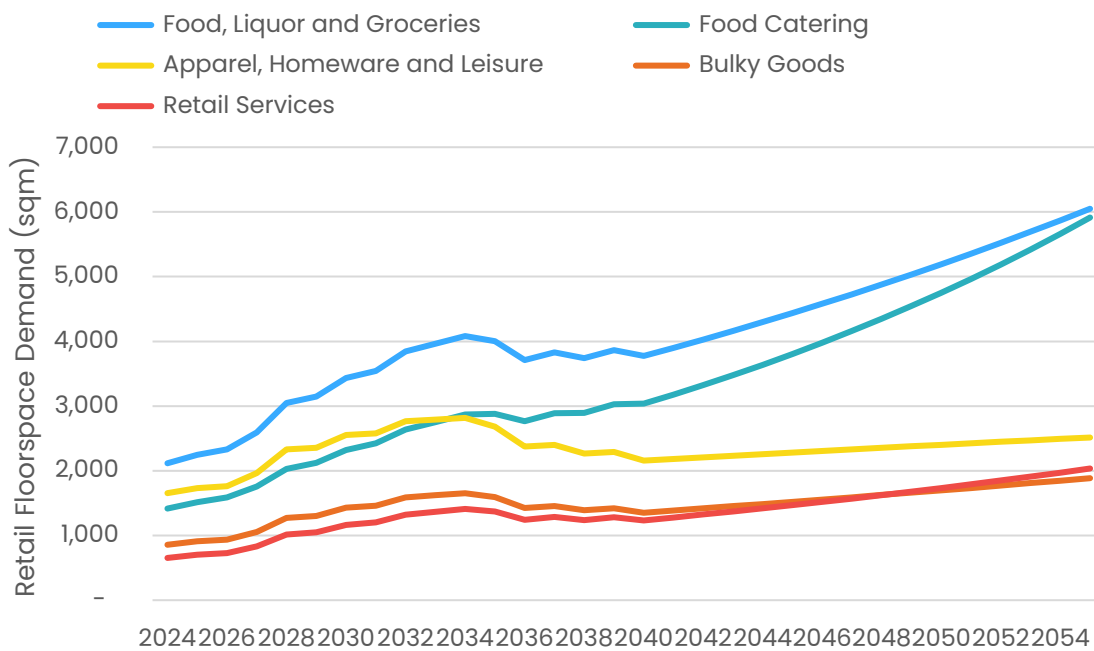


Figure 19: Forecast Total Retail Floorspace Demand by Retail Categories
Source: Geografia, 2025

Baseline retail demand modelling at the Shire level indicates that by the peak of major project activity (around 2032–2035), the Shire will be able to support:

- Up to **4,000 sqm of supermarket (FLG) floorspace**, equivalent to a full-line supermarket, growing to around **6,000 sqm** in the longer term.
- Around **3,000 sqm of food catering floorspace** by the peak construction period, also increasing to **6,000 sqm** over the longer horizon.
- Material growth in **apparel, homeware and leisure**, consistent with the scale of a small tourism-oriented department store.

These categories expand further once the retail contribution of future tourism accommodation developments is taken into account. Jurien Bay currently accommodates around 880 short-stay units, with an additional 81 units already approved (Jurien Bay Resort Proposal) and a further 77 units proposed at 1 Casuarina Crescent. Beyond these committed projects, there is future development potential along the Marina Bay precinct and opportunities for additional sites outside Jurien Bay that are likely to emerge as the visitor economy strengthens.

Altogether, this pipeline has the potential to increase Jurien Bay’s short-stay accommodation capacity by **approximately 20–25% in the medium term**, with higher uplift possible under a full marina-precinct development scenario. In the retail model, this uplift is translated into a proportional increase in visitor retail spending.

The combined effect of accelerated population growth, increased visitor expenditure, expanded accommodation supply and the recapture of online spending leakage suggests a retail ecosystem large enough to support **a Regional Centre-scale retail hierarchy in the Shire of Dandaragan.**

This would elevate Jurien Bay from its current Sub-regional Centre status and support a broader mix of services and community-facing uses. Such growth reinforces the need for early strategic planning to balance the vitality of the existing Jurien Bay CBD with the pressures and opportunities associated with new retail formats, potential precinct expansion and the integration of visitor-focused retail destinations.

Supermarkets (Food, Liquor and Groceries)

The FLG category shows the strongest and most sustained growth across the projection period, reflecting both underlying population drivers and the structural absence of a full-line supermarket in the Shire. Retail demand modelling shows FLG floorspace requirements rising sharply to approximately 4,000 sqm by the peak development cycle (equivalent to a full-line supermarket) and continuing to expand to over 6,000 sqm by 2055 (Figure 20).

When combined with the impact of potential additional tourism visitors (in Figure 20), modelling suggests scope for two full-line supermarkets in the Shire over the long term. These would most logically be in Jurien Bay (the primary population and visitor hub). Delivering competitive supermarket options will be essential for reducing leakage, supporting local employment, and anchoring Jurien Bay to a Regional Centre designation. In turn, this will support the critical workforce serving the major projects.

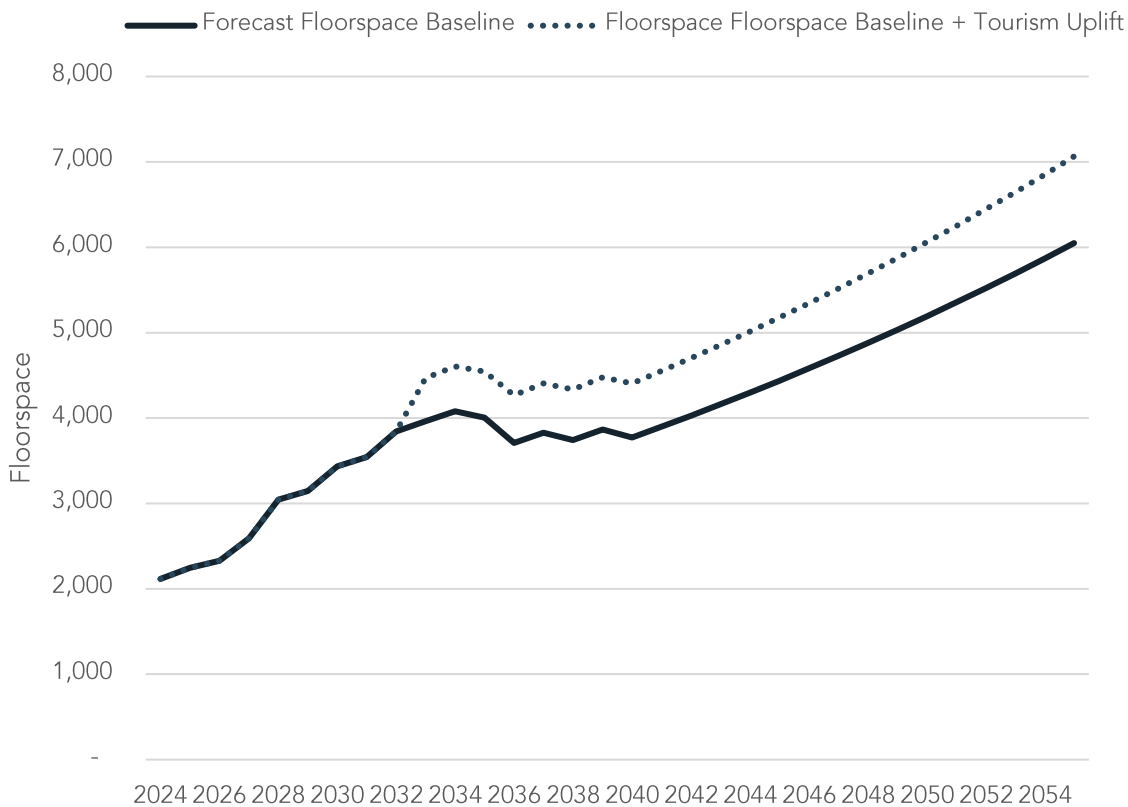


Figure 20: Total Supermarket (FLG) Floorspace, Baseline vs. Tourism Uplift Scenarios
Source: Geografia, 2025

Food Catering (Restaurants and Cafés)

Food catering demand is projected to accelerate rapidly, reaching around 3,000 sqm by 2033 before continuing a long-term growth path towards 6,000 sqm by 2055 (Figure 21). This aligns with the expected uplift in the number of young families, tourism volume and construction-period workforce, all of which drive increased hospitality spending.

Jurien Bay and Cervantes’ established reputation as coastal visitor destinations means they can help drive this growth, with potential increases in tourism visitors supporting additional demand for Food Catering floorspace (depicted in Figure 18). This opportunity can be further supported by suitable master planning, visitor market considerations (as these will depend heavily on tourists), and thoughtful placemaking to maintain the character and walkability of the town centre.

A diversified food and beverage offering (including family dining, mid-scale restaurants, and high-quality cafés) will strengthen both resident liveability and the visitor economy. Ensuring this growth is concentrated in existing or emerging mixed-use precincts will be critical to preserving a cohesive commercial core.

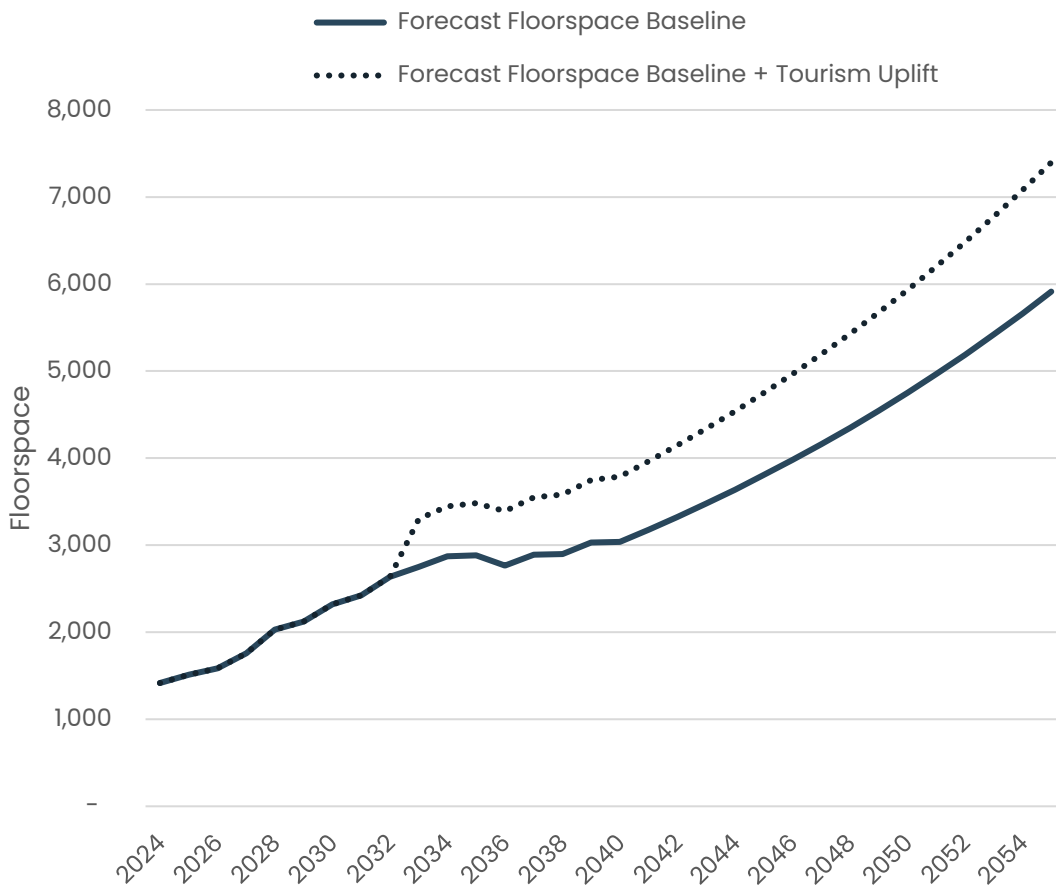


Figure 21: Restaurant and Café Floorspace, Baseline vs. Tourism Uplift Scenarios
 Source: Geografia, 2025

Apparel, Homeware and Leisure (Department Store)

While smaller in absolute terms than FLG or food catering, the Apparel, Homeware and Leisure category demonstrates steady long-term demand growth, consistent with a tourism-oriented mid-scale department store (similar in scale and profile to the Kmart Hub concept in Port Douglas) (Figure 22). This offer would provide a broader range of everyday goods for residents while enhancing Jurien Bay's convenience and appeal as a visitor-oriented service centre.

Growth in this category to 2,500 sqm over the medium term reflects both rising population and increasing visitor nights. Importantly, this type of retail is typically only viable within a Regional Centre-level hierarchy, again reinforcing the need for Jurien Bay to evolve its role within the regional settlement structure.



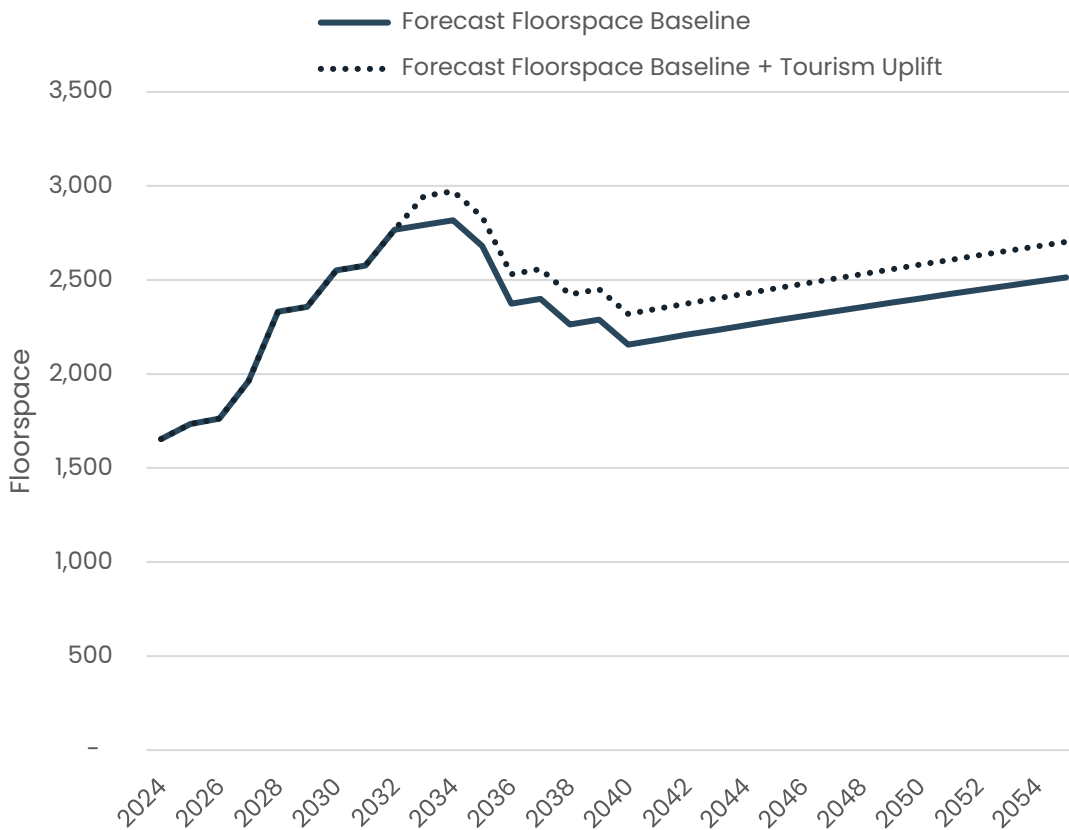


Figure 22: AHL (Department Store) Floorspace, Baseline vs. Tourism Uplift Scenarios
 This refers to Apparel, Homeware and Leisure retail. Source: Geografia, 2025

To attract such investment, the Shire will need to safeguard appropriately sized parcels of commercially zoned land with adequate servicing, visitor experience exposure (given its dependence on the tourism market), and integration with the town’s primary commercial centre. This will be essential to avoid development patterns that could undermine the CBD’s vibrancy and diminish the visitor experience.

5.7 SUMMARY

Major project activity in the Shire is projected to fundamentally reshape the Shire’s population, housing, and service needs over the next two decades. The cumulative-impact modelling, calibrated against WA Tomorrow (2023) projections and recent ABS trends, indicates that project-related workforce inflows could lift the Shire’s population to around 7,465 residents by 2035, well above the WA Tomorrow Upper Scenario. Even after construction peaks subside, a substantial share of workers is expected to remain as long-term residents, bringing forward population levels otherwise not expected until the early 2050s.

This accelerated growth trajectory places immediate pressure on housing and physical infrastructure. Under the cumulative-project scenario, effective long-term housing capacity is reached by 2029, driven by a combination of workforce demand, lifestyle migration and limited functional supply within the existing dwelling stock.

While the Shire has sufficient zoned land to meet long-term theoretical demand, constraints in water, wastewater and transport networks mean that without coordinated servicing upgrades and funding, new residential development cannot be brought forward at the required scale or pace. Similar dynamics apply to industrial land, where short-term construction needs risk crowding out longer-term value-adding industries unless precincts are safeguarded and serviced early.

The demographic profile of growth, characterised by strong increases in young families, school-aged children and older residents, creates a parallel need for substantial uplift in social infrastructure. By 2033, demand for primary and secondary schooling, childcare, community health services, and aged care will exceed current capacity, requiring new or expanded facilities and stronger partnerships with State agencies and service providers.

At the same time, projected population and visitor growth, combined with the expansion of tourism accommodation (including approved and proposed short-stay developments in Jurien Bay), will support a step change in retail floorspace demand. This includes the potential for two full-line supermarkets, significantly expanded food catering and a department store-style offer, underpinning Jurien Bay's evolution from a Sub-regional to a Regional Centre within the wider settlement hierarchy.

Taken together, these findings highlight that the Shire's growth is not only about accommodating more residents and visitors, but also about sequencing land release, sourcing infrastructure investment, and coordinating service delivery.

Key Conclusions

If there is a single message from this analysis, it is that the Shire's needs early, proactive, collaborative planning for housing, water and wastewater, transport, industrial land, social infrastructure and retail. This is needed to ensure that the benefits of the current investment cycle translate into a more liveable, resilient and economically diverse Shire over the long term. Only by doing this can the Shire make its increasingly valuable contribution to the State's future.



6.0 Issues and Opportunities

The Shire’s ability to support Western Australia’s next phase of population, industry and tourism growth is shaped by a clear set of structural opportunities and constraints. These issues vary across housing, land availability, infrastructure servicing, industry development, social services and environmental risk. However, they share a common theme: the Shire has the land and strategic location to grow, but enabling infrastructure and coordinated planning are essential to unlock this potential.

6.1 IDENTIFIED ISSUES AND OPPORTUNITIES

Table 3 summarises the key constraints identified through data analysis, agency consultation, and modelling, alongside the opportunities that can be leveraged to support a sustainable, State-aligned growth pathway.

	Issues Identified	Opportunities Identified
Population Growth & Housing	<ul style="list-style-type: none"> Population uplift from major projects will be 40–50% above WA Tomorrow projections, arriving 10 years earlier than expected. The functional housing supply is constrained by high rates of unoccupied/holiday homes. Servicing limitations prevent the release of large-scale residential land. 	<ul style="list-style-type: none"> Leverage existing land capacity (more than 5,000+ theoretical lots) through infrastructure-led sequencing. Bring forward a coordinated land-release strategy that aligns housing with workforce and amenity-driven migration. Use short-term rental housing reforms and vacant lots to manage immediate pressures.
Transport & Road Network	<ul style="list-style-type: none"> Existing local roads were not designed for a settlement of 7,000+ residents. Fragmented, ad-hoc delivery of intersections and internal networks risks bottlenecks. Higher visitor flows and construction traffic will place pressure on Jurien Bay’s movement system. 	<ul style="list-style-type: none"> Deliver structure-planned road networks for growth precincts. Pursue shared funding arrangements for strategic transport upgrades. Align long-term townsite structure with a potential Regional Centre role for Jurien Bay.
Water, Wastewater & Utilities	<ul style="list-style-type: none"> Existing water, wastewater and sewerage networks (particularly Jurien Bay and Cervantes) cannot support projected growth. Fragmented landownership complicates coordinated servicing upgrades. 	<ul style="list-style-type: none"> Secure long-term water supply via borefield expansion, recycled water, and modular desalination pilots. Introduce coordinated infrastructure contributions to unlock growth precincts. Protect Jurien Water Reserve through land-use controls and

	Issues Identified	Opportunities Identified
	<ul style="list-style-type: none"> Limited potable water supply for industry (e.g. data centres) and residential expansion. 	<ul style="list-style-type: none"> integrate non-potable water planning.
Industrial Land & Economic Development	<ul style="list-style-type: none"> Peak construction demand (>1,000 FTE) may exceed the current supply of developed local industrial land. • Short-term workforce staging risks crowding out long-term value-adding industries. • Insufficient serviced land for advanced manufacturing, agri-processing and digital infrastructure. 	<ul style="list-style-type: none"> Plan industrial precinct staging to balance short-term project needs with long-term industries. Use the renewable-energy corridor status to attract clean industries and data infrastructure. Strengthen local content and construction logistics through dedicated precincts and laydown areas.
Social Infrastructure (Schools, Childcare, Health, Aged Care)	<ul style="list-style-type: none"> The population of children (0–14) is expected to increase by 180–195% by 2033; the secondary cohort is expected to more than double. Current school, childcare, and GP capacity are insufficient to meet forecast demand. An ageing population and workforce retention require expanded health and aged-care services. 	<ul style="list-style-type: none"> Plan sites early for new primary school, expanded high school capacity and dual-use community facilities. Bring forward childcare investments to support workforce participation. Explore shared models for District High School and community health hubs.
Tourism & Visitor Economy	<ul style="list-style-type: none"> Seasonal pressures strain servicing and infrastructure. International day-trippers underutilise Jurien Bay compared to Pinnacles/Cervantes. Holiday homes reduce long-term rental supply and inflate peak-season infrastructure loading. 	<ul style="list-style-type: none"> Expand short-stay supply (Marina precinct, Casuarina Cres, resort developments). Convert day-trip traffic into overnight stays through marina activation, town-centre improvements and visitor services. Develop nature-based and coastal tourism aligned with environmental constraints.
Retail & Activity Centres	<ul style="list-style-type: none"> No full-line supermarket; high leakage to online retail. Jurien Bay CBD is under-serviced relative to projected growth. Fragmented commercial land. 	<ul style="list-style-type: none"> Support the Regional Centre transition with two full-line supermarkets, expanded hospitality, and a tourism-oriented department store. Use retail clustering to strengthen the vitality of the CBD. Support mixed-use, walkable precinct development.
Coastal Hazards & Climate Adaptation	<ul style="list-style-type: none"> CHRMAP identifies retreat areas in Jurien Bay and Cervantes over the next 50–80 years. Significant future impacts on residential, recreation and tourism assets. 	<ul style="list-style-type: none"> Integrate long-term coastal adaptation pathways into land-release and infrastructure sequencing. Identify and preserve future relocation sites for critical assets. Position adaptation as an enabler for resilient town growth.



	Issues Identified	Opportunities Identified
Agriculture & Resource Protection	<ul style="list-style-type: none"> • Competition for land and water between agriculture, renewable energy and urban expansion. • Pressure on high-value agricultural land. 	<ul style="list-style-type: none"> • Strengthen policy for protecting high-value agricultural areas. • Support agri-processing and value-added industries through co-location with renewable energy.
Governance & Servicing Coordination	<ul style="list-style-type: none"> • Services and infrastructure delivery are fragmented across multiple landowners and agencies. • Many strategic actions from prior plans remain unimplemented or unfunded. • A small rate base limits the ability to forward-fund infrastructure. 	<ul style="list-style-type: none"> • Co-investment partnerships with State/Federal agencies. • Development of a coordinated Infrastructure Sequencing Plan and Contributions Framework. • Use major-project developers to contribute to social or public infrastructure investments.

Table 3: Summary of Issues and Opportunities

Source: Geografia, 2025



7.0 Prioritised Action Plan

The Shire of Dandaragan’s growth potential will only be realised through coordinated investment, sequencing, and partnerships between the Shire, the State Government, industry proponents, and the private sector. The Action Plan below outlines the highest-impact initiatives required to unlock land, support major projects, strengthen population centres, enhance tourism and natural assets, and build a resilient local workforce.

7.1 IDENTIFIED ISSUES AND OPPORTUNITIES

The objectives are grouped under five strategic themes, consistent with Western Australia’s regional development priorities and aligned to the Growth Plan’s long-term vision. These are:

- THEME 1 – Unlocking Strategic Land and Servicing for WA’s Major Projects
- THEME 2 – Supporting WA’s Energy Transition & Future Industries
- THEME 3 – Growing Population Centres That Anchor WA’s Coastal Growth Corridor
- THEME 4 – Enhancing Tourism, Lifestyle & Natural Assets for Statewide Benefit
- THEME 5 – Building Workforce Capacity and Local Enterprise Participation

Each action is concise, implementable and framed to support funding, partnership and advocacy efforts across State and Commonwealth programs.

Objective	Purpose / Outcome	Lead / Partners
THEME 1 – UNLOCKING STRATEGIC LAND & SERVICING FOR WA’S MAJOR PROJECTS		
1.1 Develop and implement a Shire-wide Land Supply Plan	Identify and sequence Crown land divestment, and residential, commercial and industrial land opportunities; confirm servicing requirements and human services needs.	Shire, DPLH, Water Corp, Western Power
1.2 Prioritise Jurien Bay as the primary growth centre	Align infrastructure investment with anticipated residential, industrial, tourism and workforce growth.	Shire, DPLH, Water Corp
1.3 Fast-track servicing upgrades for priority growth cells	Unlock development-ready land and reduce bottlenecks in water, wastewater and power.	Water Corp, Western Power, Shire



Objective	Purpose / Outcome	Lead / Partners
1.4 Integrate coastal adaptation pathways into land-use planning	Protect assets, enable long-term relocation of vulnerable land uses and reduce State risk exposure.	Shire, DWER, DPLH
1.5 Audit and update the Local Planning Strategy and Scheme actions	Remove outdated actions, prioritise high-impact amendments and improve strategic alignment.	Shire, DPLH
THEME 2 – SUPPORTING WA’S ENERGY TRANSITION & FUTURE INDUSTRIES		
2.1 Consider renewable energy project demand in strategic land-use planning considerations	Ensure industrial, accommodation and workforce land is available to support major project delivery	Shire, Renewable Energy Proponents, DPLH
2.2 Identify and service potential industrial and logistics sites	Position the Shire as a long-term operations and supply-chain hub.	Shire, DevWA, Western Power
2.3 Plan for workforce accommodation solutions	Mitigate project-driven housing pressure and support housing choice and affordability.	Shire, Industry, DevWA
2.4 Expand digital connectivity across key project corridors	2.4 Expand digital connectivity across key project corridors	Shire, NBN Co., Telcos
THEME 3 – GROWING POPULATION CENTRES THAT ANCHOR WA’S COASTAL GROWTH CORRIDOR		
3.1 Deliver diverse housing typologies aligned to demographic change	Support young families, workers, seniors and seasonal demand.	Shire, Developers, CHO Providers
3.2 Leverage existing vacant lots and underutilised dwellings	Increase near-term supply and reduce pressure on greenfield expansion.	Shire, Private Owners
3.3 Plan for education, health, childcare and aged care needs	Align social infrastructure delivery with growth projections.	Shire, WA Health, DOE
3.4 Improve transport connectivity	Strengthen mobility, labour access and tourism flow.	Shire, Main Roads WA



Objective	Purpose / Outcome	Lead / Partners
between coastal towns		
3.5 Establish a Growth Sequencing Framework	Guide infrastructure timing, staging and investment decisions for all settlements.	Shire, DPLH, Utilities
THEME 4 — ENHANCING TOURISM, LIFESTYLE & NATURAL ASSETS FOR STATEWIDE BENEFIT		
4.1 Collect sub-regional tourism spend and visitor movement data	Improve peak-season planning, infrastructure prioritisation and investment attraction prospectuses.	Shire, Coral Coast Tourism Region
4.2 Deliver a Peak-Season Management Plan	Address pressure on parking, coastal assets, emergency response and visitor servicing.	Shire, DBCA, Police
4.3 Masterplan and upgrade foreshore, trail and nature-based assets	Enhance the Turquoise Coast experience and grow visitor yield.	Shire, Tourism WA, DBCA
4.4 Strengthen Jurien Bay and Cervantes as coastal gateways	Support hospitality, retail, accommodation and town centre improvements.	Shire, Local Business
4.5 Prepare a Short-Stay Accommodation Strategy	Balance resident housing needs with visitor demand to support sustainable tourism, including consideration for hosted and unhosted short-stay accommodation is supported.	Shire, Industry, Airbnb/Hosts
THEME 5 — BUILDING WORKFORCE CAPACITY & LOCAL ENTERPRISE PARTICIPATION		
5.1 Develop a local workforce and skills plan	Support major projects, tourism, retail and services sectors with a reliable labour pool.	Shire, Coral Coast Tourism Region
5.2 Strengthen local business participation in major projects	Increase local contracting, procurement and supply-chain benefits.	Shire, CCIWA, Industry
5.3 Support small business growth in coastal towns	Improve resilience through business capability, digital adoption and seasonal planning.	Shire, Business Lincs



Objective	Purpose / Outcome	Lead / Partners
5.4 Promote regional liveability to attract workers and families	Enhance WA's labour mobility and support long-term population uplift.	Shire, Tourism WA
5.5 Establish a community services workforce pipeline	Address shortages in aged care, childcare, health and hospitality.	Shire, NGOs, WA Health

Table 4: Priorities Action Plan

Source: Geografia, 2025



Focus Area	Objectives	Actions	Priority	Timeframe (Financial Year)	Budget Required	Internal / External
Economic Development & Diversification	1.1 Prioritise Jurien Bay as the Primary Growth Centre	1.1.1 Progress review of the Shire's Local Planning Scheme to facilitate development of Jurien Bay as a regional centre.	High	2026/27	In 26/27 Budget	Internal
Economic Development & Diversification	1.1 Prioritise Jurien Bay as the Primary Growth Centre	1.1.2 Progress review of the Shire's Local Planning Strategy to facilitate development of Jurien Bay as a sub-regional centre.	Medium	2027/28	Yes 27/28	Internal
Economic Development & Diversification	1.1 Prioritise Jurien Bay as the Primary Growth Centre	1.1.3 Implement deliverables of Jurien Bay CBD Plan focusing on traffic movements, parking, streetscape, access to amenities and uniformity of design within Regional Centre.	Medium	Ongoing	Yes 27/28	Internal
Economic Development & Diversification	1.1 Prioritise Jurien Bay as the Primary Growth Centre	1.1.4 Ensure that the Shire's planning framework and regulatory settings are effective in facilitating land use and development proposals.	High	Ongoing	No	Internal
Economic Development & Diversification	1.1 Prioritise Jurien Bay as the Primary Growth Centre	1.1.5 Review the Shire's (2012) Tourism Planning Strategy for Jurien Bay & Cervantes. This document provides guidance for new development in terms of design requirements, height, density, and permitted ratio of short-stay vs long-stay. This document will become increasingly important in shaping how the townsites will function. Currently, the 2012 document does not cover the above design considerations.	Medium	2026/27	Yes in 26/27 Budget	Internal / External
Economic Development & Diversification	1.1 Prioritise Jurien Bay as the Primary Growth Centre	1.1.6 Work with key agencies and stakeholders to progress and facilitate development of the Jurien Bay Marina.	Medium	Ongoing	No	Internal / External
Economic Development & Diversification	1.1 Prioritise Jurien Bay as the Primary Growth Centre	1.1.7 Progress high level planning required in collaboration with key stakeholders to progress the "Jurien Industrial, Airport, Yued and Ardross Land Estates, and the Bypass Interface".	High	2026/27	Yes in 26/27 Budget	Internal / External
Economic Development & Diversification	1.1 Prioritise Jurien Bay as the Primary Growth Centre	1.1.8 Investigate Commercial Options Report for the Jurien Bay Airport to inform leasing and development next-steps.	Medium	2026/27	Yes in 26/27 Budget	External
Economic Development & Diversification	1.1 Prioritise Jurien Bay as the Primary Growth Centre	1.1.9 Collaborate with Development WA to prioritise Coalseam Drive Industrial Area in waste water services planning under the Water Corporation Capital Works Program.	High	2026/27	Yes, possible capital contribution	Internal / External
or Projects: Renewables & Energy Transit	1.2 Prepare a Shire-wide Land Supply Plan	1.1.10 Prepare a business case for the development of a Jurien Bay Health Precinct offering greater scale and a broader range of complementary services reflecting demographic trends and community needs. A precinct approach would focus on attracting and facilitating increased aged accommodation and independent living options.	High	Ongoing	Yes in 26/27 Budget	External
or Projects: Renewables & Energy Transit	1.2 Prepare a Shire-wide Land Supply Plan	1.2.1 Proactively engage with key stakeholders to ensure availability of project ready land in strategic growth corridor locations including Cataby, Regans Ford, Dandaragan and Badgingarra.	High	Ongoing	No	Internal / External
or Projects: Renewables & Energy Transit	1.2 Prepare a Shire-wide Land Supply Plan	1.2.2 Advocate to Water Corp and Western Power for improved coordination of water, sewer and power infrastructure to better facilitate market led supply of land.	Medium	Ongoing	No	Internal
or Projects: Renewables & Energy Transit	1.2 Prepare a Shire-wide Land Supply Plan	1.2.3 Deconstrain land to ensure availability of suitably zoned land to meet commercial and other demand priorities.	High	Ongoing	No	Internal
or Projects: Renewables & Energy Transit	1.2 Prepare a Shire-wide Land Supply Plan	1.2.4 Collaborate with the Yued Aboriginal Corporation and key agencies to ensure availability of serviced and titled, project-ready land in the Shire's settlements subject to native title processes.	High	2026/27	No	Internal / External
or Projects: Renewables & Energy Transit	2.1 Support Energy Transition and Future Industries	1.2.5 Prepare applications to the Regional Development Assistance Program (Development WA) to secure State commitment to develop industrial and residential land where market led supply is not able to meet demand i.e. Dandaragan, Badgingarra, Cervantes.	Low	2027/28	Yes in 26/27 Budget	Internal
or Projects: Renewables & Energy Transit	2.3 Support Renewable Energy, Industrial land, and Supply Chain Opportunities	2.1.1 Investigate feasibility for microgrid or other energy alternatives across the Shire's coastal settlements to ensure greater resilience and capacity around power supply.	Medium	Ongoing	Yes 27/28	External
or Projects: Renewables & Energy Transit	2.3 Support Renewable Energy, Industrial land, and Supply Chain Opportunities	2.2.2 Partner with State agencies and key stakeholders to progress local content (local employment and tendering) outcomes.	Low	Ongoing	No	Internal / External
or Projects: Renewables & Energy Transit	2.3 Support Renewable Energy, Industrial land, and Supply Chain Opportunities	2.3.1 Collaborate with key agencies (i.e. DEED) and regional stakeholders (Wheatbelt Development Commission, local Chambers of Commerce and business networks) to investigate and facilitate value add and other Supply Chain (investment) Opportunities.	Low	Ongoing	No	Internal / External
or Projects: Renewables & Energy Transit	2.3 Support Renewable Energy, Industrial land, and Supply Chain Opportunities	2.2.2 Promote value add and supply chain investment opportunities within the Shire of Dandaragan	High	2026/27	No	Internal
Liveability	3.1 Housing	3.1.1 Develop a Shire Housing Strategy to provide direction on how to address barriers to supply of housing from a town planning, economic development, infrastructure planning and advocacy perspective. The Strategy will include next-step actions to drive increased supply, including a greater range of housing product type with consideration for price-point, tenure, number of bedrooms, and construction methodology.	High	2026/27	Yes in 26/27 Budget	Internal
Liveability	3.1 Housing	3.1.2 Introduce measures to control unhosted short term rental accommodation supply to ensure availability of long-term housing i.e. Local Planning Policy.	Low	2027/28	No	Internal
Liveability	3.1 Housing	3.1.3 Plan early for schools, health, childcare and community services. Add Action i.e. demand analysis to support Ardross' Structure Planning.	Medium	Ongoing	Yes 27/28	Internal / External

Liveability	3.1 Housing	3.1.4 Ensure that the Shire's planning framework is effective in facilitating market led supply of a greater diversity of housing typologies aligned to changing needs and priorities.	High	2026/27	No	Internal
Liveability	3.1 Housing	3.1.5 Develop residential lots for key worker housing using Housing Support Program Stream 2 Funding.	High	Ongoing	Yes in 26/27 Budget	Internal / External
Liveability	3.2 Connectivity	3.2.1 Identify opportunities to work with major project proponents and Government to leverage infrastructure investment to expand digital connectivity, where possible.	Low	2026/27	No	Internal
Tourism & Destination Development	3.4 Place Development	3.4.1 Implement Town Place Development Plans for Jurien Bay, Dandaragan, Cervantes and Badgingarra.	Medium	2026/27	No	Internal
Tourism & Destination Development	3.4 Place Development	3.4.2 Identify opportunities for new development to incorporate public realm enhancements.	Low	Ongoing	No	Internal
Tourism & Destination Development	4.1 Invest in foreshore, town centres and visitor infrastructure	4.1.1 Prepare masterplan for Jurien Bay Foreshore North.	Medium	2027/28	Yes in 26/27 Budget	Internal / External
Tourism & Destination Development	4.1 Invest in foreshore, town centres and visitor infrastructure	4.1.2 Prepare a Short-Stay Accommodation Strategy for the Shire.	High	Ongoing	Yes 27/28	Internal / External
Tourism & Destination Development	4.1 Invest in foreshore, town centres and visitor infrastructure	4.1.3 Ensure that the Shire's planning framework and policy settings are effective in both facilitating and regulating short-stay accommodation in line with economic and community priorities.	Medium	2026/27	No	Internal
Tourism & Destination Development	4.1 Invest in foreshore, town centres and visitor infrastructure	4.1.4 Progress leasing and development to introduce new commercial offerings on the Foreshore.	High	2026/27	No	Internal
Tourism & Destination Development	4.1 Invest in foreshore, town centres and visitor infrastructure	4.1.5 Complete coastal and foreshore planning for Cervantes to inform mitigation action, economic development options and community priorities.	High	2026/27	Yes in 26/27 Budget	Internal / External
Evaluation & Data Capture	5.1 Informed Decision Making and Data Capture	5.1.1 Complete annual data capture and analysis as required to ensure that decision making is informed by current, real-world information.	Medium	2027/28	Yes 27/28	External

Capital Investment Planning Request (Water Corporation) – Shire of Dandaragan Industrial Land

1. What is the current land zoning under the Regional and/or Local Planning Scheme?

The Coal seam Industrial Area is zoned 'Industrial' under the Shire of Dandaragan Local Planning Scheme No.7 (LPS7). Approximately 11 hectares have been developed, and an additional 85 hectares of zoned land remains in this location. The southern portion of the Coal seam Industrial area is included within the 'Special control area for Wastewater infrastructure' under LPS7.

The Coalseam Light Industrial Area (CLIA) was introduced into the local planning scheme in 1996 consistent with the Jurien Townsite Structure Plan. A subdivision plan prepared at the time indicated a layout of 52 lots, of which 27 were released. A proposal for 26 lots was requested in 2006, of which only 11 were released due to constraints with western power infrastructure. A planning report in 2013 for CLIA stated that *"none of the lots are available for sale and very few are vacant. The demand for the release of more has existed for some time however the cost of extending services, particularly sewerage has been a major constraint."*

The exact history and timing of the initial lot release is unclear following the rezoning, however to date 43 lots have been created in the CLIA with the most recent 11 lots created and released in 2025. All lots are sold and construction is commencing on most of the lots.

2. Has a Structure Plan (local and/or district) been endorsed by the Local Authority and/or the West Australian Planning Commission?

Development and subdivision of the existing zoned Industrial area at Coal seam is guided by Local Planning Scheme No.7 and the WAPC subdivision process. Further Structure planning is not necessary within the existing zoned industrial area.

The Shire of Dandaragan Local Planning Strategy (2020), and Jurien Bay Growth Plan (2012) provide high level guidance for land use proximate to the Coal seam locality. The Shire of Dandaragan Industrial Land Needs Review aligns with the relevant strategies

and recommends further planning investigations to inform the longer-term staging and development of the Coal Seam Industrial Area and surrounding land, including Jurien Bay Airport and the Parks and Recreation Reserve.

The Department of Planning, Lands and Heritage (DPLH) has confirmed that a structure plan is not required. Instead, planning processes supported by relevant technical advice may be progressed through local planning scheme amendments and subdivision, without the need for a structure planning framework.

3. Does the development feature on the Urban Development Program or support another State Government Development Objective?

The Shire of Dandaragan is included in the *DPLH Regional land supply assessments* which is prepared as part of the Urban Development Program, which encompasses the former Country land development program. Regional land supply assessments (formerly the Regional Hotspots) report on major regional centers across the State on as required basis.

The expansion of the Coalseam LIA (CLIA) meets the objectives of the Regional Development Assistance Program (RDAP) which provides state government funding to deliver regional projects which are essential in supporting revitalisation and growth of regional towns and centres.

The proposed expansion of industrial land aligns with current broader State Government objectives to enable renewable energy development, support regional economic diversification, deliver serviced industrial land, and unlock infrastructure-constrained growth areas through targeted investment in water and wastewater services.

4. Is the development an incremental expansion of existing developments?

The proposal represents incremental expansion of existing industrial areas, particularly the Coalseam Industrial Area which is identified as the primary growth location with substantial undeveloped zoned land. Other industrial zoned areas in the Shire are fully developed or constrained by significant environmental factors. Areas identified for Industry under the Turquoise Coast Industrial Area, and the Jurien Bay Boat Harbour development plan present longer term opportunities and require further planning investigations.

5. How does the proposed rate of development compare with adjacent developments rates (actual and planned)?

There is a critical shortage of serviced industrial land with 96% occupancy and only 1.5–2 hectares available Shire wide (the majority of available land is located in the inland town of Badgingarra, which also requires servicing connection to access). According to the Shire of Dandaragan Industrial Land Needs Review, Industrial Land Demand requires 32–42 hectares by 2036, equating to 3–4 hectares annually or between 12-16 lots per annum.

6. What is the land ownership or tenure where the capital infrastructure is proposed?

The undeveloped zoned land is Crown land.

Adjacent land suggested to be included in future planning investigation and processes include areas within the Noongar Land Estate/Yued Aboriginal Corporation requiring coordination with Development WA and relevant stakeholders.

7. Can the infrastructure be constructed now without the need for temporary components?

Infrastructure cannot be delivered immediately due to water and wastewater constraints. Water supply capacity is unavailable until a new production bore is delivered (expected around 2027), which may also be constrained due to the pipeline of proposals also depending on the water supply. Wastewater infrastructure requires a new pump station (WWPS D) to support expansion.

8. Does the development require any other statutory approvals (Water Management Reports, Environmental, Main Roads)? If yes, what are the status of these?

Site-specific environmental (vegetation clearing), servicing, and stormwater management reports are still required. Coal seam is considered relatively unconstrained environmentally compared to other areas. The proposed Indian Ocean Drive alignment is located to the east of the coal seam industrial zoned land.

9. Are there other constraints that have been dealt with, or still require being dealt with?

Key constraints include limited water capacity, limiting wastewater infrastructure, power capacity uncertainty, and reliance on proponent-led funding. Environmental constraints are minimal in the Coal seam LIA and surrounding area. As part of the subdivision process relevant technical report including geotechnical investigations, servicing, environmental and stormwater plans will be required.

Supporting Information

Please see the Shire of Dandaragan Industrial Land Needs Review May 2026 and the Shire of Dandaragan Growth Plan.

There is an urgent requirement for Water Corporation investment to unlock and enable industrial land supply. Demand significantly exceeds supply, and infrastructure limitations are preventing development. The proposal supports State objectives and has strong economic benefits for the region.



SHIRE OF DANDARAGAN

INDUSTRIAL LAND NEEDS REVIEW 2025/2026

June 2026



SHIRE OF
DANDARAGAN

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Executive Summary

The Shire of Dandaragan Industrial Land Needs Review (ILNR) assessed future industrial land demand and supply within the Shire of Dandaragan to 2036, including land quantity requirements, lot size demand, and the capacity of existing industrial areas to accommodate growth. The Industrial Land Needs Review (ILNR) provides an evidence base to guide land use planning, infrastructure provision, investment and funding proposals.

The following points summarise the key findings of the report.

- The Shire of Dandaragan requires approximately 32–42 hectares of additional serviced industrial land by 2036, equating to around 125–168 industrial lots. This represents an average delivery requirement of 3–4 hectares (12–16 lots) per annum.
- The review identifies a critical shortage of serviced industrial land, with approximately 96% of zoned and serviced industrial land already occupied, and only 1.5–2 hectares of vacant serviced land available across the Shire.
- Demand is primarily for small to medium-sized industrial lots, typically ranging between 1,000 m² and 5,000 m², with an average lot size of approximately 2,500 m².
- Evidence is emerging of demand for larger industrial lots to support freight, logistics and transport-related uses, with 28% of surveyed businesses seeking to expand to larger sites.
- The Shire has approximately 140 hectares of industrial-zoned land, with 41 hectares developed and occupied across 127 lots.
- Approximately 28 hectares of industrial-zoned land is considered accessible for short-term subdivision in the Coalseam Industrial area (north of the airport runway) to accommodate small medium sized lots. Coalseam offers the greatest capacity for expansion and is the only industrial area with a wastewater treatment system (delivered to the WWTP by tankering). However, expansion is constrained by limited water supply and wastewater infrastructure.
- The Seville Industrial Area (Cervantes) is significantly constrained by environmental values (TECs, ESAs) and is not suitable for expansion without further detailed investigations and potential amendments to the planning framework.
- The Carmella Industrial Area has no remaining capacity for expansion and requires protection from incompatible surrounding land uses.
- The Jurien Bay Boat Harbour presents a longer-term opportunity for approximately 11.5 ha of marine-related industrial development, subject to environmental, coastal, bushfire and servicing constraints and further structure planning.
- To address demand for large-format industrial lots, the report recommends planning for an Industrial Area (capable of serving a subregional function) to accommodate large lot configuration supporting freight, logistics, and emerging State priorities for industrial diversification. The first stages to include 18–20 hectares of suitably located

land with direct access to RAV 7 freight routes, preferably near Brand Highway, to provide a minimum of 20 larger lots (averaging approximately 7,000 m²- 1ha).

- The ILNR recognises that the Shire is strategically positioned to accommodate an Industrial Area of sub-regional significance, capable of supporting emerging industries contributing to the State Government's transition to renewable energy and facilitating growing freight and logistics activity.
- The ILNR sets out a coordinated program of actions focused on land activation, infrastructure staging, environmental investigations, planning framework updates and funding advocacy, including pursuing Regional Development Assistance Program (RDAP) funding.
- The priority focus is to advocate for improved access to water and wastewater in collaboration with the Water Corporation and Development WA to enable immediate and short-term industrial land supply, and plan for ongoing investment to keep pace with demand in the long term.

1.0 Introduction and Context

1.1 Background

Industrial land plays a critical role in the Wheatbelt's regional economy, supporting sectors such as agriculture, logistics, resources and emerging energy projects. This investment places increasing pressure on industrial land availability, particularly general and light industrial sites that accommodate service industries, fabrication, equipment storage, transport operations and contractors. Ensuring an adequate and well-located supply of industrial land is essential for enabling efficient project delivery, attracting private investment, and supporting local employment across the broader Wheatbelt economy.

Within the Shire of Dandaragan, industrial land demand is shaped by its strategic location, the presence of key resource and agricultural industries, and the ongoing development pipeline across energy and mining projects. The Shire has been the focus of major wind farm and mineral sands initiatives demonstrating sustained industry confidence in the area's capacity for growth. Land supply assessments indicate that while the Shire of Dandaragan has identified areas of land zoned for industrial use, access to the land is constrained due to limited wastewater and water services, and environmental values.

Ongoing monitoring and planning are required to ensure land supply aligns with rising demand driven by population, employment and project activity across the region. As the Shire continues to evolve as a hub for energy, mining, agriculture and supporting industries, infrastructure provision and strategic industrial land planning is critical to enabling future economic development and diversifying the local economy.

1.2 Purpose of the Industrial Land Needs Review

The purpose the Industrial Land Needs Review (ILNR) for the Shire of Dandaragan is to present a review of the key drivers for emerging industries and their impact on the sub-regional and local industrial development markets, as well as the potential medium to long-term land use planning implications for the Shire. The ILNR has been prepared to provide an evidence base to support future funding proposals and inform future updates to the Local Planning Framework.

Specifically, the Shire of Dandaragan ILNR seeks to:

- Present the current supply, distribution, and utilisation of industrial land and associated uses across the Shire, including the types of industries currently operating.
- Identify infrastructure, environmental and planning constraints to land development. This includes (but is not limited to) SW Native Title Settlement, Crown Land, Priority Water Resource Areas, Environmentally Sensitive Areas, Transport and access, and capacity of Power, Water, Sewer and Connectivity.
- Assess the level and nature of demand for industrial land.

- Present evidence to support funding applications under the Regional Development Assistance Program (RDAP) for short- to medium-term projects.
- Identify actions to facilitate the activation of industrial land and increase the supply of project-ready sites.
- Provide recommendations to update the Local Planning Framework.

1.2 Methodology

The ILNR has been undertaken by the Shire of Dandaragan Development Services Strategic Planning team. The review draws on currently available Shire and State datasets to assess existing industrial land availability across the Shire, including zoning, servicing capacity and land use constraints.

Stakeholder engagement has been undertaken to understand the needs and future requirements of local industries and businesses, including consultation with key industry stakeholders including Development WA, the Wheatbelt Development Commission (WDC), and the Department of Planning Lands and Heritage (DPLH). The process has also been informed by targeted engagement with relevant internal Shire service areas and infrastructure agencies (Water Corporation, Western Power, Department of Health and Main Roads WA) to understand development readiness and constraints. To complement this work, specialist economic consultants have been engaged to undertake an industrial development market analysis to inform demand forecasting and support evidence-based recommendations.

The following table outlines the components that inform the study outcomes.

FIGURE 1: ILNR METHODOLOGY

Stakeholder Engagement	Market Analysis and Demand Forecasting	Industrial Land Audit	Industrial Land Needs Review Recommendations
<ul style="list-style-type: none"> • Targeted engagement with key stakeholders to inform industrial land needs. Including a survey with businesses and landowners, informing assumptions and validating findings across the review. 	<ul style="list-style-type: none"> • Specialist economic analysis to assess current and future demand for industrial land. This included analysis of population growth, economic drivers and emerging industry sectors, and forecast demand for industrial land by type, size and location at both local and sub-regional scales. 	<ul style="list-style-type: none"> • Shire-wide audit of industrial-zoned land to assess land supply, development readiness and servicing capacity. Existing industrial land was reviewed to identify availability, utilisation, infrastructure provision and key constraints affecting development. 	<ul style="list-style-type: none"> • Prioritized recommendations for activating industrial land supply, identifying opportunities for future industrial development, supporting funding applications and guiding subsequent planning and implementation actions.

1.3 Strategic Alignment

A summary of the literature reviewed in **Appendix A** indicates that the Shire of Dandaragan is well positioned to meet future demand for Industry within the Wheatbelt. The documents reviewed include:

- Draft Shire of Dandaragan Growth Plan 2025
- Shire of Dandaragan Growth Plan 2012
- Shire of Dandaragan Local Planning Strategy 2020
- Strategic Industrial Lands Activation Plan 2025
- Economic and Employment Lands Strategy (EELS) 2012
- 10 Year industrial Lands Strategy 2021 (Development WA)
- 2026 Integrated System Plan (ISP)

This review highlights that the Shire of Dandaragan benefits from a range of existing industrial precincts including Coalseam Road, Carmella, Seville, Badgingarra and Dandaragan. These precincts offer the land capacity and strategic access required to support logistics, construction services, warehousing, marine industries and rural enterprise activity. Coordinated planning, servicing and activation of these areas will be critical to strengthening the Shire’s role as a regional industrial centre that can support local businesses and broader Wheatbelt economic activity.

The *10 Year Industrial Land Strategy June 2021* (Development WA) defines types of industrial land which includes ‘General Industrial Areas (GIAs)’ as evident in the Shire, and ‘Strategic Industrial Areas (SIAs)’ which are not currently provided the Wheatbelt. Figure 2 below outlines the typologies and location criteria associated with both GIAs and SIAs.

FIGURE 2: INDUSTRIAL TYPOLOGIES

Table 1: Industrial Land Types

INDUSTRIAL TYPOLOGIES AND LOCATION CRITERIA		
INDUSTRY TYPOLOGY	ACTIVITY	LOCATION CRITERIA
1. STRATEGIC INDUSTRIAL AREAS	<ul style="list-style-type: none"> • Industrial activities of significant economic and strategic importance to the State • Strategic, value-adding activities such as downstream resource processing that represent new segments of key industrial value chains. • Industries likely to have off-site impacts such as major hazard risk, light, noise, odour or emissions • These industries generate significant investment and employment 	<ul style="list-style-type: none"> • Large land areas required • On major transmission (electricity and gas) infrastructure networks • Road access by heavy vehicles • Direct port connection - via road or rail • Close to major population centre to source employees and ancillary general industrial needs • Sufficient separation distances between sensitive uses, such as residential, and industry through an established buffer
2. GENERAL INDUSTRIAL - DISTRICT ESTATES AND SPECIAL USE SITES OF LOCAL SIGNIFICANCE. ESTATES WITH SMALL TO MODERATE SIZED INDUSTRIES.	<ul style="list-style-type: none"> • Consumer and business orientation • Provide goods and services to regional, state and international markets • Not hazardous or offensive • Can include business parks, offices, local services, fabrication and manufacturing • Limited bulky goods showroom 	<ul style="list-style-type: none"> • Access to key freight routes, including Over Size over Mass network as well as the freight rail network • Potable and processing water, sewer/land for waste water disposal, electricity, other energy (food and metal processing are heavy water users and may require associated recycling facilities) • Large, skilled workforce catchment • Moderate to large, relatively flat sites - any processing is land intensive • Potential for large amounts of onsite storage

The review highlights potential for the Shire to support higher-order industrial activity due to its locational advantages (The Southwest Interconnected System (SWIS), the Dampier–Bunbury Natural Gas Pipeline, and major road networks) and due to its role in supporting Western Australia as it transitions toward renewable energy systems. The Shire of Dandaragan has the potential to respond to emerging State priorities for industrial diversification, energy security and regional growth. While the Shire of Dandaragan and forecast activities are not positioned to reflect the requirements for an SIA there is potential to identify an Industrial area that serves a subregional role.

2.0 Industrial Land Demand

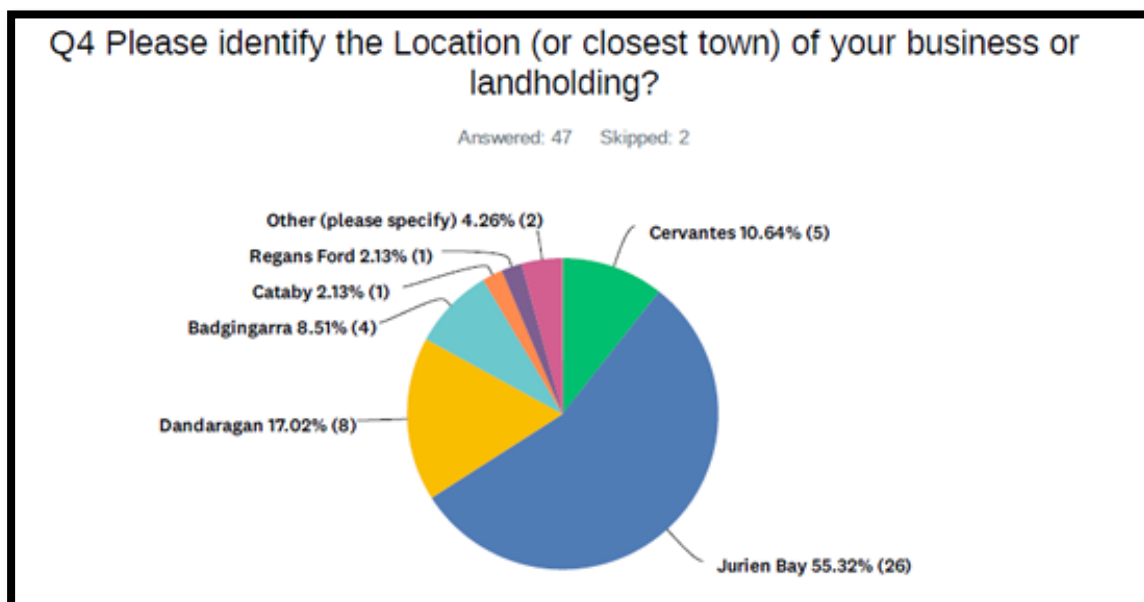
2.1 Shire of Dandaragan Industry Business Survey

The Shire of Dandaragan conducted a survey with industry businesses, landowners, and state government agencies (during September–November 2025) to assess current and future industrial land requirements (See **Appendix B: Industry Business Survey Outcomes**). The survey received 49 responses, representing approximately 30% of industry groups and associated businesses in the subregion.

The key outcomes of the survey included the following:

- The majority of respondents were business owners/managers (82%), primarily operating in Agriculture, Forestry & Fishing, Construction, Transport/Warehousing sectors, Retail Trade, Mining, Manufacturing and infrastructure services. Most responding business are long-established (10+ years), small to medium-sized, and concentrated around Jurien Bay.

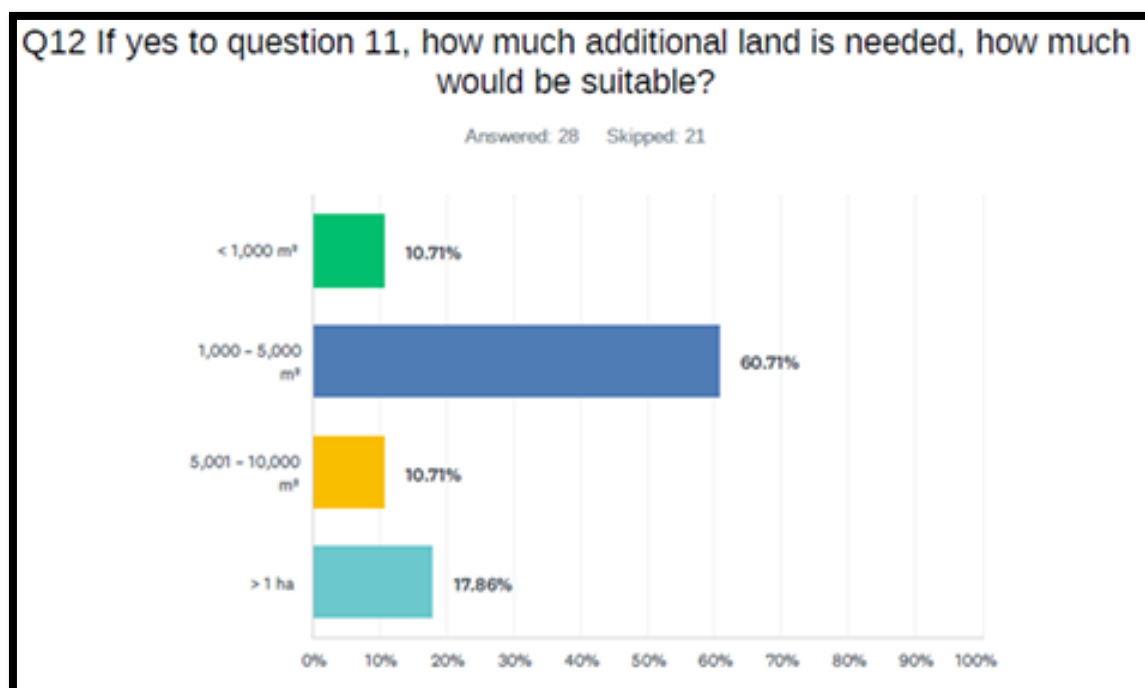
FIGURE 3: LOCATION OF SURVEY RESPONDENTS



- Forty six percent of responding businesses plan to expand within 5–10 years, with significant demand for sites between 1,000–10,000m², particularly from agriculture,

construction, and mining sectors. The majority of business have demand for lots between 1,000-5,000m². Twenty eight percent of responding businesses have an interest in securing larger lots (5,000 – 10,000m² and greater than 1ha).

FIGURE 4: LAND DEMAND AND SIZE



- Businesses rate the Shire as moderately competitive (3.56/5) and well-connected to markets (3.52/5). Economic resilience scored positively (3.47), but infrastructure (2.96) and internet connectivity (2.65) were identified as weaknesses.
- Jurien Bay is the preferred location for future industrial development, followed by Badgingarra and Dandaragan.
- Major challenges for growth were identified to include employee housing shortages, limited industrial land availability, inadequate infrastructure (power, water, sewer), and poor telecommunications.
- Tourism, renewable energy, agricultural innovation, and population growth were cited as potential drivers for growth, contingent on infrastructure and housing investment.
- Affordable and serviced industrial land, improved housing, infrastructure upgrades, and incentives are critical for competitiveness and to support business needs.

The survey outcomes highlight an immediate need for strategic planning and investment to address industrial land shortages and infrastructure gaps. Key priorities include:

- Allocate and release appropriately sized, serviced lots in Jurien Bay and other suitable locations to meet projected demand.
- Improve power, water, waste management, and freight logistics; prioritize reliable internet and telecommunications.

- Facilitate residential development and affordable accommodation to attract and retain workforce.
- Streamline regulatory processes and introduce local government support for existing businesses and start-ups.
- Leverage opportunities in tourism, renewable energy, and agribusiness to strengthen resilience and competitiveness.

Proactive measures to address these issues may position the Shire as a competitive and sustainable industrial hub and may also alleviate constraints on business growth and regional economic development.

2.2 Industrial Land Market Assessment

Econosis prepared the Industrial Land Market Assessment (ILMA) which is included in **Appendix C**. National and Regional trends indicate:

- An increase in need for warehousing, fulfilment centres and transport capacity.
- Distribution networks are expanding, and operators continue to seek land suited to truck access, storage and logistics activity.
- Employment in electricity, gas, water and waste services has increased as investment in renewables, grid upgrades and waste infrastructure grows.
- Wholesale trade activity is stable and manufacturing employment declines however small fabrication and mechanical repairs remain stable.

The National trends also relate to the local and regional context which include:

- Local industry composition shows a base of land-intensive users across transport, manufacturing, wholesale trade and utilities.
- Growth in regional mining and renewable energy projects is increasing demand for contractor depots, equipment storage and laydown areas.
- Tourism-related activity in Jurien Bay and Cervantes also supports trade businesses that commonly locate in industrial precincts.
- Transport, manufacturing, wholesale trade and utility services are the primary drivers of industrial land demand in regional areas, and these sectors strongly influence absorption patterns in Dandaragan. Freight growth, expanding regional supply chains and continued construction activity across the Wheatbelt and Mid-West contribute to steady underlying demand.

These drivers point to consistent absorption of industrial land over time, with short-term peaks likely during periods of project construction, renewables delivery or increased agricultural servicing needs. As these industries continue to expand or contract in response to broader economic conditions, they will remain the key determinants of how quickly industrial land is taken up in the Shire.

Dandaragan holds a varied share of the industrial workforce in the Sub-Region (Shire of Dandaragan, Coorow and Gingin) accounting for 23.8% of Manufacturing jobs, a similar share

of Wholesale Trade jobs at 28.8%, and a higher share of Transport, Postal and Warehousing jobs at 44.7%. In total Dandaragan accounts for 31.7% of all industrial jobs across the three LGAs. These shares show that while some industrial sectors are evenly distributed across the region, transport, postal and warehousing activity is strongly centred in Dandaragan.

The report highlights the following:

- The Shire of Dandaragan is experiencing a significant pipeline of major projects (40 identified projects) across renewable energy, State Government infrastructure, intensive agriculture, mining/gas and tourism. Some large projects located outside the Shire are still expected to drive accommodation, workforce and service demand within Dandaragan (eg. the \$1.5b Caravel Copper Project).
- The labour market is built around primary production, resource activity and construction, with all other industries each making up only small individual shares.
- Demand patterns show that the Shire of Dandaragan requires a mixed estate approach: small to mid-size lots for day-to-day local industry (1000m²-5000m² lots), with a supply of larger lots for regionally oriented transport and logistics activity (above 1 hectare).
- There is a total of 41ha of developed and occupied industrial land within the Shire, and approximately 1.5ha of vacant serviced industrial land across these localities.
- Industrial land demand is demonstrated by Econisis using four scenarios (see Figure 5 below). The Scenarios are based on National Industry Trends, Local Employment Trends, Population led, and Project led. These scenarios vary in projected land demand indicating growth from current supply of 39.6 hectares (occupied land) to between 41ha and 73ha by 2036. Econisis reviewed the scenarios and established that the Local Employment Led scenario was the best gauge for demand requiring 60 ha of land by 2026. Econisis reviewed the project-based population scenario in the demand model (Prepared by Geographia from the Shires Growth Plan), which reveals industrial land demand under this scenario will peak at 73 ha by 2034 which is significantly higher than trend-based scenarios. After 2034, demand falls sharply in this scenario as major projects complete and temporary population drops, converging with the long-term Local Employment Trends scenario at around 60–61 ha by 2036.
- Annual take up rates of industrial land vary between 0.3ha per annum and 1.4ha per annum in 2026. While take up rates are projected to be consistent in the National Industries Trend and Population Led scenarios, they are expected to climb annually, under the Local Employment Trends scenario, reaching 2.4ha per annum by 2036.
- Overall, meeting industrial demand in the Shire of Dandaragan has the potential to add a further \$36.61m to \$173.41m over a decade to the local economy (present value at 7%), depending on the demand scenario.

FIGURE 5: ECONISIS INDUSTRIAL LAND DEMAND SCENARIOS

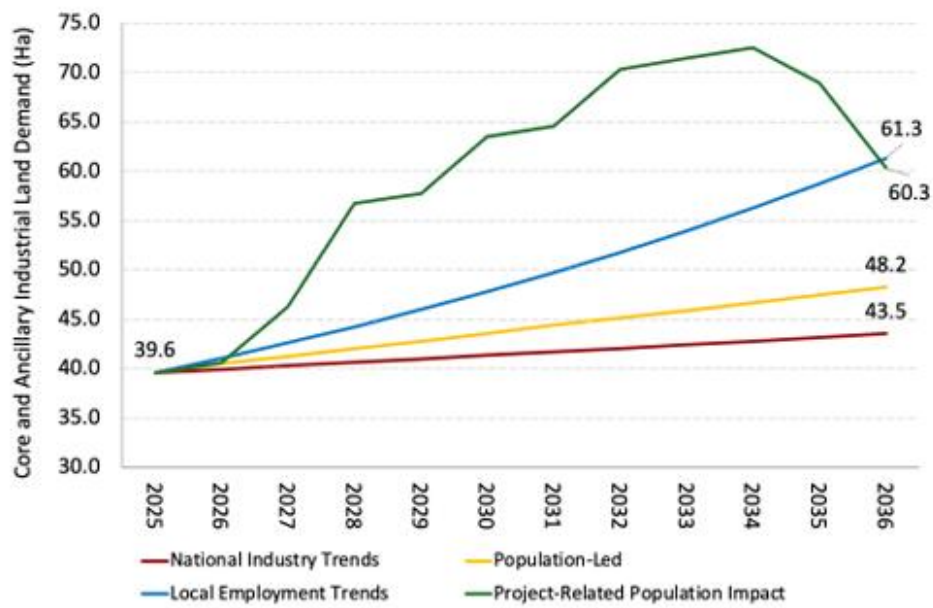


Figure 17 Rebased Industrial Land Demand Projection Scenarios, Dandaragan (S), 2025 to 2036

- Econisis estimates one additional hectare of industrial land in the Shire of Dandaragan can generate \$24.60m in Gross Value Added for the Shire of Dandaragan economy over 10 years (present value at 7%).
- Econisis estimates that the unit value of one hectare of additional industrial land (zoned, serviced and occupied) that can be attributed to the land development itself is \$6.2m over 10 years (present value at 7% discount rate).

3.0 Industrial Land Supply

TABLE 1: SHIRE OF DANDARAGAN ESTIMATED INDUSTRIAL LAND SUPPLY (AS AT MARCH 2026)

Location	Total Industrial zoned land (ha)	Total subdivided zone land(ha)	No of lots	Lots Vacant	Lot size
Cervantes – Seville Industrial Area (Incl 6 lots located in Parks and Recreation reserve)	21	8 ha	27	1	Approx. 2,000m ² (range 1700-2900m ²)
Jurien Bay - Carmella Industrial Area	10	10	38	0	Lots average 2000m ² (ranging from 1300m ² – 3000m ²). 3-4 larger lots of 6000-8000m ²)
Jurien Bay - Coalseam Industrial Area	96	11	43	11	2000m ² with 2 lots approximately 3000m ² . Four recently created lots are 1000m ² . The 11 vacant lot are sold, and building approvals are being issued for the majority of these lots
Badgingarra Industrial	6.7	6.7	12	6	Range of lot sizes between 2500m ² – 4200m ² .
Dandaragan Industrial Area	5.4	5.4	7	0	7 lots – 5 smaller lots ranging between 1300 - 2300m ² . The Dandaragan works depot 1.02 ha (and additional shire land 1.42 ha
Total Industrial zoned land	139.1ha	Approximately 41 hectares	Approximately 127 lots.	18	Majority of Lots are between 2000m²-3000m².
Proposed Turquoise Coast Industrial Area	24ha	0	Proposed 25 Industrial Lots and 18 light Industrial Lots		
Cervantes Marine Services	7.2ha	0	6 allotments (crown reserves). Limited development. Sailing club.		
Jurien Harbour Reserve	11.5 ha	8.5. ha	The Harbour zone is approximately 50.8 hectares (including seabed). The total 'subdivided zoned land' figure of 8.5ha is an estimate of the area developed for Maritime Industry and Recreational Boating facilities. There is approximately 3 hectares potential for additional Maritime Industry and 16 ha of land requiring investigation to determine suitable land use. This doesn't include the Coastal Protection or Tourism Precincts.		

The Shire of Dandaragan Industrial Land Supply indicated in Table 1 above is based on a desk top assessment using Landgate, the Shire of Dandaragan POZI mapping system and DPLH data. There is currently a total of 139.1 hectares of land zoned 'Industrial' under the Shire of Dandaragan Local Planning Scheme No.7 (LPS7). Approximately 41 hectares of the Industrial zoned land is serviced providing approximately 127 lots, which predominantly range in size between 2000m²-3000m². Based on this assessment there is currently 98 hectares of undeveloped/serviced Industrial zoned land remaining in the Shire of Dandaragan

There are currently 18 vacant lots in the serviced Industrial Areas in the Shire of Dandaragan (March 2026). Eleven of these vacant lots were recently created by Development WA (2025) in the Coalseam Industrial Area which have all been sold and are earmarked for development (i.e. planning and building applications have been approved for the majority of the lots). There is one vacant lot in the Seville Industrial area, and six vacant lots in the Badgingarra Industrial Area. This unoccupied land accounts for 1.5 ha – 2 ha of the serviced Industrial zoned land. Therefore approximately 96% of zoned and serviced industrial land is occupied, with 39.5 hectares of 41 hectares developed, indicating a marked lack of available land to meet the demand.

Cataby and Regans Ford are not detailed in this review; however, both are identified in the Shire's Local Planning Strategy as highway service centres servicing the Brand Highway and surrounding rural communities. Cataby is located proximate to the Cooljarloo heavy mineral sands operation, which is subject to a State Agreement. In this context, these service centres may play a supporting role in accommodating ancillary and service-based activities associated with mining, resource development and rural industries over time. While their current planning role is primarily oriented toward highway services and short term accommodation uses, their strategic location warrants consideration of how future industrial land needs, particularly those aligned with the renewable and resources sector, could be appropriately supported within the planning framework.

Section 3.1 below includes Tables 1-7 summarising each industrial-zoned area in the Shire, outlining development status, lot size, servicing, environmental constraints, and access. The Table also identifies development challenges and potential expansion opportunities.

3.1 Shire of Dandaragan Industrial Localities

3.1.1 Cervantes Townsite

Seville Industrial Area (Map 1) is located west of Indian Ocean Drive, east of the townsite of Cervantes and north of Lake Thetis. The Cervantes Marine Services (Map 2) is located on the northern coastal foreshore in the townsite.

Map 1: Seville Industrial Area

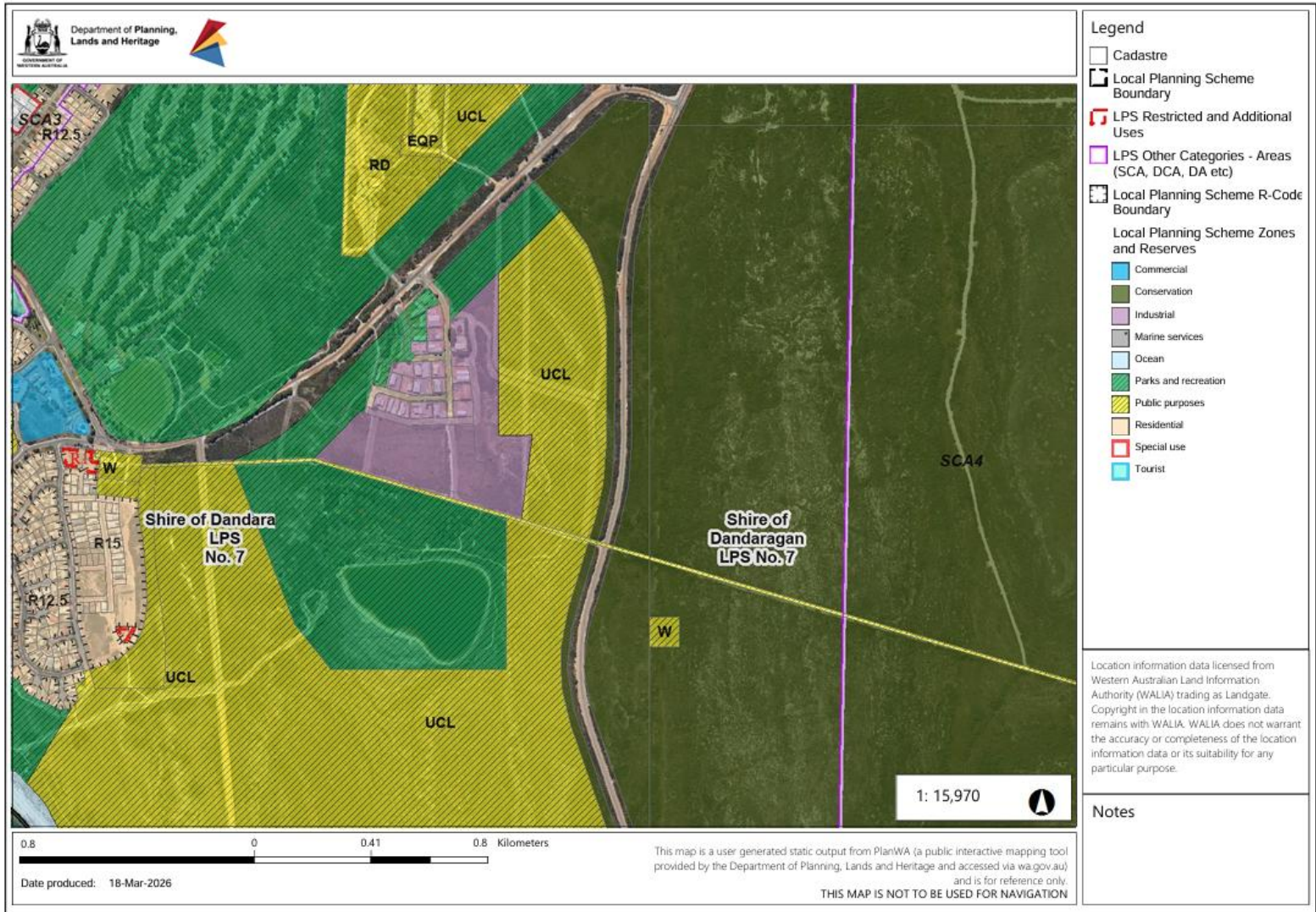


Table 1	Seville Industrial Area	
Total Zoned Area	21.2 ha	
LPS 7 Zoning	Industrial Zone, Parks and Recreation reserve	
Planning Framework	Local Planning Scheme No.7. Local Planning Strategy Table 4.3, Action 5 "Consolidate industrial land uses within the existing Cervantes industrial area and ensure separation from sensitive land uses in accordance with (draft) State Planning Policy 4.1." Section 6.5 states that expansion of the Seville Industrial Area is constrained by environmental factors.	
Surrounding Land Use	Immediately North and West of the Industrial zoned land is 'Parks and Recreation' reserve. Lot 1117 Indian Ocean Drive east of the Industrial area is 24.6 ha of UCL (unvested crown land) reserved for 'Public Purpose'. South of the Seville industrial area is Lake Thetis which is reserved for 'Parks and Recreation'.	
Land Development Status and Tenure	The majority of the subdivided areas of the Seville Industrial Area are developed and occupied, which includes approximately 8 hectares of Industrial zoned land. There are 27 lots in total with access to Bradley Loop and Gazeley Way. Six allotments in the northern portion of the Seville Industrial Area designated as 'Parks and Recreation' reserve are developed for Industrial purposes except for Lot 500 Gazeley Way (Crown Reserve 50024 vested in the Shire of Dandaragan) which is vacant. 21 Lots are zoned Industrial with one currently vacant (Lot 812 Gazeley Way, Cervantes (privately owned)).	
Average lot size	Approx. 2,000m ² (range 1700m ² -2900m ²)	
Current Uses	Warehousing, depot, light industrial, service industries i.e. mechanics and repairs etc.	
Current servicing	Power	Available
	Water	Reticulated Water servicing. Water extends through the Industrial area and connects to the town supply.
	Sewerage	Not available at present.
	Roads/Transport	Bradely Loop and Gazeley Way constructed and sealed roads with access to Cervantes Road.
Serviceability	<p>Should future development be required, the existing Water Corporation reticulated water system can be extended to service these lots. Increasing demand may require an upgrade to a DN150 water reticulation pipe. The Water Corporation should be consulted to ensure there is adequate capacity and pressure in the scheme to cater for additional development.</p> <p>The Water corporation long-term plan shows that this area is to be serviced by WWPS 'E' which is planned to discharge future WWPS 'C'. Neither of these are on the Water Corporation's 5-year capital program.</p>	
Environmental characteristics	The Cervantes townsite and surrounds is recognised as part of a 'Threatened Ecological Community' (TEC's) and within an 'Environmentally Sensitive Area' (ESA's). Specially Protected threatened and priority fauna are noted to be located at Thetis Lake	

	south of the Seville industrial area. The remaining undeveloped Industrial zoned land and surrounding land is recognised as containing Remnant Vegetation.
Native Title/Aboriginal Heritage	Native title determination. There are not any specific areas registered as significant for cultural heritage in and adjacent to the Seville Industrial Area. The Yued Aboriginal Corporation have provided future land use intentions for portions of Unvested Crown Land under the Noongar Land Estate indicating the potential to consider Industrial use on Lot 1117 Indian Ocean Drive, and/or Lot 501 Seville Street.
Transport Linkages	Indian Ocean Drive via Cervantes Road. RAV 4 rating.
Bushfire	Bushfire Prone
COMMENT/POTENTIAL	<p>The existing undeveloped Industrial land is constrained with the presence of high-quality native vegetation with TEC's, ESA's, native title considerations and Bushfire risk. Currently, approximately 13 ha of Industrial-zoned land is constrained for development due to these factors. As detailed in the Local Planning Strategy, the Seville Industrial area is unlikely to be suitable for expansion due to the high conservation value of the land adjacent to Lake Thetis.</p> <p>Further investigation into the potential for expansion of the Seville Industrial Area within the existing zoned land, or on Noongar Land Estate (unvested crown land) to the east (Lot 1117 Indian Ocean Drive) and/or on land further north of town (Lot 501 Seville Street), requires technical environmental investigations to assess the suitability of the land to accommodate industrial development in consideration of the TEC's and ESA's, and bushfire risk. This process will require engagement with DPLH lands, DBCA, DWER, DFES and Yued Aboriginal Corporation. See notes in section 3.2.1.6 relating to the considerations of ESA's and TEC's.</p> <p>The demand analysis indicates low to moderate demand for additional industrial lots to service the town of Cervantes. Any changes to the zoning to accommodate industrial zoned land would require comprehensive investigations in addition to the environmental investigations (i.e. such as traffic, transport, infrastructure/servicing and stormwater management) to inform an Amendment to the Shire of Dandaragan Local Planning Strategy and subsequent amendments to the Shire of Dandaragan Local Planning Scheme.</p> <p>If these investigations confirm that portions of the existing Industrial-zoned land, particularly the southern area requiring adequate separation from Lake Thetis, are unsuitable for development, the Local Planning Strategy and Scheme may need to be updated to reclassify this land for conservation purposes.</p>

Map 2: Cervantes Marine Services



Table 2	Cervantes Marine Services	
Total Zoned Area	7.2ha	
LPS 7 Zoning	Marine Services Zone and SCA 3- Coastal Hazard Risk.	
Planning Framework	Local Planning Scheme No.7 objective for Marine Services Zone - <i>To provide fishing related activities to support the fishing industry, community and tourism uses.</i> Light and Service Industry and Warehouse is a 'D' (Discretionary) use. There is potential for light and service industry to be developed within this zone. Local Planning Strategy references in Section 6.3 Table 29 and in Section 6.5.	
Surrounding Land Use	Immediately North of the Marine Services zoned land is 'Public Purpose' reserve (UCL unvested crown land). 'Parks and Recreation reserve' is adjacent to the 'Marine Services' zone along the coast, and east of the UCL. South of the 'Marine Services' zone is the Lobster Shack located in a 'Special Use zone' under LPS7.	
Land Development Status	<p>Marine Services zone consists of Crown Land Reserves:</p> <ul style="list-style-type: none"> • Lot 897 and 899 (Reserve 48571) Vesting order (Minister for Transport) Agency (Department of Transport and Major Infrastructure) (purpose marine related industry, trailer parking and buffer zone) • Lot 898 (Reserve 48570) Management order Minister for Transport. (Current purpose – Harbour) • Lot 897 Vesting order (Minister for Transport) Agency (Department of Transport) (purpose marine related industry, trailer parking and buffer zone). • Lot 617 8 Beach Road, Cervantes (Reserve 47597) Reserve class C. Current purpose Sailing club. Management order Shire of Dandaragan. Agency DPLH. • Lot 618 20 beach Road Cervantes (Access to foreshore is the purpose) land use 1 (use and benefit of Aboriginal Inhabitants). Vesting: Management order Shire of Dandaragan. Responsible agency DPLH. 	
Average lot size	N/A	
Current Uses	Location of infrastructure and Fin Fishers club house. Remainder is undeveloped/vacant.	
Current servicing	Power	Available – confirm capacity
	Water	Reticulated Water servicing connects to the southern portion of the Marine Services land.
	Sewerage	Not available
	Roads/Transport	Partially constructed Catalonia Street, Beach Road is gravel.
Serviceability	Limited Servicing. Extensions required. Agency advice is not available. The Water corporation long -term plan shows that this areas is to be serviced by future WWPS B.	
Environmental characteristics	Remnant Vegetation. Threatened ecological communities. Environmental Sensitive Area. Located in a Coastal Hazard Risk Area.	

Native Title/Aboriginal Heritage	Native title determination. Not on cultural heritage register. The UCL land north of this precinct is within the Noongar Land Estate.
Transport Linkages	Indian Ocean Drive via Cervantes Road, Aragon Street and Brown Street.
Bushfire	Bushfire Prone
COMMENT/POTENTIAL	The area is constrained with presence of high-quality native vegetation with TEC's and ESA's, Bushfire risk and Coastal Hazard. Servicing fronts are limited. The area requires significant technical investigation to address environmental considerations, coastal and bushfire hazards to determine the development potential of the area. Should the technical investigations reveal suitability for development this would need to be considered with preparation of a precinct or local development plan and foreshore management plan. Land use planning for this precinct would need to be a collaborative exercise involving the Department of Transport and Major Infrastructure, Department of Planning Lands and Heritage (DPLH) and the Shire of Dandaragan. It is considered that this site would be investigated in response to a catalyst proposal or in the medium/longer term.

3.1.2 Jurien Bay

Jurien Bay townsite includes three areas studied under this ILNR and includes the Carmella Industrial Area (See Map 3 and Table 3), Coalseam Industrial Area (See Map 4 and Table 4) and Jurien Bay Boat Harbour (See Map 5 and Table 5).

Map 3: Carmella Industrial Area

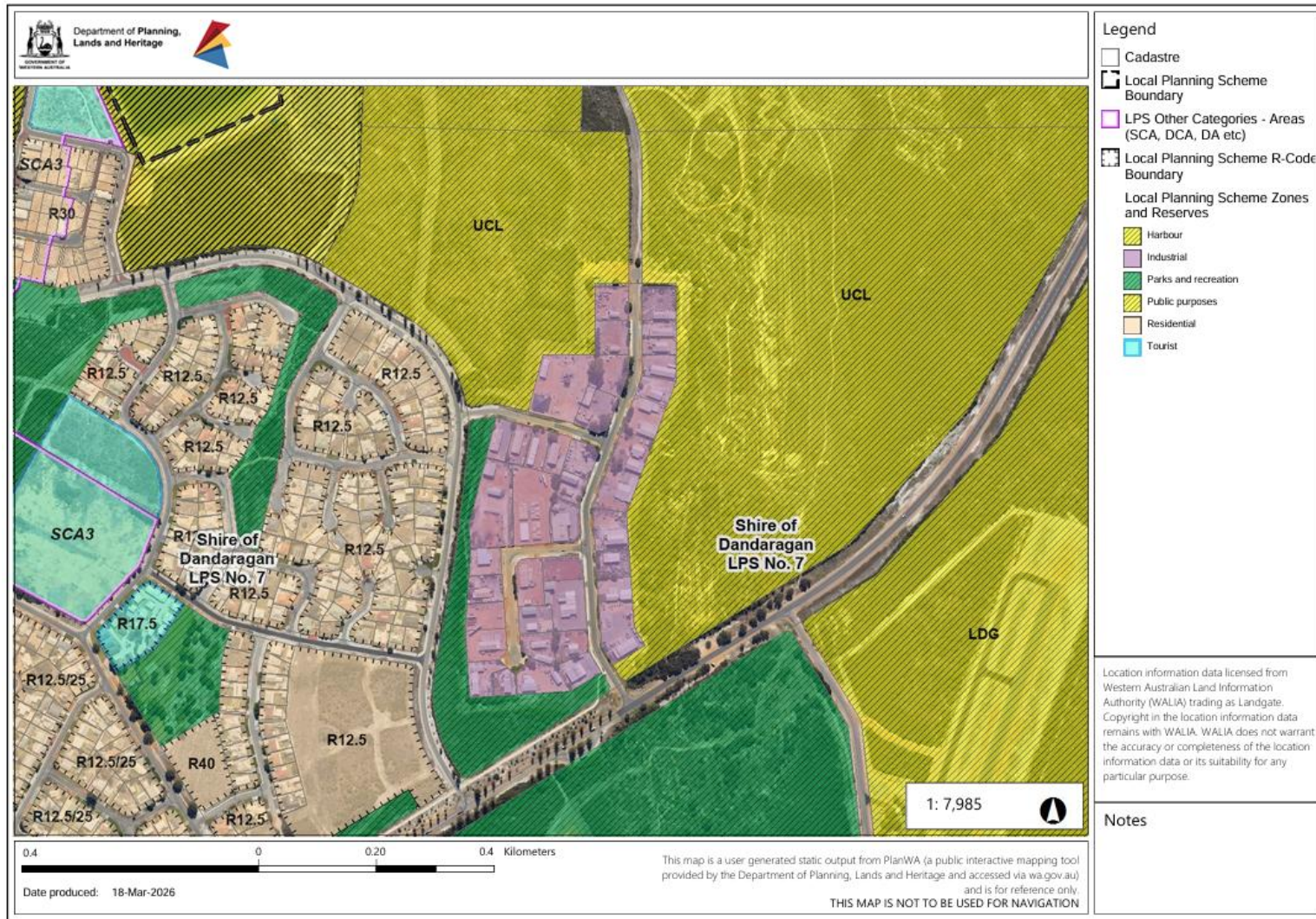


Table 3	Carmella Industrial Area	
Total Zoned Area	9.97ha	
LPS 7 Zoning	Industrial	
Planning Framework	Local Planning Scheme No.7. Local Planning Strategy Table 15 Action 17 states that 'This area is substantially developed, and expansion is not proposed as there are other areas identified for future industry.'	
Surrounding Land Use	Carmella Industrial Area is located east of Residential area of town and southeast of the Jurien Bay Bat Harbour. Coalseam Industrial area and the Airport are located to the east. Immediately north and west of the Carmella industrial Area is land reserved for 'Public Purpose' which is unvested crown land under the ILAU (Yued Aboriginal Corporation). The UCL contains remnant vegetation, however, isn't constrained by TEC or ESA's or Aboriginal cultural heritage sites.	
Land Development Status	The Carmella Industrial Area is entirely developed. There are 38 lots in total with access from Bashford Street on into Carmella Street, and Boulanger Way.	
Average lot size	Range of lot sizes (3-4 larger lots of 6000m ² -8000m ²) Many lots average 2000m ² (ranging from 1300m ² - 3000m ²)	
Current Uses	Light industrial and service industrial uses	
Current servicing	Power	Serviced
	Water	Reticulated Water servicing. Supply is at capacity. See serviceability below.
	Sewerage	Not available
	Roads/Transport	Access from Bashford Street and the Jurien Boad Harbour via Samphire Pass. The constructed portion of Carmella Road terminates in a cul de sac and the remainder of Carmella Road north and Samphire Road are unconstructed.
Serviceability	Adjacent to all services. Water Corporation advises that the Carmella Industrial Area is located within the Jurien Water Zone, currently serviced by DN100's. Intensification in this area may require upgrades to DN150.	
	The Carmella Industrial Area is outside of the Water Corporation Jurien Sewer District. In the longer term if a reticulated sewer connection is required for this area, Water Corporation Asset Investment Planning would investigate, based developer's intentions such as yield and potential flow from the new development.	
Environmental characteristics	Remnant Vegetation.	
Native Title/Aboriginal Heritage	Native title determination. Not on cultural heritage register. Consultation with Yued. The Yued Aboriginal Corporation intentions for the adjacent UCL proposes Rural land use to the east, and Residential and Tourism uses for the land to the north of the Carmella Industrial precinct.	
Transport Linkages	Indian Ocen Drive Via Bashford Street, to Brand Highway via Jurien Road East.	
Bushfire	Bushfire Prone	

COMMENT/POTENTIAL	No further development potential is possible in the existing Carmella Industrial Area. The transport link between Carmella Industrial area and the Boat Harbor provides direct access from Carmella Industrial Area to potential for marine and harbour related industries. Investigate the feasibility of constructing and upgrading the Carmella Road reserve and Samphire Pass to enhance access and support potential integration with the RAV network. Consideration of the highest and best use for the adjacent Crown land will need to ensure that it does not introduce sensitive uses that may undermine the industrial area, and that any future uses maintain appropriate separation distances from the proposed residential areas.
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Map 4: Coalseam Industrial Area

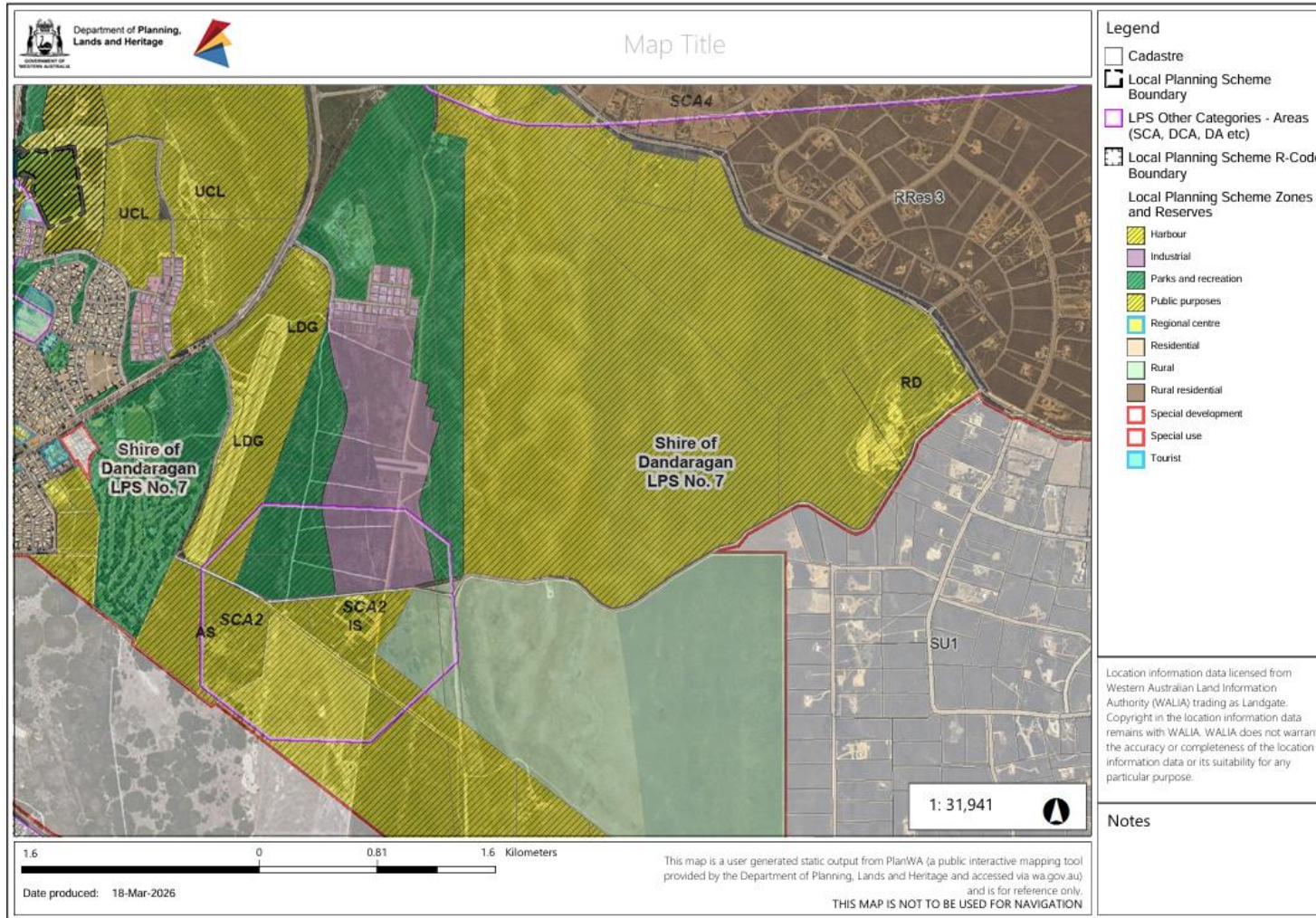


Table 4	Coalseam Industrial Area
Total Zoned Area	95.8
LPS 7 Zoning	Industrial and Special Control Area 2 – Wastewater Infrastructure
Planning Framework	<p>Local Planning Scheme No.7. Local planning Strategy Table 15, Action 18. Section 6.5.1. Part 1, 4.3 action 3 states 'Provide for industry growth through the expansion of the Coalseam Road Industrial Area and ensure separation from sensitive land uses in accordance with draft State Planning Policy 4.1'.</p> <p><i>Jurien Bay Growth Plan: Volume 2 September 2012</i> (See Figure 14.2 extract in Figure 6 below) identifies significant potential for further expansion of the Coalseam Industrial Area. The Coalseam area and surrounds is noted as item '18. Industrial Area, Coalseam Road (~110ha). There are 27 lots most of which are developed and 2 stages planned for expansion to provide an additional 45 lots. Assessment regarding native title, environmental assessment and infrastructure is required for future stages.'</p>
Surrounding Land Use	<p>Coalseam Industrial area is located approximately 1km east of Carmella Industrial Area and is situated adjacent to the Shire of Dandaragan Airport. In the southern part of the Industrial zoned land is the water corporation wastewater treatment plan. The Go Cart and Motorcross club is located north of the Coalseam industrial area. The majority of land within and adjacent to the Industrial zone is crown reserve.</p> <p>Jurien Bay airport is situated to the west of the Coalseam Industrial Area. The Local Planning Strategy states that based on studies the airport has sufficient capacity for 20 years and an alternative location for a regional airport is to be investigated for the longer term. <i>Wheatbelt Aviation Strategy Ministerial Taskforce – Final Report 2010</i>, recognized that improved airport facilities will be required at the Jurien Bay Airport in the longer term. The <i>2020 Jurien Bay Airport Masterplan</i> resulted in the development of an east west runway of 875metres which traverses the Coalseam Industrial Area. The airport master plan includes a recommendation to develop airside industrial hangar sites on the northern taxiway of east west runway, and suggests potential residential airpark lots to the south of the runway. The <i>Turquoise Coast Regional Airport Masterplan</i> prepared in 2014 prepared a site options assessment and recommended that in the long-term airport expansion would recommend relocation to the corner of Munibinea Road and Jurien Road.</p> <p>A Wastewater Treatment plant is located south of the Industrial zone and the buffer area of the SCA for this WWTP encroaches into the Industrial zone</p>
Land Development Status	Approximately 11 hectares of the zone area is subdivided. The Coalseam industrial area comprises 43 lots. 11 lots were released in 2025 and are all sold. These 11 lots subject of planning and building approvals. In total there are 13 vacant lots, however they are all privately owned and earmarked for developed, so technically not available in the current market.

Average lot size	The majority of lots sizes are approximately 2000m ² with 2 lots approximately 3000m ² . Four recently created lots are 1000m ² .	
Current Uses	General industrial uses. Adjacent to the airport.	
Current servicing	Power	Serviced – system – expansion subject to review and application to Western Power.
	Water	Reticulated Water service available. See serviceability section below.
	Sewerage	Reticulated service available currently supported by a process of tankering.
	Roads/Transport	Bashford Road, Roads constructed and sealed.
Serviceability	<p>Adjacent to all service fronts. The Water Corporation Jurien Water Zone does not have any capacity within the existing scheme for additional water connections until the new production bore has been delivered, which is earmarked for 2027. The capacity of the bore expansion in 2027 to support expansion at Coalseam is unknown. To receive additional water will require the upgrade of a section of existing DN200 along Jurien East Drive to a greater size to be determined during the water corporation scheme planning study. This project is currently outside the Water Corporation's 5 Year Capital Program, and delivery is unknown at this stage.</p> <p>The Coalseam Industrial Area is currently within the Jurien Sewer District. This area is planned to be served by Wastewater Pump station (WWPS) D', WWPS 'D' is currently not in the Corporation's 5-Year Capital program.</p>	
Environmental characteristics	Remnant Vegetation on and surrounding the Industrial area. (No TEC, no ESA's). Water management is a key consideration.	
Native Title/Aboriginal Heritage	Native title determination. Not on cultural heritage register. The Yued Aboriginal Corporation landholders of adjacent crown land.	
Transport Linkages	Indian Ocean Drive Via Bashford Street, to Brand Highway via Jurien East Road. Indicative Indian Ocean Drive bypass alignment to the east of the Coalseam industrial area	
Bushfire	Bushfire Prone	
COMMENT/POTENTIAL	<p>The Coalseam Industrial area has potential for development. The benefit of the site is that it is the only reticulated serviced wastewater Industrial area in the Shire of Dandaragan serviced with reticulated wastewater. Short to medium term supply of industrial lots in this location is dependent on expansion of water, power and sewerage services.</p> <p>There is currently approximately 87.5 hectares of undeveloped zoned industrial land in the Area. While the undeveloped portion of the industrial precinct contains remnant vegetation there is no requirement to protect TEC's or ESA's or cultural</p>	

	<p>heritage registered sites, and therefore the subdivision process is relatively straight forward requiring clearing permits and bushfire assessments.</p> <p>The east – west airport runway intersects the Coalseam industrial area separating the industrial zone into north and south. The portion of the industrial zoned land north of the runway and south of the development front is approximately 28 hectares.</p> <p>Longer term expansion of the Coalseam industrial area to the south of the airport east- west runway is dependent airport planning. It may be appropriate to note these areas for further investigation regarding the potential relocation of the Jurien Bay Airport, in consultation with the Airport Working Group.</p> <p>The Yued Aboriginal Corporation advise that UCL separating the airport runway and Coalseam industrial zone is intended to be explored for future industrial use.</p> <p>Figure 14.2 of the Shire of Dandaragan Growth Plan 2012 (shown as Figure 6 below) identifies a broader area of approximately 190 hectares north and west of the existing Coalseam Industrial Area for potential future industrial investigation. Of this area, around 100 hectares is currently zoned Industry. This broader investigation area could be incorporated into the local planning framework, such as being identified as an industrial development investigation area within the Local Planning Strategy and progressed through rezoning under the Local Planning Scheme.</p>
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FIGURE 6: JURIEEN BAY GROWTH PLAN 2012 EXTRACT



Map 5: Jurien Bay Boat Harbour

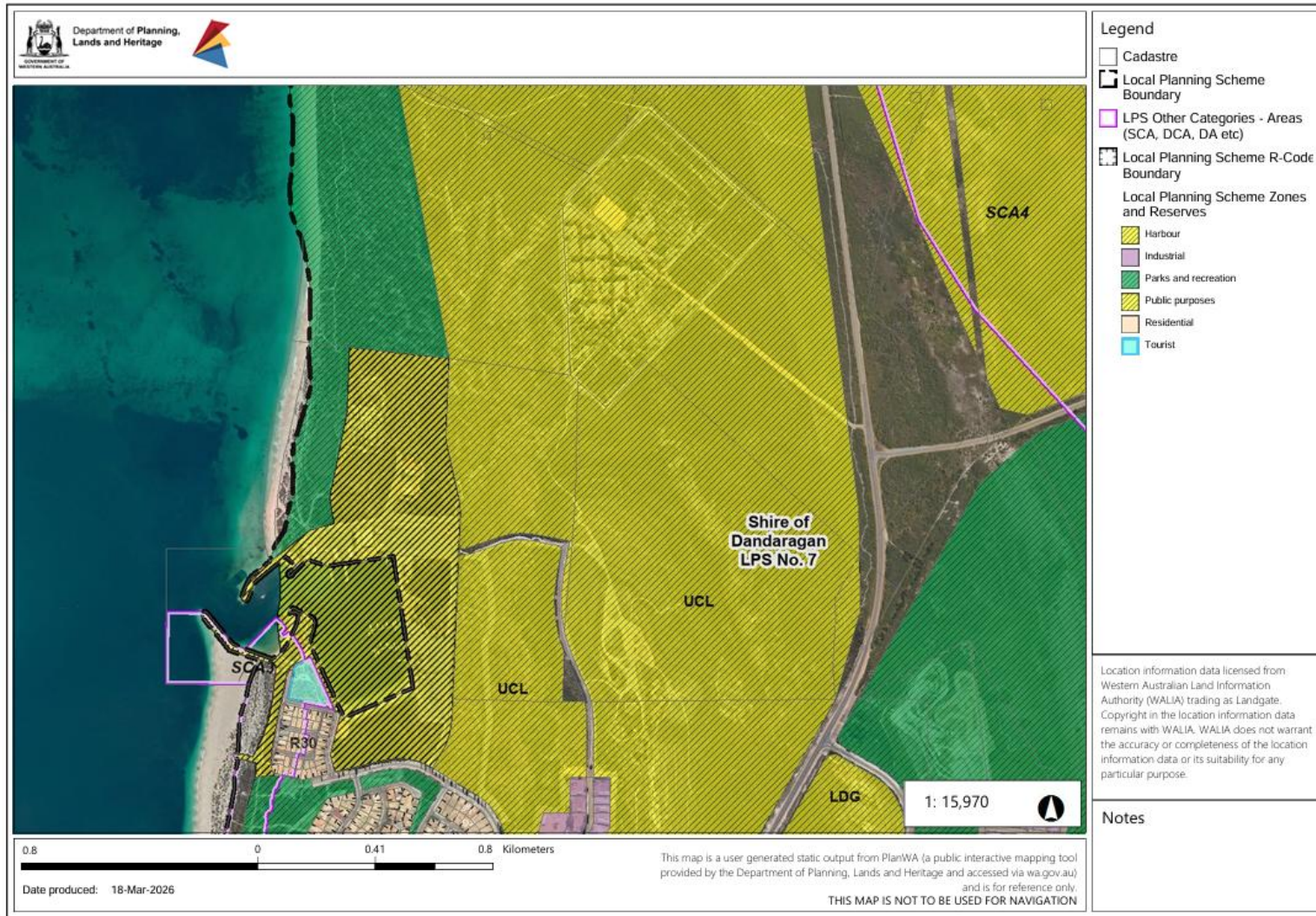


Table 5	Jurien Bay Boat Harbour (JBBH)	
Total Zoned Area	30.28ha	
LPS 7 Zoning	Harbour zone (the Harbour zone boundary is highlighted brown in Map 5) and also SCA 3- Coastal Hazard Risk	
Planning Framework	Local Planning Scheme No.7. Local Planning Strategy Section 4.3 Action 2,4.9 Action 6. Table 15 Action 15 and 16. Reference section 6.5, and 9.5 in Part 2. <i>DOT Jurien Bay Boat Harbour Development Plan 2017</i> – The Harbour zone is approximately 50.8 hectares (including seabed). There is approximately 8.5ha of the area developed for Maritime Industry and Recreational Boating facilities. There is approximately 3 hectares potential for additional Maritime Industry and 16 ha of land requiring investigation to determine suitable land use. This doesn't include the Coastal Protection or Tourism Precincts.	
Surrounding Land Use	The Boat Harbour is located approximately 2 km north of the Jurien Bay townsite. South of the Harbour is the residential area of town. To the north and east comprises land predominately reserved for "Public Purposes" on Unallocated Crown land which is part of the Noongar Land Estate.	
Land Development Status	The land within the JBBH comprises Crown land reserve R39419 proclaimed under the <i>Marine and Harbours Act 1981 (MH Act)</i> and vested under the <i>Land Administration Act Management Order</i> for "Harbour Purposes". The JBBH is operated by the DTMI under the provisions of the <i>Marine and Harbours Act 1981</i> and DTMI are responsible to construct, provide and maintain facilities and services, on land and in water that are desirable to meet the needs of effective and efficient shipping and boating, both recreational and commercial. Reserve 39419 is made up of three parcels: Certificate of Title Volume 3117, Folio 168 2. Certificate of Title Volume 3122, Folio 491 3. Certificate of Title Volume 3140, Folio 577. The total area of the JBBH, including water areas, is 30.28 ha. The Marina is located approximately 1 km via Samphire Pass and Carmella Street to the Carmella Street industrial Area.	
Average lot size	N/A development in a reserve.	
Current Uses	The boat harbour is a fully integrated facility with 69 mooring pens, four service jetties and public car parking and toilet facilities and provides the primary boat maintenance facility between Geraldton and Two Rocks.	
Current servicing	Power	Serviced – connection from Carmello Industrial Area
	Water	Available within the Jurien Water supply boundary.
	Sewerage	Not available
	Roads/Transport	Access from Harbour Drive or via Samphire Pass/Carmella Street
Serviceability	Adjacent to all services. The marina area has an existing water connection which services the entire marina area. Should this area become industrial, the existing water reticulation should suffice; however, the DN200 upgrade project may be required, and further investigation is necessary to confirm.	

	The marina area is within the Jurien sewer district; the catchment is its own WWPS catchment and requires pumpstation 'A' to be constructed. WWPS A is not within the Water Corporation's 5-Year capital program.
Environmental characteristics	Contains Remnant Vegetation (no SCA's and ESA's). Coastal Hazard area.
Native Title/Aboriginal Heritage	Native title determination. Not on cultural heritage register. Land immediately east of the harbour zone is in the Noongar Land Estate and controlled by the Yued Aboriginal Corporation indicating the intention for future Tourism uses in this location.
Transport Linkages	Harbour drive into town. Access Bashford Street via Samphire/Carmello Street.
Bushfire	Bushfire Prone
COMMENT/POTENTIAL	Development in accordance with the Local Development Plan and subsequent revisions. Opportunity for 11.5 hectares for industrial (marine) related development. Certain uses may be limited by nearby sensitive land uses of residential and future tourism. Connectivity to Carmella industrial area may be improved via extension and upgrades to Carmella Drive and Samphire Pass. Opportunity for the extension and upgrade of this road network to provide the option for larger vehicles (RAV network) and harbor traffic to avoid residential areas.

3.1.3 Badgingarra

Map 6: Badgingarra Industrial Area

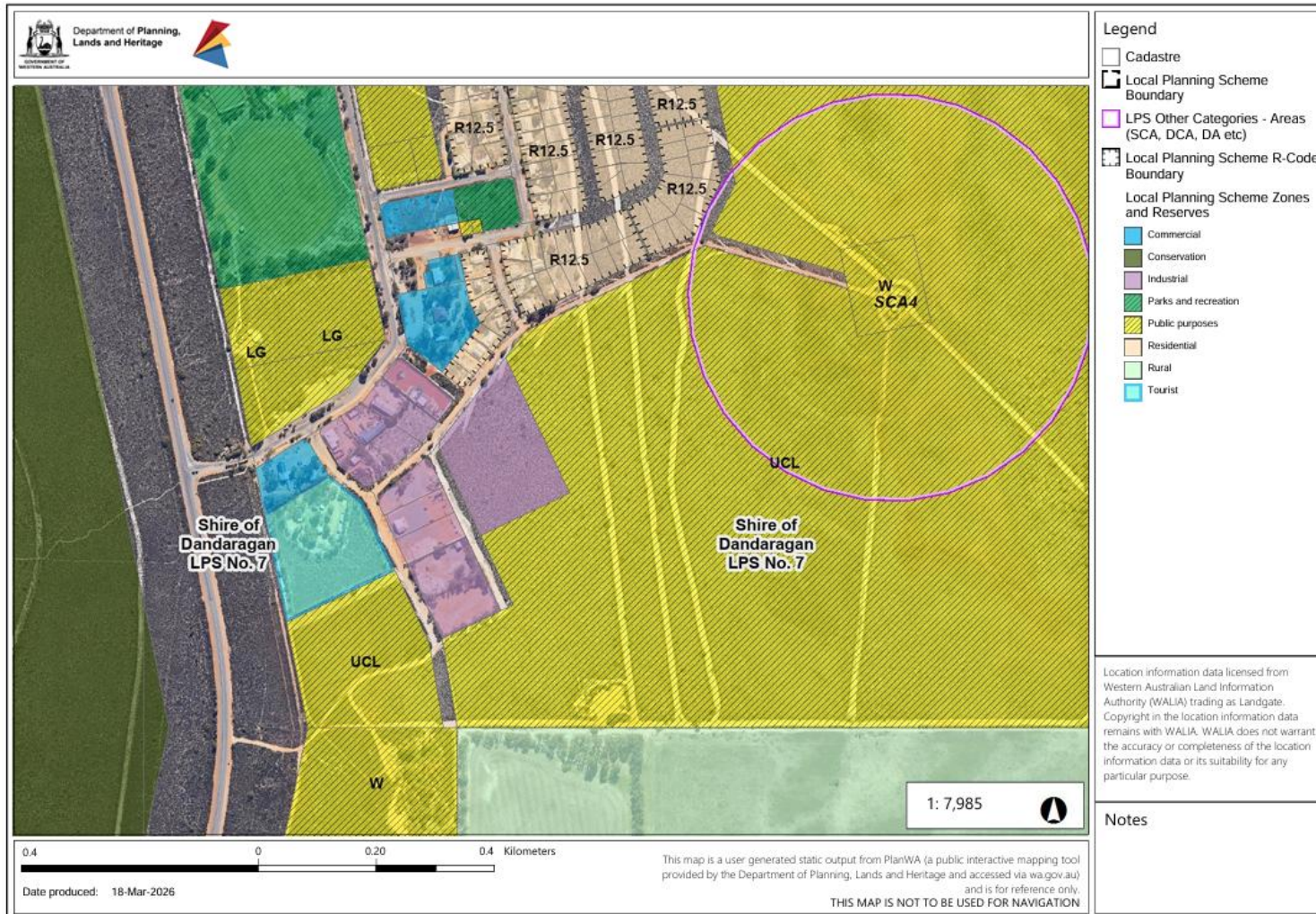


Table 6	Badgingarra Industrial Area	
Total Zoned Area	6.74ha	
LPS 7 Zoning	Industrial	
Planning Framework	Local Planning Scheme No.7. Local Planning Strategy Section 3, 6.5.	
Surrounding Land Use	Located south of town, east of tourist/commercial zoned land. Adjacent to Public purpose reserved land. The Local Planning Strategy (LPS) recommends the inclusion of a 'Rural Enterprise' zone into LPS8 with the action of 'Identify precincts for the Rural Enterprise Zone within or close to Dandaragan and Badgingarra that do not conflict with surrounding land uses or impact on remnant vegetation, landscape attributes and/or other environmental factors (as relevant).' The intent of the 'Rural Enterprise' zone is to provide for light industry and residential on one lot. A composite residential and light industrial zone.	
Land Development Status	The Badgingarra Industrial area comprises 12 lots of which 6 lots are occupied. Five vacant lots have access to Power and water. Lot 177 Lesueur road(2.9ha) is owned by State of WA, requires extension of power and water and construction of roads for development to occur.	
Average lot size	Range of lot sizes between 2500m ² – 4200m ²	
Current Uses	Light industrial and service industrial uses	
Current servicing	Power	Serviced – system
	Water	Reticulated Water service connection
	Sewerage	Not available. Onsite effluent
	Roads/Transport	Access from Meagher Drive. Reimer Street and LeSuer Drive is unsealed
Serviceability	The Badgingarra area is within the Badgingarra water zone and has been catered for, reticulated mains extensions will be required to serve the area with reticulated water. There are no plans to provide sewer services to Badgingarra.	
Environmental characteristics	Not classified as remnant vegetation. No TEC's or ESA's or priority flora/fauna.	
Native Title/Aboriginal Heritage	Native title determination. Not on cultural heritage register.	
Transport Linkages	Brand Highway via Meagher Drive	
Bushfire	Bushfire Prone	
COMMENT/POTENTIAL	Servicing is the key constraint to development. Future uses to consider proximity to the residential area. Development may provide the opportunity for road upgrade. Potential for future development of the Badgingarra industrial zoned land to accommodate freight/haulage uses that will require large lots and RAV access. Investigate opportunities to establish 'Rural Enterprise' zones, to support composite residential and light industrial land use, in proximity to the Dandaragan and Badgingarra townsites.	

3.1.4 Dandaragan

Map 7: Dandaragan Townsite



Table 7	Dandaragan Industrial Area	
Total Area	5.4 ha (2.86ha + 2.58ha (north of the town in PDWSA))	
LPS 7 Zoning	Industrial	
Planning Framework	Local Planning Scheme No,7 and Local Planning Strategy Section 3, 6.5	
Surrounding Land Use	Adjacent to Residential zoned land and Commercial in the southern Industrial zoned area. The northern industrial zoned land is north of the parks and recreation reserve and opposite rural residential areas. The Local Planning Strategy (LPS) recommends the inclusion of a 'Rural Enterprise' zone into LPS8 with the action of 'Identify precincts for the Rural Enterprise Zone within or close to Dandaragan and Badgingarra that do not conflict with surrounding land uses or impact on remnant vegetation, landscape attributes and/or other environmental factors (as relevant).' The intent of the 'Rural Enterprise' zone is to provide for light industry and residential on one lot. A composite residential and light industrial zone.	
Land Development Status	Predominantly developed.	
Average lot size	6 lots – 4 smaller lots ranging between 1300 -2300m2. And the Shire of Dandaragan works depot 1.02 ha (and shire land 1.42 ha) potentially part of the depot	
Current Uses	Light service industrial and Shire depot uses.	
Current servicing	Power	Serviced – system
	Water	Reticulated Water servicing connection., Limited Water Supply.
	Sewerage	Not available
	Roads/Transport	Topham Street, Bowman Place
Serviceability	No servicing upgrades are proposed.	
Environmental characteristics	Remnant Vegetation.	
Native Title/Aboriginal Heritage	Native title determination. Not on cultural heritage register. heritage. Consultation with Yued.	
Transport Linkages	Dandaragan Road, to Cataby Road to Brand Highway.	
Bushfire	Bushfire Prone	
COMMENT/POTENTIAL	Limited potential for expansion for industrial uses in and around Town. Potential for limited additional development. Located in close proximity to larger longer term renewable energy providers. Investigate opportunities to establish 'Rural Enterprise' zones, to support composite residential and light industrial land use that may support light trade-based businesses, in proximity to the Dandaragan and Badgingarra townsites. Anecdotal evidence of requests for additional industrial land in this location has been to support trade based businesses (i.e. electrical and plumbing) suited to rural enterprise.	

3.2 Industrial Land Supply Considerations

The 'Dandaragan Regional Land Supply Assessment (WAPC, 2020)' established a baseline understanding of industrial land availability, servicing capacity, and development readiness across the Shire. As part of the current ILNR, information has been sought from State Government and infrastructure agencies to provide an update on industrial land use considerations and constraints. The agencies contacted include Main Roads WA (MRWA), Western Power, Water Corporation, Department of Water and Environmental Regulation (DWER), Department of Biodiversity Conservation and Attractions (DBCA), Department of Planning, Lands and Heritage (DPLH), Yued Aboriginal Corporation and the Department of Transport and Major infrastructure (DTMI).

This engagement focused on obtaining current information relating to transport, servicing, heritage and environmental factors to better understand the opportunities and limitations shaping future industrial land supply, and included requests to understand the following:

- Current infrastructure capacity to support existing industrial activity.
- Ability of infrastructure networks to accommodate further industrial expansion, including any programmed upgrades, servicing extensions, or network improvements that may influence land development potential or staging.
- Proposed or planned projects within or near established industrial precincts.
- Environmental considerations influencing industrial land supply, such as clearing limitations, protection of biodiversity values, constraints associated with priority flora and fauna, water resource management requirements, and the need to avoid or mitigate impacts on sensitive environments.
- Challenges and opportunities for infrastructure and environmental management,

The following sections provide an overview of information sourced from recent engagement and provides some additional information in understanding the issues affecting current and future industrial land supply within the Shire. Please note that background information on these matters is extensively explored through existing planning reports and strategies and is not repeated below. This section addresses updated or additional high-level information received as part of this project to reveal the current status. All issues discussed below will need further comprehensive analysis as part of any project or planning process.

The table for each location details of servicing, roads and environment as provided by key agencies is outlined in section 3.1 above.

3.2.1 Infrastructure

WAPC DC Policy 4.1 Industrial Subdivision requires each industrial lot to connect to a reticulated water supply by arrangement with the water corporation. Connection to a reticulated sewerage system is a normal requirement of industrial subdivision. However, where a reticulated sewerage connection is not available this requirement may be dispensed with when the WAPC is satisfied that development will be limited to 'dry' industry and is advised by the relevant authorities that soil conditions allow for efficient on-site disposal of effluent on a long-term basis. This situation is reflected in the Shires industrial areas with the exception of Coalseam which is serviced with a reticulated wastewater system.

The Government Sewerage Policy recognises that historical reliance with on-site disposal for industrial development has led to environmental impacts and constrained future land use intensification where reticulated sewerage is absent. In areas with limited capacity to access reticulated sewerage, industrial subdivision may be considered where supported by detailed soil and site investigations demonstrating the suitability for on-site sewage and trade waste disposal. Subdivision design must also be future-focused, ensuring lot sizes, layout and servicing provisions do not preclude eventual connection to reticulated sewerage or limit longer-term intensification in accordance with the planning framework. Where the soil is adequate the Government Sewerage policy allows industrial subdivision of lots to be a minimum of 2000m².

3.2.1.1 Water

Water corporation have provided an update to the 'Dandaragan Regional Land Supply Assessment (WAPC, 2020)'. Section 9.1 of the document provides an overview of the water services, and the Water Corporation advise that it can be updated with the following:

'The Jurien Bay water supply scheme has capacity constraints due to a larger amount of groundwater extracted from the existing bores and growth in the area. To address the anticipated demand growth, a project for a new production bore has been approved and is expected to be delivered within 5 years. Whilst all current service obligations will be met, until the upgrades have been completed, the Water Corporation is unable to approve any additional water connections. Until the project is complete, there is no capacity in the scheme to supply any other land use type.'

The Shire of Dandaragan Industrial Areas are serviced with a reticulated water supply, and the status is generally that there is current servicing for water provision, however that there is limited capacity for expansion until projects recognised under the Water Corporation capital works program are realised. Water Corporation anticipate the provision of a production bore by 2027 under the current capital works program (March 2026). The expansion of the bore will provide an additional 100ML/year of water to a current servicing capacity of 450ML/year. Other works upgrades are not currently included in the 5-year capital works program. Future

water sources are currently in planning phase and are expected to be resolved within a 7–10-year timeframe.

Engagement with Water Corporation relating to understanding the water supply capacity and demand to increase the timing for proposals under the capital works program based on evidence of immediate demand for industrial land release resolved that:

- The Shire will provide Water corporation with confirmation of known and committed developments to enable Water corporation to assess absorption of 2027–28 water source increase. The Shire will need to provide details of current Residential, industrial, tourism projects, estimated dwelling/lot number and realistic timing and staging.
- The Shire to provide evidence to Water Corporation demand forecasting team from the Industrial Land Needs Review (Supporting engagement and market analysis), Growth Plan (Geographia) with requests to inform/update timeframes of capital work program.

3.2.1.2 Sewer

The Water Corporation advise that the 'Dandaragan Regional Land Supply Assessment (WAPC, 2020)' section 9.2 of the report is to be updated to reflect an additional sewer pump station provided since 2020 '*The Water Corporation operates five sewer pump stations within the Shire, four of which are in Jurien Bay, with the other located in Cervantes.*' The Hammersley Street pump station is also now existing.

Water Corporation have identified several proposed wastewater pump stations (WWPS) as indicated in Figure 7 below. Proposed WWPS (A, D and F) are not currently included in the Water Corporation 5-year Capital Works program. Proposed WWPS 'D' is required to service extensions to Coalseam Industrial Area. The Coalseam Industrial Area sewer infrastructure is operating at capacity and the current reliance on tankering cannot continue. Further industrial development requires construction of a new sewer pump station and pressure main to the wastewater treatment plant. Water Corporation provided a high-level cursory figure as to the nominal cost of this infrastructure at \$6M in the current market (2026).

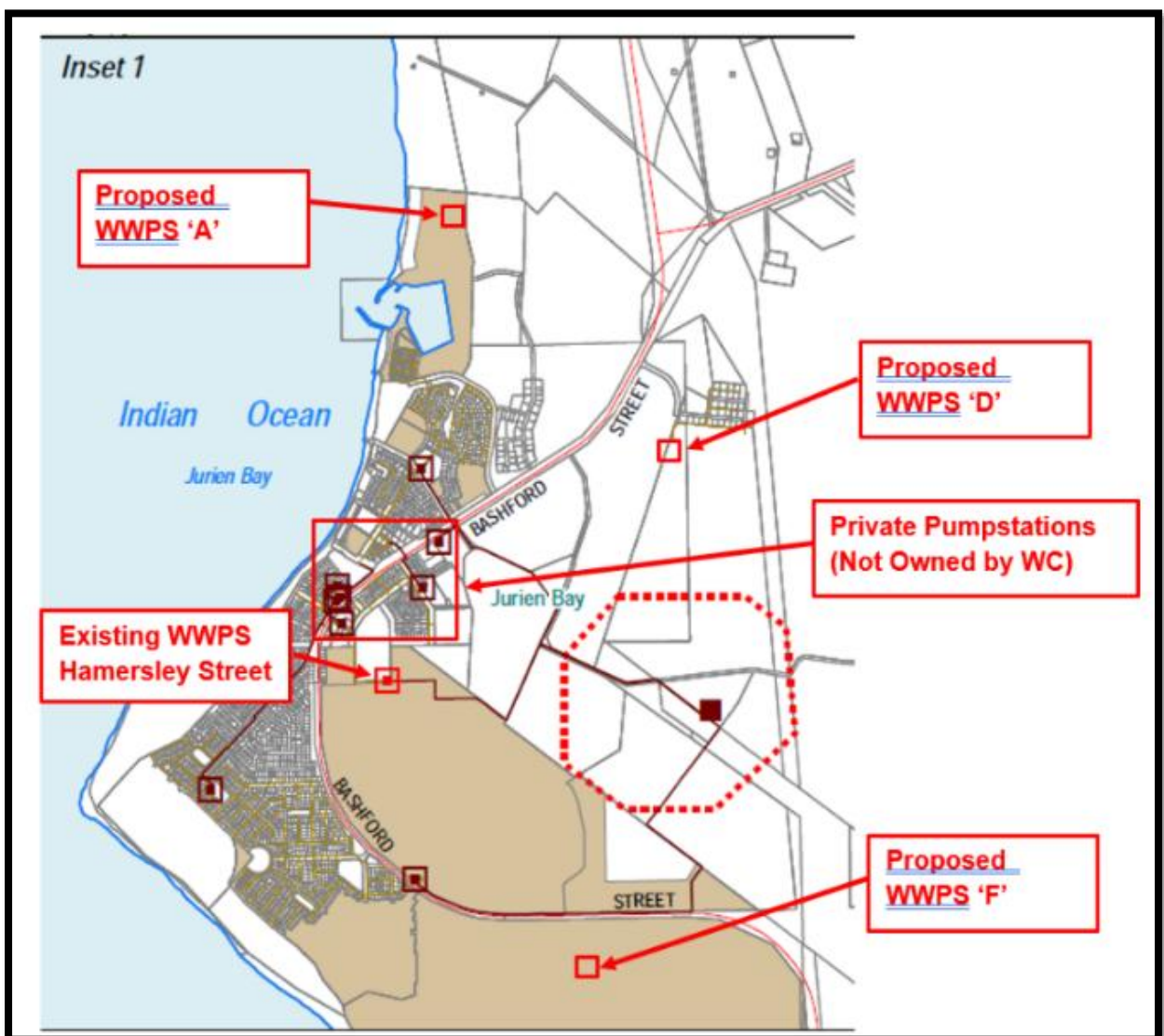
Expansion of servicing at Coalseam would occur under Water Corporation's proponent-led funding model. Under this approach, Water Corporation would fund headworks infrastructure if the project is programmed, while the developer (Development WA) would be responsible for funding and delivering reticulation. Water Corporation has encouraged the progression of a proponent-led request and submission of a Capital Prioritisation Application, noting its interest in seeing development of the pump station. However, if pursued through the Capital Prioritisation process, overall delivery would still be subject to an estimated 2–4-year timeframe for approvals and construction.

Engagement with Water Corporation relating to the limited wastewater capacity and evidence of immediate demand for industrial land resolved that:

- The Shire would work with Development WA to explore feasibility of Short-term lot release at Coalseam industrial Area and Proponent-led delivery of the sewer pump station. The Shire will support Development WA application for a Capital Prioritisation Request for the WWPS.
- Investigate short-term low lot yield opportunities. Liaise with Water Corporation to identify whether there is any potential for limited industrial lots to be serviced via reticulation extensions only and no new pump station.

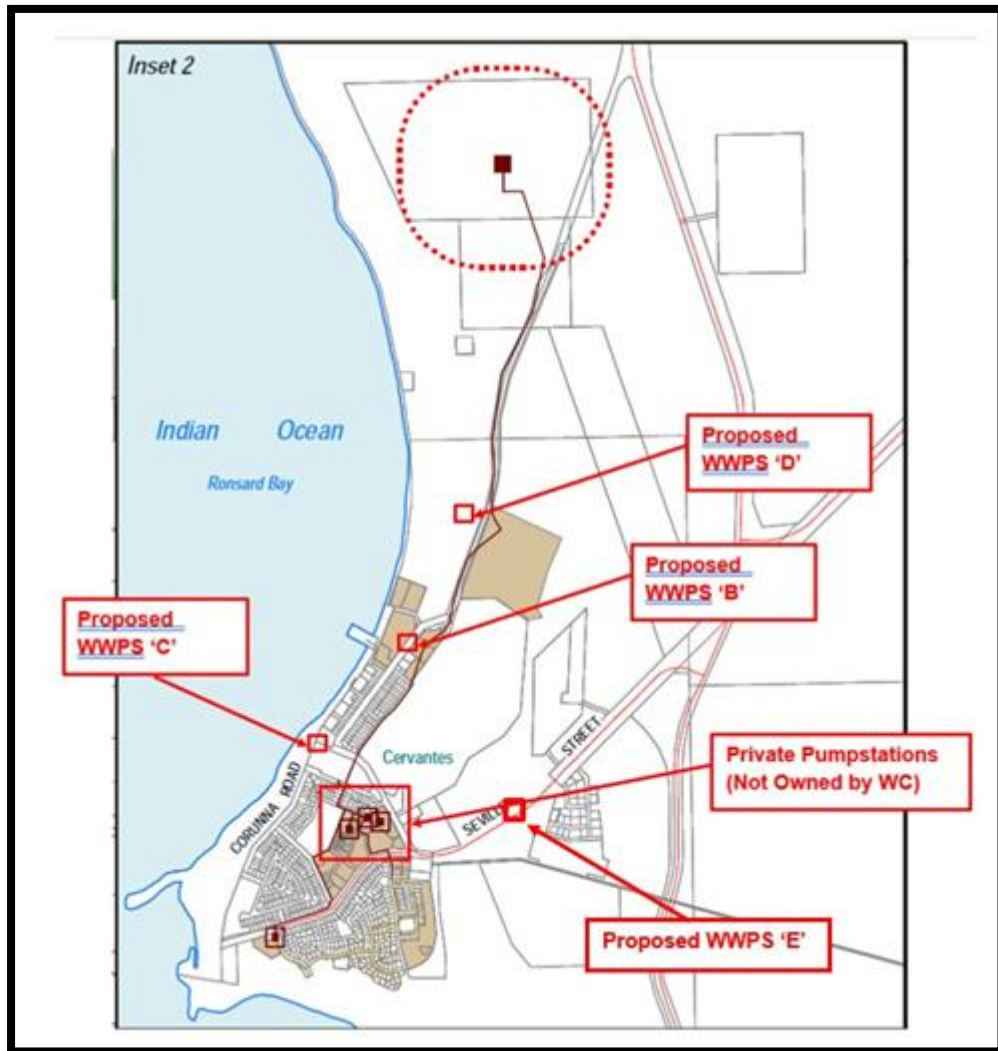
Development WA is a key member of the ILNR Working Group and has indicated its willingness to support the developer-led process with the Water Corporation, including the preparation of a Capital Prioritisation Request on behalf of the Shire.

Figure 7: Updated status of Water Corporation Wastewater Pump station (Jurien Bay)



Cervantes also has three proposed WWPS's however are not proposed to be provided within the Water Corporation 5-year capital works program. The Water Corporation advise that the timing of delivery is unknown.

FIGURE 8: UPDATED STATUS OF WATER CORPORATION PUMP STATION (CERVANTES)



3.2.1.3 Power

Western Power confirms that Coalseam Drive, Jurien Bay is serviced by the Eneabba Substation with remaining capacity of 5 to 10 MVA (2026). However, it is noted that the broader Shire of Dandaragan is supplied through a diverse range of electrical feeders from different zone substations as indicated below:

- Cervantes: ENB 617
- Jurien Bay: ENB 617
- Badgingarra: MOR 613
- Dandaragan: MOR 613
- Cataby: MOR 613

- Regans Ford: RGN 604

The electrical feeders in these areas are voltage constrained and will require further studies to determine capacity and reinforcements for future connection. Western Power acknowledges the Shire of Dandaragan's strategic planning focus for growth, services and facilities, supporting industrial development in appropriate locations. Western Power has advised that it cannot assess electricity capacity or network requirements for the proposed industrial areas at this stage. To enable meaningful investigation, the Shire will need to prepare strategic concept plans identifying the location of intended industrial areas, proposed lot yields, staging, and the type of industries anticipated, as industry type significantly influences electricity demand. These plans should also indicate the proximity of proposed development areas to existing electrical feeders. Western Power recommends that the Shire undertake independent research and obtain professional advice from a registered electrical engineer to support the Industrial Lands Needs Review, with the resulting information provided to Western Power to enable assessment of appropriate electricity capacity and infrastructure requirements.

In the Shires experience, the process outlined poses a barrier to new projects, as proponents are required to fund costly pre-planning activities in addition to high headworks charges.

3.2.1.4 Roads

The Shire is served by two primary distributor roads: Brand Highway and Indian Ocean Drive. Brand Highway is a busy freight route providing the main restricted access vehicle (RAV) route servicing heavy haulage vehicles (RAV 7 link) to the northern regions of the State servicing the freight industry. The Shire also has effective RAV routes on local roads providing east west linkages between the primary distributor roads.

MRWA advice refers to the Indian Ocean drive (IOD) and the associated 'Indian Ocean Planning Guidelines' to provide direction on the use of the road. Heavy vehicle usage of the road is limited with most heavy vehicles travelling from Geraldton to Perth continuing to use the alternate Brand Highway. Heavy vehicles that do use the road are generally associated with the local crayfish, agricultural lime and primary production industries and the delivery of goods to the coastal towns. IOD does not support the heavy through traffic that uses Brand Highway.

Indian Ocean Drive has RAV 4 rated sections and is promoted as a tourist route. The section of the IOD from Shire of Gingin Boundary to Cervantes is predominantly not part of the RAV (Restricted Access Vehicles) or Tandem Drive Network and therefore prevents the IOD being used as a through route for the larger vehicle classes. Main Roads Western Australia (MRWA) considers that suitable locations for industrial areas within the Shire of Dandaragan are east of the Indian Ocean Drive (IOD) and along east-west local government roads that have an existing approved RAV vehicle rating, including areas adjacent to the Ag Lime Routes (lime sand cartage).

The IOD guidelines require that a development near or adjacent to the IOD is to blend with the landscape so as not to be visible. Any industrial development close to the IOD would need to be assessed in accordance with the guidelines.

Main Roads has been engaging with a range of renewable energy proponents regarding the transport requirements associated with large-scale wind energy projects. This includes requirement to upgrade selected parts of the road network (including intersections) to safely accommodate the movement of oversized and over-mass (OSOM) vehicles transporting wind turbine blades and related components.

Longer term MRWA projects include the Indian Ocean Drive future realignment to the east, and Brand Highway Bridge Upgrade across Moore River. These projects are not in Main Roads current 4-year forward estimated construction program and are subject to change without notice.

3.2.1.5 Marine and Harbour

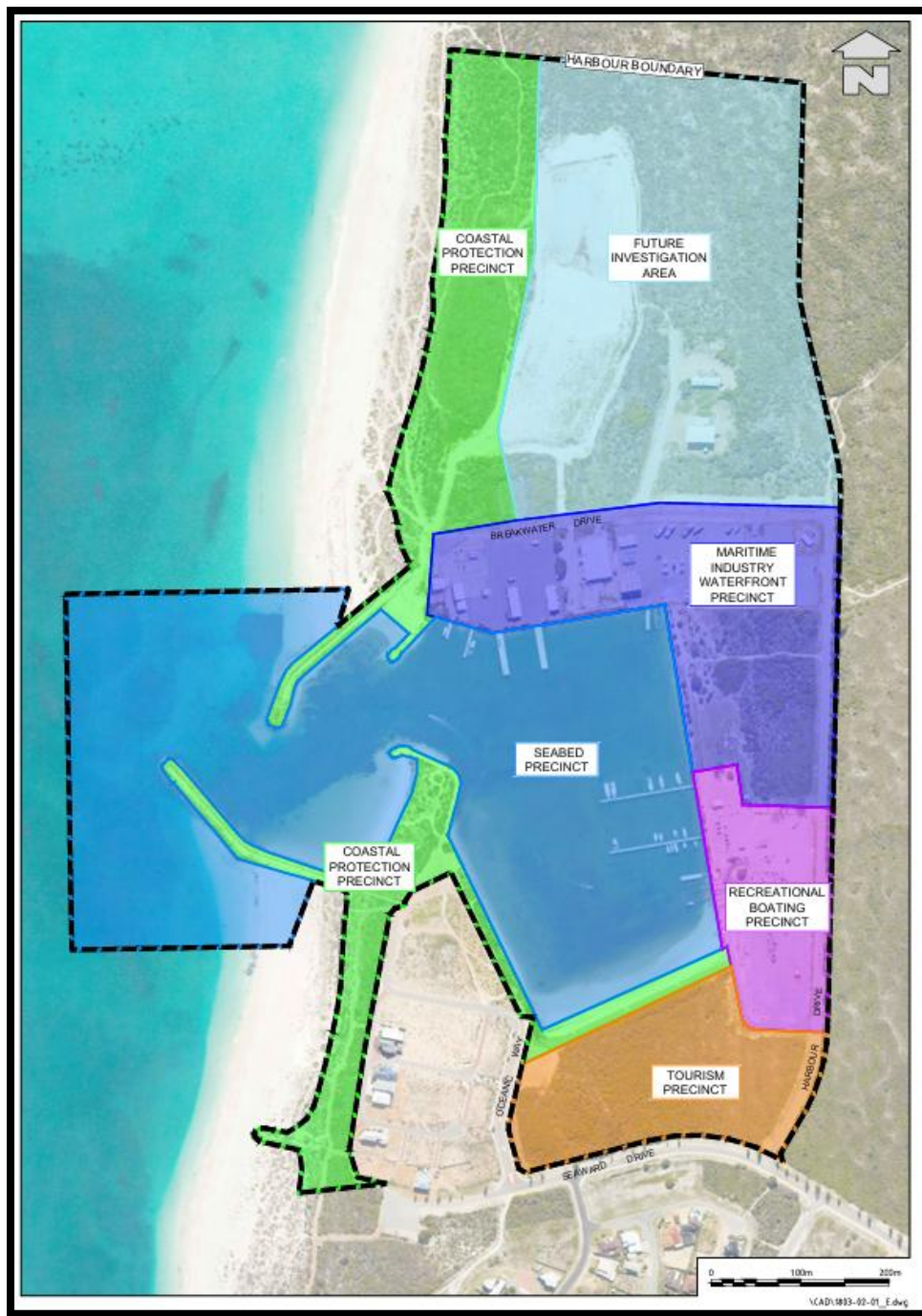
Department of Transport and Major Infrastructure (DTMI) advise that the current industrial uses within the harbour are considered as Maritime related Industrial uses.

The *Jurien Bay Boat Harbour Development Plan 2017* (JBBHDP) is currently under review (See Figure 9). DTMI is unaware of any current or imminent demand for expansion of the existing 'Industrial – Maritime' uses in the harbour. DTMI is currently progressing planning work to facilitate future tourist-based development in the Tourism Precinct. The undeveloped portions of the Jurien Bay Boat harbour will likely be the subject of future structure planning and preparation of Local Development Plans under the Local Planning Scheme.

Through the JBBHDP review process and subsequent planning processes the use of the undeveloped portions of land in the Maritime Industrial and Tourism Precinct will be considered. The 'Future Investigation Area' precinct will also be subject to future demand/supply analysis in addition to environmental investigations as part of strategic planning for the land area. DTMI anticipate that the future investigations will be a long-term project. Future uses will be expected not to compromise the primary role and function of the Harbour as an operational maritime facility.

Table 5 in section 3.1.2 above, indicates that the boat harbour has a potential second point of access via Samphire Pass and Carmella Street providing direct access to the Carmella Industrial Area and the Coalseam Industrial Area. Existing and proposed maritime industrial uses may have synergies with other designated industrial areas, with potential to accommodate complementary activities within the boat harbour.

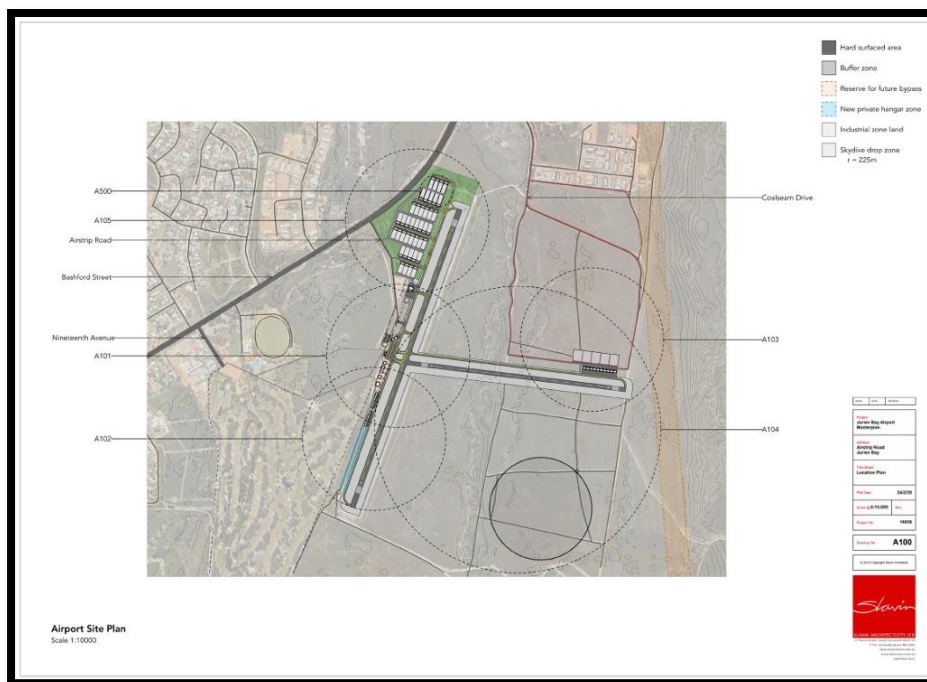
FIGURE 9: JURIEN BAY BOAT HARBOUR DEVELOPMENT PLAN 2017



3.2.1.6 Jurien Bay Airport

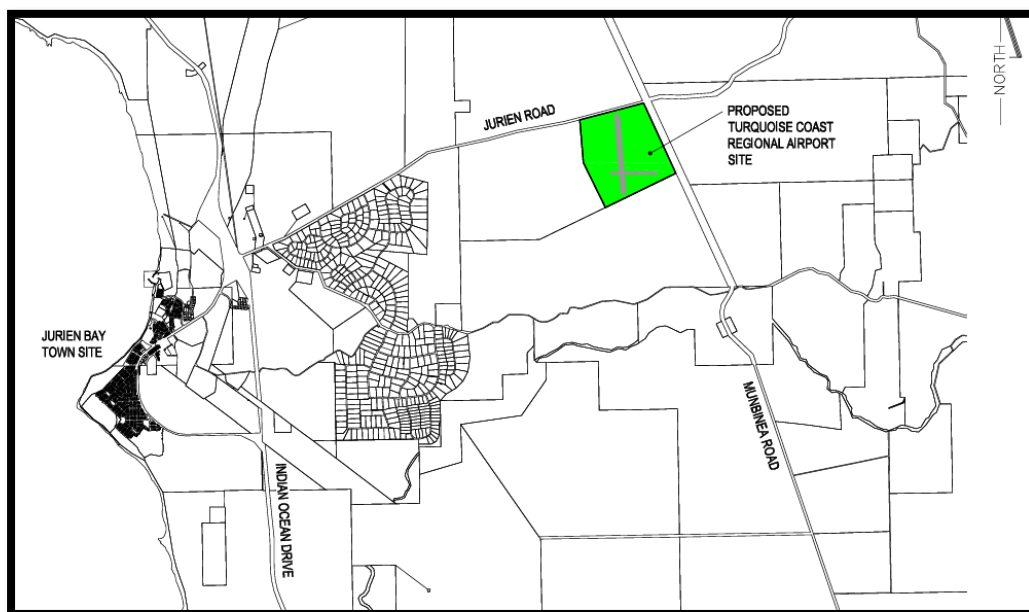
The *2020 Jurien Bay Airport Masterplan* provides a guide to the key infrastructure within the existing airport site which responds to the local environment and stakeholder needs to ensure effective functionality (see Figure 10 below). The master plan guided the development of the east west runway which traverses the Coalseam Industrial Area.

Figure 10: 2020 Jurien Bay Airport Masterplan



Turquoise Coast Regional Airport Master Plan for the Shire of Dandaragan was prepared in 2014 by Rehbein Airport Consulting. The Master Plan included the *Turquoise Coast Airport Site Options Assessment*, to determine the preferred site for the Turquoise Coast Regional Airport. As a result of the Site Options Assessment, the Master Plan recommended relocation of the airport to the easternmost portion of the land located on the corner of Jurien Road and Munbinea Road to the northeast of Jurien Bay.

FIGURE 11: TURQUOISE COAST REGIONAL AIRPORT MASTERPLAN 2014



3.2.2 Environment

DWER advise that under *Section 51C of the Environmental Protection Act 1986*, clearing native vegetation is prohibited unless authorised by a clearing permit, confirmed as *permit-not-required*, or exempt under *Schedule 6 of the EP Act* or the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*. Exemptions generally apply only to low-impact, routine land management activities outside 'Environmentally Sensitive Areas' (ESAs) and therefore any clearing of vegetation associated with Industrial land development is likely to require a clearing permit.

Department of Water and Environmental Regulation (DWER) advise that the Shire of Dandaragan includes portions of the Swan Coastal Plain (SCP). The SCP is extensively cleared, and any clearing may be considered significant, particularly in areas where less than 30% of remnant vegetation remains. DWER also advises that development areas containing significant environmental values, including 'Threatened Ecological Communities' (TECs), habitat for threatened flora or fauna, and other sensitive or high-value natural areas, should be avoided wherever possible. Based on the likely purpose and extent of clearing associated with the sites under consideration with ESA's and TEC's, (particularly in the Seville industrial Area), DWER indicates that an exemption is unlikely to apply, meaning a clearing permit would be required. Any application must also account for clearing associated with supporting infrastructure such as roads, access, and water supply. DWER also notes that clearing assessments must address potential impacts on flora, fauna, hydrology and other environmental factors.

DWER encourage the Shire to undertake site-specific environmental surveys using qualified consultants to map ecological values and distinguish areas of intact remnant vegetation from more degraded or historically impacted land. This will assist the Shire in prioritising development areas with lower environmental risk and ensuring future industrial planning aligns with legislative requirements and best-practice environmental management.

3.2.3 Crown Land

The Yued Aboriginal Corporation has provided plans identifying land holdings subject to the Indigenous Land Use Agreement (ILUA), which form part of the Southwest Native Title Settlement. These plans reflect Crown land under Yued Aboriginal Corporation control and identify land located within and adjacent to the townsites of Cervantes, Badgingarra and Jurien Bay.

Most of this land is currently reserved under the Shire of Dandaragan Local Planning Scheme No.7 for 'Public Purpose' or 'Parks and Recreation'. As a result, any change to land use or reservation would require consideration of existing land tenure arrangements and would need to proceed through the relevant rezoning and statutory processes under the local planning framework.

The extracts below outline land use suggestions proposed by the Yued Aboriginal Corporation that may be considered in the future, subject to further assessment and planning approvals. The focus is on landholdings adjacent to existing industrial areas and provides context for the discussion in the Tables in section 3.1 identifying potential opportunities for further industrial land investigation.

FIGURE 12: CERVANTES ILUA LAND

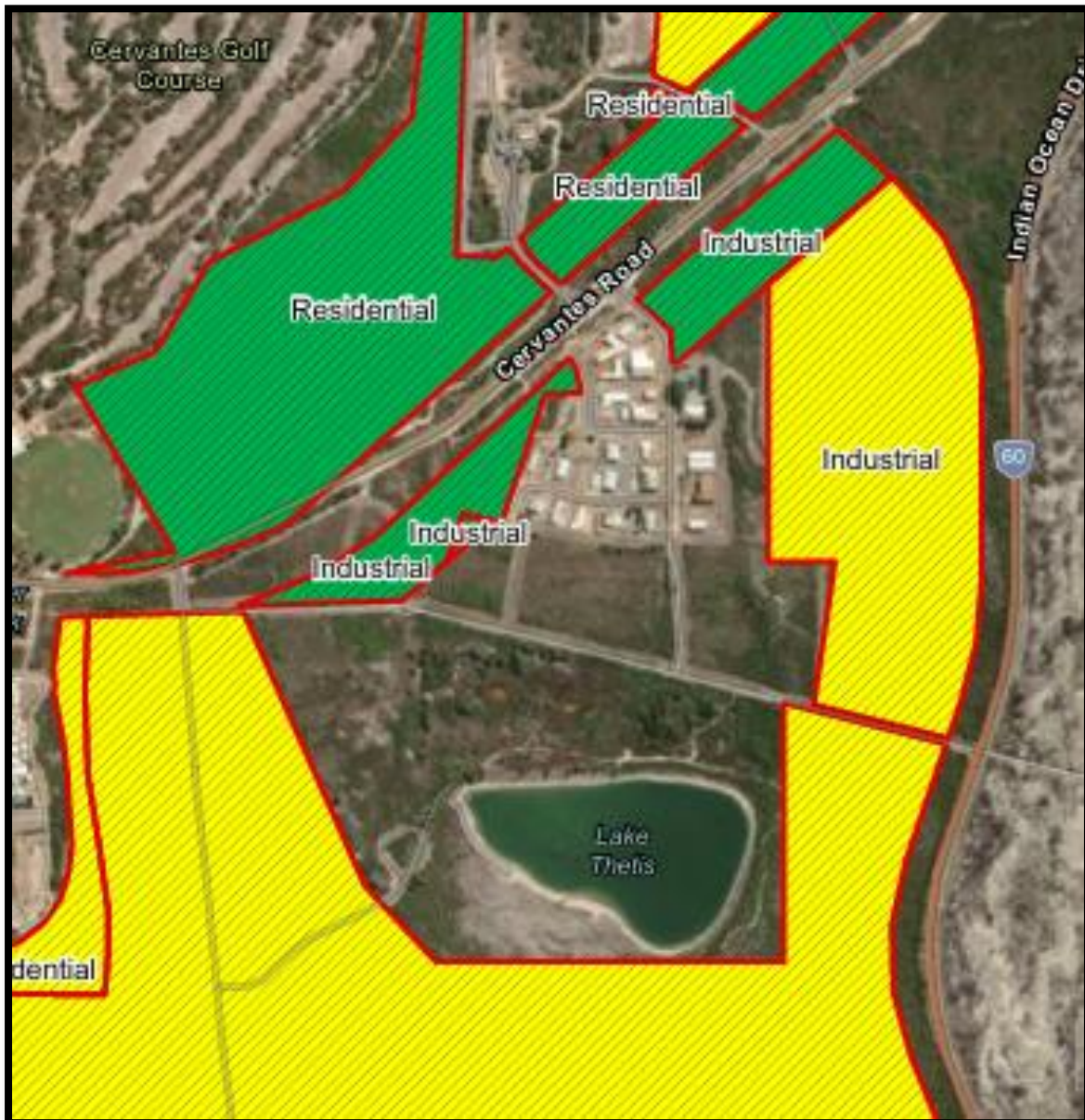


FIGURE 13: JURIEAN BAY ILUA LAND

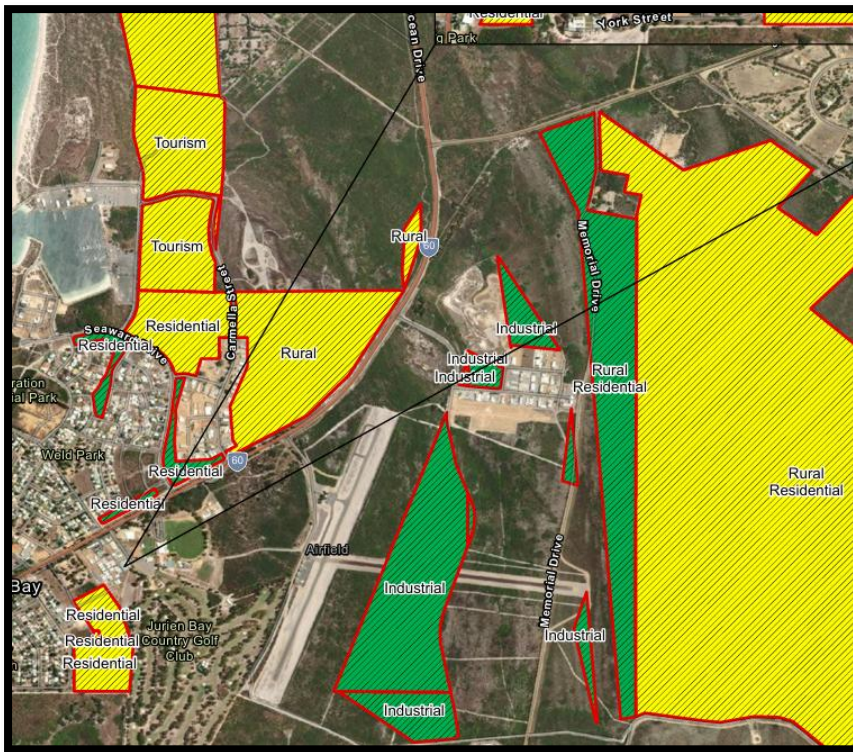


FIGURE 14; BADGINGARRA ILUA LAND



4.0 Industrial Land Needs Analysis

Review of the information in the sections above provides evidence that the Shire of Dandaragan will need to deliver between 32-42 hectares of serviced Industrial land by 2036 (approximately 125-168 lots). This corresponds to the release of 3-4 hectares of serviced industrial land (12 -16 lots) per annum.

Industrial Land Demand

The Econisis report (summarised in Section 2.2 and included in **Appendix C: Industrial Land Market Assessment**) forecasts that the Shire of Dandaragan will need to effectively double the supply of serviced and developed industrial land by 2036 to meet projected demand. Econisis identifies demand for an additional 2.4 hectares of occupied industrial land per annum between 2026 and 2036 using the local employment trends scenario. When allowance is made for land required for roads and servicing infrastructure, this equates to approximately 3.12 hectares per annum, or 31.2 hectares of additional serviced industrial land by 2036.

Under the higher growth scenario modelled by Econisis, using Geographia Project led population forecasts, industrial land demand is expected to increase to around 73 hectares. Once roads and other supporting infrastructure are considered, this would require the provision of approximately 42 hectares of additional serviced industrial land.

The high growth scenario based on the current project pipeline shows demand easing back toward the local employment trend over time. However, this decline largely reflects the fact that the existing project pipeline eventually runs out, rather than indicating a drop in underlying demand. The high growth scenario does not assume the development of a new pipeline of future projects, which may be possible. For this reason, the high project led scenario is considered a reasonable representation of high growth potential.

The Econisis Report provides a breakdown of required lot sizes indicating that the majority lots provided would average at 2500m² per lot ranging between 1000m² and greater than 5000m². The Econisis report also reveals subregional level demand for introducing larger lots in the industrial land market for freight, logistics and transport in the Shire of Dandaragan, which is confirmed through the business survey that also reveals that 28% of responding businesses are seeking to expand to larger sites (Refer section 2.1, Figure 3).

FIGURE 15: LOT SIZE DEMAND

Table 3 Allocation of 2.4ha Per Annum Industrial Land Take-up

Lot size band (sqm)	Allocation (%)	Allocated area (sqm)	Representative avg lot size (sqm)	Estimated number of lots
0-1,000	20%	4,800	1,000	4.8
1,000-2,000	20%	4,800	1,500	3.2
2,000-5,000	40%	9,600	2,500	3.8
>5,000	20%	4,800	7,000	0.7
Totals	100%	24,000	-	12.5

On the basis of the representative averages used, the 2.4 ha per annum equates to approximately 12.5 lots per year.

Industrial Land Supply Review

The Shire of Dandaragan has approximately 140 ha of industrial zoned land and additional land suitable for light industrial uses at the Jurien Bay Marina. Currently 41 hectares of the zoned land is subdivided, which comprises 127 lots, with only 1.5-2 hectares of unoccupied serviced land. The majority of these lots are located in the Badgingarra townsite.

As discussed in section 3.0, Table 1, there is approximately 98 hectares of undeveloped industrial zoned land, with potential for an additional 24 hectares in the Turquoise Bay Structure Plan area, and potentially some opportunity for maritime related industrial development in the Cervantes Marina and Jurien Bay Boat Harbour.

The findings from Sections 3.1 and 3.2 indicate that approximately 28 hectares of industrial land within the Shire of Dandaragan may be considered accessible for subdivision in the short term, subject to the provision of servicing infrastructure. The balance of the zoned industrial land (approximately 70 hectares) is currently constrained by environmental considerations and/or land-use planning coordination requirements, limiting its ability to be developed in the short term. The findings are summarised as follows:

- The Seville Industrial Area is constrained by environmental values, with approximately 13 hectares of industrial zoned land currently unsuitable for development. Any further investigation within the existing zoned land or on adjoining land would require detailed technical assessments and consultation with relevant State agencies and the Yued Aboriginal Corporation, and outcomes may necessitate amendments to the Local Planning Strategy and Local Planning Scheme to reflect appropriate land use classifications.
- Coalseam is the Shire's primary industrial growth area and the only precinct with existing sewer servicing, with approximately 87.5 hectares of undeveloped zoned industrial land and limited environmental constraints, allowing opportunity for relatively efficient subdivision. Short- to medium-term lot delivery is dependent on extensions to water, power and sewer services, while longer-term expansion, particularly south of the airport runway, will be influenced by future airport planning and other planning investigations which may be reflected in review of the local planning strategy and local planning scheme. The portion of the site adjacent to the existing infrastructure front and north of the airport runway is approximately 28 hectares.
- The Carmella Industrial Area has no further capacity for industrial expansion within its existing boundaries. Future planning for surrounding Crown land must avoid introducing sensitive uses that could undermine industrial operations within the Carmella Industrial Area. Improvements to Carmella Drive and Samphire Pass may enhance freight efficiency and reduce heavy vehicle movements through residential areas, and connectively with the industrial areas.
- The Jurien Bay Boat Harbour precinct presents a longer-term opportunity for approximately 11.5 hectares of marine-related industrial development, subject to significant constraints including environmental values, coastal and bushfire hazards, and limited servicing

opportunities. Development requires comprehensive technical investigations guided by a structure plan.

- An opportunity exists within the local planning framework to identify 'Rural Enterprise' zones in close proximity to the Dandaragan and Badgingarra townsites. This could help address the current shortage of land available for industrial development, particularly in Dandaragan

The majority of forecast industrial land demand, particularly for smaller and medium-sized lots ranging from 1,000 m² to 5,000 m², may be accommodated within existing zoned industrial land at Coalseam. Additional capacity may also be provided at Cervantes (subject to outcomes of supporting technical environmental), as well as at Turquoise Bay Structure Plan Area in the longer term. In contrast, demand for larger industrial lots associated with freight, logistics, and transport-related activities is best accommodated in locations with direct access to RAV 7 freight routes, including Brand Highway and appropriately constructed local roads.

Stakeholder engagement identified that 28% of responding businesses are seeking to obtain a larger lot, equating to demand for approximately 13 large sites based on survey responses alone. Based on the assessed lot size requirements, the provision of larger industrial lots to meet this immediate surveyed demand would require approximately 7.3 to 8 hectares of land currently. To ensure sufficient long-term supply and flexibility, it is recommended that a minimum of 20 larger lots, with an average size of approximately 7,000 m², be planned for in the short/medium term, requiring a total site area of approximately 18–20 hectares. Identification of a suitably located industrial site of this scale (with potential for expansion in the long term), preferably with direct access to Brand Highway or RAV 7+ routes, would enable staged development, with an initial first stage of approximately 10–13 lots delivered in the medium term.

5.0 Planning for Industrial Development

The Shire of Dandaragan is uniquely positioned within the Wheatbelt to respond to both immediate and ongoing local and subregional industrial land needs. This position is underpinned by the Shire's access to strategic transport corridors, proximity to energy infrastructure, and alignment with State objectives for renewable energy development, freight efficiency, and industrial diversification. As identified in this report, there is a clear and emerging demand for both small-to-medium industrial lots and larger format sites suitable for freight, logistics, and transport-related uses, particularly those requiring access to RAV 7 freight routes such as Brand Highway.

While elements of this demand can be met within existing and potential future industrial areas, including Coalseam, and Turquoise Bay, the analysis highlights the need for a more coordinated and proactive approach to identifying, planning, and servicing industrial land particularly within or adjacent to Jurien Bay. This aligns with the intent of the Local Planning Strategy, which seeks to provide for industrial growth while ensuring appropriate separation

from sensitive land uses. Progressing industrial land supply requires parallel actions relating to environmental assessment, infrastructure investigations, servicing strategies, funding advocacy, and the ongoing review of local planning frameworks.

The ILNR process has been instrumental in securing the active involvement of Development WA, which has stepped into a leadership role and confirmed a willingness to manage proponent-led infrastructure planning and associated Capital Prioritisation Requests with the Water Corporation. Development WA has also committed to lead funding applications to State Treasury for Industrial land development within the Shire and, where feasible, support RDAP applications to facilitate incremental lot release.

Table 8: Strategic Direction and Actions below translate the findings of this report into objectives, actions, responsibilities, and timeframes. It provides a practical roadmap to support economic growth, respond to market demand, and position the Shire to capitalise on both known and emerging industrial opportunities in the short, medium and long term. The table is structured around four core objectives that collectively support investment readiness, and the ongoing provision of industrial land. Together, these objectives and associated actions aim to:

- **Forecast and monitor the demand and supply of industrial land** to ensure decisions are informed by up-to-date evidence and future growth trends.
- **Activate and maintain a continuous supply of industrial land** that is appropriately located, serviced, and development-ready to facilitate local and regional employment, business expansion, and new investment.
- **Coordinate land use planning and land assembly** to unlock industrial development opportunities by aligning zoning, infrastructure provision, site investigations, and staging to reduce barriers to development and support efficient land delivery.
- **Support economic development, investment attraction, and funding advocacy** by progressing priority industrial sites, preparing funding submissions, and working with State agencies to deliver enabling infrastructure that improves market confidence and competitiveness.

Water corporation advise that to effectively implement actions relating to water supply and wastewater infrastructure is likely to require considerable resource and input from the Water Corporation Asset Investment Planning (AIP) team. While the Water Corporation encourages collaboration with Local Authorities and endeavours to support future development, they advise that a mutual understanding of agreed timelines would need to be developed for any actions to be implemented.

Table 8: Strategic Directions and Actions			
Strategic Direction	Action	Stakeholders	Timeframe
Objective 1: Forecast and monitor the demand and supply of industrial land			
Develop and maintain a program to forecast and monitor the demand and supply of industrial land.	1. Collate information on the known approved and projected/ forecast projects annually.	Shire of Dandaragan (SoD)	Ongoing
	2. Provide a desktop update of the industrial land supply audit every five years.	SoD	2031
Objective 2: Activate and maintain a continuous supply of industrial land to facilitate local and regional employment.			
Retain Industrial zoned land and protect existing industrial land to sustain long term industrial activity	3. Encourage the consolidation of existing industrial zoned areas i.e. promote efficient utilisation of buildings and serviced land.	SoD DPLH	Ongoing
	4. Restrict the introduction of sensitive uses adjacent to existing industrial zoned land.	SoD DPLH	
Identify and maintain a project ready land bank (10 -15 years) to ensure regular industrial land supply.	5. Collaborate with infrastructure and service providers to identify appropriate mechanisms to facilitate strategic land banking for future industrial uses that support a range of lot sizes.	SoD Dev WA WDC Water Corporation DWER	
	6. Prepare to release 32 – 42 hectares of serviced industrial land ready for occupation by 2036.	Western Power DPLH	
	7. Identify a staged land release process to focus on creating of 3-4 hectares (12-16 lots) of industrial land per year from 2026 -2036.		

Objective 3: Coordinate land-use planning and land assembly to unlock industrial development opportunities			
Identify an Industrial Area capable of serving a subregional function to accommodate large lot configuration supporting freight, logistics, and emerging State priorities for industrial diversification.	<p>8. Undertake a site selection study to nominate potential site(s) with a focus on the following:</p> <ul style="list-style-type: none"> Centrally located to support activities in the sub-region Access to RAV7 roads. Power Supply Water supply Separation from sensitive land use and environmentally significant areas Minimum 15–20-hectare site with opportunity to expand. Stage one to include minimum 8-10ha of large lots ranging from 7000m² – 1ha. Consider opportunities in locations with access to Major highways (i.e. Dandaragan, Regans Ford, Cataby) and where worker housing is provided and can be provided. 	SoD Adjacent Local Government agencies MRWA Dev WA WDC Water corporation Yued Aboriginal Corporation (YAC)	Short term priority (1-2 years)
Investigate opportunities to develop the General Industrial zone within and adjacent to the Seville Industrial Estate (Cervantes). Seville	9. Undertake site-specific environmental surveys, in consultation with DWER, to map ecological values (including ESA's and TEC's) and identify areas of lower environmental risk that may accommodate development within the existing industrial zoned land.	SoD DWER DBCA	Short Term priority (1 year) Short Term
	10. Address interface and management considerations relating to the adjacent Lake Thetis conservation area.		

	11. Undertake site-specific environmental surveys for Lot 1117 Indian Ocean Drive to identify areas of lower environmental risk as an initial assessment of its suitability for future development.	YAC SoD DWER DPLH MRWA	Short/Medium term Priority (1-5 years)
	12. Undertake water management and servicing investigations to determine suitability for potential development areas. Enquire with the Water Corporation about extent of capacity for expansion of reticulated water system for the Seville Industrial Area.		
	13. Update the Local Planning Strategy with recommendations for land-use changes that balance industrial land supply needs with identified conservation values.		
	14. Prepare Capital Prioritisation Request for the provision of a WWPS if identified as suitable and needed for future subdivision within or adjacent to the Seville Industrial Area.	SoD Dev WA Water corporation	
Strengthen Jurien Bay's role as the subregional industrial centre by planning for a sustained supply of industrial land accommodating a variety	15. Prioritise release of lots contiguous to the development in the Coalseam Industrial Area north of the east – west airport runway. Servicing solutions to enable a range of lots sizes.	SoD Dev WA Water corporation	Short Term Priority (2026)

of lot sizes, supported by coordinated environmental, infrastructure and land-use investigations.	16. Prepare a Capital Prioritisation Request for the provision of the WWPS required to connect Coal seam Industrial Area to the wastewater system and enable expansion. See actions 32-28.	SoD Dev WA Water corporation	
	17. Request DPLH transfer of Crown Land to Development WA to streamline development and approvals processes.	SoD Dev WA DPLH	Short Term Priority (2026)
	18. Undertake planning investigations for the area including the Jurien Bay Airport ('Public Purpose - Landing Ground' Reserve), the Coalseam Industrial-zoned land, and the adjacent 'Parks & Recreation' Reserve (Yued Aboriginal Corporation) to determine the highest and best land-use outcomes for the locality. Technical investigations (ie environmental, heritage, stormwater, traffic, servicing etc) may inform amendments to the local planning scheme and subdivision designs. The investigations should consider: <ul style="list-style-type: none"> • The Shire of Dandaragan 2020 Airport Masterplan, with particular focus on recommendations relating to industrial development. 	SoD DPLH Dev WA WDC Water Corporation YAC	Short Term priority (2026)

	<ul style="list-style-type: none"> • Review of Airport studies addressing the potential to relocate the airport • Current and future airport operational constraints, including flight paths, safety zones, noise influence areas, emergency aviation needs, and any ancillary infrastructure that may encroach upon industrial-zoned land. • Opportunities for aviation-aligned and compatible industrial uses within the Airport. • Engagement with the Yued Aboriginal Corporation to understand values, constraints, and land-use expectations within the Parks & Recreation Reserve to ensure compatibility at the airport/industrial zone interface. • The future development and timing for the Indian Ocean Drive bypass alignment, and its implications for access, movement networks, and long-term land-use function. • Servicing capacity, including utilities, access, drainage, and infrastructure requirements to support future development. • Review heritage, environmental and water quality. • Surrounding land use compatibility 		
	19. Investigate the option to align the industrial zone with lot boundaries in the Coal seam	SoD YAC	

	industrial area where portion of the lots is reserved for parks and recreation. (See action 18 above)	Dev WA DPLH	
	20. Collaborate with landowners to investigate the feasibility and land-use implications of upgrading Carmella Drive and Samphire Road, with the aim of strengthening connections between the Carmella Industrial Area and the Jurien Bay Boat Harbour.	SoD, MRWA, DevWa landowners	Medium Term 2-5 years
	21. Collaborate with landowners to consider the highest and best use of land parcels adjacent to the Carmella Industrial Area and the undeveloped portions of the Jurien Bay Boat Harbour, including assessing compatibility with surrounding sensitive land uses. Review to inform the Local Planning Framework (i.e. Local Planning Strategy and Local Planning Scheme).	SoD YAC DPLH	Medium Term 2-5 years
	22. Liaise with DPLH and YAC regarding the opportunity to expand the Shire of Dandaragan works depot in the Carmella Industrial Area.	SoD YAC Water Corporation	
Investigate opportunities to support light industrial land use, in proximity to the Dandaragan and Badgingarra townsites	23. Undertake site selection studies within the 'Investigation Areas' adjacent to the Badgingarra and Dandaragan townsites identified in the Local Planning Strategy, to determine the preferred location for the 'Rural Enterprise' zone, with emphasis on the following:	SoD DWER DPIRD Western Power Water Corporation	Short term priority (1-2 years)

and to establish 'Rural Enterprise' zones,	<ul style="list-style-type: none"> • Areas to avoid due to environmental or agricultural significance. • Provision of road access capable of accommodating heavy vehicles and providing sufficient exposure for the businesses on site; • Power and water supply and telecommunications capacity and requirements. 		
	24. Based on the outcomes of the site selection studies, collaborate with landowners within suitable areas adjacent to Badgingarra and Dandaragan townsites to consider the feasibility and planning requirements associated with rezoning land to 'Rural Enterprise.'	SoD Landowners YAC DPLH	Medium Term (2-5 years)
	24. Activate opportunities for industrial development in the Badgingarra Industrial area through servicing and land development.	SoD Dev WA WDC Water Corporation	Ongoing
Accommodate workforce	25. Prepare a housing strategy that includes identifying suitable locations and housing typologies to accommodate workforce demand associated with industrial expansion.	SoD	Short term priority (2026)
Objective 4: Economic Development, Attract Investors and Grant Funding			
Attract funding to service and release priority Industrial land	26. Support Development WA in the preparation of funding submissions for State Government funding streams.	Dev WA SoD	Ongoing

	27. Prepare applications for extension of services and subdivision development through the Regional Development Assistance Program (RDAP) for short- and medium-term industrial expansion areas.	SoD Dev WA WDC Water Corporation, Western Power	Short term (2026), then ongoing
	28. Seek RDAP support to enable subdivision of lots at Coalseam Industrial Area ongoing at a rate of between 12 -16 lots per annum.		2026
	29. Seek RDAP support to assist potential short term land release at Seville Road Industrial Area (Cervantes).		2026
	30. Build a proactive grants pipeline. Establish a grants calendar and monitoring process using WA's Grants Assistance & Programs Register.	SoD	Start 2026, review monthly
	31. Prepare and maintain grant-ready business cases for priority industrial sites.	SoD Development WA, WDC	
Coordinate infrastructure-related funding and delivery	32. Submit evidence of industrial land demand informed by the Shire of Dandaragan Industrial Land Needs Review, Growth Plan and WDC advice to DPLH to the Water Corporation to support capital planning priorities.	Water Corporation SoD Dev WA	2026
	33. Engage with the Water Corporation to determine opportunities within its works program that could support timely industrial development (e.g., headworks, upgrades, extensions). Seek to align headworks and upgrades with industrial Area staging.	SoD Dev WA Water Corporation	2026 and ongoing 2026

	34. Request Water Corporation to provide estimated capacity for the proposed 2027 water source and bore to confirm potential availability for industrial subdivision. Shire to provide details of current residential, industrial, tourism projects, estimated dwelling/lot numbers and realistic timing and staging to support Water Corporation assessment.		
	35. Investigate short-term low lot yield lot opportunities within current capacity. Liaise with Water Corporation to identify whether any industrial lots can be serviced via reticulation extensions only. Provide plans to Water Corp for assessment.		
	36. Engage with Water Corporation to escalate to the provision of 'Wastewater Pump Station D' to enable subdivision at Coalseam in the short term. Development WA to explore feasibility of Short-term lot release at Coalseam industrial Area and Proponent-led delivery of sewer pump station WWPS D. Submit an application for a Capital Prioritisation Request for the WWPS D.		
	37. Identify co-funding or program windows in the Water Corporation Works Program.	Dev WA SoD	2026 ongoing -
	38. Obtain professional advice from a registered electrical engineer to support the Industrial Lands Needs Review, to enable assessment of appropriate electricity capacity and infrastructure requirements.	SoD Western Power	As required

	with the resulting information provided to Western Power.		
Investigate alternative servicing solutions	39. Undertake studies into alternative servicing options (e.g., modular servicing, decentralised wastewater, renewable energy micro grids) to reduce upfront infrastructure costs and accelerate land readiness.	SoD Department of Health Water Corporation WDC DPLH	Ongoing
Establish mechanisms for coordinated land release	40. Form a Land Release Working Group to coordinate land supply planning, infrastructure staging, and investment attraction. The Land Release Working Group to coordinate grant bids, land assembly, approvals sequencing, and infrastructure staging.	SoD (chair) Dev WA DPLH WDC Water Corporation. Western Power Dev WA	Initiate 2026, meet quarterly
Build partnerships with industry	41. Develop partnership models with industry to support land development, shared infrastructure, investment attraction and co-funded servicing solutions.	SoD	Ongoing
	42. Support Aboriginal Economic Development & Partnerships. Partner with Yued Aboriginal Corporation and other Aboriginal partners and access relevant DPIRD/NIAA grant streams for potential land development process.	SoD YAC DPIRD NIAA	Ongoing

Appendix A: Literature Review

Appendix A: Shire of Dandaragan ILNR Literature Review

Draft Shire of Dandaragan Growth Plan – 2026

The Growth Plan outlines a clear vision for the Shire of Dandaragan to become a fully serviced, well-connected regional growth hub that supports Western Australia's population growth, renewable energy transition and economic diversification. It emphasises the need for coordinated land-use planning and infrastructure investment to unlock growth while protecting environmental and coastal assets. Through collaboration between the Shire, State agencies and the private sector, the Plan seeks to deliver sustainable, long-term economic and community outcomes.

The Growth Plan incorporates some of the preliminary findings of the ILNR and associated outcomes and confirms that the Shire of Dandaragan is increasingly important to Western Australia's coastal and renewable energy growth corridor. Its location, transport access and proximity to major energy and infrastructure projects are driving increased demand for industrial land to support construction activity, logistics, servicing, storage and long-term operations.

The report recommends a proactive approach to identifying, servicing and activating priority industrial land, supported by updates to the local planning framework and the preparation of funding-ready infrastructure proposals. These actions are critical to supporting economic diversification, job creation and long-term growth within the Shire.

Shire of Dandaragan Local Planning Strategy 2020

The Local Planning Strategy identifies Key areas for future industrial development in Jurien Bay, Cervantes, Dandaragan, and Badgingarra, with planning focused on minimizing land use conflicts and ensuring compliance with State Planning Policy 4.1. The LPS outlines key opportunities for industrial development at the following locations:

- Coalseam Road Industrial Area: There is 90 hectares of undeveloped Industrial zoned land at the Coalseam Road industrial area. Development beyond the current stage, however, is subject to environmental, infrastructure and native title assessments.
- Jurien Bay Boat Harbour: Underutilized asset with potential for marine-based industry, tourism, and recreation.
- The Turquoise Coast structure plan contains an industrial component. Structure planning has identified an indicative yield of 43 industry and light industry lots on land zoned (25 industrial and 18 light industrial lots).
- Special Development Cervantes has limited short-term demand; long-term potential north of town.
- Identified investigation areas in Badgingarra and Dandaragan may incorporate some industrial land should demand be identified. Badgingarra presents a strategic location along Brand Highway for light to general industrial uses supporting transport and rural enterprises. Dandaragan future expansion may include flexible mixed-use industry.

Appendix A: Shire of Dandaragan ILNR Literature Review

Strategic Industrial Lands Activation Plan (2025)

In November 2025 the WA State Government through the Department of Energy and Economic Diversification released the *Strategic Industrial Lands Activation Plan* which highlights that fast tracking clean energy and major industrial projects is a key priority for the WA Government, with a focus on investing to unlock Strategic Industrial Areas (SIA's) and drive economic growth to diversity and decarbonize the economy.

Western Australia's SIAs are designed for use by strategic and heavy industries that generate large investment, employment and value of productions and have been selected for proximity to large resource projects and key enabling infrastructure are and positioned to enable key strategic industries including:

- Renewable hydrogen and ammonia
- Biofuels production
- Green iron and metals processing
- Critical minerals processing
- Shipbuilding and sustainment
- Advanced manufacturing.

The SIF 2024/25 budget focuses on activation of Strategic Industrial Areas through the assembly of industrial land and the provision of enabling infrastructure. The SIF recognises that developing SIA's and activity investment ready industrial land will require a significant and sustained investment of a number of years. The critical enablers for activation is recognized to include:

- Site works
- Energy infrastructure
- Planning and land assembly
- Transport infrastructure
- Water infrastructure

The Strategic Industrial Areas (SIAs) across Western Australia play a distinct role in driving economic impact. These include the Perth, Peel, Pilbara, Mid-West, Goldfields-Esperance, Great Southern, and Southwest regions.

Appendix A: Shire of Dandaragan ILNR Literature Review

Boodarie SIA
Green Iron and
New Energies

Anketell SIA
Value Adding
Industries

Maitland SIA
New Energies

**Ashburton
North SIA**
New Energies and
Decommissioning

Oakajee SIA
Hydrogen and
Ammonia

**Western Trade
Coast**
Green Iron, Critical
Minerals, Defence,
New Energies

Kemerton SIA
Critical Minerals

AMTECH
Advanced
Manufacturing

**Shotts SIA &
Coolangatta
Industrial Estate**
New Industries

Mirambeena SIA
Value Adding
Industries

Mungari SIA
Value Adding
Industries



Economic and Employment Lands Strategy (EELS) 2012

EELS was prepared to ensure adequate forward planning for general and light industrial land (non-heavy industry) in Perth and Peel over the next 20 years with the key goals to:

- Identify suitable areas for non-heavy industrial activity.
- Maintain a rolling 20-year industrial land bank to avoid shortages.
- Protect existing industrial land from competing uses (e.g., residential).
- Improve governance and coordination between State, local government, and private sector.
- Facilitate timely delivery of development-ready land and infrastructure.

Demand for heavy industrial land is derived from a different set of drivers to that of general and light industrial land, being more project dependant than other industrial land uses, therefore it has been excluded from consideration in the EELS. A finding from the study recognised that there is increasingly a move away from manufacturing operations towards transportation logistics and storage, warehousing and distribution centres. This emerging trend has resulted in an increased demand for larger lot sizes and the development of estates that can respond to and capably accommodate these larger scale uses.

Appendix A: Shire of Dandaragan ILNR Literature Review

10 Year Industrial Land Strategy June 2021 – (Industrial Land Steering Committee – Development WA

The Strategy has been developed with aim of providing recommendations on the priority infrastructure required to unlock industrial land across Western Australia over the next decade. The Strategy covers all types of industrial land — Strategic Industrial Areas (SIAs), General Industrial Areas (GIAs), and Technology Parks.

SIAs: industrial land areas designed for investment in downstream processing and other strategic industrial activities. SIAs are strategically selected for their proximity to major resource projects and key infrastructure such as roads, rail and ports. They provide project-ready land with sufficient planning, environmental and infrastructure coordination to enable project certainty for industrial proponents.

GIAs: provide for a broad range of industrial, service and storage activities and are generally sold to private proponents. An adequate supply of appropriately serviced GIAs is crucial in enabling continued economic growth. GIAs play an integral role in regional economies, as many of the State's large resource projects require supporting services usually located in GIAs.

The Strategy recommends the following in respect to Regional WA:

- Support the development of enabling physical infrastructure in regional WA to facilitate the establishment of new industries. The key issue for regional WA is on the demand side and, as a result, many regional communities are seeking to attract new industries to diversify their economies. To assist this, it is critical enabling infrastructure, such as sufficient power, water and communications, are in place to support new projects. One example is the renewable energy sector, which is seeking to establish new projects across regional WA, with several potential projects under consideration, including in solar, hydrogen and wind. These projects are expected to drive demand for industrial land but require the right enabling infrastructure.
- Continue the Regional Development Assistance Program's work, especially in the Wheatbelt, to facilitate serviced light industrial land. Small to medium enterprises play a critical role in the economies of smaller regional towns and an adequate supply of serviced light industrial land is required to ensure these businesses are sustained and have opportunities for growth. Due to low land values and the high cost of connecting and upgrading services, including power and water to greenfield sites, development by the private sector is often not viable. Through the Regional Development Assistance Program (RDAP), Development WA has worked with local governments to provide serviced light industrial land across regions' towns. The RDAP program is seen as critical in maintaining the longer-term supply of light industrial land, especially in the Wheatbelt, and should be continued.

Table 1 below provides a summary of the Industry Typology (SIA's and GIA's) and location criteria.

Appendix A: Shire of Dandaragan ILNR Literature Review

Table 1: Industrial Land Types

INDUSTRIAL TYPOLOGIES AND LOCATION CRITERIA		
INDUSTRY TYPOLOGY	ACTIVITY	LOCATION CRITERIA
1. STRATEGIC INDUSTRIAL AREAS	<ul style="list-style-type: none"> Industrial activities of significant economic and strategic importance to the State Strategic, value-adding activities such as downstream resource processing that represent new segments of key industrial value chains. Industries likely to have off-site impacts such as major hazard risk, light, noise, odour or emissions These industries generate significant investment and employment 	<ul style="list-style-type: none"> Large land areas required On major transmission (electricity and gas) infrastructure networks Road access by heavy vehicles Direct port connection - via road or rail Close to major population centre to source employees and ancillary general industrial needs Sufficient separation distances between sensitive uses, such as residential, and industry through an established buffer
2. GENERAL INDUSTRIAL - DISTRICT ESTATES AND SPECIAL USE SITES OF LOCAL SIGNIFICANCE. ESTATES WITH SMALL TO MODERATE SIZED INDUSTRIES.	<ul style="list-style-type: none"> Consumer and business orientation Provide goods and services to regional, state and international markets Not hazardous or offensive Can include business parks, offices, local services, fabrication and manufacturing Limited bulky goods showroom 	<ul style="list-style-type: none"> Access to key freight routes, including Over Size over Mass network as well as the freight rail network Potable and processing water, sewer/land for waste water disposal, electricity, other energy (food and metal processing are heavy water users and may require associated recycling facilities) Large, skilled workforce catchment Moderate to large, relatively flat sites - any processing is land intensive Potential for large amounts of onsite storage

Add in the other extract of warehousing and transport and logistics from page 9 of the report. – snippet wasn't working at the time

The 10-year industrial strategy highlights that the Wheatbelt relies heavily on small to medium enterprises for economic activity, yet their growth is constrained by limited availability of serviced light and general industrial land. Due to low land values and the high cost of extending essential services such as power and water to greenfield sites, private sector development is generally not viable. To address this, Development WA—through the Regional Development Assistance Program (RDAP)—partners with local governments to deliver serviced light industrial land in regional townsites, helping overcome prohibitive development costs and alleviating shortages where privately developed land is limited or unavailable. The strategy also notes that there are currently **no Strategic Industrial Areas** within the Wheatbelt.

2026 Integrated System Plan (ISP)

AEMO's Integrated System Plan (ISP) is a roadmap for the transition of the National Electricity Market (NEM) power system, with a clear plan for essential infrastructure that will meet future energy needs. The ISP's optimal development path (ODP) sets out the needed generation, storage and network investments to transition to net zero by 2050 through current policy settings and deliver significant net market benefits for consumers.

The Draft 2026 ISP reaffirms that renewable energy, connected by transmission and distribution, firmed with storage and backed up by gas presents the least-cost way to supply secure and reliable electricity to consumers as coal plants retire, while meeting government policies through to 2050.

Appendix B: Industry Business Survey Outcomes

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Executive Summary

The Shire of Dandaragan conducted a survey with industry businesses, landowners, and state government agencies (September–November 2025) to assess current and future industrial land requirements. The survey received 49 responses, representing approximately 30% of industry groups and associated businesses in the subregion

Key Findings:

- The majority of respondents were business owners/managers (82%), primarily operating in Agriculture, Forestry & Fishing, Construction, and Transport/Warehousing sectors. Most responding businesses are long-established (10+ years), small to medium-sized, and concentrated around Jurien Bay.
- Forty six percent of responding businesses plan to expand within 5–10 years, with significant demand for sites between 1,000–10,000 m², particularly from agriculture, construction, and mining sectors.
- Businesses rate the Shire as moderately competitive (3.56/5) and well-connected to markets (3.52/5). Economic resilience scored positively (3.47), but infrastructure (2.96) and internet connectivity (2.65) were identified as weaknesses.
- Jurien Bay is the preferred for future industrial development, followed by Badgingarra and Dandaragan.
- Major challenges for growth were identified to include employee housing shortages, limited industrial land availability, inadequate infrastructure (power, water, sewer), and poor telecommunications.
- Tourism, renewable energy, agricultural innovation, and population growth were cited as potential drivers for growth, contingent on infrastructure and housing investment.
- Affordable and serviced industrial land, improved housing, infrastructure upgrades, and incentives are critical for competitiveness and to support business needs.

1.0 Stakeholder Engagement Objectives

Objectives of the Stakeholder Engagement Communication Framework in preparation of the Shire of Dandaragan Industrial Land Needs Review are to:

- Ensure stakeholders understand their level of participation in this project, as outlined by the IAP2 framework (see Table 1).
- Identify, inform, and consult with stakeholders throughout the Industrial Land Needs Review process.
- Clearly communicate both the limitations and possibilities of the project process.
- Set clear expectations for the roles of internal stakeholders in preparing the document.
- Build community awareness of the project, including how local values and issues have been incorporated.
- Provide a framework that builds community and stakeholder confidence in the resulting document.
- Prevent misinformation and speculation by delivering clear, consistent messages about the Industrial Land Needs Review process and recommendations.
- Respect the time and resources for Stakeholders involvement and request for feedback through the process.
- Effectively engage with relevant stakeholders to collect qualitative data to support and expand on findings from quantitative data. Conduct targeted engagement with:
 - Development WA, RDAP, WDC
 - Local real estate agents, valuers, and industrial landowners
 - Major Project Proponents
 - Renewable energy proponents, agribusinesses, and logistics operators
- Document and collate stakeholder feedback to inform recommendations and study outcomes.

2.0 Stakeholder Engagement Activities

Primary research informs the Industrial Land Needs review through the following community and stakeholder engagement processes:

- Industry, Business and Landowners Survey
- Technical working group
- Liaison with State Agency/Service Agency Stakeholders

Table 1 below identifies the stakeholder groups involved in the project, their level of engagement, and the terms of reference that support the engagement activities and outcomes.

Table 1: Stakeholder Groups

	1AP2 Level of Engagement (Table 1)	Communication Methods/Terms of Reference
<p><u>Decision Makers/Report Endorsement</u></p> <ul style="list-style-type: none"> • Shire of Dandaragan Executive • Shire of Dandaragan Council 	Empower	<ul style="list-style-type: none"> - Council Briefings/Meetings - Confirm recommendations/Actions - Report Endorsement
<p><u>Shire of Dandaragan Internal Project Team</u></p> <ul style="list-style-type: none"> • Manager Planning and Building services • Strategic Planning Coordinator • Shire of Dandaragan officers: <ul style="list-style-type: none"> - Development services - Infrastructure services - Corporate services 	Collaborate	<ul style="list-style-type: none"> - Provide data, local knowledge and other technical information. - Provide information and direction for the engagement activities - Feedback on draft reports - Emails/Phone calls/Team meetings as required.
<p><u>ILNR Technical Working Group</u></p> <ul style="list-style-type: none"> • Shire of Dandaragan officers • Shire appointed Consultant • Wheatbelt Development Commission • Development WA • Department Planning Lands and Heritage 	Collaborate	<ul style="list-style-type: none"> - Information sharing relating to respective department projects - Support in mapping, data, and Infrastructure information - Emails/ and phone calls - Teams Meeting - Document Review
<p><u>State Agency/ Service Agency Stakeholders</u></p> <ul style="list-style-type: none"> • Department of Water Environment and Regulation (DWER) • Water Corporation • Western Power • Department of Transport and Major Infrastructure (DOT) • DPLH • Department of Primary Industries and Regional Development (DPIRD) • Department of Energy and Economic Diversification (DEED) 	Inform Consult	<ul style="list-style-type: none"> - Building awareness - Gather views/information - Emails/ and phone calls - Feedback
<p><u>Industry and Business Stakeholders</u></p> <ul style="list-style-type: none"> • Industry landowners/ratepayers • Industry businesses (all classifications) • Tourism operators • Local Interest Groups/Representatives 	Inform Consult	<ul style="list-style-type: none"> - Gather views/information. - Targeted Survey - Shire website - Emails/phone calls - Feedback
<p><u>Community stakeholders</u></p>	Inform	<ul style="list-style-type: none"> - Shire's website

3.0 Shire of Dandaragan Industrial Land Needs Survey

The Industrial Land Needs Survey commenced on 29 September 2025 and ended on the close of business on 25 October 2025 (late submissions were accepted until 7 November 2025). Forty-nine responses were received. The survey targeted businesses and landowners involved in industrial operations, as well as other businesses that rely on the industrial sector (such as agriculture) and state agency stakeholders. Its purpose is to understand current need for Industrial land and assess additional demand. The survey sought information on industrial land needs based on twenty-one questions outlined in Table 2. The response rate for this survey represents approximately 30% of Industry groups and associated businesses with employees in the subregion.

Table 2: Business Community Survey Questions and Response Rate

Business Community Survey Questions		Response Rate
1	How would you describe your interest in the Shire of Dandaragan Industrial Land Needs Review?	49
2	Name of Business	24
3	What is the industry sector you are currently operating in (Choose up to 3 relevant industry sectors)	49
4	Please identify the Location (or closest town) of your business or landholding?	47
5	How long have you operated your business or owned industrial property in the Shire of Dandaragan?	47
6	Do you own your own premises or lease your own premises?	47
7	How many staff do you currently employ in the Shire of Dandaragan?	49
8	Which industries represent your major customers? (Choose up to 3 relevant industry sectors)	49
9	Where are your customers located?	48
10	If you operate a business, is your current site suitable for your operations?	48
11	If you operate a business, do you expect to expand in the next 5-10 years?	49
12	If yes to question 11, how much additional land is needed, how much would be suitable?	28
The following questions asked for a rating between fully disagree to fully agree		
13	The Shire of Dandaragan is a highly competitive location from which to run a business?	48
14	The Shire of Dandaragan is well connected to major markets and customers?	48
15	The Shire of Dandaragan is a resilient economy in the face of major economic shocks? (e.g. COVID)	47
16	The infrastructure and servicing (such as water, sewer, power, roads etc) available within the Shire of Dandaragan are of a suitable quality and sufficient capacity to support business operations into the future?	48

17	The internet and connectivity (e.g. online and telecommunications) services available within the Shire of Dandaragan are of a suitable quality and sufficient capacity to support business operations into the future?	48
18	Which locations in the LGA do you think are most suitable for future industrial development?	48
19	What are the biggest barriers and challenges that businesses face in the Shire of Dandaragan and the wider region?	41
20	What are the opportunities for businesses to grow and expand?	35
21	What would help businesses grow and remain competitive into the future?	38

3.1 Survey Participants Profile

The majority of respondents to the survey were from the business owner/manager (82%). Landowners that don't operate a business comprised 26%. Investors and employees comprise 6% and 8 % of respondents (evidently respondents reported a combination of roles). Other respondents included farmers, government agencies, utility providers, board members, and non-residents of the Shire of Dandaragan (See Figure 1).

Figure 1: Respondents Land interests

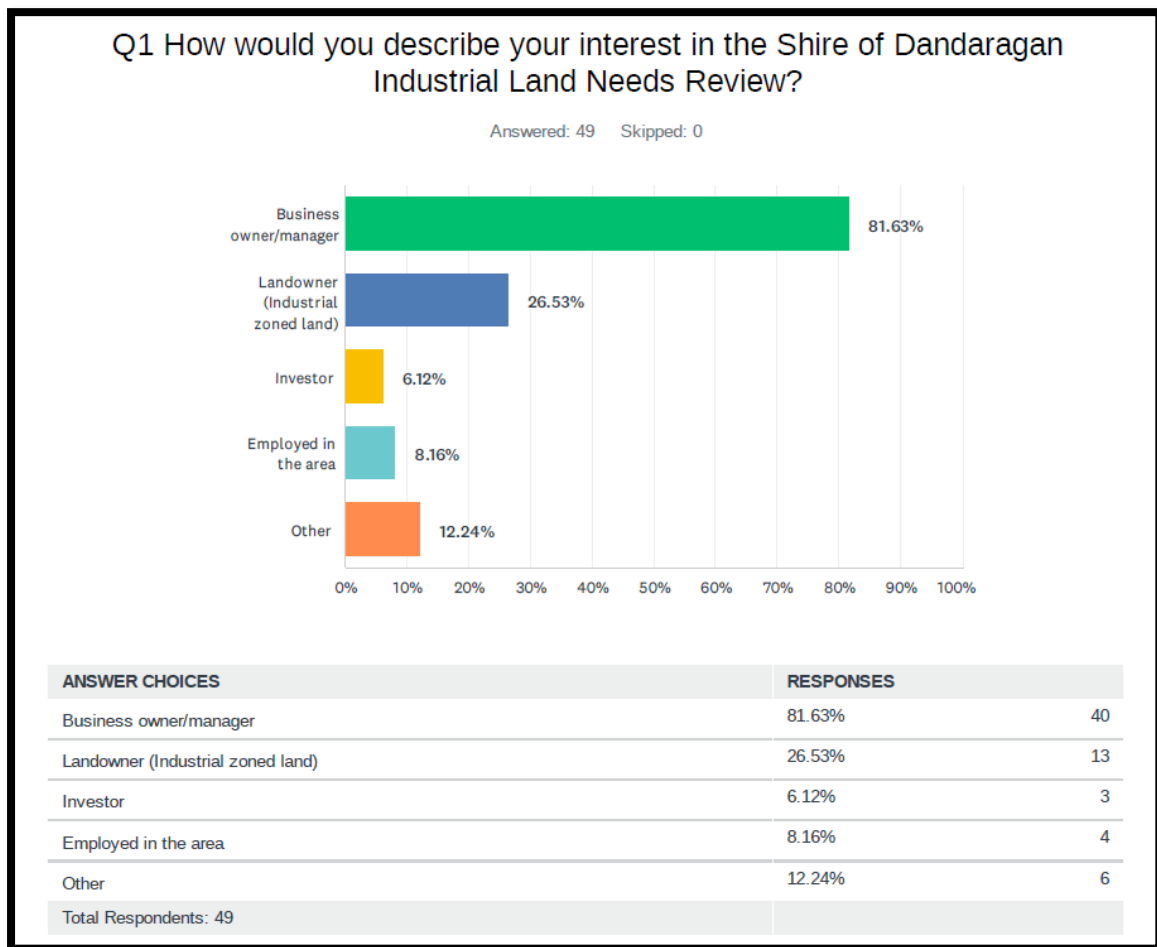
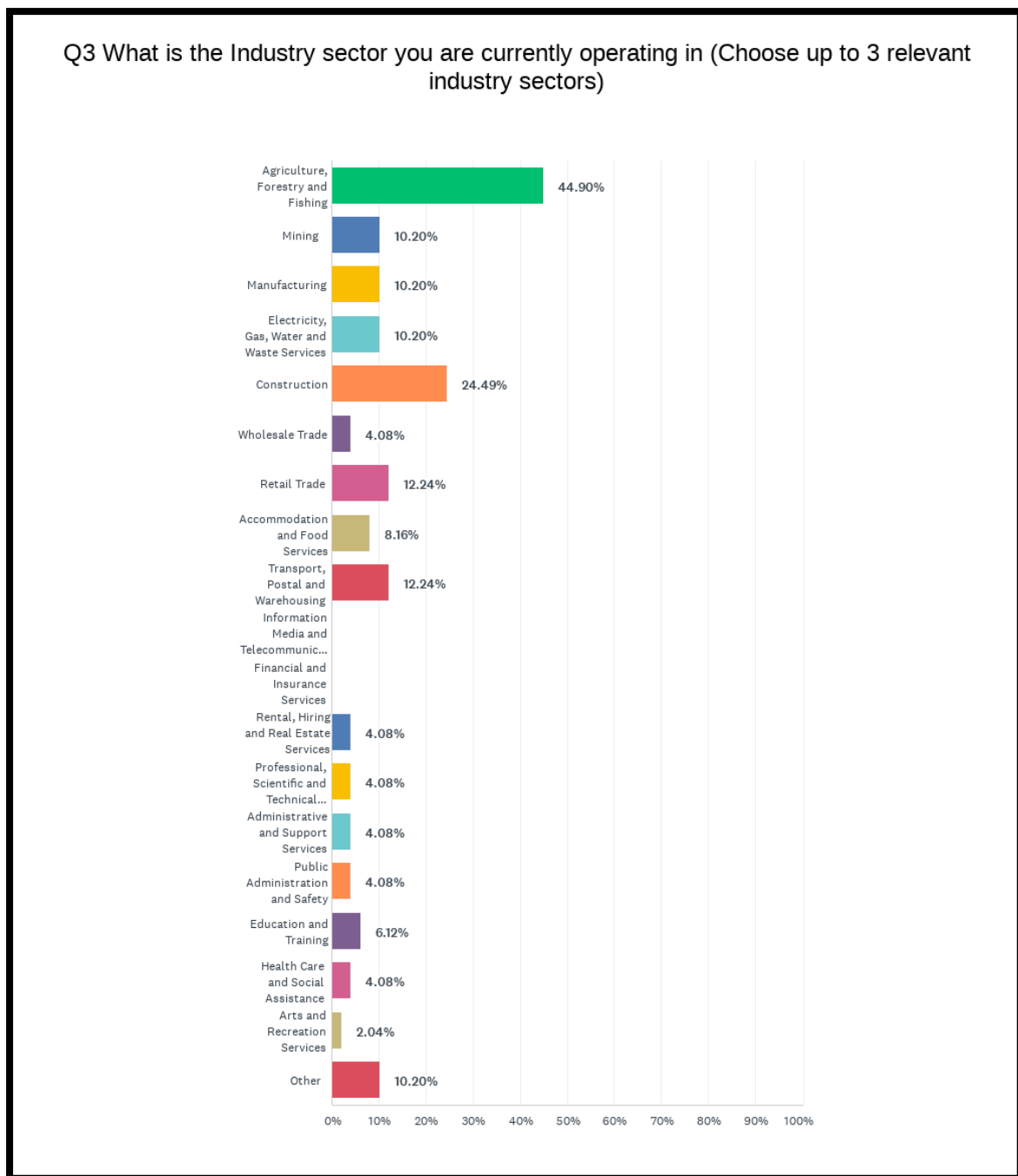


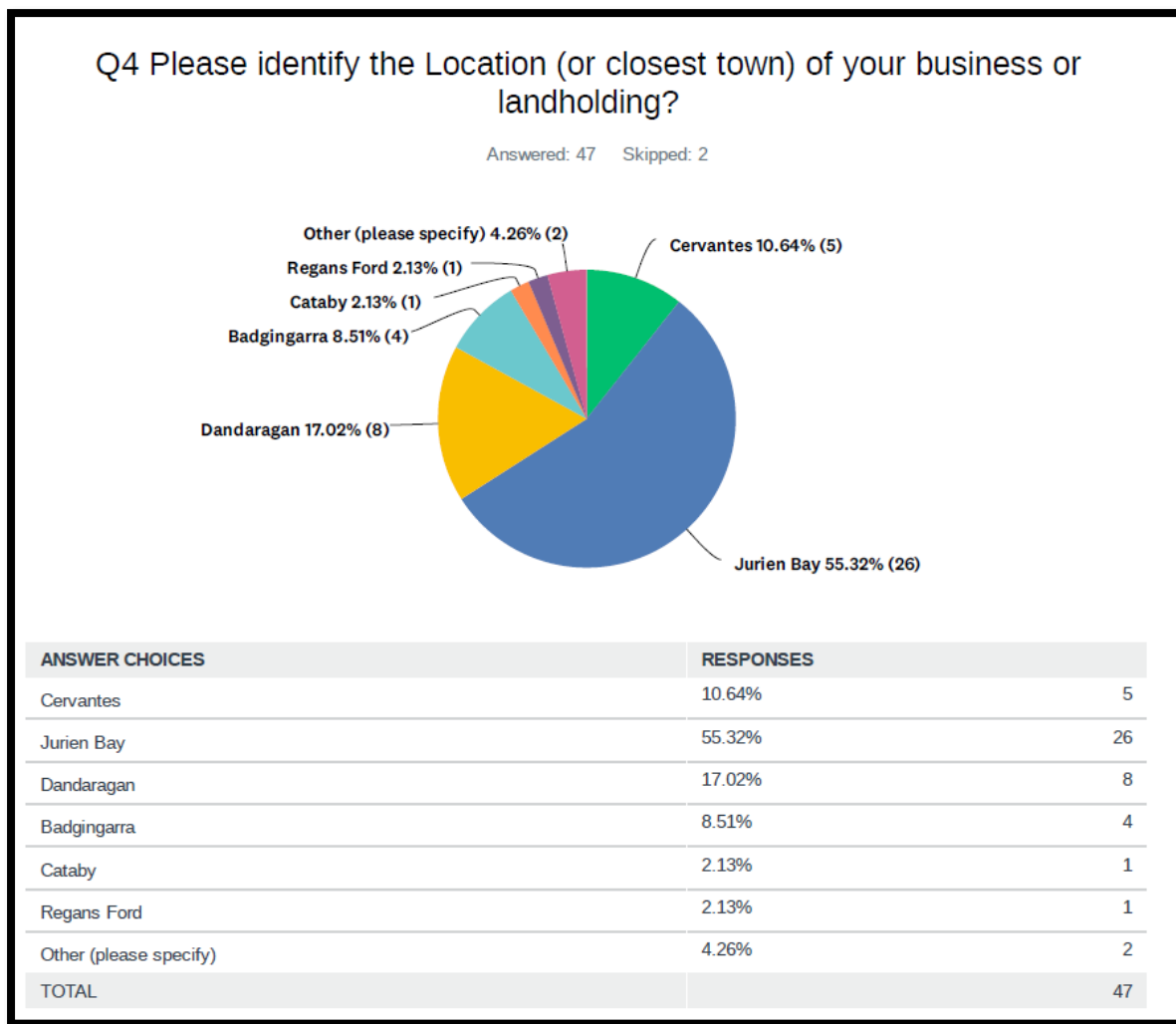
Figure 2: Respondents Industry Sector



The majority of respondents to the survey represented the following Industry Sectors (See Figure 2) in order of volume of response:

- Agriculture, Forestry and Fishing
- Construction
- Transport, Postal and Warehousing,
- Retail Trade
- Mining, and Manufacturing and Electricity Gas Water and Waste Services

Figure 3: Location of Respondents



The majority of respondents identified Jurien Bay as the closest town to the business (55%) (See Figure 3). 17% of respondents noted the town of Dandaragan as the closest, followed by Cervantes and Badgingarra. Figure 4 below indicates that most of the responses came from well-established business operating for 10 + years.

Figure 5 indicates that 66% of respondents own their own property, and 19% lease property. Other respondents both own and lease property or are prospective purchasers looking to purchase industrial land.

Figure 6 provides data that indicates that the small to medium size businesses responded to the survey, with the majority 42% having between 1-4 employees and 28% having between 5-19 employees. 18% of respondents are self-employed.

Figure 4: Business Operation Timeframe

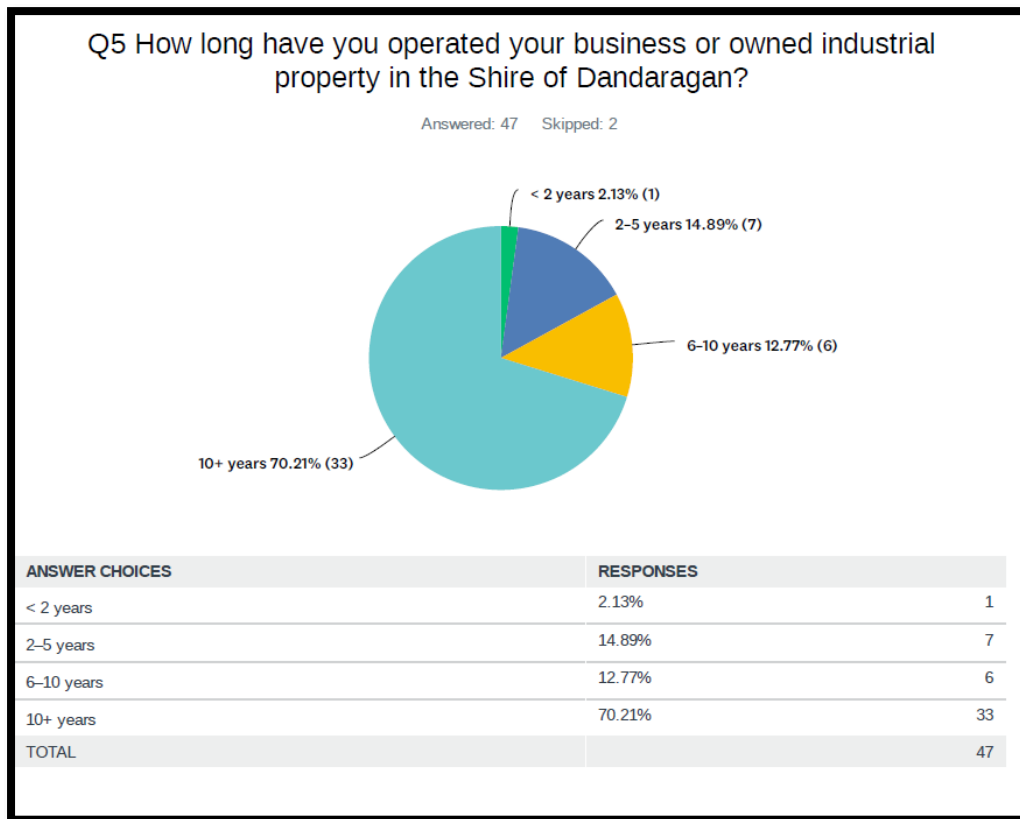


Figure 5: Own or lease property

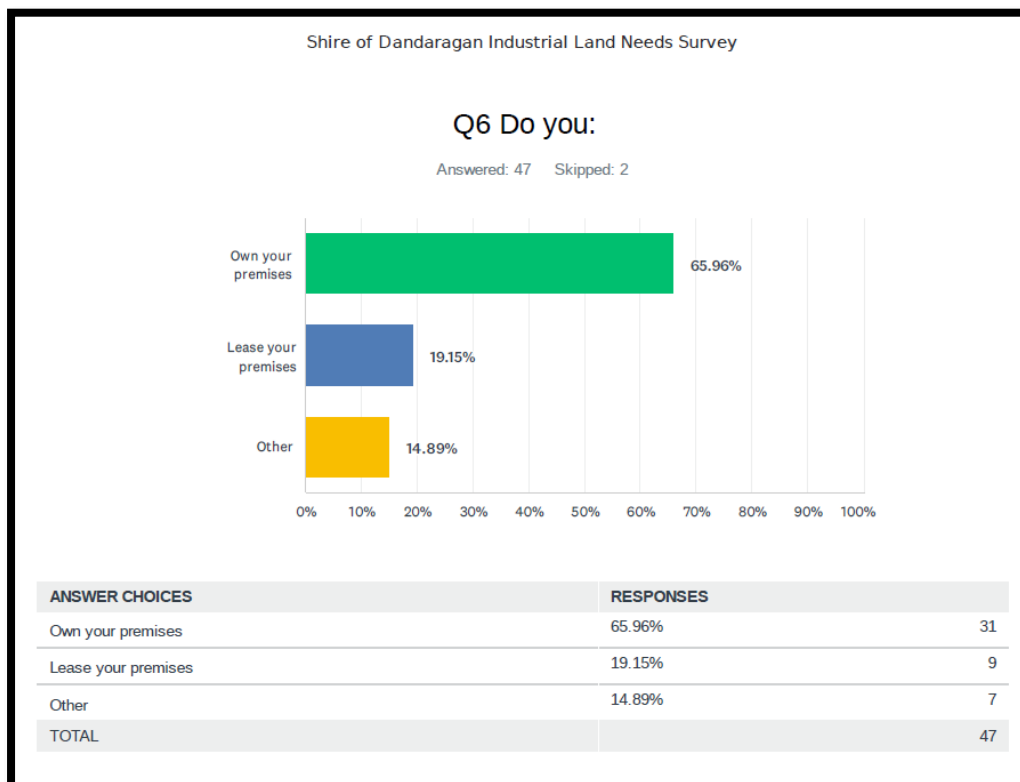


Figure 6: No of employees

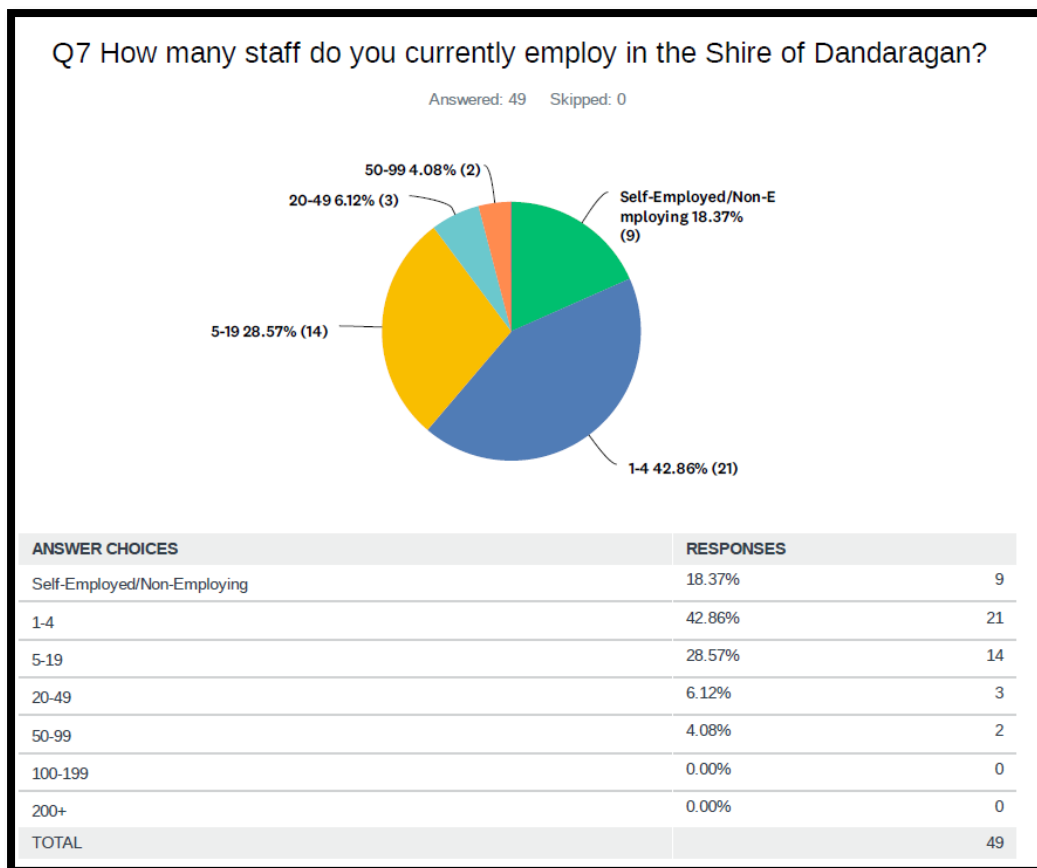


Figure 7 highlights the key industry sectors that provided the customer base included:

- Agriculture, Forestry and Fishing
- Construction
- Mining
- Retail Trade
- Electricity Gas Water and Waste Services and Accommodation and Food Services

The most common sector for both business operation and customer base is 'Agriculture, Forestry and Fishing' (22 businesses operate in it; 27 businesses have major customers in it). - 'Construction' is the second most common sector for both (12 businesses operate in it; 17 businesses have major customers in it). Other sectors for business operation include 'Retail Trade', 'Transport, Postal and Warehousing', 'Mining', 'Manufacturing', and 'Electricity, Gas, Water and Waste Services'. The relevant customer industries, after agriculture and construction, include 'Mining', 'Retail Trade', and 'Other' are significant. Sectors, such as 'Accommodation and Food Services', 'Education and Training', and 'Rental, Hiring and Real Estate Services', appear in both lists but with lower counts. 'Information Media and Telecommunications' and 'Financial and Insurance Services' have very low or no representation as business sectors but do appear as customer industries. There is a strong overlap between the sectors businesses operate in and those that comprise their customers, especially in agriculture and construction. However, the customer base is slightly more diverse.

Figure 7: Which Industries represent your major Customers

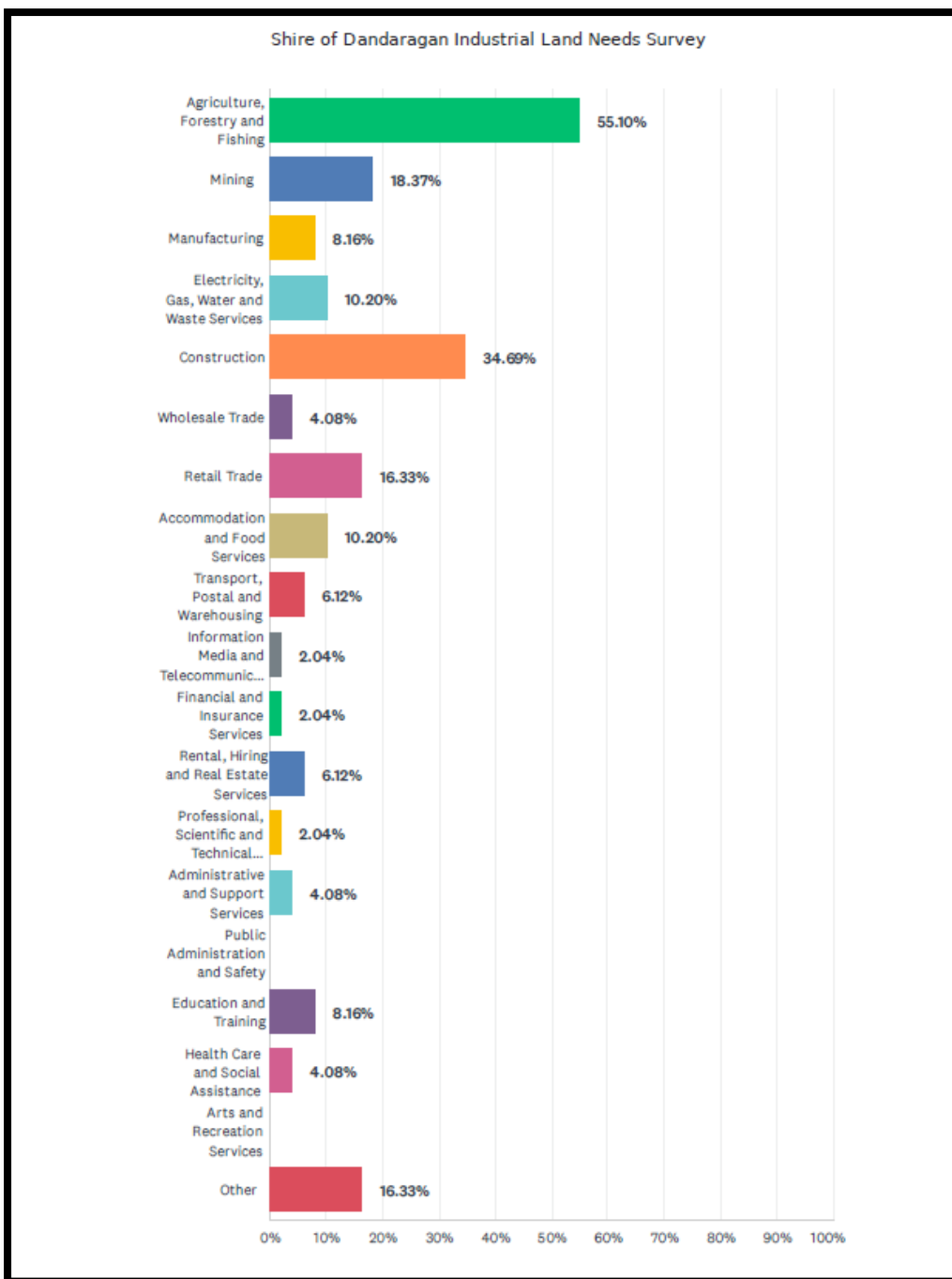


Figure 8: Customer Location

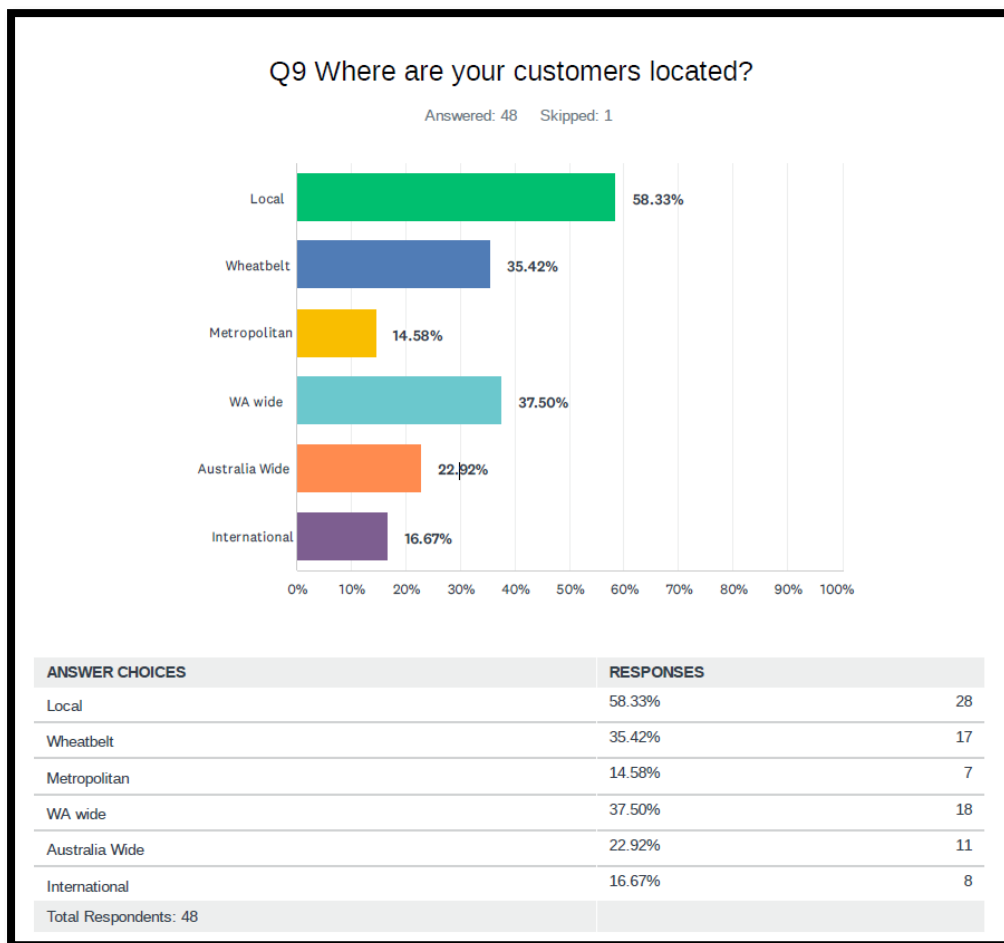
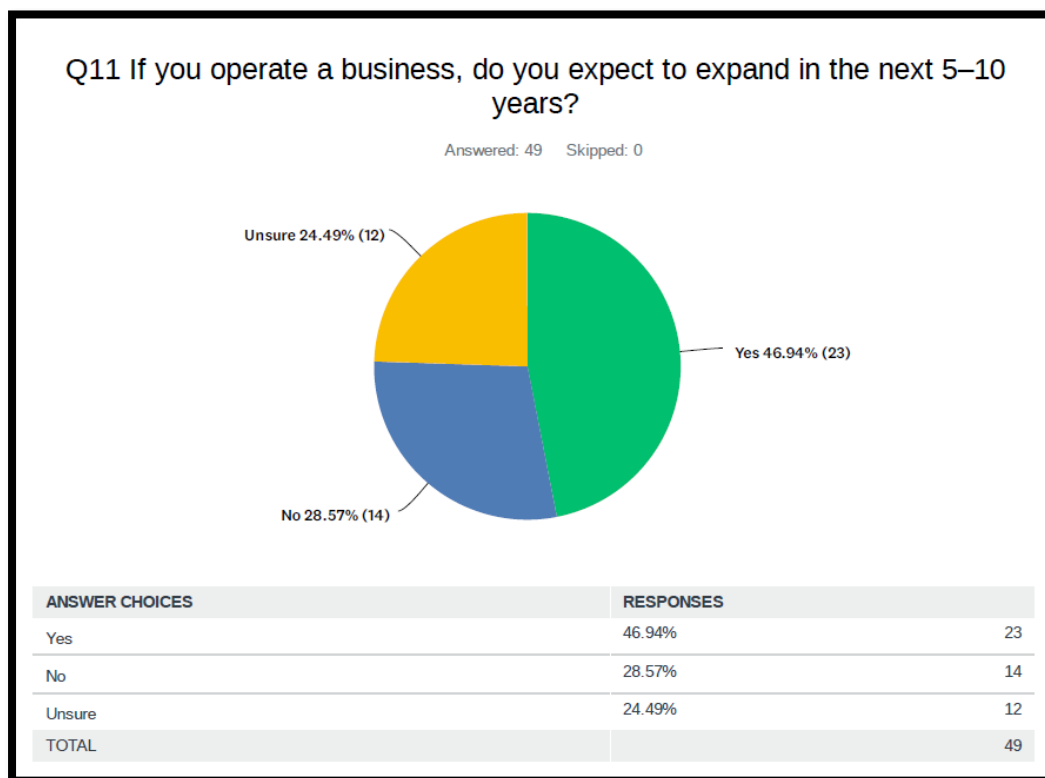


Figure 8 confirms that Local customers provide approximately 58% of the business support, with the Wheatbelt (35%) and broader WA regions also relying on industry from the Shire of Dandaragan (37%). National, Perth Metropolitan, and international customers represent 22%, 14% and 10% respectively of the business customer base according the survey outcomes.

3.2 Industry Intentions and Land use

Approximately 46% of responding businesses expect to expand operations in the next 5-10 years, with 28% of businesses not planning to expand. The remaining 25% are unsure at this stage. (See Figure 9).

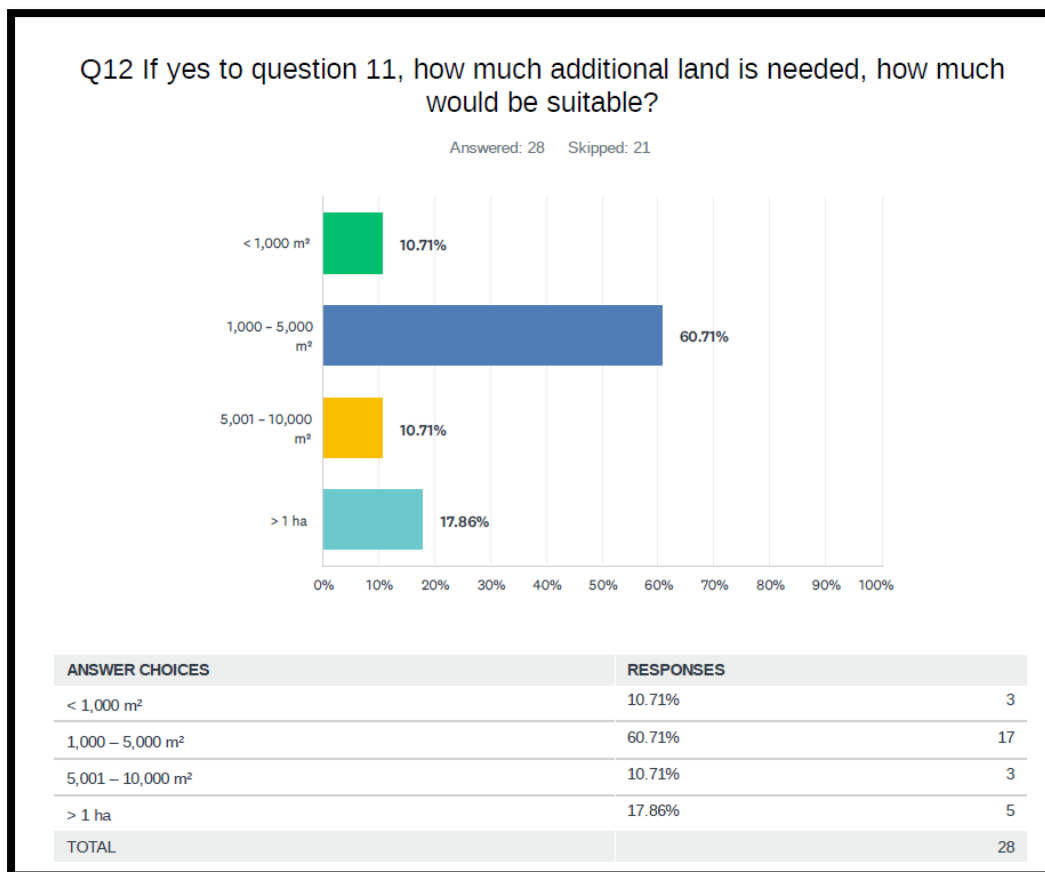
Figure 9: Business Expectations – Expansion intention



According to Figure 10 below, respondents wanting larger sites (5,001–10,000 m² or >1 ha) operate mainly in Agriculture, Forestry and Fishing (7 respondents), followed by Construction (3), Mining (3), Transport, Postal and Warehousing (3), and smaller numbers in Retail Trade, Accommodation and Food Services, Education and Training, Electricity/Gas/Water/Waste Services, and Manufacturing.

The majority of respondents seek 1,000–5,000 m² sites. The industry sectors needing sites of this size include Agriculture, Forestry and Fishing (6 respondents), Construction (6), Electricity, Gas, Water and Waste Services (3), Other (3), Mining (2), Professional, Scientific and Technical Services (2), Retail Trade (2), and several other sectors (Accommodation and Food Services, Education and Training, Manufacturing, Public Administration and Safety, Transport, Wholesale Trade, Administrative and Support Services, and Arts and Recreation Services) indicate a need.

Figure 10: Additional land requirements



3.3 Industry perspective on the Shire of Dandaragan

Questions 13–17 were presented in a Likert scale format, using a semantic scale ranging from ‘Fully Disagree’ to ‘Fully Agree.’ These questions aimed to capture the industry’s perspective on business opportunities within the Shire of Dandaragan, focusing on areas such as competitive advantage, resilience, market connectivity, and the availability of essential infrastructure (including water, power, sewerage, roads, and internet).

Overall, the results indicate that respondents view market connectivity and economic resilience relatively positively, while infrastructure and especially internet/connectivity are seen less favourably. The responses to the questions asked are shown in figures as described below:

- Figure 11 - The Shire of Dandaragan is a highly competitive location from which to run a business? (Q 13)
- Figure 12 - The Shire is well connected to major markets and customers? (Q14)
- Figure 13 - The Shire is a resilient economy in the face of major economic shocks (Q15)
- Figure 14 - The infrastructure and servicing (such as water, sewer, power, roads etc) available within the Shire of Dandaragan are of a suitable quality and sufficient capacity to support business operations into the future? (Q16)

- Figure 15 - The internet and connectivity (e.g. online and telecommunications) services available within the Shire of Dandaragan are of a suitable quality and sufficient capacity to support business operations into the future? (Q17)

Figure 11: Shire of Dandaragan Competitive Location

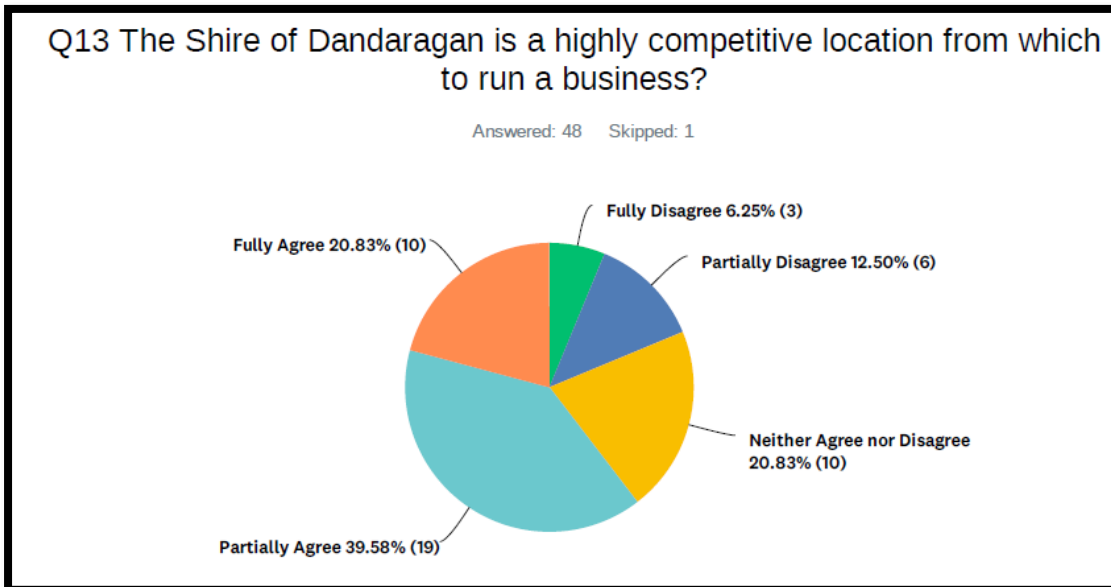


Figure 12: Shire of Dandaragan markets and customers

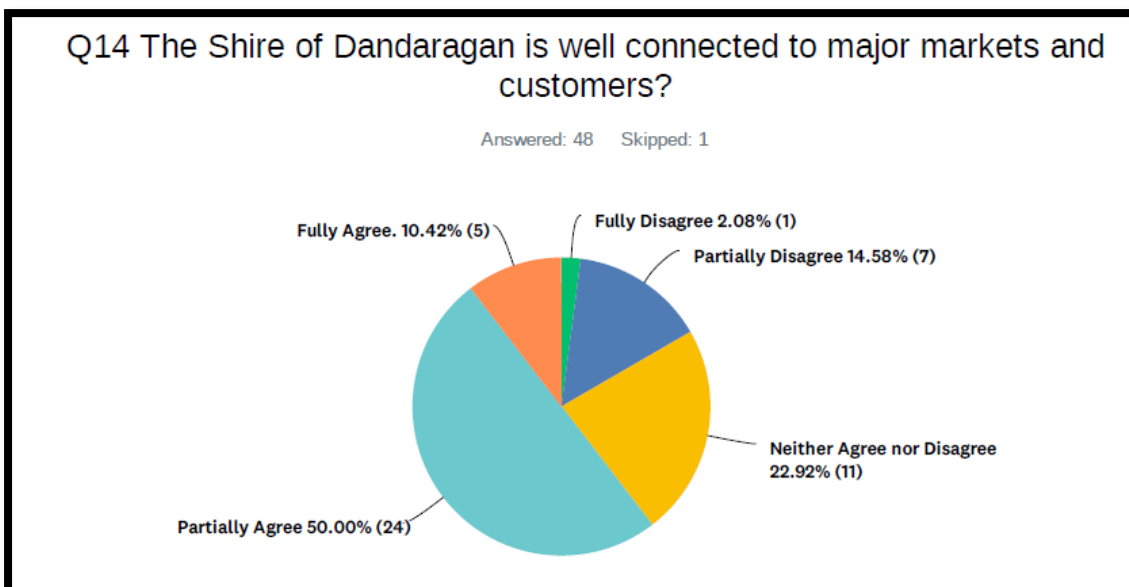


Figure 13: Shire of Dandaragan Resilient Economy

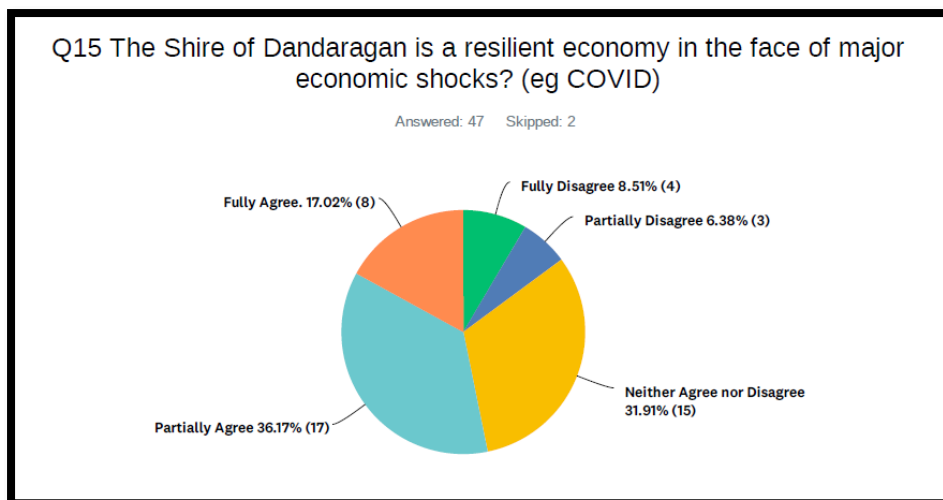


Figure 14: Infrastructure and Servicing

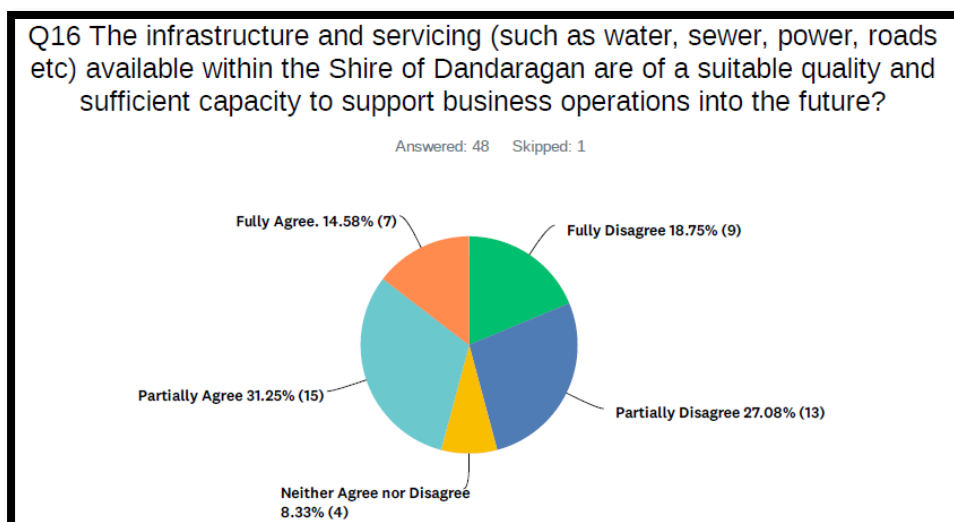
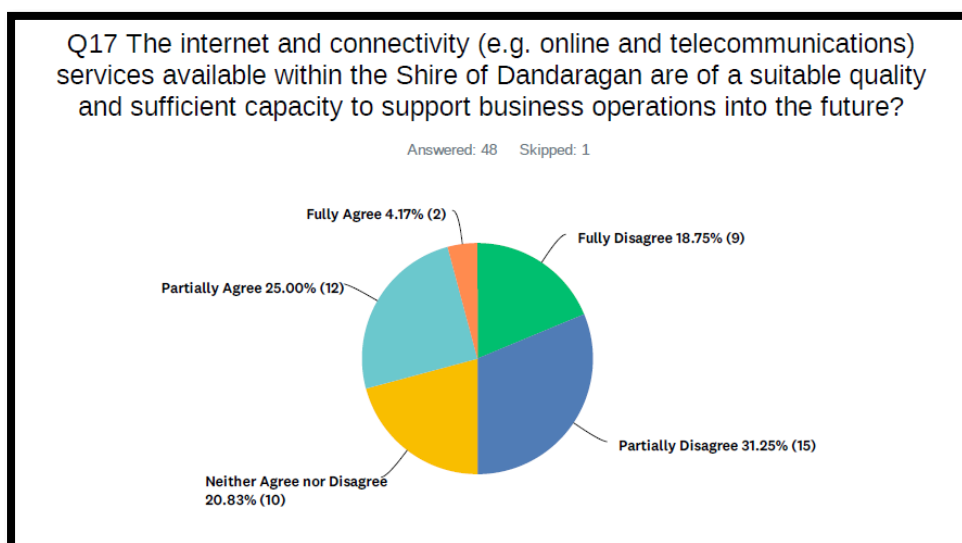
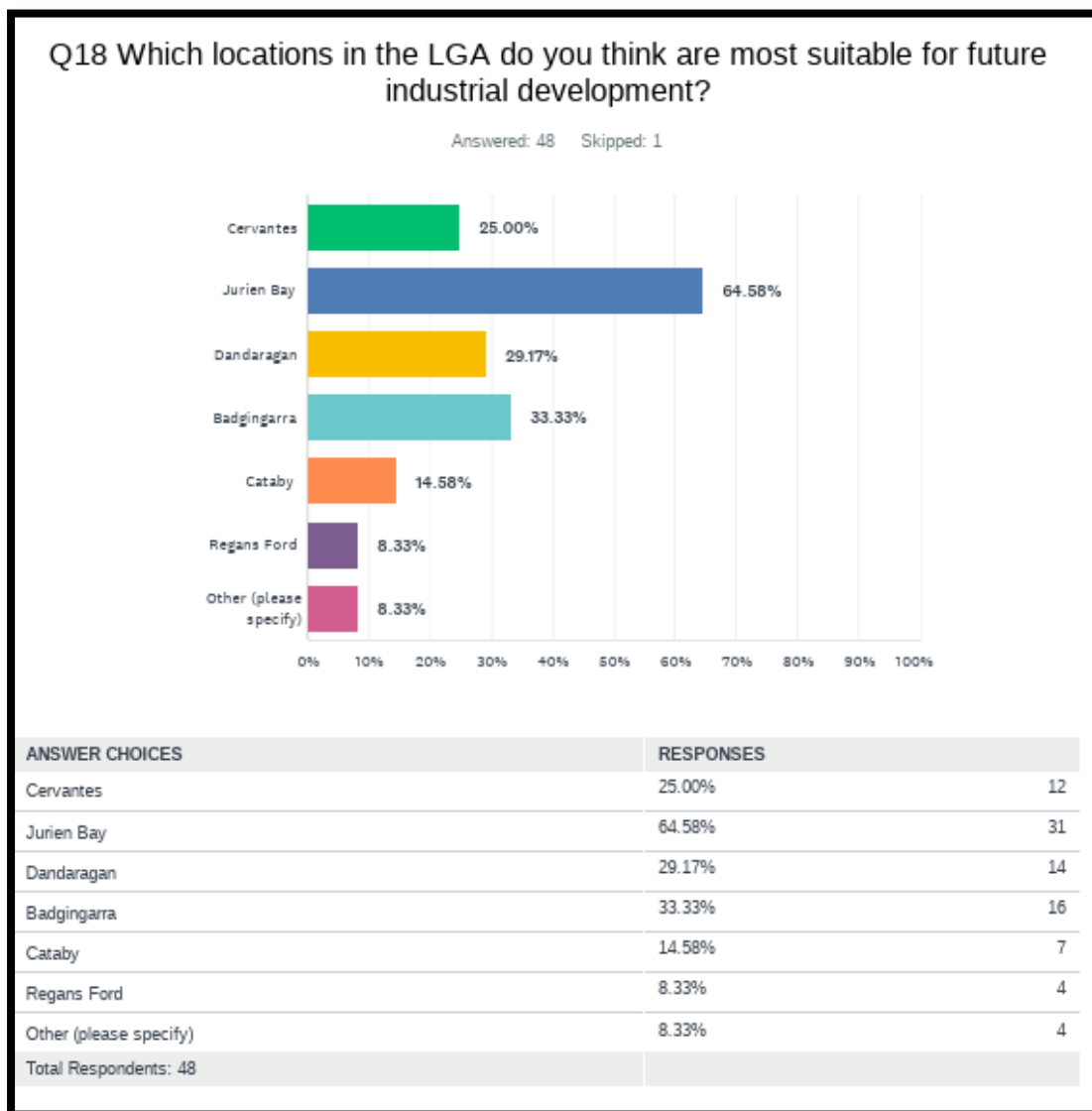


Figure 15: Internet and connectivity



Analysis of the responses to the Likert questions using weighted averages provides a measure of central tendency, reflecting the overall sentiment across participants. Weighted averages give greater influence on questions with higher response counts, ensuring that the results represent the collective view more accurately. Overall, the survey results suggest that industry respondents view the Shire of Dandaragan as moderately competitive and reasonably well connected to major markets (scores of 3.56 and 3.52 respectively on a 1–5 scale (i.e. fully disagree – fully agree). Economic resilience also rated positively at 3.47. However, infrastructure quality (2.96) and internet connectivity (2.65) scored below 3.0, indicating these areas are perceived as weaknesses.

Figure 16: Suitable Industry locations



Jurien Bay is considered to be most suitable location for future industrial development. Badgingarra and Dandaragan are both identified by respondents as suited to Industrial expansion as second or alternative options. Moderate support for expansion at Cervantes. Cataby and Regans Ford are also flagged as potential sites for Industrial Development.

3.4 Business Growth: Opportunities Challenges, Barriers

Questions 19-21 of the survey requested specific feedback from respondents in their own words. The information collected from these questions are included in Tables 2 -4 below

- Table 2: What are the biggest barriers and challenges that businesses face in the Shire of Dandaragan and the wider region?
- Table 3: What are the opportunities for businesses to grow and expand?
- Table 4: What would help businesses grow and remain competitive into the future?

In summary the common themes raised across all three questions highlight that respondents are most concerned with infrastructure, land/housing, and support for business growth, as well as workforce and regulatory issues, and include:

- Infrastructure (quality, development, and improvement)
- Land and housing availability and development
- Business growth and support
- Workforce and talent/housing
- Regulatory and cost-related challenges

Table 2 identifies the biggest barrier and challenges for business growth relate to lack of housing for employees. Industrial Land availability was highlighted as a reason for growth challenges. Inadequate Internet and Communication Infrastructure, and Freight and Transportation Logistics were seen as barriers to growth.

Table 3 summarises responses to the question on opportunities for business growth and expansion. Most responses were either neutral (66.67%) or negative (21.21%) in sentiment. Many comments focused on challenges impacting growth, as raised in Question 19. However, some opportunities were identified, particularly in the tourism sector and renewable energy development and agricultural innovation. Population growth was also seen as a potential driver, contingent on investment in infrastructure and adequate housing to support future demand.

Question 21: What Would Help Businesses Grow and Remain Competitive? is addressed in Table 3. All themes relate to affordability and support to start up business, support to acquire suitable, serviced Industrial land, and affordable housing options for employees.

Themes for encouraging business growth include Infrastructure Improvement Initiatives, Land Development and Access, Housing and Accommodation Access, Business Cost Reduction, Essential Services Expansion, Regulatory Streamlining, and Business Growth Support.

Table 2: Question 19: Biggest Barriers and Challenges

Key Theme	Type of comments	F
Employee and Workforce Housing	Accommodation for employees	15
	Distance, connectivity and supply chain issues are significant disadvantages for businesses together with size/scale of customer base.	
	Housing and long-term accommodation	
	Housing for future workers	
	Accommodation and rentals	
	Lack of housing for employees to rent.	
	Transport services and housing for staff	
	Lack of industrial land and more importantly lack of housing to accommodate employees, western power!	
	"Accommodation.	
	Land available to purchase "	
	Power, water, waste management and workers accommodation	
	staff and accommodation.	
	Internet remoteness employing qualified staff , accommodation	
	Lack of support and services for apprentices, land and housing availability for staff	
Industrial Land Availability	Commercial land is bought by people that are just looking for storage and people that trying to start a Business can't compete. Farmers are cashed up	10
	NO land available in LIA	
	Affordable land	
	Not enough industrial land for people to expand or start new business in town need more to help grow the towns	
	Finding suitable premises to conduct business from	
	Area of land available and the zoning restrictions	
	No industrial lots available in the above locations. Makes it hard to invest substantially in a business premises to attract employees.	
	Lack of land for businesses who serve agriculture, wind and solar companies.	

	The lack of Industrial land, the state government who have no interest or concern for our towns, as was witnessed when they close Indian Ocean Dive for over 12 months to upgrade parts of the highway. Local business were not compensated for loss of income or for having to close down.	
	In the townsite of Dandaragan there is no land available for a business to start up and the land most appropriate for this purpose, as I understand it, is being considered for housing development. We need an industrial area for this town to be able to grow along with land for houses.	
Local Industry and Business Development	Reaching customers.	7
	Competition from the larger cities being in close proximity i.e.: Geraldton and Perth.	
	No industry as such, more is needed to develop infrastructure and industries to attract market share (especially tourism as is not a lot else on offer) to develop a local economy.	
	More competition in local domestic suppliers to make the town affordable to live in and more pressure on outside industry such as wind farms and mines to support local.	
	Getting enough people through the door to make the business viable	
	Transport and Advertising	
	Lack of Service & tradesman providers	
Tourism Limitations	Travelling through the town site during holiday periods is atrocious.	6
	"Congestion during school and other holiday periods.	
	Freight access and unloading facilities (large freight trucks)."	
	"Not enough for tourism eg. Accommodation, facilities, No shopping facilities	
	internet reception is poor and there is no septic (waste) disposal	
	Community push-back on progress, lack of accommodation (short stay and rentals).	
Freight and Transportation Logistics and Communication Infrastructure	phone coverage and condition of roads in ag region.	3
	Relightable power	
	Lack of freight and lack of reliable communications.	

Table 3: Question 20 'What are the opportunities for businesses to grow and expand?'

Opportunities for Growth: Some examples of Comments and Suggestions
Healthy communities assist business growth. A business can only grow if they can employ workers and without an attractive and vibrant community to move to it is incredibly hard to convince people to live 'remote' from the city lights.
If we could employ more people more easily, we could grow our business. Or if we could get people to come and live in Dandaragan with various contracting businesses, we could use their services.
Tourism is probably still the highest growth area, with almost endless opportunities to enhance the regions options, however, given the residential growth there is opportunity to tap into and support the building and infrastructure market.
I feel if the town doesn't grow in size and infrastructure, it restricts the ability for small businesses to grow
If the state government had any genuine interest in our towns & our region & did things like replace our septic systems with deep sewer, which was a priority to do 20 years ago as our septic systems are in the water table, & nothing has happened except for some money allocated to the deep sewerage as "Super Town" money. The Marina is a disgrace as international tourists hop aboard a boat in the Marina where it smells like a sewer pond & dead fish are floating on the water. When a child dies from digesting water/fish from the Marina, then something will be done. The Premier should be mad to come up & drink some water from the Marina! The Government needs to release the land between Whitlock/Aquila/Seaward/Bashford Streets for more residential land close to the centre of town & to finally release the strip of land along Bashford Street for residential strata developments so we can house people who want to be in an owner-occupied unit. That could include a few over 55yr complexes, an alternative Lifestyle Village like Moora has etc.
Provide more housing and make school a senior high school to keep families here
Growth in the shire requires growth in all sectors. There is plenty of opportunities here but housing is an issue currently
Limited due to population being on the cusp, so not a lot of staff opportunities, not enough entry level or rental accommodation for long term residents (workers) to attract more staffing options, local housing and the current size of the town which is not big enough to support more business (as evidenced by failed business in the last 12 months), but need to grow in order to grow, catch 22.
5+ acre industrial lots
Bigger local businesses to offer more services and compete with out of shire businesses.
Considered favourable.
endless if we can get land to grow and compete against the old business that won't sell product to new or emerging businesses
Everyone has the opportunities here. Hard work and dedication pay off
Increasing population
Manufacturing and storage for local and holiday makers

more people moving to the into the country
Technologies around agriculture.
The industrial land within the Jurien Bay Harbour, managed by DTMI - Maritime, is intended for maritime related industrial uses and not for general industrial uses. There is currently sufficient land zoned industry - maritime within the harbour to cater for expansion of maritime related uses together with a significant area for 'future investigation' to accommodate future growth.
We are so close to Perth- it's a great tree change

Table 4: What would help businesses grow and remain competitive into the future?

Key Theme	Type of comments	F
Business Growth Support	New innovations.	11
	More support for existing business and less push for new startups. Our Shire is well serviced in most areas (some still lacking) but adding more of the same is diluting the available work and makes it nonviable for the existing businesses. It's marketed as 'Competition' but in a rural area it's just another business, it's not making more clients or work it simply makes less income for more people.	
	More support to businesses already established in the Shire to be active in their area. Focus on service delivered rather than cost - locals sometimes have more interest in the quality of their work.	
	local government incentives that support start ups	
	Affordability	
	We need to retain our teenagers in our town & our young families, most of them leave to put their kids into school in Perth. We desperately need a Senior High School which had been promised 20 years ago & a boarding school so inland country students can come to Jurien Bay & not have to go to the city. When this range of population is retained in Jurien Bay, it will help every business to grow & be competitive. We also need tertiary education here which will help to retain the younger generation, again, helping to grow all our businesses, & with growth, comes competitive.	
	Qualified trades people	
	Local support and Businesses in the Shire of Dandaragan will grow and remain competitive by investing in tourism, agriculture and renewable energy, improving local infrastructure and internet, supporting small business innovation, and promoting the region to attract new residents, workers and visitors.	
That needs to be assessed on an individual basis, however, in general the costs of supporting local businesses is somewhat unfavourable.		

	<p>I, for example, try to always make sure I have everything I will need beforehand, so there is no need to purchase from the local stores/businesses, as it's cheaper for me.</p> <p>More industry would assist the circular economies, help businesses support one another, and hopefully help reduce certain costs for businesses.</p>	
	Infrastructure and local government incentives that supports start ups	
	Regulate Business -Stop back yard business that are not approved.	
Industrial Land	Land to open bigger premises.	8
	Decent sized industrial space at an affordable price	
	Available premises and accommodations	
	Land available to grow business in helping drive local economy	
	Having available land for both housing and industrial that have power available to suit the needs of the business	
	Larger blocks of industrial like Gingin rural residential lots	
	Industrial Land	
	More industrial land at a realistic price and sizes. The green light for development and more places to eat or drink with an ocean view. Still can't believe in only recent time we have a place we can get a meal or a drink and look at our beautiful bay. Needs to be more of it.	
Infrastructure	Infrastructure	8
	reduce power costs, accommodation for staff, schools to encourage staff to stay.	
	Improved services surrounding power, water, waste management and workers accommodation	
	Phone and data, road upgrades and housing availability in Dandaragan and Badgingarra.	
	Bypass road in Jurien Bay, more than one entrance to the LIA, better internet and phone coverage in the whole shire as its non-existent in areas of beach ridge, alte mare, the heights, hill river, Cervantes, sandy cape, pinnacles....	
	More demand, higher population and more local infrastructure for elderly, youth, schooling and medical, the basic essentials.	
	Improved telecommunications and network	
	Improved, more direct access/egress for heavy vehicles that avoids existing and planned residential and/or tourist focused areas.	
	Available rentals for staff	6

Housing and Accommodation	Affordable Accommodation for staff	
	Residential growth	
	More residential and commercial land to allow for an increase of population which would then help businesses grow	
	Housing	
	Main issue we find is housing. Finding work is not an issue. Keeping up with it is the issue. We have people wanting to start but no accommodation. Whoever owns that vacant land at the foreshore needs to build it's accommodation.	
Other comments	Reduction of red tape/Less red tape	4
	Council to listen more to ratepayers	
	Make it easier to subdivide small lots off farmers to create industrial lots.	
	Additional Shopping Centre	

3.5 Conclusion

The survey outcomes highlight an immediate need for strategic planning and investment to address industrial land shortages and infrastructure gaps. Key priorities include:

- Allocate and release appropriately sized, serviced lots in Jurien Bay and other suitable locations to meet projected demand.
- Improve power, water, waste management, and freight logistics; prioritize reliable internet and telecommunications.
- Facilitate residential development and affordable accommodation to attract and retain workforce.
- Streamline regulatory processes and introduce local government support for existing businesses and start-ups.
- Leverage opportunities in tourism, renewable energy, and agribusiness to strengthen resilience and competitiveness.

Proactive measures to address these issues may position the Shire as a competitive and sustainable industrial hub, and may also alleviate constraints on business growth and regional economic development.

Appendix C: Industrial Land Market Assessment

**DANDARAGAN
INDUSTRIAL LAND
MARKET ASSESSMENT**



Client: Shire of Dandaragan

Title: Dandaragan Industrial Land Need Assessment

Version: FINAL

Date: Thursday, 22 January 2026



Prepared for:

Shire of Dandaragan

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VERSION CONTROL

VERSION	PURPOSE	AUTHOR	REVIEWER	APPROVER	APPROVAL DATE
DraftA	Draft for internal review	RS/TC	MW	MW	14/11/2025
DraftB	Draft with economic value	RS/MW	EW	MW	05/12/2025
DraftC	Draft for client review	TC/MW	EW	MW	09/12/2025
Final	Final Report	JB?MW	EW	MW	22/01/2025

APPROVAL FOR ISSUE

APPROVER	CONTACT	SIGNATURE	DATE
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1 INTRODUCTION

This section provides an overview of the background, purpose, and scope of the report.

1.1 Background and Context

The Shire of Dandaragan is located north of Perth Metro in Western Australia and comprises the four townships of Jurien Bay, Cervantes, Badgingarra and Dandaragan. The Shire is one of 42 local government areas within the Wheatbelt and one of two LGAs in the Coastal Wheatbelt sub-region. The Shire covers approximately 6,712 square kilometres and is positioned on the Turquoise Coast, with a tourism-orientated coastal environment and inland agricultural production supporting the local economy.

Located on the Turquoise Coast, with pristine beaches ideal for swimming, snorkelling, diving, fishing and windsurfing, the Shire's landscape includes beautiful national parks with native flora and fauna, bush walks, unique Australian wildflowers and farming land.

Beyond the Shire's community-led and tourism investments, there are a number of larger commercial and resource projects — both operating and proposed — that are materially influencing economic development and industrial land demand in the Shire. These projects span three primary clusters: renewable energy, mining and agribusiness:

- Yandin Wind Farm (near Dandaragan): ~214 MW (51 turbines); large construction program and ongoing operations/maintenance contracts; significant short-term demand for contractor laydown and transport support.
- Badgingarra Wind Farm and Badgingarra Solar Farm (Hill River): co-located wind (≈130 MW) and solar (≈17.5 MW) assets, delivered 2018-2019; precedent for mixed wind/solar clustered development and associated local contract work.
- Emu Downs Wind & Emu Downs Solar: established wind and solar assets west of Badgingarra that continue to generate local O&M and logistics requirements.
- Iluka Cataby mineral sands (Cataby) and Tronox Cooljarloo operations: established mineral sands activity in the Cataby–Eneabba corridor that continue to generate ongoing supply-chain, maintenance and contractor work for the region.
- Eneabba downstream processing / rare-earths activity (regional refinery / processing investment north of the Shire): presents potential for additional feedstock and service contracts drawing on the local workforce and equipment suppliers.
- Warro gas exploration and other resource appraisal activity: exploration and appraisal phases create intermittent demand for site services, accommodation and contractor yards; commercial development would have larger long-term implications for industrial servicing.
- Westpork ("Moora") intensive piggery and associated feed/processing infrastructure: large-scale intensive livestock proposals that, when active, drive demand for feed supply logistics, waste handling, specialised maintenance, and services located on industrial land.
- Dinner Hill irrigated horticulture precinct (feasibility / water studies): a State-led water/food study that could enable significant new irrigated horticulture area; development of packing, cold-chain and value-adding infrastructure would create sustained demand for larger serviced lots suitable for cold storage, packing sheds and transport yards.

In 2020, the Department of Planning, Lands and Heritage, in partnership with the Western Australian Planning Commission, conducted a Regional Land Supply Assessment for the Shire of Dandaragan. This Assessment found:

"Land zoned for industrial purposes is divided into five areas/ estates at Badgingarra, Cervantes, Dandaragan and Jurien Bay. As at December 2018, there were approximately

120 lots on land zoned for industrial purposes, covering 133 hectares. The IRIS model classified 22 hectares (16 per cent) as developed; 2 hectares (1 per cent) as undeveloped; and 109 hectares (82 per cent) as unrated. Lots classified as unrated included large parcels of Crown land located adjacent to the Seville Street and Coalseam Road industrial areas in Cervantes and Jurien Bay respectively.¹

1.2 Report Purpose and Structure

Econisis has been engaged by the Shire of Dandaragan to undertake an industrial land needs assessment for the Shire. This information seeks to provide the Shire with a comprehensive understanding of potential future industrial land demand scenarios as well as advice and analysis on the typology, location and strategic justification for future industrial land availability.

This report includes the following sections:

- **Introduction** – This section provides an overview of the background, purpose, and scope of the report.
- **Dandaragan Industrial Economy Profile** – This section provides an overview of the economic and social attributes of the Shire and wider sub-region that influence industrial land demand.
- **Industrial Land Trends, Drivers, Typologies And Parameters** – This section profiles industrial market trends and drivers, including the impact of emerging industrial land trends. It also provides advice on the typology/sizing and general locational parameters of industrial land required to meet forecast needs. This will consider use type as well as strategic and general industrial typologies and lot sizes.
- **Dandaragan Industrial Land Need Assessment** – This section provides a series of projections of the future need for industrial land in the Shire to 2036.
- **Economic Justification for Land Availability** – This section estimates the contribution to the Shire of additional industrial land being zoned, serviced and occupied and applies cost benefit analysis techniques to quantify this value.

1.3 Statistical Geographies

For the purpose of this assessment, the primary statistical geography is the Dandaragan (S) Local Government Area (LGA).

¹ DPLH (2020) Dandaragan Regional Land Supply Assessment accessed at <https://www.wa.gov.au/system/files/2021-08/LSD-Dandaragan-Regional-Land-Supply-Assessment-2020-Report.pdf>

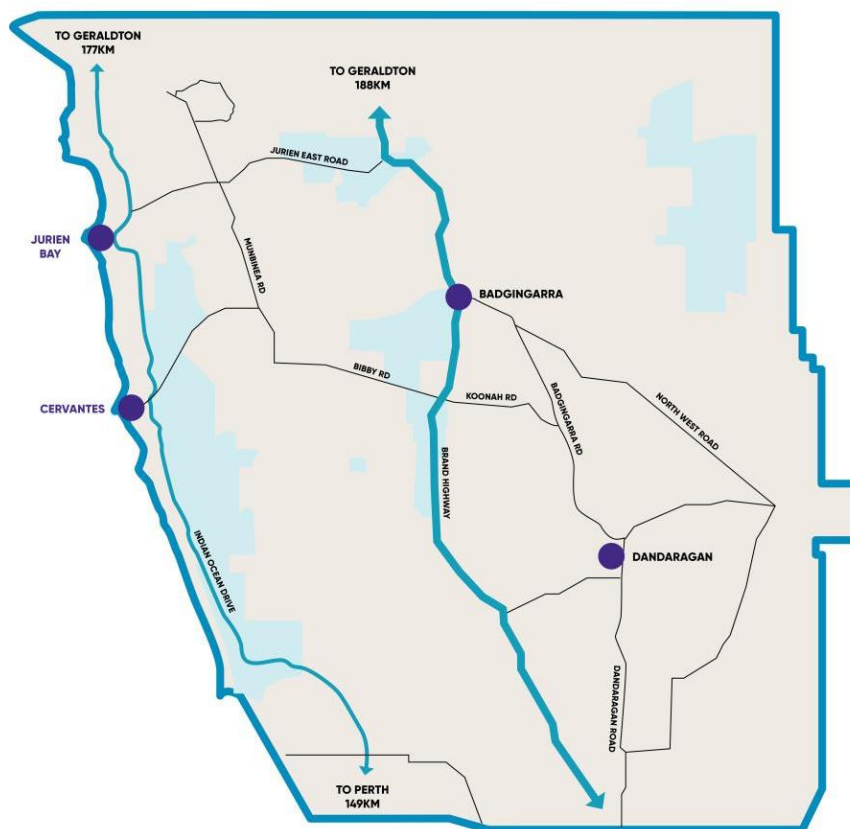


Figure 1 Dandaragan (S) LGA

A secondary study area (or sub-region), covering the Shires of Gingin, Dandaragan and Coorow has also been considered to understand local and regional industrial land demand drivers. All three LGAs are supported by major transport infrastructure corridors in the form of the Brand Highway and the Indian Ocean Drive.

1.4 Glossary and Abbreviations

The following terms and abbreviations are referenced in this report:

Table 1 Glossary and Abbreviations

Term/Abbreviation	Definition
ABS	Australian Bureau of Statistics
BCR	Benefit Cost Ratio
CAGR	Compound Annual Growth Rate
CBA	Cost Benefit Analysis
DA	Development Application/Approval
EIA	Economic Impact Assessment
GVA	Gross Value Added
LGA	Local Government Area
NPV	Net Present Value
(S)	Shire
SA2	Statistical Area 2
SQM	Square Metre
WA	Western Australia
\$m	Millions of dollars

2 DANDARAGAN INDUSTRIAL ECONOMY PROFILE

This section provides an overview of the economic and social attributes of the Shire and wider sub-region that influence industrial land demand.

2.1 Socio-Economic Profile

2.1.1 Population

The residential population of the Dandaragan LGA in 2024 was approximately 4,882 people. This is up from 3,341 in 2012, representing growth of 1,541 people.

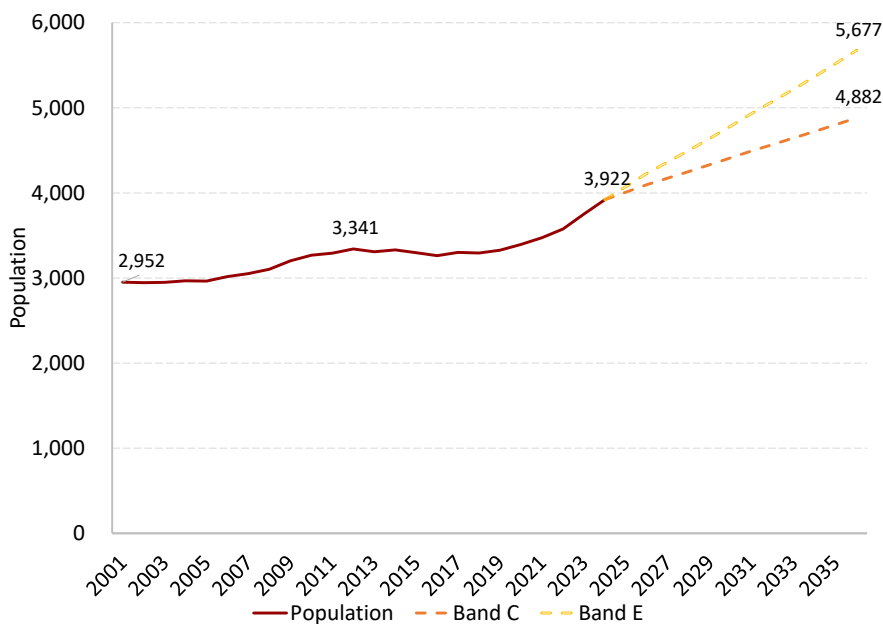


Figure 2 Population, 2001-2036, Dandaragan LGA

This growth is expected to continue. Estimates by Econisis using growth rates in the medium series population projections from the WA Tomorrow forecasts (2024), indicate the population will continue to grow at faster rates than previous years. The population of Dandaragan LGA is expected to reach 4,882 by 2036.

A population scenario was developed by Geographia for the Shire of Dandaragan Growth Plan. This scenario differs from the WAPC WA Tomorrow as it includes the impact of short-and medium term projects on the population of the Shire. This population compared with the WAPC WA Tomorrow Central and Upper Bands is illustrated below.

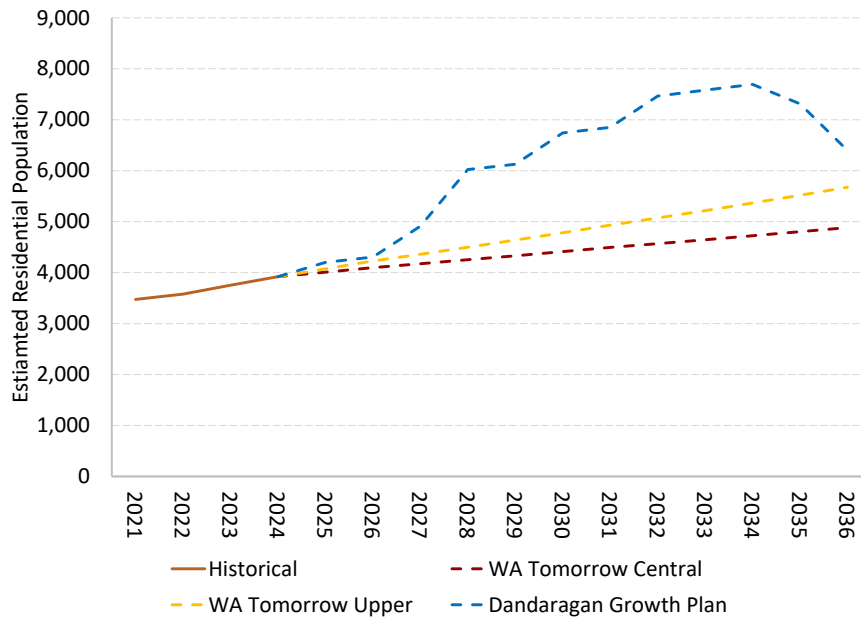


Figure 3 Population Projection Scenarios, WA Tomorrow and Geographia, 2021 to 2036

The project based nature of the Geographia profile sees population accelerate in the short to medium term well above the WA Tomorrow Upper band and reach almost 8,000 people by 2034. However, because of the project-based nature, the profile also sees the population increase then decline back down towards the WA Tomorrow scenarios, though remaining above the Upper Level at approximate 6,500 people by 2036.

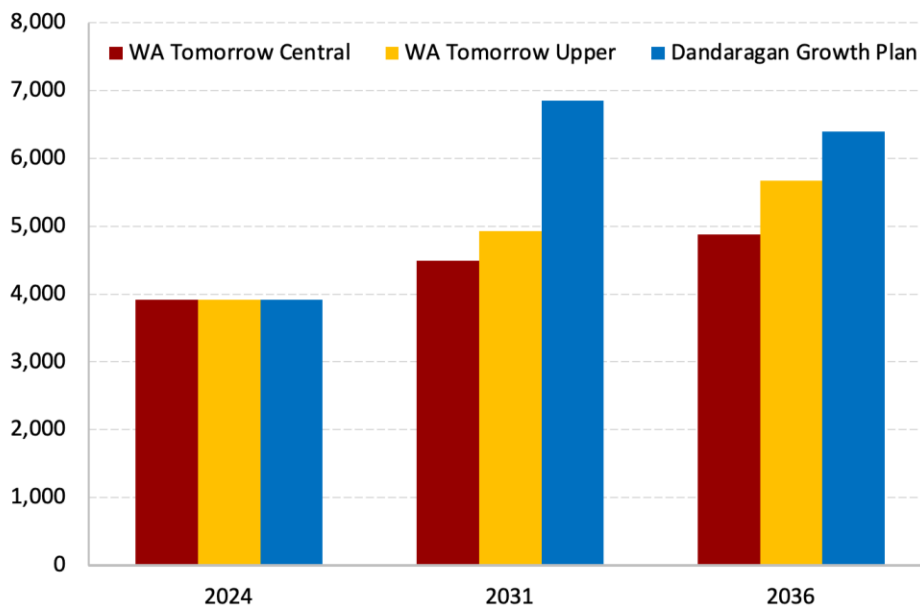


Figure 4 Population Projections, 2024-2036, Dandaragan LGA

All series start at 3,921 in 2024. By 2031 the WA Tomorrow projections reach 4,494 (central) and 4,932 (upper), while the Dandaragan Growth Plan projects 6,851, showing a markedly stronger near-term uplift. By 2036 WA Tomorrow projects 4,882/5,676, and the Growth Plan is 6,398, indicating the Growth Plan assumes a more front-loaded growth trajectory that moderates toward 2036.

2.1.2 Census Profile

A summary of key attributes of the Dandaragan LGA from the 2021 Census of Population and Housing is provided in the table below.

Table 2 Census Profile, 2021, Dandaragan, WA, Australia

Indicators	Dandaragan LGA	Western Australia	Australia
Headline			
Population	3,355	2,660,026	25,422,788
Median Age	51	38	38
Average Household Size	2.2	2.5	2.5
Share of Population 0-14 (%)	14.1%	19.0%	18.2%
Share of Population 65+ (%)	27.6%	16.1%	17.2%
Born in Australia	74.1%	62.0%	66.9%
Share of People Attending Educational Institutions			
Pre-School	42	45,452	484,185
Primary	216	222,555	2,075,224
Primary - Government	26.2%	19.3%	18.5%
Primary - Catholic	0.5%	4.5%	5.2%
Primary - other non-Government	0.4%	3.6%	2.2%
Secondary	117	175,841	1,629,624
Secondary - Government	12.8%	12.7%	12.2%
Secondary - Catholic	1.1%	4.5%	4.8%
Secondary - other non-Government	0.6%	4.6%	4.2%
Tertiary	56	172,239	1,789,994
Tertiary - Vocational education (including TAFE and private training providers)	4.2%	7.4%	7.8%
Tertiary - University of other higher education	3.3%	13.9%	15.4%
Weekly Incomes			
Personal	\$710	\$848	\$805
Family	\$1,704	\$2,214	\$2,120
Household	\$1,305	\$1,815	\$1,746
Share of Household			
Couple family without children	41.6%	28.0%	27.6%
Couple family with children	20.9%	32.0%	31.1%
One parent family	6.4%	11.0%	11.3%
Other family	0.6%	1.0%	1.2%
Lone Person Households	28.3%	25.0%	25.1%
Group Households	2.3%	3.0%	3.8%
Dwelling Occupancy			
Occupied	49.3%	89.1%	89.9%
Unoccupied	50.6%	10.9%	10.1%
Dwelling Type			
Separate house	91.9%	79.7%	72.3%
Semi-detached, row or terrace house, townhouse etc	2.8%	13.0%	12.6%
Flat or apartment	0.7%	6.5%	14.2%
Other dwelling	3.8%	0.6%	0.6%
Tenure			
Owned outright	46.8%	29.2%	31.0%

Indicators	Dandaragan LGA	Western Australia	Australia
Owned with a mortgage	24.9%	40.0%	35.0%
Rented	22.1%	27.3%	30.6%
Other tenure type	4.9%	2.1%	2.0%
Tenure type not stated	1.5%	1.4%	1.5%

Key findings from the socio-economic profile include:

- Smaller shares of population aged 0-14
- Significantly older median ages in Dandaragan LGA
- Below average household sizes
- Below average personal and household incomes compared to state and national levels
- Significantly greater number of unoccupied dwellings
- Below average shares of Couple Family with Children Households

2.1.3 Unemployment Rate

Unemployment rates in Dandaragan decreased in 2021, as a combination of an increasingly strong labour market, including high job vacancies and ongoing labour shortages due to a slowing in previously strong population growth. The unemployment rate of Dandaragan has remained historically below that of the rest of the State, with WA having an unemployment at least 1% higher between 2020 and 2025.

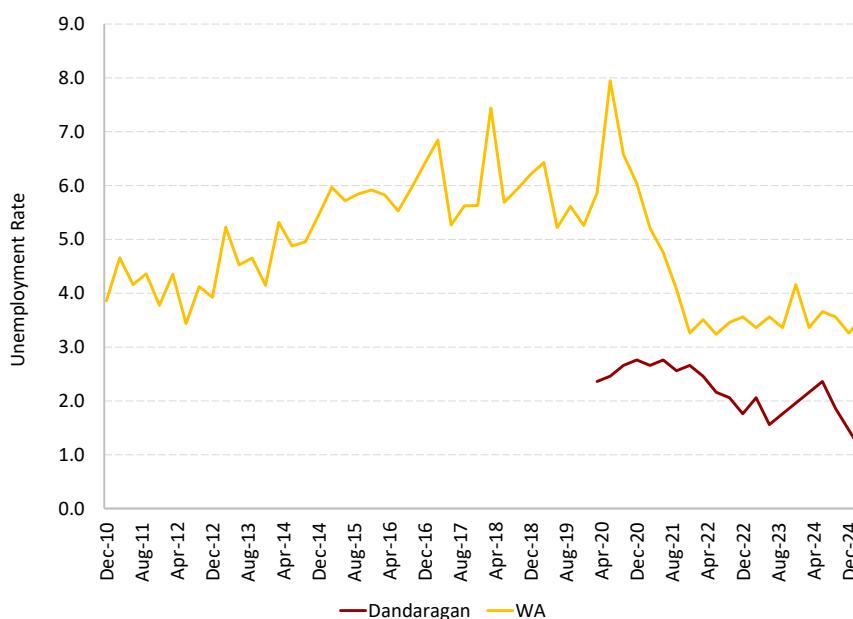


Figure 5 Unemployment Rate, Dandaragan LGA & WA, December 2010 to Mar 2025²

2.1.4 Employment by Industry

Agriculture, Forestry and Fishing is the clear driver with 418 jobs, followed by Mining at 243 and Construction at 230. Together these top three sectors account for 891 jobs, which is about 60 percent of all employment shown. This highlights a labour market built around primary production, resource activity and construction, with all other industries each making up only small individual shares.

² Department of Jobs (2023) SALM June 2022 accessed at jobs.gov.au

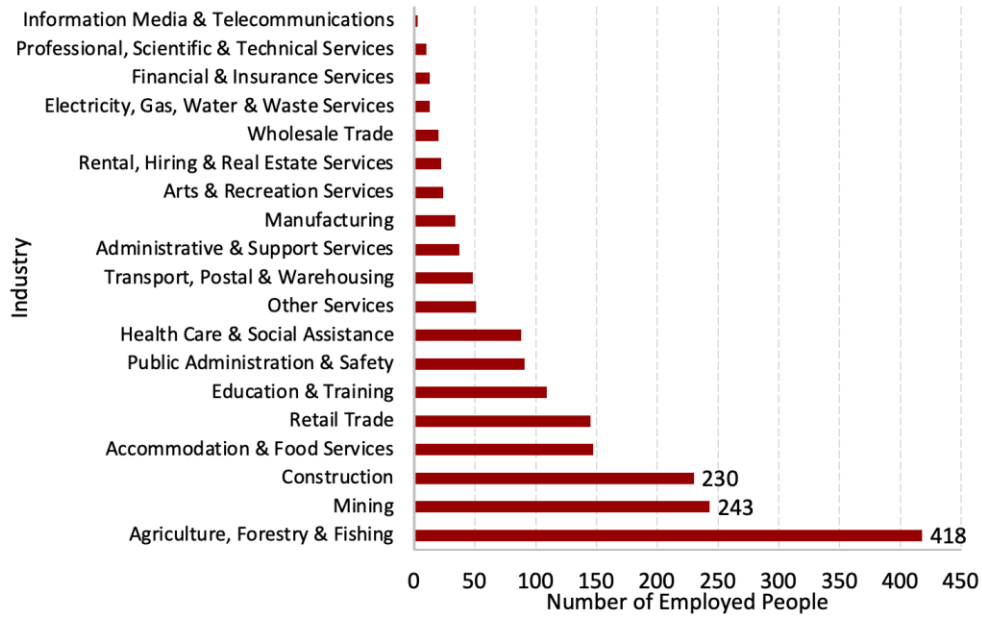


Figure 6 Number of Employed People by Industry, Dandaragan LGA, 2024³

2.1.5 Number of Registered Businesses

The number of registered businesses in Dandaragan LGA has shown a relatively stable increase over the past five years. In 2020, there were 515 registered businesses, which decreased slightly to 506 in 2021, most likely associated with the early phases of the COVID-19 pandemic. The following year, in 2022, the number rebounded to 531, followed by 544 in 2023 indicating a strong recovery. The number of businesses decreased slightly to 528 in 2024, but made an upturn in 2025 to 541.

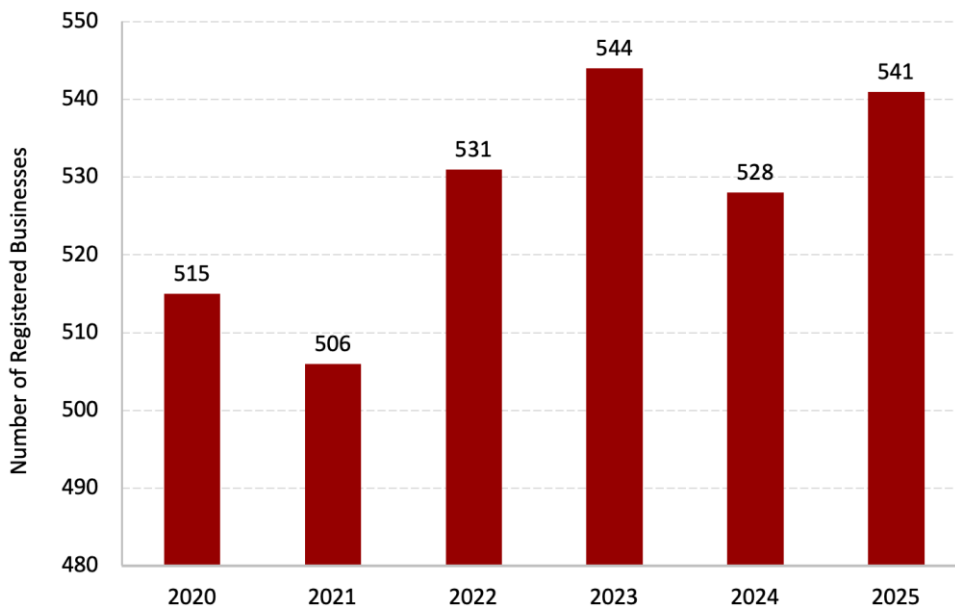


Figure 7 Number of Registered Businesses, Dandaragan LGA, 2020-2025⁴

³ REMPLAN (2025), Economy Profile, accessed at <https://app.remplan.com.au/dandaragan/economy/industries/employment>

⁴ ABS (2022) Counts of Business Registration, accessed at <https://www.abs.gov.au/statistics/economy/business-indicators/counts-australian-businesses-including-entries-and-exits>

Agriculture, Forestry, and Fishing is the largest sector in the Dandaragan business community, with 218 businesses in this industry. The agricultural industry plays a crucial role in the region’s economy by providing employment opportunities, contributing to local food production, and fostering rural development.

Construction follows with 61 businesses, highlighting the significance of infrastructure development in the region. Rental, Hiring, and Real Estate Services come next with 48 businesses, indicating the importance of property and housing in Dandaragan.⁵ These 3 industries comprise of 62% of businesses in Dandaragan as of 2024.⁶

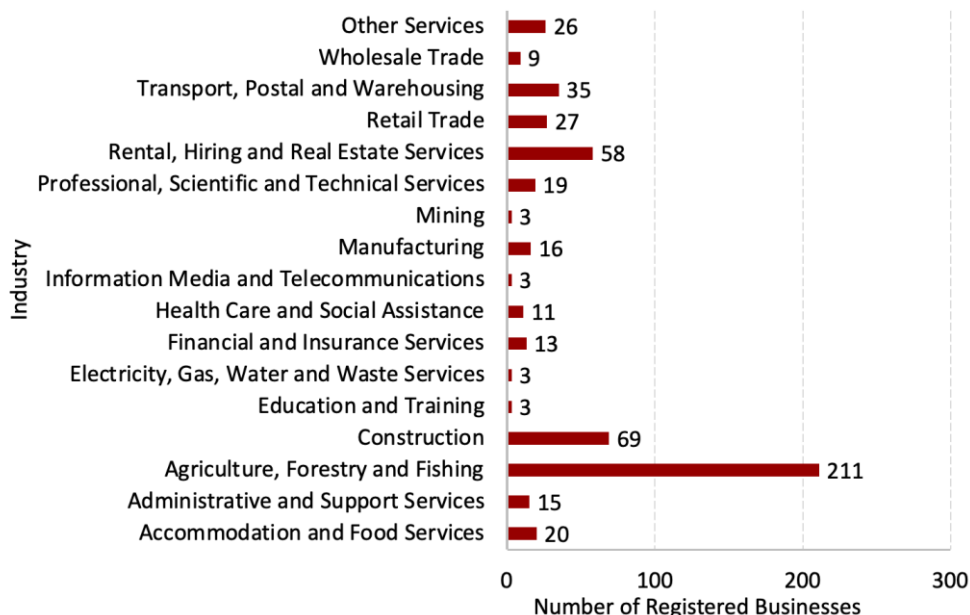


Figure 8 Number of Registered Businesses by Industry, Dandaragan, 2025

Industrial activity is utilized by a diverse range of industries and sectors in the economy. For this assessment, the following industries represent the main industries:

- Transport, Postal and Warehousing -35
- Manufacturing -16
- Wholesale Trade - 9

The activity of each of these industries is 100% allocated to industrial land.

Other secondary sectors for which industrial land activity is a notable share of activity include:

- Agricultural, Forestry and Fishing – including machinery and equipment storage and off farm harvest/product storage - 211
- Construction – including construction materials storage - 69
- Electricity, Gas, Water and Waste Services - 3

In 2025, 11.7% of the total registered business belong to one of the main industries in regard to industrial land activity, and 66.6% belong to a secondary sector.

⁵ ABS (2022) Counts of Business Registration by Industry, accessed at <https://www.abs.gov.au/statistics/economy/business-indicators/counts-australian-businesses-including-entries-and-exits>

⁶ As Above

3 INDUSTRIAL LAND TRENDS, DRIVERS, TYPOLOGIES AND PARAMETERS

This section profiles industrial market trends and drivers, including the impact of emerging industrial land trends. It also provides advice on the typology/sizing and general locational parameters of industrial land required to meet forecast needs. This will consider use type as well as strategic and general industrial typologies and lot sizes.

3.1 Industry Market Trends and Drivers

3.1.1 National and Regional Overview

Industrial activity across Australia continues to shift in response to growth in freight movements, higher distribution volumes and changes in retail behaviour. Online shopping has grown strongly, and this has increased the need for warehousing, fulfilment centres and transport capacity. Distribution networks are expanding, and operators continue to seek land suited to truck access, storage and logistics activity.⁷

Manufacturing employment has been declining over time, but small fabrication, mechanical repairs and niche processing remain stable across most regions. Wholesale trade activity has held steady, with consistent demand for storage and distribution space. Employment in electricity, gas, water and waste services has increased as investment in renewables, grid upgrades and waste infrastructure grows.⁸

These sectors rely heavily on industrial-zoned land due to their need for workshops, depots, storage areas and larger yard-based operations.

Across regional Western Australia, industrial demand is shaped by agriculture, civil contracting, logistics and mining support. Businesses commonly require larger lot sizes to accommodate machinery storage, freight vehicles and outdoor operational areas. Many towns have limited serviced industrial land available, which restricts expansion and can increase pressure on existing precincts. Older industrial areas often face constraints such as ageing internal roads, limited power capacity and drainage issues, which influence the type of development that can occur.

Major emerging trends in industrial land demand include:

- **Growth in renewable energy construction increasing demand for staging and contractor sites** - Regional WA is experiencing a rise in wind, solar and transmission projects. These projects require large temporary laydown areas, parking for heavy vehicles, container storage, and contractor yards. This demand often exceeds what existing industrial estates can supply, especially where land is fragmented or unserviced. Rural shires near transmission corridors or coastal wind zones, such as Dandaragan, are likely to see stronger short and medium-term pressure for flexible industrial lots during construction cycles.⁹
- **Expansion of agritech, food manufacturing and cold-chain logistics** - Agricultural regions are seeing more activity in farm automation, small-scale processing, grain handling innovations, and controlled-temperature storage. These industries rely on dependable power, modern sheds, and larger blocks of industrial land that can support machinery, intake systems, and hardstand. As supply chains tighten and producers seek local value-adding, regional industrial precincts with better servicing become more attractive.¹⁰
- **Shift toward larger, multi-use lots for logistics and contracting firms** - Freight operators, civil contractors and machinery service businesses require more space for fleet parking, equipment storage,

⁷ AusPost (2025) Australia Post eCommerce Report 2025, accessed at <https://ecommerce-report.auspost.com.au>

⁸ Just Commercial (2022) The growing Australian e-commerce market and its impact on warehouse demand, accessed at <https://justcommercial.com.au/news/the-growing-australian-e-commerce-market-and-its-impact-on-warehouse-demand/>

⁹ Infrastructure WA (2025) Annual Report, accessed at <https://preprod-iwa-public-files.s3.ap-southeast-2.amazonaws.com/public/2025-10/IWA%20Annual%20Report%202024-25.pdf>

¹⁰ Department of Agriculture, Fisheries and Forestry (2025), Snapshot of Australian Agriculture, accessed at <https://www.agriculture.gov.au/abares/products/insights/snapshot-of-australian-agriculture>

and workshop operations. Regional operators often prefer lots above 5,000 sqm because small industrial units cannot accommodate vehicle movements or outdoor working areas. As freight volumes increase through online retail and inter-regional transport, these larger lots will remain in high demand.¹¹

- **Concurrent demand for smaller small industrial premise for “service commercial “activity** – at the same time as demand for larger lots to meet nationally significant freight and logistics requirements is growing, there is a concurrent demand for smaller lots and industrial precincts to meet population based service commercial activity. This includes the increased demand for “warehouse-lets” – small warehouse units with mezzanine office or showrooms of 800-1,250sqm GFA as part of multi-unit developments (based on 4x 1,000sqm units on a 8,000-10,000sqm site)¹².
- **Increased demand for serviced industrial land with adequate power, water, and road access** - Contractors, manufacturing operators and agricultural service firms increasingly need reliable three-phase power, heavy-vehicle access and water infrastructure. Older regional industrial estates can struggle to meet these needs due to ageing internal roads or limited network capacity. Well-serviced lots become more competitive, and rural shires that address these gaps attract a wider range of operators.¹³
- **Rising freight and supply-chain activity driving storage and distribution needs** - Online retail continues to lift storage requirements in regional depots, courier yards and localised distribution points. CBRE estimated that over the next five years 1.7 to 1.8 million sqm of additional e-commerce-dedicated logistics space will be required to support the growth of online sales¹⁴. Even small increases in throughput can generate demand for additional hardstand, warehouse space, and truck-accessible lots. This trend supports steady industrial land absorption in regional towns with good highway access.¹⁵
- **Regional and semi-rural industrial markets share several consistent structural characteristics that shape demand** - Regional and semi-rural areas often show large amounts of zoned industrial land on paper, but much of it is not development ready due to servicing gaps, fragmented ownership, ageing estate infrastructure and limited small to mid-sized lots. Demand tends to come from local service industries, logistics operators and contractors who need 1,000–5,000 square metre sites with reliable power, drainage and vehicle access. Growth is influenced by both steady local needs and occasional surges linked to construction, mining or renewable projects, meaning shires with one well located and properly serviced estate are better positioned to capture and retain businesses.¹⁶

3.1.2 Local and Regional Context

Local industry composition shows a base of land-intensive users across transport, manufacturing, wholesale trade and utilities. Although employment numbers in these sectors are modest, they generate higher land requirements because they rely on workshops, storage facilities and operational yards.

Agriculture remains the Shire’s dominant economic driver and supports a range of related activities such as machinery servicing, fabrication, storage and rural supplies. Growth in regional mining and renewable energy projects is increasing demand for contractor depots, equipment storage and laydown areas. Tourism-related activity in Jurien Bay and Cervantes also supports trade businesses that commonly locate in industrial precincts.

¹¹ Just Commercial (2022) The growing Australian e-commerce market and its impact on warehouse demand, accessed at <https://justcommercial.com.au/news/the-growing-australian-e-commerce-market-and-its-impact-on-warehouse-demand/>

¹² A 0.4 plot ratio is industry standard. However, this is not the ratio between the floor space and land area net of roads and services. To convert to Gross Developable area a further 30% of land is required.

¹³ JLL (2025) Global Real Estate Perspective, accessed at <https://www.jll.com/en-au/insights/market-perspectives/global>

¹⁴ Property Council (2025) Logistics space needed as online sales share climbs back to pandemic peak, accessed at <https://www.propertycouncil.com.au/property-australia/logistics-space-needed-as-online-sales-share-climbs-back-to-pandemic-peak>

¹⁵ CBRE (2025) Australia’s online sales share climbs back to Pandemic peak, accessed at <https://www.cbre.com.au/press-releases/australia-s-online-sales-share-climbs-back-to-pandemic-peak>

¹⁶ Central Goldfields Shire Council (2021) Industrial Land and Supply Assessment and Strategy, accessed at <https://www.centralgoldfields.vic.gov.au/About-Us/Governance-and-Strategy/Strategies/Industrial-Land-Demand-and-Supply-Assessment-and-Strategy>

Transport, manufacturing, wholesale trade and utility services are the primary drivers of industrial land demand in regional areas, and these sectors strongly influence absorption patterns in the Shire of Dandaragan. Each of these industries requires relatively high levels of land per worker due to the need for workshops, storage yards, depots and heavy vehicle access. Because of this, even modest growth in employment or business activity can translate into noticeable additional land requirements.

Freight growth, expanding regional supply chains and continued construction activity across the Wheatbelt and Mid-West contribute to steady underlying demand. These drivers point to consistent square metres or more for logistics and contracting firms.

- Servicing standards that match modern industrial needs. This includes reliable three-phase power, water supply, drainage, wide internal roads and suitable turning areas for heavy vehicles.
- Road access that links directly to Brand Highway and Indian Ocean Drive and avoids residential areas.
- Plot ratio flexibility. Lower site coverage to allow for buildings, hardstand, truck parking and laydown areas.
- Staging options for future expansion. Precincts should be laid out so additional lots can be created as demand grows, especially in the Turquoise Coast future industrial area.
- Buffers from sensitive uses. Industrial land needs separation from housing, tourism areas and coastal recreation sites to reduce conflict.
- Clearly defined lot depth and frontage to support workshop-style development, usually with front-access sheds and deep lots for storage behind the building.
- Drainage and geotechnical capacity that supports hardstand-intensive industrial uses, especially for heavy industry, transport yards/depots and machinery storage.
- Ownership patterns that allow actual market availability. Avoid reliance on large privately held estates where land is sold but not brought to market.
- Marine-related parameters for harbour land, including access to boat ramps, lifting equipment and protected water for commercial operators.

4 DANDARAGAN INDUSTRIAL LAND NEED ASSESSMENT

This section provides a series of projections of the future need for industrial land in the Shire to 2036.

4.1 Methodology

4.1.1 Approach Statement

Econisis adopted an employment-led approach to developing industrial land projections. This seeks to establish different projection profiles for industrial-land related employment and then converting these jobs into floor space and occupied land now and over the next 20 years.

Scenarios

Three scenarios formed the basis of analysis on different drivers:

- **National Industry Trends** - application of national growth rates from Jobs and Skills Australia industry and employment projections. This model reflects wider national trends in industrial employment growth, adjusted for local drivers, though it is not connected to local employment or population.
- **Population-Led** - establishment of the current ratio of core industrial-land related employment to total population and application of this ratio forward based on WAPC WA Tomorrow population projections. This profile is effective at capturing industrial land demand drivers linked to local population servicing sector but is less responsive to industry and business drivers.
- **Industrial Employment Trends** – establishment of the historical rate of growth of industrial-land related employment by place of work and a continuation of this long-term growth rate into the future. This reflects long-term structural growth in industrial employment based on over 10-15 years' worth of data from Census periods but is less reflective on potential emerging

4.1.2 Conversion to Industrial Land

Industrial employment under each of the projections will be converted to industrial land:

- The application of workspace ratios from the WAPC Land Use and Employment Surveys. No survey results are available for the Shire of Dandaragan so average rates for industrial related land use from the Perth and Peel survey for 2022-24 will be applied, adjusted for regional application using data from the Chittering and Gingin 2021 surveys. This converts employment into occupied floor space. The ratios applied include:
 - 188.1 sqm per worker for Manufacturing.
 - 570.0sqm per worker for Storage and Distribution.
 - 117.5sqm per worker for Service Industries.
 - 291.8sqm per worker for other industrial-related activities.
- Adjustments have been made for vacancies to convert to total floor space. The average across the LUES surveys analyzed was 7.5% of floor space.
- Total floor space will be converted to industrial land using plot ratios. This will be based on national averages, adjusted where possible, for local occupied industrial supply data provided by the Shire of Dandaragan. For this study, a plot ratio of 0.4 has been applied.

4.1.3 Core Industrial-Related Industries

Industrial activity is utilized by a diverse range of industries and sectors in the economy. Regional WA specific transaction tables were developed by Econisis and the transaction relationship between the secondary sectors and the main sectors formed the basis of calculating the proportion of employment in each secondary sector that is attributable to industrial land.

Together these main and secondary sectors represent core industrial related employment and floor space. However, these sectors typically account for only a portion of total industrial land activity (50-80%). Ancillary sources of demand exist across all sectors of the economy. To reflect this an up-weighting is applied to the core industrial land demand to calculate total industrial land demand.

These industries have been validated based on the feedback to the industrial business and landowner survey as well as desktop research of major industrial land tenants/occupants.

4.1.4 Key Data Sources

The following data sources will be drawn upon to inform industrial land demand projections:

- ABS Census of Population and Housing
- ABS Estimated Residential Population and Population by Age and Sex
- ABS Count of Business Registrations
- ABS Building Approvals
- REMPLAN
- WAPC LUES
- WAPC WA Tomorrow
- Jobs and Skills Australia
- Results of Shire of Dandaragan survey
- Current land supply data from the Shire of Dandaragan and other formal sources

4.1.5 Supply Validation

This section outlines all industrial zoned land across the Shire and provides a summary of lot availability, subdivision status and current take up. This land supply profile is a key input to the industrial needs assessment, as it establishes the amount of land that is available for occupation or future development.

When assessing future demand, the modelling focuses on subdivided industrial land rather than total zoned land. Total zoned land often includes large parent titles, unserviced areas, Crown land or land constrained by infrastructure and environmental factors. These areas cannot be absorbed by the market in their current form. Subdivided land represents the portion that is serviced or service-ready, in lot format, and capable of being taken up by businesses. As a result, it provides the most accurate measure of real, usable industrial supply in the short to medium term.

Current Industrial Land in the Shire includes:

- **Cervantes – Seville Industrial Area** - The Seville precinct contains 21 hectares of industrial-zoned land, of which 8 hectares have been subdivided. It includes 27 lots in total, comprising 21 industrial lots and 6 lots for industrial use within a parks and recreation reserve. Only one lot remains vacant. Lot sizes are generally around 2,000 square metres, ranging between 1,700 and 2,900 square metres. This precinct is close to full take up with limited remaining capacity.
- **Jurien Bay – Carmella Industrial Area** - The Carmella industrial area contains 10 hectares of fully subdivided industrial land across 38 lots, all of which are occupied. Typical lot sizes are around 2,000 square metres, with a range from 1,300 to 3,000 square metres. A small number of larger sites between 6,000 and 8,000 square metres provide capacity for higher-intensity uses. This area is fully absorbed with no vacant industrial lots.
- **Jurien Bay – Coalseam Industrial Area** - Coalseam is the Shire’s largest industrial precinct, with 96 hectares zoned for industrial purposes and 11 hectares subdivided. The area contains 43 lots, all of which are sold. Eleven lots remain vacant but are held by private owners. Most lots are around 2,000 square metres, with two sites closer to 3,000 square metres. Four recently created lots are 1,000

square metres. Although more vacant land exists here than elsewhere, ownership patterns mean land is not currently available on the market.

- **Badgingarra Industrial Area** - The Badgingarra precinct contains 6.7 hectares of subdivided industrial land across 12 lots, of which 6 remain vacant. Lot sizes range from 2,500 to 4,200 square metres. This location provides the Shire's largest supply of unoccupied and readily developable lots.
- **Dandaragan Industrial Area** - The Dandaragan precinct comprises 5.4 hectares of subdivided industrial land over 7 lots, all of which are occupied. Five lots range between 1,300 and 2,300 square metres, which includes the Shire's works depot occupies a 1.02-hectare lot alongside an additional 1.42 hectares of Shire land. There is no vacant industrial land remaining in this precinct.
- **Turquoise Coast Industrial Area (Future)** - A future industrial precinct of approximately 24 hectares has been identified but is not yet subdivided or serviced. No lots exist at this stage. This area represents a potential medium-term industrial expansion opportunity. The area has a proposed 25 industrial lots and 18 light industrial lots

The Shire also has industrial land associated with harbour and maritime activities. These precincts are specialised in nature and are not intended to meet general industrial land demand.

- **Cervantes Marine Services Area** - This 7.2-hectare area consists of six Crown reserve allotments used for limited marine-related activity, including the sailing club. The land is zoned for marine services but has minimal industrial development.
- **Jurien Harbour Reserve** - The Jurien Harbour precinct covers 50.8 hectares, with an estimated developable footprint of around 12 hectares. The remaining land is linked to harbour operations, coastal interfaces or environmental constraints. This area provides long-term potential for marine, commercial and industrial-marine activities subject to strategic planning.

For the purpose of this assessment, data from the Shire of Dandaragan and DLPH has identified 41 hectares of occupied and vacant industrial land across the following locations in the Shire:

- Cervantes – Seville Industrial Area – 8ha
- Jurien Bay - Carmella Industrial Area – 10ha
- Jurien Bay - Coalseam Industrial Area – 11ha
- Badgingarra Industrial - 6.7ha
- Dandaragan Industrial Area - 5.4ha

There is a total of 41 ha of developed and occupied industrial land within the Shire with approximately 1.5ha of vacant industrial land across these localities in 2025. This includes 18 vacant lots, 11 of which were recently created and sold.

4.2 Industrial Employment Analysis

The primary industrial sectors across Dandaragan, Coorow and Gingin (Sub-Regional Area) include Manufacturing, Wholesale Trade and Transport, Postal and Warehousing.

Manufacturing employs 160 workers, Wholesale Trade employs 250 workers and Transport, Postal and Warehousing employs 114 workers, giving a combined total of 524 workers. This represents about 12.4 % of the total workforce in the assessment area.

Dandaragan holds a varied share of the industrial workforce in the Sub-Region accounting for 23.8% of Manufacturing jobs, a similar share of Wholesale Trade jobs at 28.8%, and a higher share of Transport, Postal and Warehousing jobs at 44.7%. In total Dandaragan accounts for 31.7% of all industrial jobs across the three LGAs. These shares show that while some industrial sectors are evenly distributed across the region, transport, postal and warehousing activity is strongly centred in Dandaragan.



Figure 9 Number of Workers by Primary Industrial Sectors, Dandaragan LGA & Sub-Region, 2021¹⁷

Econisis has assessed four secondary sectors because these industries also likely rely on industrial land for activities such as machinery and equipment storage, off farm product handling, construction materials storage, public works depots and essential utility operations, which link them partly to industrial land use in the region.

The secondary sectors include Agriculture, Forestry and Fishing, Electricity, Gas, Water and Waste Services, Construction and Public Administration and Safety.

Together these sectors employ 2,141 workers, which accounts for about 37.1% of all jobs in these industries across the three LGAs. Of these workers, Dandaragan accounts for 24% of Agriculture, Forestry and Fishing jobs, 55.6% of utility jobs, 51.4% of Construction jobs and 42.1% of Public Administration and Safety jobs. Overall, Dandaragan accounts for about 31.2% of these jobs across the Sub-Region.

When the primary and secondary sectors are combined, primary and secondary industrial sectors account for 2,665 jobs across the Shires of Dandaragan, Coorow and Gingin, equal to 59% or almost 6 in 10 of the total jobs. Gingin held the largest share of industrial sector jobs accounting for over 55% of jobs in the 3 LGAs, followed by Dandaragan (35.9%), and Coorow (8.9%). This shows that Dandaragan holds a larger share of industrial employment than the Coorow, but smaller than Gingin, reflecting a strong concentration of activity across both primary and secondary sectors.

¹⁷ ABS (2021), Working Population Profile, accessed at <https://www.abs.gov.au/census/find-census-data/community-profiles/2021/LGA52590>

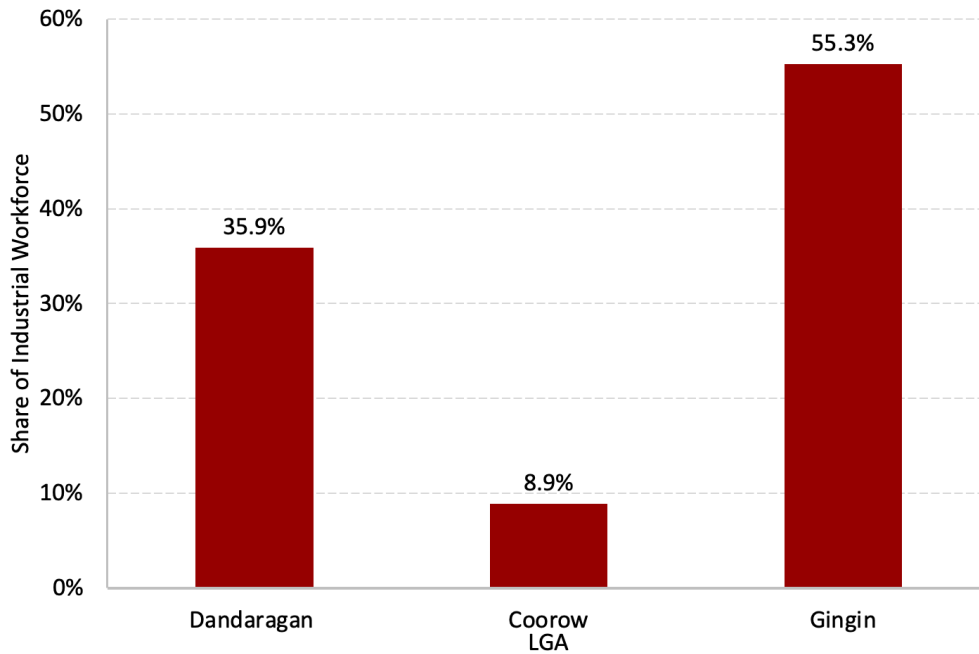


Figure 10 Share of Industrial Workforce (Primary and Secondary Sectors) by LGA, 2021¹⁸

4.2.1 Industrial Land Demand Scenarios

Based on the methodology outlined above, Econisis estimates that in 2025, there was demand for between 35.9ha and 39.9ha of occupied industrial land in the Shire. This is expected to grow to reach between 39.5ha and 61.8ha of industrial land demand in 2036. This is illustrated below.

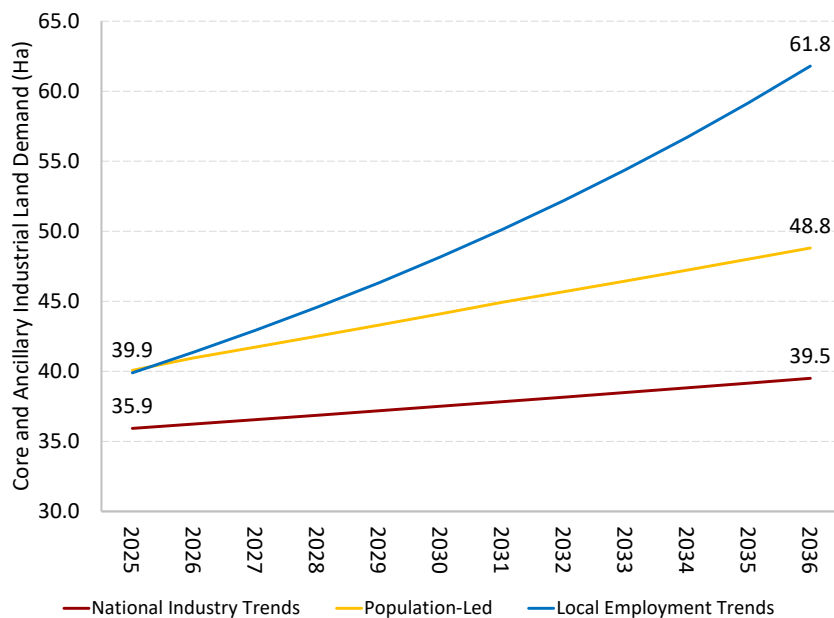


Figure 11 Core and Ancillary Industrial Land Demand (ha) by Scenario, Dandaragan (S), 2021 to 2036

In comparison to current supply in 2025/26, this these Scenario estimates are broadly in line with projected demand.

¹⁸ As Above.

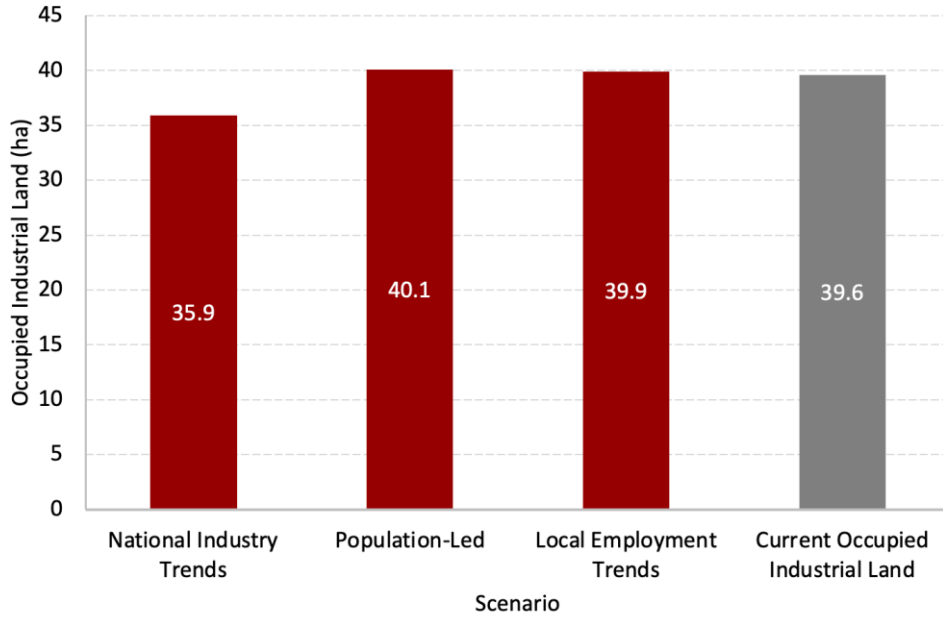


Figure 12 Industrial Land Demand Projection Scenarios and Current Occupied Land, Dandaragan (S), 2025

If growth rates are rebased to the current occupied supply of 39.6ha, then it is projected that industrial land demand will grow from current supply of 39.6ha to between 43.5ha and 61.3ha by 2036.

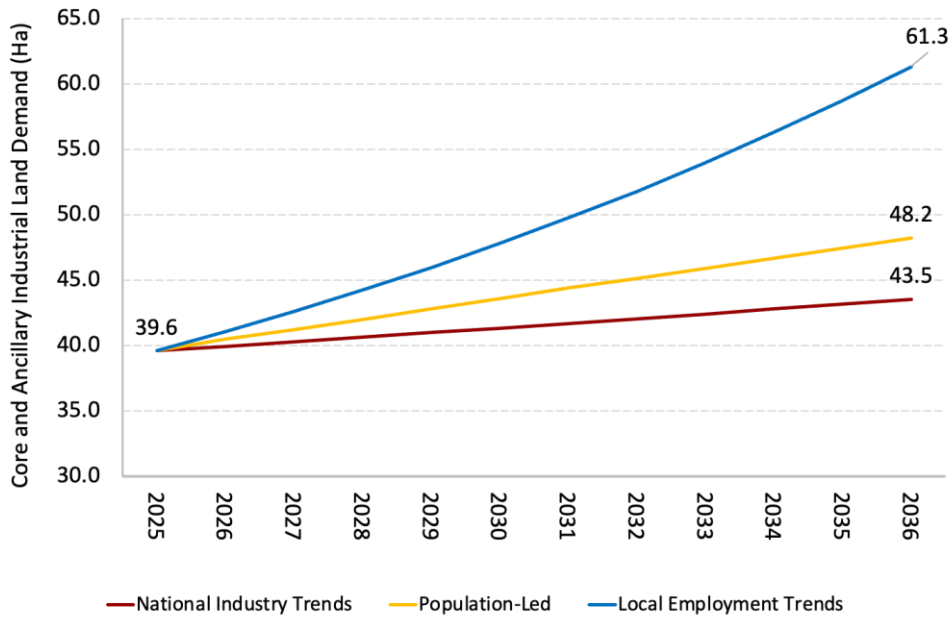


Figure 13 Rebased Industrial Land Demand Projection Scenarios, Dandaragan (S), 2025 to 2036

4.2.2 Take Up Rates

Annual take up projections based on estimated demand into the future indicate rates varying between 0.3ha per annum and 1.5ha per annum in 2026. While take up rates are projected to be consistent in the National Industries Trend and Population Led scenarios, they are expected to climb annually, under the Local Employment Trends scenario, reaching 2.4ha per annum by 2036.

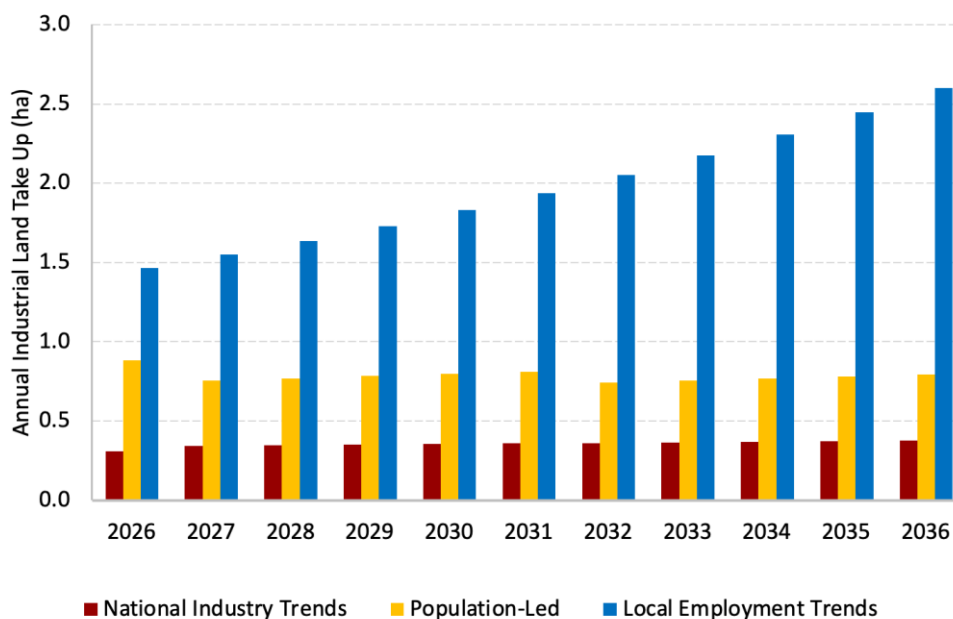


Figure 14 Annual Industrial Land Take Up Rates, by Scenario, Dandaragan (S), 2025 to 2036

The table below shows a notional allocation of a projected 2.4 hectares per annum (24,000sqm) industrial land take-up, allocated to four lot-size bands. These figures represent occupied industrial land only and are derived using representative average lot sizes informed by the local land inventory. The allocation is intended to reflect likely occupier demand patterns (strongest demand in the 2,000-5,000sqm band) while also recognising smaller workshop/trades lots and a reduced requirement for larger, land-intensive lots.

Table 3 Allocation of 2.4ha Per Annum Industrial Land Take-up

Lot size band (sqm)	Allocation (%)	Allocated area (sqm)	Representative avg lot size (sqm)	Estimated number of lots
0-1,000	20%	4,800	1,000	4.8
1,000-2,000	20%	4,800	1,500	3.2
2,000-5,000	40%	9,600	2,500	3.8
>5,000	20%	4,800	7,000	0.7
Totals	100%	24,000	-	12.5

On the basis of the representative averages used, the 2.4 ha per annum equates to approximately 12.5 lots per year.

To deliver 2.4 ha of occupied industrial land will require an estimated zoned area of 31,200sqm (3.12 ha) after allowing for an additional 30% for roads, services and buffering.

5 ECONOMIC JUSTIFICATION FOR LAND AVAILABILITY PROJECT CONTEXT

This section estimates the contribution to the Shire of additional industrial land being zoned, serviced and occupied and applies cost benefit analysis techniques to quantify this value.

5.1 Economic Valuation Method

The economic valuation method of potential new industrial land has been assessed applying a Cost Benefit Analysis methodology. This approach is in line with both the Western Australia and Australian Government techniques and is regarded as a robust evaluation of a development's economic contributions.

5.1.1 CBA Steps

A CBA is the most commonly used, and most comprehensive, of the economic evaluation techniques. Essentially, a CBA compares the monetised benefits and costs of a project or development to evaluate the value for money and net socio-economic contribution of a project.

The CBA steps include:

- Identify the quantifiable benefits that can be monetised;
- Calculate the value (in monetary terms) of the quantified incremental benefits and costs in present value (PPV) terms using the discount rates;
- Evaluate the differences between the present values of costs and benefits over the assessment period, calculating net present values (NPV), proportional differences and benefit cost ratios (BCR); and
- Undertake a sensitivity assessment and scenario testing.

For the purpose of this assessment, the present value of the economic value added is the primary focus of this approach.

5.1.2 Discount Rates

Discounting is the reverse of adding (or compounding) interest. It reduces the monetary value of future costs and benefits back to a common time dimension – the base date. Discounting satisfies the view that people prefer immediate benefits over future benefits (social time preference). Recognising the potential for multiple audiences for the business cases, real discount rates of 4, 7 and 10% have been applied. This complies with recommendations set by the Office of Impact Analysis (OIA)¹⁹ at the Federal Government level and with the WA Government Business Case Template²⁰.

All values calculated are real in 2024/25 dollars.

Modelling of quantifiable benefits are developed over a 10-year timeframe to reflect the duration of projections of industrial land demand to 2036.

5.1.3 Calculating Gross Value Added

Gross Value Added is the most relevant indicator of the contribution of a business or industry to the local and regional economy. The Australian Bureau of Statistics (ABS) defines GVA as:

the value of output at basic prices less the value of intermediate consumption at purchasers' prices. These inputs exclude costs such as wages, salaries, superannuation payments and the cost of capital assets such as machinery and equipment²¹.

¹⁹ OIA (2024) CBA Guidance Note accessed at <https://oia.pmc.gov.au/resources/guidance-assessing-impacts/cost-benefit-analysis>

²⁰ WA Government (2024) Business Case template accessed at <https://www.wa.gov.au/government/publications/business-case>

²¹ ABS (2023) Intermediate Use and Output Ratios in the Australian Economy, accessed at [https://www.abs.gov.au/articles/intermediate-use-and-output-ratios-australian-economy#:~:text=Gross%20Value%20Added%20\(GVA\)%20on,of%20intermediate%20inputs%20and%20Output.](https://www.abs.gov.au/articles/intermediate-use-and-output-ratios-australian-economy#:~:text=Gross%20Value%20Added%20(GVA)%20on,of%20intermediate%20inputs%20and%20Output.)

Gross value added therefore excludes products and service inputs (the value of which are counted for the industry that produced them), showing only the share of the total production value of a business or industry that can attributed directly to the efforts of that business.

The calculated Gross Value Added that can be attributed that the occupancy by an organisation of a non-residential building, the floorspace of the building first needs to be converted into the average number of employees. This is done using measures referred to as workspace ratios – representing the number of square metres (sqm) of Gross Floor Area (GFA) that is attributed on average to an individual worker.

GVA per worker is referred to a worker productivity. Econisis has derived worker productivity estimates utilising REMPLAN data. This is summarised below for all industries.

Table 4 Worker Productivity, by Industries, Shire of Dandaragan²²

Industry sector	GVA	Jobs	GVA per Worker
Accommodation & Food Services	\$13,113,353	147	\$89,206.5
Administrative & Support Services	\$2,780,564	37	\$75,150.4
Agriculture, Forestry & Fishing	\$103,192,261	418	\$246,871.4
Arts & Recreation Services	\$2,610,049	24	\$108,752.0
Construction	\$41,334,417	230	\$179,714.9
Education & Training	\$13,757,264	109	\$126,213.4
Electricity, Gas, Water & Waste Services	\$6,953,241	13	\$534,864.7
Financial & Insurance Services	\$8,241,292	13	\$633,945.6
Health Care & Social Assistance	\$12,243,390	88	\$139,129.4
Information Media & Telecommunications	\$1,337,948	3	\$445,982.6
Manufacturing	\$6,780,700	34	\$199,432.4
Mining	\$168,999,651	243	\$695,471.8
Other Services	\$4,758,348	51	\$93,300.9
Professional, Scientific & Technical Services	\$1,925,158	10	\$192,515.8
Public Administration & Safety	\$19,353,494	91	\$212,675.8
Rental, Hiring & Real Estate Services	\$47,911,524	22	\$2,177,796.5
Retail Trade	\$14,407,572	145	\$99,362.6
Transport, Postal & Warehousing	\$9,073,917	48	\$189,039.9
Wholesale Trade	\$4,471,824	20	\$223,591.2
Total	\$483,245,967	1,746	\$276,773.2
Primary and Secondary Industrial Sectors Only			\$223,840.6

Econisis has calculated the weighted average worker productivity, based on the primary and secondary industrial sectors. This is estimated at \$223,840 or approximately \$53,000 less than the whole of economy worker productivity average of \$276,773.

This means that each additional industrial job created and supported in the Shire of Dandaragan by new industrial land will support over \$223,000 in additional Gross Value Added.

The Shire's economy is dominated by primary and resource sectors: Mining and Agriculture contribute the largest shares of gross value added and exhibit substantially higher GVA per worker than other industries. By contrast, Transport/Postal & Warehousing, Manufacturing and Wholesale Trade are the principal users of industrial land and therefore drive lot demand, even though their GVA and productivity are lower.

²² REMPLAN (2025) Employment and Gross Value Added Data, Shire of Dandaragan accessed at <https://app.remplan.com.au/dandaragan/economy/>

5.2 Value Added by Scenario

Based on the 7% discount rate, Econisis has applied the worker productivity estimate to the net increase in industrial employment under each of the three scenarios and calculated the net present value over 20 years. This is based on the take up rate of industrial land, cumulative over the assessment period.

This provides an estimate of the present value of GVA that can be supported over 10 years if industrial land demand is met.

Overall, meeting industrial demand in the Shire of Dandaragan has the potential to add a further \$36.61m to \$173.41m over a decade to the local economy (present value at 7%), depending on the demand scenario.

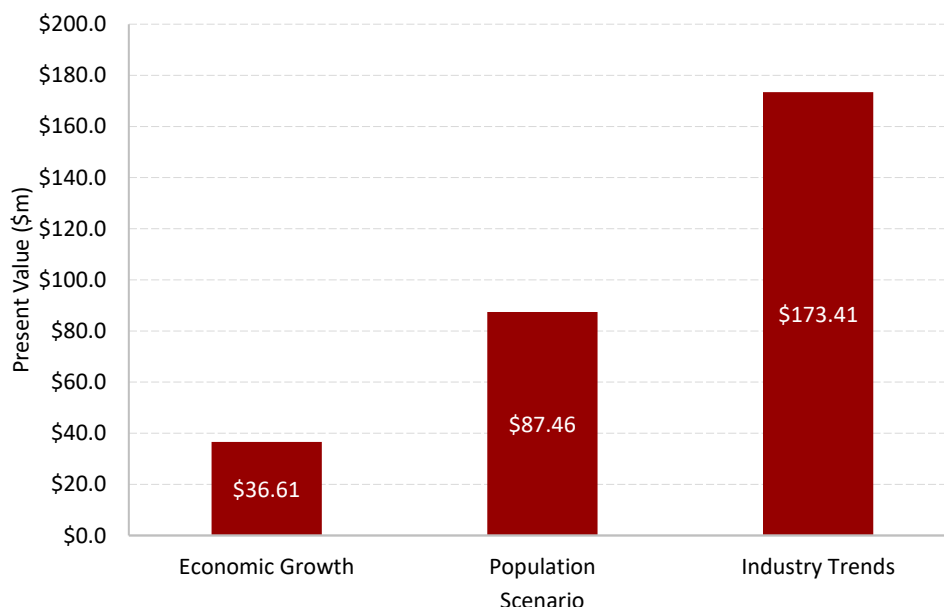


Figure 15 Present Value of GVA Contribution, by Industrial Employment Scenario

The strongest contributors to the value added

5.3 Unit Value

5.3.1 Total Economic Value per Hectare

Alternatively, the economic value contribution of additional value added can be calculated on a per hectare basis. Applying the same development assumptions as outlined in section 4.0 and average weighted workspace ratios (approximately 290sqm per worker), Econisis estimates that one hectare of industrial land can accommodate 13.7 workers. Based on this workforce, an additional hectare of industrial land in the Shire of Dandaragan can generate \$24.60m in Gross Value Added for the Shire of Dandaragan economy over 10 years (present value at 7%).

5.3.2 Attribution Rate Adjusted

When applying the above values, it’s important to understand the extent to which the contribution can be attributed to the development of industrial land versus the activity of the business that occupies floor space on that land.

Typically, Econisis recommends that a 25% attribution rate is applied to reflect the enabling role of industrial land creation in the generation of industrial-related economic activity. A further 25% can be attributed to the construction of built form on the land and a final 50% can be attributed to the activity of the business itself.

Based on this, Econisis estimates that the unit value of one hectare of additional industrial land (zoned, serviced and occupied) that can be attributed to the land development itself is \$6.2m over 10 years (present value at 7% discount rate).

Based on this present value and allowing for the achievement of a 2.0 benefit cost ratio, this would imply a notional land development budget of \$3.1m (present value at 7%) including ongoing maintenance value of 1% of capital value per annum.

APPENDIX A – PROJECT REALTED POPULATION IMPACTS

Major Projects

The Shire of Dandaragan is the focus of significant major project investments over the next 5-10 years. Data provided by the Shire indicates a diverse range of renewable energy, mining and resources, agriculture, tourism and State Government projects and investments.

A review of these project indicates that:

- 12 solar and windfarm projects
- 9 State Government infrastructure projects
- 9 Intensive Agriculture projects
- 6 Mining and Gas projects
- 5 Tourism projects

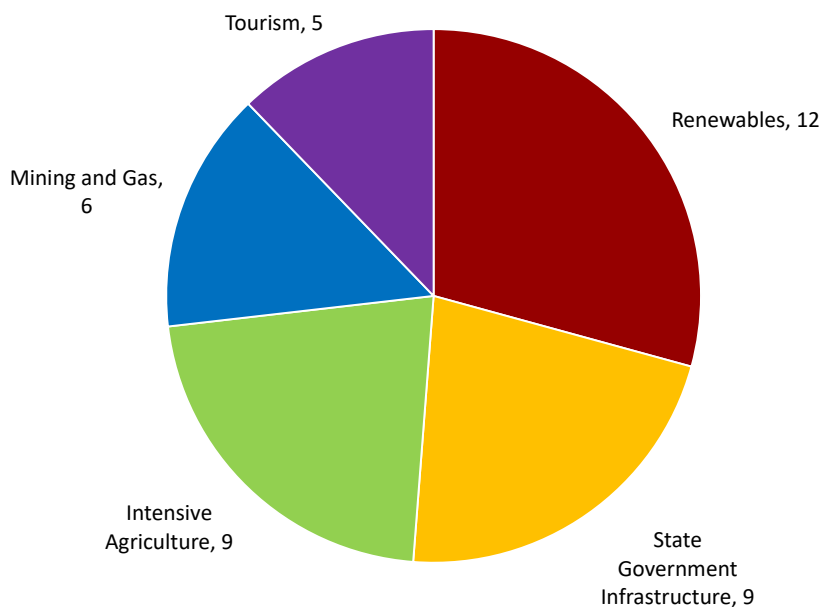


Figure 16 Major Projects, as of January 2026

Thess project vary considerably in value and include:

- Yandin Wind Farm - ~\$400m
- Badgingarra Wind Farm - ~\$315m
- Emu Downs Wind Farm - ~\$185m
- “Clean Energy Link – North” Transmission Upgrade - ~\$584m
- WA Agricultural Supply Chain Improvement Program (ASCIP) - ~\$200m
- Westpork “Moorra” Piggery (Agaton Farms) - ~\$21-28m
- Iluka Cataby Mineral Sands Mine - ~\$270m
- Jurien Bay Foreshore & Youth Precinct (Upgrade) - ~\$3m

There is also major projects in the list that are not within the Shire but are expected to have an impact on the Shire’s population. This includes Caravel Copper Project between Wongan Hills & Calingiri with Stage 1 valued at up to \$1.5b.

These projects are expected to generate employment during both the construction and operational phase which will impact the population growth profile of the Shire in the short-to medium term.

Industrial Land Modelling.

Econisis has applied the Geographic project based population scenario to the Dandaragan Industrial Land Needs Model as described in the technical report. This has used the population centric scenario as the base and replaced the WA Tomorrow scenario with that of Geographia. No other changes were made to the model apart from the substitution of this Project-Related Population Impact Profile.

The results of the modelling are illustrated below.

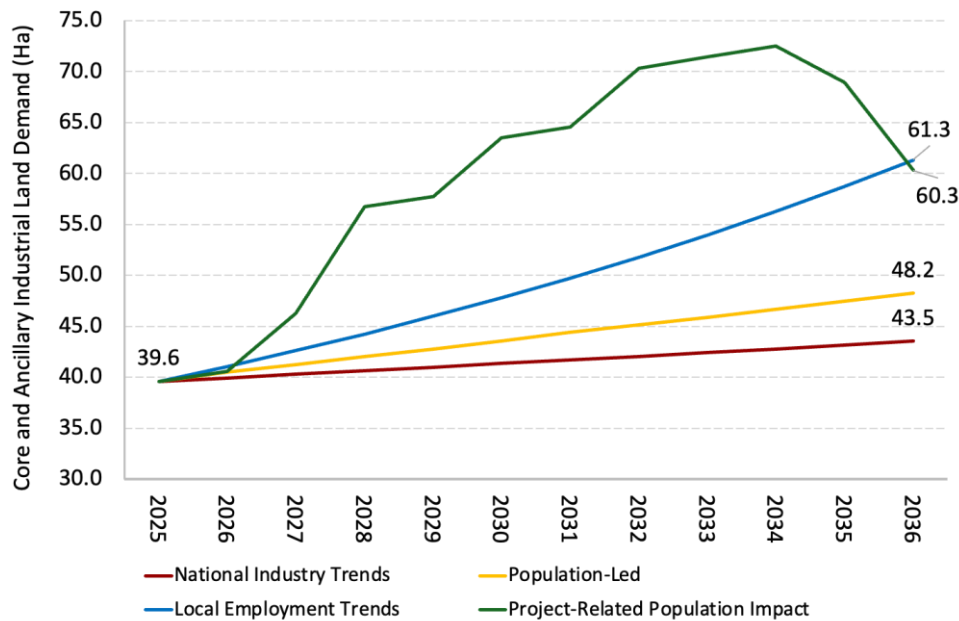


Figure 17 Rebased Industrial Land Demand Projection Scenarios, Dandaragan (S), 2025 to 2036

The growth profile of the Population-Related Project Impact scenario sees total rebased industrial land demand growth rapidly to reach approximately 73ha by 2034. However, this then declines in response to the completion of a number of major projects and the cessation of construction phases resulting in a decline in population post this time.

This results in the demand for industrial land falling to similar levels to that of the Local Employment Trends scenario at approximately 60-61ha of industrial land.

Note this is based on the net developable area and excludes roads, infrastructure and servicing. Generally a weighting of 30% is required atop that of the net developable area to estimate to gross developable area of an industrial zone.

Conclusions

The Project-Related Population Impact scenario provided by the Shire from Geographia highlights the challenge of accommodating the need for industrial land in a market where major projects and associated construction phase employment can create significant volatility. This is evident in the annual industrial land take up under the scenario.

While the take up is more rapid under the Project-Related Population Impact Scenario than the trend based scenarios, post 2034 sees a rapid vacation of occupied industrial land to levels comparable with the Local Employment Trend Scenario.

This validates the Local Employment Trend Scenario being utilized as the preferred scenario when estimating the requirement for industrial land, as it not only ends in a similar position to the project-Related Population Impact scenario, but also accommodate a larger trend based take up.

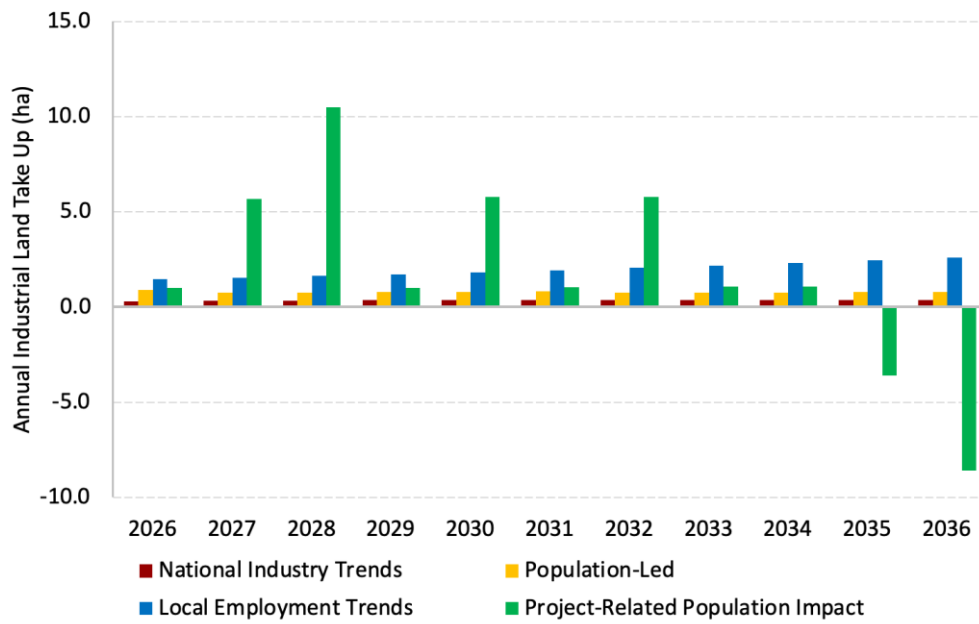


Figure 18 Annual Industrial Land Take Up Rates, by Scenario, Dandaragan (S), 2025 to 2036

Such a take up requires the availability of zoned and serviced land so that opportunities associated with major projects can be leveraged and accommodated in the short-term.

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Draft



New reforms for audit committees introduced

News story

New regulations have been developed to support the implementation of new requirements for audit, risk and improvement committees.

Last updated: 22 December 2025

Regulations to support the implementation of new requirements for audit committees have been developed.

Following the commencement of the [Local Government Regulations Amendment Regulations \(No. 4\) 2025](#) (the ARIC Regulations) from 1 January 2026, audit committees are set to become Audit, Risk and Improvement Committees (ARICs) during a six-month transition period.

To strengthen governance and accountability, ARICs will be required to have an independent presiding member and independent deputy to the presiding member.

These changes aim to strengthen transparency by enhancing local governments' financial, risk, and governance practices, forming a key part of the State Government's broader [local government reforms](#).

Sections 86 to 90 of the *Local Government Amendment Act 2024* commence on 1 January 2026 to bring these changes into effect.

Transitional provisions have been included to enable existing audit committees that already meet the new requirements of independent members to automatically transition to ARICs. Local governments will have until 30 June 2026 to implement these changes.

Audit, Risk and Improvement Committee Regulations

The Audit, Risk and Improvement Committee Regulations:

- update references to an 'audit committee' to instead refer to an 'audit, risk and improvement committee'
- prescribe the functions of an ARIC to include a focus on risk management and continuous improvement
- amend the requirements for compliance audit returns, including by updating the table of prescribed statutory requirements
- enable two or more local governments to have a shared ARIC by agreement
- include modifying provisions that apply for the purposes of shared ARICs.
- Repeal previous references to the appointment of auditors, following the completion of the transition to all local government audits being conducted by the Auditor General.

The functions of ARIC include:

- receive and review reports related to local government compliance audits required under the *Local Government Act 1995* and regulations
- make recommendations to the council on actions to be taken in relation to those reports

- receive and review reports on the effectiveness of the local government's systems and procedures in relation to financial management, legislative compliance and risk management, and make recommendations to the council on improvements to those systems and procedures
- receive and review reports on any actions the local government is required to take under the *Local Government Act 1995*, or has decided to take in relation to a compliance audit report or report into the effectiveness of the local government's systems and procedures
- perform any function conferred on the ARIC prescribed in the regulations or another written law.

In addition, the existing requirement for the local government CEO to conduct a review of the local government's financial management systems and procedures every 3 years under regulation 5(2)(c) of the Local Government (Financial Management) Regulations 1996 (the Financial Management Regulations) is addressed by amended regulations 16 and 17.

The requirement under regulation 5(2)(c) of the Financial Management Regulations to conduct a review of the local government's financial management systems is now incorporated into regulation 17 of the Local Government (Audit) Regulations 1996 as part of a broader review of a local government's systems and procedures that must be reported to the ARIC.

These amendments streamline internal review processes and avoid duplication.

As part of the ARIC's role and function it is required to review the CEO's report of the internal review under regulation 17 and make recommendations to the council on actions that may be required to address any issues identified in the report.

Local government compliance timeline

From 1 January 2026:

- Confirm whether your current audit committee will be automatically deemed an ARIC under the amended regulations.
- If not a deemed ARIC, begin planning for the establishment of a new ARIC (or shared ARIC).
- Update review schedules and internal compliance calendars to reflect new requirements.
- Ensure terms of reference and relevant policies and procedures are updated to align with amended regulations.

By 30 June 2026:

- Establish an ARIC (or shared ARIC) with the required independent presiding member and deputy to the presiding member.

Provided by

Local Government

Published

22 December 2025

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Government of **Western Australia**
Department of **Local Government and Communities**

Local Government Operational Guidelines

Number 09 – Revised September 2013

Audit in Local Government

The appointment, function
and responsibilities of
Audit Committees

1. Introduction

The *Local Government Act 1995* (the Act) requires that all local governments establish an audit committee. An audit committee plays a key role in assisting a local government to fulfil its governance and oversight responsibilities in relation to financial reporting, internal control structure, risk management systems, legislative compliance, ethical accountability and the internal and external audit functions.

The purpose of this guideline is to assist local governments to establish and operate an effective audit committee. Clear and comprehensive terms of reference, setting out the committee's roles and responsibilities, are essential and a model terms of reference for an audit committee is provided with this guideline. Matters such as the governing legislation, membership, primary roles and responsibilities of the committee and ancillary functions are also addressed. Guidance is provided to the committee as it approaches its task of appointing an external auditor through provision of a minimum standard audit specification and as it forms an opinion of the local government's internal audit requirements.

2. Audit Requirements, Committees and Functions

The relevant parts of the Act and regulations that relate to audit requirements, audit committees and their functions are listed below.

Financial Management

In relation to financial management under Part 6 of the Act, a local government is to –

- a) prepare and adopt an annual budget in the form and manner prescribed (section 6.2). A copy of the budget is to be sent to the Department within 30 days of adoption.
- b) prepare an annual financial report and such other financial reports as prescribed. The accounts of the local government and annual financial report are to be submitted to the auditor for audit by 30 September (section 6.4).
- c) have a municipal fund and a separate and distinct trust fund (section 6.6).
- d) establish and maintain reserve funds for the holding of monies set aside for future use (section 6.11).

Audit Requirements for Local Governments

Part 7 of the Act and the *Local Government (Audit) Regulations 1996* (the Regulations) address the situation of audit. In relation to the duties of the local government with respect to audits –

- a) the local government is to do everything in its power to –
 - i. assist the auditor to conduct an audit and carry out his or her other duties under the Act; and

- ii. ensure that audits are conducted successfully and expeditiously;
- b) a local government is to meet with its auditor at least once in every year;
- c) a local government is to examine the report of the auditor and is to –
 - i. determine if any matters raised require action to be taken by the local government; and
 - ii. ensure that appropriate action is taken in respect of those matters;
- d) a local government is to –
 - i. prepare a report on any actions taken in respect of any matters raised in the report of the auditor; and
 - ii. forward a copy of that report to the Minister by the end of the next financial year, or six months after the last report prepared by the auditor is received by the local government, whichever is the latest in time.
- e) the only powers and duties that can be delegated to a committee are any of the powers and duties of the local government under Part 7 of the Act; that is, those relating to audit. The committee cannot on-delegate the powers and duties delegated to it;
- f) an audit committee with a member who is a person that is not an elected member can be delegated powers and duties referred to in (e); and
- g) a decision of the committee is to be made by simple majority.

Audit Committee Functions

The Regulations state that an audit committee –

Establishment of the Audit Committee

The Act and Regulations provide that:

In relation to the establishment of an audit committee –

- a) each local government is to establish an audit committee consisting of three or more persons to exercise the powers and discharge the duties conferred on it;
- b) members of the committee are to be appointed by an absolute majority decision of Council. At least three of the members, and the majority of the members, are to be elected members;
- c) the Chief Executive Officer (CEO) is not to be a member of the committee and may not nominate a person to be a member or have a person to represent him or her as a member of the committee;
- d) an employee is not to be a member of the committee;
- (a) is to provide guidance and assistance to the local government –
 - (i) as to the carrying out of its functions in relation to audits carried out under Part 7 of the Act;
 - (ii) as to the development of a process to be used to select and appoint a person to be an auditor;
- (b) may provide guidance and assistance to the local government as to –
 - (i) matters to be audited;
 - (ii) the scope of audits;
 - (iii) its functions under Part 6 of the Act;
 - (iv) the carrying out of its functions relating to other audits and other matters related to financial management;
- (c) is to review a report given to it by the CEO under regulation 17(3) (the CEO's report) and is to –
 - (i) report to the council the results of that review;
 - (ii) give a copy of the CEO's report to the council;

- (d) review the annual Compliance Audit Return and report to the council the results of that review, and
- (e) consider the CEO's biennial reviews of the appropriateness and effectiveness of the local government's systems and procedures in regard to risk management, internal control and legislative compliance and report to the council the results of those reviews.

3. Operation of Audit Committees

Role and Responsibilities

The role of the audit committee is to support Council in fulfilling its governance and oversight responsibilities in relation to financial reporting, internal control structure, risk management systems, internal and external audit functions and ethical accountability.

The audit committee should critically examine the audit and management reports provided by the external auditor. The committee would then determine if matters raised in the reports require action to be taken by the local government and ensure that appropriate action is implemented.

A further role for the audit committee would be to receive and authorise the report relating to the audit prepared by the CEO that is to be sent to the Minister.

This report would outline any actions the local government has taken or intends to take in relation to the matters identified by the auditor.

While a formal internal audit function could be considered to be an operational function and therefore the responsibility of the CEO, it is desirable for an internal auditor to have a direct line of communication to the Audit Committee.

The Audit Committee needs to form an opinion of the local government's internal audit requirements and recommend a course of action that ensures that any internal audit processes adopted are appropriate, accountable and transparent. The role of the external auditor in this regard can be established at the time of appointment.

Please note that an audit committee (or any other committee) cannot be given a management task where the Act and Regulations make the CEO specifically responsible. Where the local government is assigned the function through the legislation, the audit committee may have a role unless the function has been delegated to the CEO by the Council.

The deliberations and recommendations of the committee must be independent and autonomous. Therefore, the Act prohibits the CEO being a member of the committee. However, it is essential that the CEO be given every opportunity to provide his/her expert advice to the committee as he/she does with full Council and other committees.

A model terms of reference is attached as Appendix 1 to assist local governments to define an appropriate role for its audit committee. When considering the model, local governments need to remember it is a guide and they can delete or modify any matters they believe not applicable.

It is important to note that the legislation gives the audit committee a specific role in appointing the auditor. It is to recommend to the Council who should be appointed as the auditor. Attached as Appendix 2 is a model 'Minimum Standard Audit Specification' that local governments can use when developing a process to be used to select and appoint a person to be the auditor.

Local governments can amend the document to suit their individual requirements. Any scope adopted must meet, as a minimum, the legislative requirements, as outlined in the Act and the Regulations.

The legislation specifies that a local government is required to meet with its auditor at least once in every year. The term "local government" in this context means the Council. If Council so resolved via a formal delegation, a meeting between the audit committee and the auditor would satisfy this requirement.

It is acknowledged that the requirement to meet at least once per year may incur a significant financial burden for the more remote local governments. In such circumstances the meeting can be conducted by telephone or video conference. The Council or audit committee should resolve how the meeting with the auditor will be conducted and for the record of the meeting to show that the auditor was involved and the matters discussed. It would be inappropriate for Council representatives to meet with the auditor in their offices unless they were members of the Audit Committee or a significant majority of the members are present.

The committee may need to liaise regularly with the external auditor to discuss the audit plan, results of the audit and implementation of any recommendations for action emerging from the audit. How communication and liaison between auditor and committee is to occur should be addressed in the agreement of appointment.

Advice from the auditor may address issues such as –

- (i) an assessment of accounting procedures;
- (ii) an assessment of internal controls;
- (iii) an assessment of risk;
- (iv) compliance with the Act and associated regulations;
- (v) compliance with Council policies;
- (vi) performance assessments on the efficiency and effectiveness of operations;
- (vii) processes of the internal audit;
- (viii) outcomes of the external audit prior to issue of management and audit reports; and
- (ix) changes to accounting standards and legislation and the impact on the local government.

Membership

The Act requires that an audit committee is to consist of a minimum of 3 members and in that situation all must be council members. Where a committee consists of more than 3 members then a majority of those members must be council members. Local governments may decide to appoint a committee involving only elected members or they may appoint one or more persons who are external to the Council. If a Council considers it appropriate, the whole Council can be appointed to the audit committee.

If the local government wishes to appoint one or more persons other than elected members to the committee, which is recommended, it should ensure that they have the requisite knowledge and skills to provide benefit to the committee.

Operation of the Committee

Irrespective of the membership of the committee, all legislative requirements relating to committee meetings such as advertising meeting dates, notice of meeting and keeping minutes of meetings need to be complied with.

The legislation prevents a meeting fee being paid to an external person but it is permissible for a payment to be made as a reimbursement of expenses, commensurate with the expertise and knowledge such people bring to the committee. The Council will need to determine whether payment will be offered and the level of that reimbursement payment.

Members of the committee should be encouraged to attend appropriate courses to keep them up to date with legislation, accounting and other relevant issues.

Other Responsibilities

Local governments are required by legislation to complete a statutory compliance return (Compliance Audit Return or CAR) annually and have the return adopted by Council. The return is a checklist of a local government's compliance with the requirements of the Act and its Regulations, concentrating on areas of compliance considered "high risk."

The Audit Committee is to review the annual CAR and report to the Council the results of that review, prior to adoption of the return by Council. After adoption, the return is to be signed by the Mayor or President and the CEO prior to it being forwarded to the Department.

The Audit Committee is to consider the CEO's biennial reviews (see Regulation 17.) of the appropriateness and effectiveness of the local government's systems and procedures in regard to risk management, internal control and legislative compliance and report to the council the results of those reviews.

Attached as Appendix 3 is information to assist in determining what falls within the terms 'risk management,' 'internal control' and 'legislative compliance.'

The audit committee could also consider proposals from the CEO as to whether the compliance audit, and the biennial reviews of risk management, internal control and legislative compliance, are undertaken internally or an external party is contracted to undertake the task. In the case of an external party the audit committee would have responsibility to receive the review report from the CEO and make recommendations on it to full Council.

4. The External Audit

Appointment of the Auditor

The Act and Regulations provide that –

- a) on the recommendation of the audit committee a local government is to from time to time appoint, by absolute majority, a person to be its auditor;
- b) the local government may appoint one or more persons as its auditor;
- c) the local government's auditor is to be a person who is –
 - a. a registered company auditor; or
 - b. an auditor approved by the Minister;
- d) a person may not be appointed as a local government auditor if that person is –
 - a. a councillor or employee of the local government;
 - b. in debt to the local government for more than \$5,000;
 - c. a councillor or employee of a regional local government in which the local government is a participant;
 - d. a member of an incorporated association formed by the local government; or
 - e. a class of persons as prescribed in the Regulations;
- e) an auditor is not to be appointed for more than five years; and
- f) the appointment of a person as an auditor is to be made by agreement in writing and is to include –
 - i. the objectives of the audit;
 - ii. the scope of the audit;
 - iii. a plan for the audit;
 - iv. details of the remuneration and expenses to be paid to the auditor; and
 - v. the method to be used by the local government to communicate with, and supply information to, the auditor.

The committee should undertake a proper selection and appointment process as part of appointing, or reappointing an auditor. If reappointment is being considered, the process should include the review of key issues as in i. to v. above.

It is important to realise that the Act specifies that it is a named person(s) that is appointed as auditor, not the company, or 'the partners' of the company which employs the person. Therefore, when the audit report is received it must be signed by the person(s) appointed as the auditor; it cannot be the generic signature identifying the firm.

Conduct of the Audit

The Act and Regulations provide that –

- a) the auditor is required by 31 December next following the financial year to which the audit relates, to examine the accounts and annual financial report submitted for audit;
- b) the auditor is to form an opinion as to whether –
 - i. the accounts are properly kept; and
 - ii. the annual financial report –
 - is prepared in accordance with the financial records; and
 - represents fairly the results of the operations of the local government and its financial position at 30 June;
- c) the auditor is to prepare a report on the audit and within 30 days of completing the audit forward a copy to –
 - i. the mayor or president;
 - ii. the CEO of the local government; and
 - iii. the Minister;

- d) the report is to give the auditor's opinion on –
- i. the financial position of the local government; and
 - ii. the results of the operation of the local government;
- e) the report is to include –
- i. any material matters that indicate significant adverse trends in the financial position or the financial management practices of the local government;
 - ii. any matters indicating non-compliance with financial management requirements of the Act, Regulations and any other written law;
 - iii. details of whether information and explanations were obtained;
 - iv. a report on the conduct of the audit; and
 - v. the opinion of the auditor as to whether or not the specific financial ratios reported are supported by verifiable information and reasonable assumptions;
- f) where it is considered appropriate to do so the auditor is to prepare a management report to accompany the auditor's report;
- g) where the auditor considers that –
- i. there is any error or deficiency in an account or financial report;
 - ii. any money paid from, or due to the local government has been, or may have been misapplied; or
 - iii. there is a matter arising from the audit that needs to be addressed by the local government; details are to be included in the report to the Minister; and

- h) the auditor has a right of access at all reasonable times to such books, accounts, documents and assets of the local government as are in the opinion of the auditor necessary to allow the audit to be conducted.

Scope of the Audit

The Act and Regulations prescribe the scope of the external audit of the annual financial statements of a local government.

The scope details are going to vary between local governments but as an aid a model minimum standard audit specification is attached as Appendix 2 to this guideline. Individual local governments can amend that document to suit their particular needs.

Reporting by the Auditor

Regulations require the auditor, where appropriate, to prepare a management report to accompany the auditor's report. Although there is no legislative requirement for the auditor to prepare a management report unless he or she deems it appropriate, local government may wish to require the auditor to prepare a report on all issues identified during the audit.

The auditor, after completing the audit, is to forward a copy of his or her audit and management report to –

- the Mayor or President;
- the CEO of the local government; and
- the Minister via the Department.

It is the CEO's responsibility to ensure that the external audit report is provided to the audit committee. In considering the audit and management reports presented to the audit committee, the CEO should:

- a) examine any critical matters raised in the reports that affect the financial position of the local government; and
- b) provide comment on any critical matters raised and action proposed to be taken to address those matters.

Once Council has addressed matters raised, or accepted the CEO's planned remedial action on matters raised in the audit and management reports, the CEO should provide feedback to the Department on those matters.

Appendix 1

Model Terms of Reference – Audit Committees

Important: The following Model Terms of Reference contains clauses that may not be applicable to each local government. Local governments will need to consider each clause and only adopt those that are applicable to the roles and responsibilities and delegated powers and functions that will apply to their audit committee.

The clauses that may be considered optional have been asterisked (*).

Objectives of Audit Committees

The primary objective of the audit committee is to accept responsibility for the annual external audit and liaise with the local government's auditor so that Council can be satisfied with the performance of the local government in managing its financial affairs.

Reports from the committee will assist Council in discharging its legislative responsibilities of controlling the local government's affairs, determining the local government's policies and overseeing the allocation of the local government's finances and resources. The committee will ensure openness in the local government's financial reporting and will liaise with the CEO to ensure the effective and efficient management of the local government's financial accounting systems and compliance with legislation.

The committee is to facilitate –

- the enhancement of the credibility and objectivity of *internal and external financial reporting;

- *effective management of financial and other risks and the protection of Council assets;
- compliance with laws and regulations as well as use of best practice guidelines relative to audit, risk management, internal control and legislative compliance;
- *the coordination of the internal audit function with the external audit; and
- the provision of an effective means of communication between the external auditor, *internal auditor, the CEO and the Council.

Powers of the Audit Committee

The Audit committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its term of reference. This is in order to facilitate informed decision-making by Council in relation to the legislative functions and duties of the local government that have not been delegated to the CEO.

The committee is a formally appointed committee of council and is responsible to that body. The committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility. The committee does not have any management functions and cannot involve itself in management processes or procedures.

Membership

The committee will consist of *four members with three elected and *one external person. All members shall have full voting rights.

*External persons appointed to the

committee will have business or financial management/reporting knowledge and experience, and be conversant with financial and other reporting requirements.

*Appointment of external persons shall be made by Council by way of a public advertisement and be for a maximum term of two years. The terms of the appointment should be arranged to ensure an orderly rotation and continuity of membership despite changes to Council's elected representatives.

*Reimbursement of approved expenses will be paid to each external person who is a member of the committee.

The CEO and employees are not members of the committee.

The CEO or his/her nominee is to be available to attend meetings to provide advice and guidance to the committee.

The local government shall provide secretarial and administrative support to the committee.

Meetings

The committee shall meet at least *quarterly.

Additional meetings shall be convened at the discretion of the presiding person.

Reporting

Reports and recommendations of each committee meeting shall be presented to the next ordinary meeting of the Council.

*The committee shall report annually to the Council summarising its activities during the previous financial year.

Duties and Responsibilities

The duties and responsibilities of the committee will be –

- a) Provide guidance and assistance to Council as to the carrying out the functions of the local government in relation to audits;
- b) Develop and recommend to Council an appropriate process for the selection and appointment of a person as the local government's auditor;
- c) Develop and recommend to Council –
 - a list of those matters to be audited; and
 - the scope of the audit to be undertaken;
- d) Recommend to Council the person or persons to be appointed as auditor;
- e) Develop and recommend to Council a written agreement for the appointment of the external auditor. The agreement is to include –
 - the objectives of the audit;
 - the scope of the audit;
 - a plan of the audit;
 - details of the remuneration and expenses to be paid to the auditor; and
 - the method to be used by the local government to communicate with, and supply information to, the auditor;
- f) Meet with the auditor once in each year and provide a report to Council on the matters discussed and outcome of those discussions;
- g) Liaise with the CEO to ensure that the local government does everything in its power to –
 - assist the auditor to conduct the audit and carry out his or her other duties under the *Local Government Act 1995*; and
 - ensure that audits are conducted successfully and expeditiously;
- h) Examine the reports of the auditor after receiving a report from the CEO on the matters to –
 - determine if any matters raised require action to be taken by the local government; and
 - ensure that appropriate action is taken in respect of those matters;
- i) Review the report prepared by the CEO on any actions taken in respect of any matters raised in the report of the auditor and presenting the report to Council for adoption prior to the end of the next financial year or 6 months after the last report prepared by the auditor is received, whichever is the latest in time;
- j) Review the scope of the audit plan and program and its effectiveness;
- k) *Review the appropriateness of special internal audit assignments undertaken by internal audit at the request of Council or CEO (see reference to internal audit page 14);
- l) *Review the level of resources allocated to internal audit and the scope of its authority;
- m) *Review reports of internal audits, monitor the implementation of recommendations made by the audit and review the extent to which Council and management reacts to matters raised;
- n) *Facilitate liaison between the internal and external auditor to promote compatibility, to the extent appropriate, between their audit programs;
- o) *Review the local government's draft annual financial report, focusing on –
 - accounting policies and practices;
 - changes to accounting policies and practices;
 - the process used in making significant accounting estimates;
 - significant adjustments to the financial report (if any) arising from the audit process;

- compliance with accounting standards and other reporting requirements; and
 - significant variances from prior years;
- p) *Consider and recommend adoption of the annual financial report to Council. Review any significant changes that may arise subsequent to any such recommendation but before the annual financial report is signed;
- q) *Address issues brought to the attention of the committee, including responding to requests from Council for advice that are within the parameters of the committee's terms of reference;
- r) Seek information or obtain expert advice through the CEO on matters of concern within the scope of the committee's terms of reference following authorisation from the Council;
- s) Review the annual Compliance Audit Return and report to the council the results of that review, and
- t) Consider the CEO's biennial reviews of the appropriateness and effectiveness of the local government's systems and procedures in regard to risk management, internal control and legislative compliance, required to be provided to the committee, and report to the council the results of those reviews.

Internal Audit

Many local governments have recognised the need to improve their internal auditing processes, and have moved to either employ an internal auditor or contract out the internal audit function.

Internal auditing is an independent, objective assurance and consulting activity designed to add value and improve an organisation's operations. It helps an

organisation accomplish its objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control, and governance processes.

The scope of an internal audit would be determined by the Audit committee, with input from the CEO, based on the size of the local government's internal operations and the level of compliance to be achieved. The role differs from that of the external auditor who is appointed by council on the recommendation of the Audit Committee, to report independently to it, through the mayor/president and the CEO, on the annual financial statements. The external auditor's primary role is to decide whether the annual financial statements of a local government are free of material misstatement.

There are certain functions of the internal audit that complement the external auditor's role. As the external auditor plans for an effective audit they need to assess and determine whether to include the scope, procedures and outcomes of the internal audit. The CEO must refer all internal audit reports to the Audit Committee for consideration.

An internal auditor's activities should typically include the following:

- (a) review of the internal control structure, monitoring the operations of the information system and internal controls and providing recommendations for improvements;
- (b) a risk assessment with the intention of minimising exposure to all forms of risk on the local government;
- (c) examination of financial and operating information that includes detailed testing of transactions, balances and procedures;

- (d) a review of the efficiency and effectiveness of operations and services including non-financial controls of a local government;
- (e) a review of compliance with management policies and directives and any other internal requirements;
- (f) review of the annual Compliance Audit Return;
- (g) assist in the CEO's biennial reviews of the appropriateness and effectiveness of the local government's systems and procedures in regard to risk management, internal control and legislative compliance; and
- (h) specific tasks requested by management.

For local government, the internal auditor should report functionally to the audit committee and administratively to the CEO. It should be remembered that pursuant to section 5.41 of the Act, the CEO is responsible for the day-to-day management of council activities including the direction of staff and implicitly the internal audit function. The CEO may choose to delegate this responsibility provided always that the delegation does not directly or indirectly interfere with the ability of the Internal Auditor to conduct an internal audit function free from interference.

A clear and properly defined reporting relationship ensures that the internal auditor is empowered to perform their role working with management. The direct reporting line to the audit committee also acts as an adequate safeguard in the event of a serious breakdown in internal controls or internal control culture at senior levels in the organisation.

While it is recognised that smaller councils may not be able to justify a

full-time internal auditor, a small size of operation does not justify forgoing internal audit altogether. If audit committee or management is of the view that the employment of an independent internal auditor either full-time or part-time is not warranted, it may request the council to have the internal audit function undertaken as necessary by an external contractor, or expand the role of its external auditor.

The external auditor or his or her professional company should only undertake internal audit functions that complement the external audit and do not cloud the objectivity and independence of the external audit. An external auditor must not audit information prepared by them or their accounting practice, as this is considered incompatible with the standard of independence.

Local governments that do not establish an internal audit process but require a review of the financial management systems and procedures, may decide to use the services of the external auditor for that purpose. Such reviews are to be undertaken every four years in accordance with regulation 5(2)(c) of the *Local Government (Financial Management) Regulations 1996*.

The review of financial management systems and procedures provides the external auditor with greater assurance of systems and procedures used to prepare the annual financial statements, and whether they provide information free of material misstatement.

Appendix 2

Model Minimum Standard Audit Specification

Important: The following Model Minimum Standard Audit Specification may be used as the basis for the calling of tenders or seeking of quotes for the appointment of an auditor. Local governments need to consider the Model to ensure that only those clauses applicable to its requirements are used. This applies, in particular, to the “Critical matters to be audited”.

Introduction

This document is provided for the assistance of auditors who wish to apply for the role of auditor with the City/Town/Shire.

Auditors are required to address all of the matters outlined in the specification.

Auditors who submit an application may be asked to provide further information and/or make a presentation to the audit committee.

Objectives of the Audit

To provide an independent audit opinion of the accounts and annual financial reports of the local government for each financial year covered by the term of the audit appointment.

Term of Audit Appointment

For the financial years commencing 1 July through to 30 June..... (not more than 5 years)

Scope of the Audit

The auditor is to –

Carry out such work as is necessary to form an opinion as to whether –

- (a) the accounts are properly kept; and
- (b) the annual financial report –
 - (i) is prepared in accordance with the financial records; and
 - (ii) represents fairly the results of the operations of the local government and the financial position of the local government at 30 June in accordance with the Australian Accounting Standards, the *Local Government Act 1995* (as amended) (the Act), the *Local Government (Financial Management) Regulations 1996* (as amended) and other mandatory professional reporting requirements.

Give an opinion in his or her audit report on –

- (a) the financial position of the local government; and
- (b) the results of the operation of the local government.

Include in his or her audit report –

- (a) any material matters that indicate significant adverse trends in the financial position or the financial management practices of the local government;
- (b) any matters indicating non-compliance with financial management or control requirements of the Act, Regulations and any other written law;
- (c) details of whether information and explanations were obtained by the auditor;

- (d) a report on the conduct of the audit; and
- (e) the opinion of the auditor as to whether or not the specific financial ratios reported are supported by verifiable information and reasonable assumptions.

Audit Methodology and Approach

Other requirements of the Auditor –

- (a) The auditor is required to comply with the requirements of section 7.9 of the *Local Government Act 1995* and the *Local Government (Audit) Regulations 1996*;
- (b) An audit is to be carried out in accordance with accounting standards adopted from time to time by the Australian Government Auditing and Assurance Standards Board (AuASB);
- (c) The auditor is to provide the local government with a general outline of his/her methodology;
- (d) The auditor is to provide the local government with a plan for the audit including –
 - timing of interim audit visits;
 - final audit visit (within 30 days of being advised that the accounts and annual financial report are available for audit);
 - timing of the legislative requirement to meet with the local government and whether that meeting will be in person or by some other means;
 - the method to be used to communicate with, and provide advice and information to, the local government; and
- (e) The auditor is required to produce an audit report as required by section 7.9 of the *Local Government Act 1995* and, if considered appropriate by the auditor, a management report.

Critical Matters to be Audited

The auditor is to include in his or her application the extent to which the critical matters outlined below will be audited so as to form an opinion on the manner in which they have been maintained.

- (i) Revenue
 - Rates revenue
 - Government grants
 - User pays revenue
 - Profit on sale of non-current assets
 - Other income
- (ii) Expenditure
 - Salary and wage costs
 - Depreciation
 - Materials and contract expenditure
 - Loss on sale of non-current assets
 - Insurances
 - Bad debts
 - Other expenditure
- (iii) Current Assets
 - Bank and short term investments
 - Receivables and prepayments
 - Inventory
- (iv) Non-Current Assets
 - Property, plant, furniture and equipment
 - Infrastructure and depreciation
 - Other receivables
- (v) Liabilities (Current and non-current)
 - Creditors and accruals
 - Loan borrowings including new loans raised
 - Provision for annual and long service leave entitlements
- (vi) Reserve Funds
- (vii) Contingent Liabilities
- (viii) Capital Commitments
- (ix) Accounting Policies and Notes to the Financial Statements
- (x) Cash Flow Statement
- (xi) The financial ratios required by the *Local Government (Financial Management) Regulations 1996*

Hours, Fees and Expenditure

The auditor is to provide –

- estimate of the time to be spent on the audit;
- fees for completing the audit in accordance with this specification;
- nominated auditor(s) and registered company audit number(s); and
- experience of the nominated auditors in completing local government audits.

The auditor is to provide a fee for any additional audit requested by Council.

Terms

Conditions to be noted by auditors –

- the auditor shall not sub contract to a third party;
- the auditor shall not, and has no right to, assign the audit contract to third parties;
- the auditor shall not be engaged by the local government to undertake any financial consultancy with the local government that requires the preparation of financial information that will be the subject of the annual audit; and
- the auditor shall confirm that he or she has, and will maintain during the duration of the audit term, professional indemnity insurance covering the legal liability arising out of any neglect, default, error, or omission.

Termination of Appointment

The appointment as auditor is terminated if –

- (a) the auditor ceases to be a registered company auditor;
- (b) the auditor ceases to be an approved auditor under Section 7.5 of the *Local Government Act 1995*;
- (c) the auditor is a disqualified person under Section 7.4(2) of the *Local Government Act 1995*;
- (d) the auditor resigns by notice in writing to Council; or
- (e) Council serves notice in writing to the auditor terminating the appointment.

Appendix 3

Issues that should be considered for inclusion in the CEO's Review of Risk Management, Internal Control and Legislative Compliance

Please note: Section 7 of the Department's Western Australian Local Government Accounting Manual provides a comprehensive internal control framework related to internal control and risk management.

Risk Management

Internal control and risk management systems and programs are a key expression of a local government's attitude to effective controls. Good audit committee practices in monitoring internal control and risk management programs typically include:

- Reviewing whether the local government has an effective risk management system and that material operating risks to the local government are appropriately considered;
- Reviewing whether the local government has a current and effective business continuity plan (including disaster recovery) which is tested from time to time;
- Assessing the internal processes for determining and managing material operating risks in accordance with the local government's identified tolerance for risk, particularly in the following areas;
 - potential non-compliance with legislation, regulations and standards and local government's policies;
 - important accounting judgements or estimates that prove to be wrong;
 - litigation and claims;
 - misconduct, fraud and theft;
 - significant business risks, recognising responsibility for general or specific risk areas, for example, environmental risk, occupational health and safety, and how they are managed by the local government;
- Obtaining regular risk reports, which identify key risks, the status and the effectiveness of the risk management systems, to ensure that identified risks are monitored and new risks are identified, mitigated and reported;
- Assessing the adequacy of local government processes to manage insurable risks and ensure the adequacy of insurance cover, and if applicable, the level of self-insurance;
- Reviewing the effectiveness of the local government's internal control system with management and the internal and external auditors;
- Assessing whether management has controls in place for unusual types of transactions and/or any potential transactions that might carry more than an acceptable degree of risk;
- Assessing the local government's procurement framework with a focus on the probity and transparency of policies and procedures/processes and whether these are being applied;
- Should the need arise, meeting periodically with key management, internal and external auditors, and compliance staff, to understand and discuss any changes in the local government's control environment;
- Ascertaining whether fraud and misconduct risks have been identified, analysed, evaluated, have an appropriate treatment plan which has been implemented, communicated,

monitored and there is regular reporting and ongoing management of fraud and misconduct risks.

Internal Control

Internal control is a key component of a sound governance framework, in addition to leadership, long-term planning, compliance, resource allocation, accountability and transparency. Strategies to maintain sound internal controls are based on risk analysis of the internal operations of a local government.

An effective and transparent internal control environment is built on the following key areas:

- integrity and ethics;
- policies and delegated authority;
- levels of responsibilities and authorities;
- audit practices;
- information system access and security;
- management operating style; and
- human resource management and practices.

Internal control systems involve policies and procedures that safeguard assets, ensure accurate and reliable financial reporting, promote compliance with legislation and achieve effective and efficient operations and may vary depending on the size and nature of the local government.

Aspects of an effective control framework will include:

- delegation of authority;
- documented policies and procedures;
- trained and qualified employees;
- system controls;
- effective policy and process review;
- regular internal audits;
- documentation of risk identification and assessment; and

- regular liaison with auditor and legal advisors.

The following are examples of controls that are typically reviewed:

- separation of roles and functions, processing and authorisation;
- control of approval of documents, letters and financial records;
- comparison of internal data with other or external sources of information;
- limit of direct physical access to assets and records;
- control of computer applications and information system standards;
- limit access to make changes in data files and systems;
- regular maintenance and review of financial control accounts and trial balances;
- comparison and analysis of financial results with budgeted amounts;
- the arithmetical accuracy and content of records;
- report, review and approval of financial payments and reconciliations; and
- comparison of the result of physical cash and inventory counts with accounting records.

Legislative Compliance

The compliance programs of a local government are a strong indication of attitude towards meeting legislative requirements. Audit committee practices in regard to monitoring compliance programs typically include:

- Monitoring compliance with legislation and regulations;
- Reviewing the annual Compliance Audit Return and reporting to Council the results of that review;
- Staying informed about how management is monitoring the

effectiveness of its compliance and making recommendations for change as necessary;

- Reviewing whether the local government has procedures for it to receive, retain and treat complaints, including confidential and anonymous employee complaints;
- Obtaining assurance that adverse trends are identified and review management's plans to deal with these;
- Reviewing management disclosures in financial reports of the effect of significant compliance issues;
- Reviewing whether the internal and/or external auditors have regard to compliance and ethics risks in the development of their audit plan and in the conduct of audit projects, and report compliance and ethics issues to the audit committee;
- Considering the internal auditor's role in assessing compliance and ethics risks in their plan;
- Monitoring the local government's compliance frameworks dealing with relevant external legislation and regulatory requirements; and
- Complying with legislative and regulatory requirements imposed on audit committee members, including not misusing their position to gain an advantage for themselves or another or to cause detriment to the local government and disclosing conflicts of interest.

These guidelines are also available on the Department's website at www.dlgc.wa.gov.au



About the Guideline series

This document and others in the series are intended as a guide to good practice and should not be taken as a compliance requirement. The content is based on Department officer knowledge, understanding, observation of, and appropriate consultation on contemporary good practice in local government. Guidelines may also involve the Department's views on the intent and interpretation of relevant legislation.

All guidelines are subject to review, amendment and re-publishing as required. Therefore, comments on any aspect of the guideline are welcome. Advice of methods of improvement in the area of the guideline topic that can be reported to other local governments will be especially beneficial.

For more information about this and other guidelines, contact the Local Government Regulation and Support Branch at:

Department of Local Government and Communities

Gordon Stephenson House, 140 William Street, Perth WA 6000

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Email: info@dlgc.wa.gov.au Website: www.dlgc.wa.gov.au

Translating and Interpreting Service (TIS) – Tel: 13 14 50

10.3 Operations Reports

Nil

10.4 Community Services Reports

Nil

10.5 Office of the CEO Reports

CEO 01-04/26 Appointment of Independent Chair to the Audit Committee	
Author:	S Mearns, Executive Assistant
Responsible Officer:	S Ivers, Chief Executive Officer
File Reference:	3.0717
Council Role:	Legislative
Voting Requirements:	Simple

Report Purpose:

For Council to appoint Mr Brent Bailey, Chief Executive Officer of the Shire of Dandaragan, as the independent Chairperson of the Shire of Irwin Audit, Risk and Improvement Committee for a two-year term.

This appointment forms part of a reciprocal professional support arrangement between the Shires of Irwin and Dandaragan, under which the Chief Executive Officer of the Shire of Irwin will serve as an independent member of the Shire of Dandaragan Audit, Risk and Improvement Committee. This arrangement provides both local governments with cost-effective access to senior independent expertise, strengthens regional cooperation, and supports contemporary governance practice.

COUNCIL DECISION	110426
MOVED: Cr Gillam	SECONDED: Cr Musulin
That Council by Simple Majority:	
<ol style="list-style-type: none"> 1. Appoints Mr Brent Bailey, Chief Executive Officer of the Shire of Dandaragan, as the independent Chairperson of the Shire of Irwin Audit, Risk and Improvement Committee for a two-year term commencing immediately; 2. Notes the reciprocal arrangement under which the Chief Executive Officer of the Shire of Irwin will serve as an independent member on the Shire of Dandaragan Audit, Risk and Improvement Committee; and 3. Authorises the Chief Executive Officer to finalise all necessary arrangements relating to the appointment, scheduling and administrative support. 	
VOTING DETAILS:	CARRIED: 6/0
For:	Cr Scott, Cr Gillam, Cr Summers, Cr Berecz, Cr Hansen, Cr Musulin
Against:	Nil

Background:

The Shire of Irwin currently has an Audit Committee in place; however, it has not yet been expanded into an Audit, Risk and Improvement Committee (ARIC) as required under the Western Australian local government reforms, which require all local governments to implement such a committee by 30 June 2026.

The establishment of an ARIC is an important element of the Shire's governance framework, supporting Council in meeting its oversight responsibilities in relation to financial reporting, internal controls, risk management, legislative compliance and organisational improvement. To achieve compliance, the existing committee will need to be broadened to incorporate risk, compliance and improvement functions, and new Terms of Reference will need to be prepared and formally adopted to reflect these expanded responsibilities.

In addition, recent regulatory changes require the appointment of a suitably experienced independent external Chairperson for this committee. In regional Western Australia, reciprocal arrangements between neighbouring local governments are emerging as an effective and efficient model for securing high-quality independent oversight while also strengthening governance capability across the region.

An item will be presented to Council at its May Ordinary Council Meeting to consider and endorse the transition from the existing Audit Committee to an Audit, Risk and Improvement Committee, including the adoption of updated Terms of Reference.

Council's endorsement of the appointment of an independent presiding member is a key step in meeting the requirements for updating and adopting the new Terms of Reference.

The Shire of Dandaragan has confirmed its intention to support this reciprocal arrangement, under which Mr Brent Bailey, Chief Executive Officer of the Shire of Dandaragan, will serve as independent Chairperson of the Shire of Irwin Audit, Risk and Improvement Committee, and the Chief Executive Officer of the Shire of Irwin will serve as an independent member of the Shire of Dandaragan Audit, Risk and Improvement Committee.

Mr Bailey is highly regarded within the local government sector and brings extensive senior leadership experience, a strong governance background, and no known conflicts of interest that would affect his ability to provide impartial oversight.

Officer's Comment:

The reciprocal appointments deliver several advantages:

- Strengthened independence: Each local government receives independent oversight from an experienced CEO who has no operational involvement in the host organisation.
- Best practice alignment: A dedicated external Chair demonstrates Council's commitment to governance excellence.
- Cost-effective model: Sharing senior expertise regionally reduces consultancy costs while maintaining high-quality scrutiny and advice.
- Regional collaboration: The arrangement deepens professional cooperation and supports consistency across governance and risk management practices between both Shires.
- Skills transfer and insight: Each CEO gains exposure to alternative audit, risk and control environments, supporting continuous improvement.

Mr Bailey' senior executive experience and familiarity with audit and risk frameworks in local government make him particularly well suited to chair the Committee.

Consultation:

Shire of Dandaragan

Statutory Environment:

- *Local Government Act 1995*
- *Local Government (Financial Management) Regulations 1996*
- *Local Government (Audit) Regulations 1996*

Policy Implications:

Nil.

Financial/Resource Implications:

Sitting fees and travel reimbursements for the independent Chairperson are not expected due to the reciprocal arrangement, which is intended to ensure no net increase in governance costs compared with engaging an external consultant for this function.

Strategic Implications:

Nil

Attachments:

Attachment Booklet – April 2026

CEO 01-04/26 Attachment 1: DLG New Reforms for Audit Committees

7.9 Verge Bond Policy

PART A- Policy

Objective

To provide clear guidance to builders and their contractors of the Shire of Dandaragan's policy regarding Verge Bonds and the applicable fees which exists to ensure that any damage to the Shire's assets during the building process is rectified by the builder.

Policy Statement

A Verge Bond will be required to protect Shire verge assets (including kerbing, footpaths, drainage swales and street furniture), for all building development within townsites in accordance with the following process:

- Builders will be required to pay the Verge Bond at the time of submitting a Building Permit application.
- The person obtaining the Building Permit is required to give notification 7 days prior to the commencement of works. After which Shire staff will then carry out a pre-construction inspection. At the pre-construction site inspection, the existing condition of the verge and footpath assets will be documented and photographed.
- On completion of the building works, the builder will request the refund of the bond by submitting an Application for Verge Bond Refund along with a BA7 Notice of Completion which will trigger a second site inspection and subsequent assessment of the Shire's verge assets which will be documented and photographed.
- If there is no damage to the Shire's verge assets the bond is refunded. If there is damage the builder is given 21 days to rectify the damage otherwise the Shire will repair the damaged asset using the bond funds. Following the rectification works and if any bond funds remain, they will be refunded to the builder.
- If the verge asset damage is above the deposited bond value, an invoice will be forwarded to the builder for the additional works.
- The value of the Verge Bond will be determined annually by Council and published in the Schedule of Fees & Charges.

Responsibility for ensuring there is no damage to the verge and footpaths lies with the original Building Permit applicant and not any subcontractors that may carry out work on the site.

Policy Number	7.9 – Verge Bond
Adopted by Council	23 August 2018
Amended	23 June 2022

7.9 Verge Bond Policy

PART A- Policy

Objective

To provide builders and their contractors clear guidance of the Shire of Dandaragan's Verge Bond process and fees, ensuring any damage to Shire assets during construction is rectified.

Definitions

Applicant	The person, or entity, named on the Building Permit
Damage	Any deterioration, disturbance, or removal of verge assets beyond fair wear and tear, as determined by the Shire.
Verge Assets	Includes, but not limited to; <ul style="list-style-type: none"> • Kerbing • Footpaths • Draining swales • Crossovers • Street furniture

Policy Statement

A Verge Bond is required for all applicable building developments to ensure that any damage to Shire verge assets is repaired at no cost to the Shire.

1) Applicable Building Developments

A Verge Bond applies to building developments that, in the opinion of the Shire, involve construction activities with the potential to impact, access, or cause damage to verge assets.

This includes, but is not limited to, works involving:

- The use of construction vehicles, plant, or equipment
- Delivery or storage of building materials
- Modification or construction of crossovers
- Regular access across verge areas by heavy vehicles or machinery

2) Payment of Verge Bond

The Verge Bond must be paid for at the time of lodging the Building Permit Application.

3) Pre-Construction Requirements

The Applicant must provide a minimum of seven (7) days' notice prior to the commencement of works.

The Shire will undertake a pre-construction inspection to record the condition of the verge assets, and capture photographic evidence for reference.

4) Post-Construction Requirements

Upon completion of building works, the Applicant must submit a BA7 Notice of Completion, and an Application for Verge Bond Refund.

The Shire will conduct a post-construction inspection and assess and document the condition of verge assets.

5) Determination of Damage and Bond Refund

If there is no damage identified, the bond will be refunded in full.

If damage has been identified, the Applicant has 21 days to complete rectification works.

If the damage has not been rectified within the 21 day timeframe, the Shire will;

1. Complete the works
2. Deduct the costs from the Verge bond

If the costs of the repair exceed the bond amount, the Applicant will be invoiced for the outstanding balance.

6) The Applicant is responsible for all damage to verge assets, including damage caused by contractors or subcontractors.

7) Bond Value

The Verge Bond amount is determined annually by Council and published in the Shire's Schedule of Fees and Charges.

8) Dispute Resolution

If the Applicant disputes the assessment of damage and associated costs:

1. A written request for review must be submitted within 14 days of notification
2. The matter will be reviewed by the CEO or their delegate
3. The outcome of the review will be provided in writing and is final

Policy Number	7.9 – Verge Bond
Adopted by Council	23 August 2018
Amended	23 June 2022

7.11 Civil Works Bond Policy

PART A - Policy

Objective

The objective of this policy is to establish a consistent and transparent framework for the application, management, and release of civil works bonds associated with development and third-party infrastructure works.

This policy aims to:

- Protect the Shire from financial risk arising from incomplete, defective, or non-compliant civil works.
- Ensure infrastructure delivered by developers meets the Shire's required standards and specifications
- Provide clarity and certainty to developers, contractors, and stakeholders regarding bond requirements and processes.
- Promote consistent and equitable administration of bonds across all applicable projects.
- Support the effective delivery, handover, and long-term performance of public infrastructure assets.

Policy Statement

The Shire requires the provision of civil works bonds for applicable development and third party works to ensure infrastructure is completed to the required standards and any defects are rectified prior to handover. Bonds will be administered in a consistent and transparent manner in accordance with this policy.

This policy supports asset management by ensuring that all developer-delivered infrastructure is constructed to the Shire's required standards before being accepted as a public asset. The use of bonds provides a financial safeguard that enables the Shire to rectify defects or incomplete works without impacting the Shire's own budgets.

Scope

This Policy applies to civil works undertaken by, or on behalf of, a developer, subdivider, applicant, permit holder, contractor or other third party where those works are required by a development approval, subdivision approval condition requiring local government clearance, works approval, road works approval, activity in thoroughfare approval, public works agreement, statutory approval condition, written agreement, Shire specification, local law requirement or other written approval issued by the local government or another lawful approval authority.

This Policy does not limit any statutory power, approval condition, agreement, standard specification, local law, planning instrument or written direction available to the local government.

For subdivision matters, this Policy recognises that subdivision approval conditions are imposed through the Western Australian Planning Commission process under the Planning and Development Act 2005. The Shire's role is to administer, assess and confirm satisfaction of relevant local government requirements for the purpose of subdivision clearance, where applicable.

Legislative and Strategic context

This Policy should be read in conjunction with relevant Western Australian legislation, planning instruments, local laws, engineering standards and approval conditions, including the:

- Local Government Act 1995,
- Local Government (Financial Management) Regulations 1996,
- Local Government (Functions and General) Regulations 1996,
- Planning and Development Act 2005,
- Planning and Development (Local Planning Schemes) Regulations 2015,
- Local Government Guidelines for Subdivisional Development,
- Relevant Western Australian Planning Commission subdivision conditions,
- The Shire of Dandaragan's engineering specifications,
- Applicable Shire local laws relating to thoroughfares, public places, activities on local government property, drainage, stormwater, excavation, crossings or works affecting local government assets,
- Council policies, delegations and procedures.

Where an inconsistency arises between this Policy and a statutory requirement or binding approval condition, the statutory requirement or approval condition prevails to the extent of the inconsistency.

PART B - Management Procedures

Definitions

Term	Meaning
Applicant	The person or entity responsible for the approval, works, bond or associated obligation, including a landowner, developer, subdivider, contractor or authorised representative.
Bond	A financial security required by the Shire to secure completion, compliance, maintenance, repair, rectification or reinstatement of civil works.
Civil Works	Infrastructure works that are or may become Shire assets, connect to Shire assets, affect public land or affect the safety, serviceability or integrity of Shire infrastructure. Civil works may include, but are not limited to, roads, drainage, kerbing, footpaths, shared paths, multiple crossovers servicing lots in a land release, earthworks, retaining structures, street lighting, signage, line marking, public open space infrastructure, verge

	works, traffic management infrastructure, and any associated reinstatement or protection works.
Defects Liability Period	The period after practical completion during which the applicant remains responsible for correcting defects, omissions, failures or non-compliant work.
Practical Completion	The stage at which the local government is satisfied that the relevant civil works have been substantially completed in accordance with approved drawings, specifications, conditions and standards, subject only to minor outstanding items that do not prevent safe use or operation.
Final Construction Cost	The actual completed value of the civil works, as determined or accepted by the Shire for the purpose of calculating any retained defects liability bond.
Security	Cash, bank guarantee or another form of financial assurance accepted in writing by the Shire.

Application of Bonds

1. Civil works bonds shall be required for all developments and third-party works involving the construction, installation, or modification of infrastructure intended to be vested in, or maintained by, the Shire.
2. Bonds typically apply to works associated with a development approval or condition of subdivision approval requiring local government clearance, including but not limited to:
 - a. Road construction and upgrades
 - b. Drainage infrastructure
 - c. Public realm and streetscape work
 - d. Other subdivision civil works elements impacting Shire assets
 - e. Service installations impacting Shire assets
3. The requirement for a bond will be determined through a relevant approval condition, a subdivision approval condition requiring local government clearance, a works agreement, a Shire specification, a local law requirement, or another lawful written requirement.
4. In deciding whether to require, vary or waive a bond, the Shire will consider the nature, scale, cost and complexity of the works; the extent to which Shire assets or public land may be affected; public safety, drainage, traffic and service-continuity risks; staging; inspection requirements; asset handover requirements; and the applicant's demonstrated delivery and compliance history.
5. Bonds shall be lodged prior to the commencement of any works, unless otherwise approved by the Shire.
6. The Shire may waive or vary bond requirements where:
 - a. Works are minor in scale or low risk
 - b. Infrastructure is delivered under alternative contractual arrangements or legal instruments.

- c. Other security mechanisms are in place to the satisfaction of the Shire
7. This policy does not apply to works undertaken directly by the Shire or its appointed contractors, unless otherwise determined.

Bond Amount and Calculation

1. The Shire may require the provision of a financial security (bond) for civil works undertaken by developers or third parties where the requirement is authorised by an approval condition, agreement, specification, local law, written direction or other lawful mechanism, and where it is reasonably related to the works, necessary to manage infrastructure, asset, public safety or service-continuity risk, and proportionate to the cost and risk of the obligation.
2. The bond amount shall be determined based on the estimated cost of the civil works, as assessed and approved by the Shire.

Bond amounts shall be calculated as follows:

Bond Amount = Approved Construction Cost X Applicable Percentage

3. In determining the applicable bond percentage, the Shire will consider the risk, scale, and complexity, staging, infrastructure impacts, inspection requirements, construction methodology, public safety implications and compliance history associated with the works.
4. Unless otherwise approved by the Shire, the following benchmark percentages shall apply:
 - a. **Performance Bond (Construction Phase):**
Unless otherwise approved by the Shire, the default Performance Bond shall be 15% of the approved estimated construction cost and must be lodged prior to the commencement of works. The Shire may apply a lower or higher percentage within the range of 10% to 20% where justified by the assessed risk, scale, complexity and delivery circumstances of the works.

Reduced Bond rate – Generally 10%

A bond below the default rate, generally 10%, may be applied where the works are low risk, limited in scope, straightforward to inspect, unlikely to affect critical Shire infrastructure, and the applicant has demonstrated satisfactory compliance and delivery history.

Default Bond rate – 15%

The default 15% bond should generally apply where the works are of standard scale and complexity, the construction risk is typical for the type of development, and no material factors justify an upward or downward variation.

Increased Bond Rate – Generally up to 20%

A bond above the default rate, generally up to 20%, shall be applied where works are higher risk, complex, staged, time-critical, adjacent to or affecting significant Shire assets, dependent on specialist construction methods, or where the applicant has limited or unsatisfactory compliance history.

5. Documentation Requirement

Where the Shire determines a bond percentage above or below the default rate, the reasons for that decision must be documented in the relevant assessment, approval, works agreement or bond calculation record. The justification should identify the factors relied on, including the estimated construction value, asset risk, technical complexity, staging, inspection requirements, potential public safety or service impacts, and the applicant's compliance history.

b. Defects Liability Bond:

Upon Practical Completion and acceptance of the works, the Performance Bond may be reduced and retained as a Defects Liability bond equal to 5% of the final construction cost, to be held for the duration of the defects liability period.

6. The defects liability period shall generally be 12 months from the date of Practical Completion, unless otherwise specified by the Shire.
7. The Shire may require the bond value to be adjusted where:
 - The scope of works changes
 - Updated construction costs are provided
 - Staged works are undertaken
8. The Shire reserves the right to:
 - Confirm and apply the applicable bond percentage with the prescribed range.
 - Require an independent cost estimate where necessary
 - Apply any minimum bond value adopted by Council, included in the Shire's annual fees and charges, or approved under an authorised procedure, provided the amount remains reasonable and proportionate to the assessed risk.

Acceptable forms of security

A bond must be provided in a form acceptable to the Shire. Acceptable forms may include cash held in trust, an unconditional bank guarantee from an Australian authorised deposit-taking institution, or another form of security approved in writing by the Chief Executive Officer or authorised officer.

A bank guarantee must be unconditional, irrevocable, payable on demand, free from expiry unless otherwise approved, and in a form acceptable to the local government. The applicant

is responsible for all costs associated with providing, maintaining, renewing or replacing the security.

Where a bank guarantee has an expiry date approved by the Shire, the applicant must provide a replacement security acceptable to the Shire at least 60 days before expiry. If replacement security is not provided within that timeframe, the Shire may draw on the bank guarantee and hold the proceeds as cash security until the secured obligations are satisfied.

Administration

The applicant must provide the required bond before the Shire issues the relevant clearance, consent, permit, practical completion acknowledgement, asset handover approval or other approval for which the bond is required.

Decisions to require, vary, waive, accept, draw upon, reduce, release or refund a bond must be made in accordance with the Shire's delegations, authorisations, approved procedures and financial management requirements.

The Shire will maintain records of bonds received, including the applicant, property or project reference, purpose of the bond, amount, form of security, date received, review date, defects liability period, release date and any drawdown or refund.

Cash bonds will be held, accounted for, invested, applied and refunded in accordance with the Local Government Act 1995, the Local Government (Financial Management) Regulations 1996, applicable accounting requirements, the terms on which the bond is accepted and the Shire's financial management practices. Interest on cash bonds must be dealt with in accordance with applicable legislative requirements and any lawful trust or bond terms.

Defects Liability Period

Unless otherwise specified by an approval condition, agreement or written direction, the defects liability period for civil works will be a minimum of 12 months from the date the Shire confirms practical completion.

The Shire may extend the defects liability period where defects remain unresolved, where remedial works require monitoring, where seasonal performance cannot yet be verified, or where the Shire reasonably considers that an extension is necessary to protect public assets or community safety. Any extension should be confirmed in writing, identify the relevant defect, risk or outstanding verification requirement, state the further period or review date, and be limited to the matters that remain unresolved.

Release or Refund of Bonds

A bond will only be released or refunded when the Shire is satisfied that all relevant works have been completed, defects have been rectified, required documents have been provided, applicable fees and charges have been paid, and the Shire has no further reasonable claim against the bond.

Before release, the applicant may be required to provide as-constructed drawings, asset data, compaction and material testing results, CCTV drainage reports, certification from a suitably qualified engineer, maintenance records, warranties, clearances from service authorities, and any other information reasonably required by the Shire.

The Shire may release part of a bond where clearly separable components of the bonded works have been completed and accepted, provided the remaining bond is sufficient to cover all outstanding obligations and risk.

Where works are staged, the Shire may calculate, hold, reduce and release bonds by stage, provided that any remaining security is sufficient to cover outstanding works, defects, shared infrastructure, incomplete documentation and residual risk.

Subject to the Shire being satisfied that all release requirements have been met, the Shire will aim to process the release or refund of a bond within 20 business days, or within another timeframe approved under an applicable procedure.

Drawdown and use of bonds

The Shire may draw upon a bond where the applicant fails to complete, maintain, repair, rectify, replace or reinstate works within the time required by the Shire, where urgent action is required to protect public safety, the environment, infrastructure or service continuity, or where the applicant has otherwise failed to comply with relevant obligations.

Except where urgent action is required, the Shire will provide written notice of the default or outstanding obligation and a reasonable opportunity to remedy the matter before drawing on a bond. Notice may be shortened or dispensed with where immediate action is required due to safety, environmental, asset protection or service-continuity risks.

If the cost incurred by the Shire exceeds the bond amount, the applicant remains liable for the balance. If the bond exceeds the final cost incurred, any unused cash balance may be refunded, or any bank guarantee balance may be released, subject to the applicant meeting all remaining obligations.

The Shire will keep records of any drawdown decision, the reasons for the decision, the works or costs funded from the bond, and the treatment of any unused balance.

Roles and Responsibilities

Role	Responsibility
Council	Adopts and reviews this Policy where required.
Chief Executive Officer	Administers this Policy and may approve procedures, forms, delegations and guidelines to support implementation.
Infrastructure Services	Assess bond requirements, determine recommended amounts, inspect works, manage release requests and maintain records in accordance with delegations and procedures.
Applicants	Provide required security, complete and maintain works, rectify defects, submit required documentation and pay all associated costs.
Finance Officers	Record, hold, reconcile, refund or release bonds in accordance with financial management requirements and approved instructions.

Disputes and Review

An applicant may request an internal review of a bond amount, condition, drawdown decision or release decision by providing written reasons and supporting evidence. The review will be undertaken by an officer who was not the original decision-maker, where practicable and subject to the Shire's delegations and administrative procedures.

Nothing in this Policy limits any statutory right of review, appeal or objection available to an applicant under applicable legislation or approval processes.

An internal review request does not suspend urgent works, statutory timeframes, approval requirements or the Shire's ability to act to protect public safety, the environment, Shire assets or service continuity, unless the Shire agrees in writing.

Review Requirements

This Policy is to be reviewed at least every four years, or earlier where required due to legislative change, changes to engineering standards, audit findings, operational need or Council direction.

Policy Number	7.11 – Civil Works Bond
Adopted by Council	
Amended	

APPROVALS REPORT (BUILDING APPLICATION) - 01-MAY-2026 -> 31-MAY-2026

BA Number — 2026 / 00054	Owner — S El-Raghy	New Floor Space —
Property — 36 Padbury Street, Jurien Bay	PO Box 654	ABS Code — 51
Property Area — 0.1313 Hectares	JURIEN BAY WA 6516	Floor Material — Not Specified
Type Of Work — BA2 (Residential Class 1 (Dwelling))	Builder — N M Wheeler	Wall Material — Not Specified
Value Of Work — \$18,000	PO Box 171	Roof Material — Not Specified
VEN Number — 710450	JURIEN BAY WA 6516	Frame Material — Not Specified

BA Number — 2026 / 00011	Owner — G J Flowers	New Floor Space —
Property — 49 Eucalypt Way, Jurien Bay	PO Box 195	ABS Code — 51
Property Area — 0.0782 Hectares	KARRINYUP WA 6018	Floor Material — Not Specified
Type Of Work — BA2 (Class 1a Dwelling)	Builder — G J Flowers	Wall Material — Not Specified
Value Of Work — \$80,000	PO Box 195	Roof Material — Not Specified
VEN Number — 1412274	KARRINYUP WA 6018	Frame Material — Not Specified

BA Number — 2026 / 00069	Owner — C W & MA Havers	New Floor Space —
Property — 3 Miami Way, Jurien Bay	3 Miami Way	ABS Code — 51
Property Area — 0.0700 Hectares	JURIEN BAY WA 6516	Floor Material — Not Specified
Type Of Work — BA2 (Patio / Pergola)	Builder — M C Cockburn	Wall Material — Not Specified
Value Of Work — \$6,000	PO Box 193	Roof Material — Not Specified
VEN Number — 1630196	JURIEN BAY WA 6516	Frame Material — Not Specified

BA Number — 2026 / 00071	Owner — B C & G J Sutherland	New Floor Space —
Property — 15 Beachridge Drive, Jurien Bay	10 Hyde Court	ABS Code — 51
Property Area — 0.0700 Hectares	HILLARYS WA 6025	Floor Material — Not Specified
Type Of Work — BA2 (10a Shed)	Builder — Mgi Constructions Pty Ltd	Wall Material — Not Specified
Value Of Work — \$41,290	Unit 1, 55 Erecg Road	Roof Material — Not Specified
VEN Number — 1464515	YANGEBUP WA 6164	Frame Material — Not Specified

APPROVALS REPORT (BUILDING APPLICATION) - 01-MAY-2026 -> 31-MAY-2026

BA Number _____ 2026 / 00074
Property _____ 46RRN Jurien Bay Vista, Jurien Bay
Property Area _____ 5.1937 Hectares
Type Of Work _____ BA2 (10a Shed)
Value Of Work _____ \$114,000
VEN Number _____ 1659915

Owner _____ M P O & A de Sá
46 Jurien Bay Vista
JURIEN BAY WA 6516
Builder _____ Baysan Constructions
42 Melbourne Street
MOORA WA 6510

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

BA Number _____ 2026 / 00076
Property _____ 26 Santander Way, Cervantes
Property Area _____ 0.1077 Hectares
Type Of Work _____ BA2 (Garage)
Value Of Work _____ \$30,000
VEN Number _____ 709375

Owner _____ C Gilligan, R Mak
52 Sail Terrace
HEATHRIDGE WA 6027
Builder _____ C Gilligan, R Mak
52 Sail Terrace
HEATHRIDGE WA 6027

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

BA Number _____ 2026 / 00011
Property _____ 49 Eucalypt Way, Jurien Bay
Property Area _____ 0.0782 Hectares
Type Of Work _____
Value Of Work _____ \$32,000
VEN Number _____ 1412274

Owner _____ G J Flowers
PO Box 195
KARRINYUP WA 6018
Builder _____ G J Flowers
PO Box 195
KARRINYUP WA 6018

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

BA Number _____ 2026 / 00068
Property _____ 22 Crusoe Crescent, Jurien Bay
Property Area _____ 0.0756 Hectares
Type Of Work _____ BA2 (Outbuilding (Shed))
Value Of Work _____ \$19,500
VEN Number _____ 1577211

Owner _____ J L Paraiso
PO Box 869
JURIEN BAY WA 6516
Builder _____ J L Paraiso
PO Box 869
JURIEN BAY WA 6516

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

APPROVALS REPORT (BUILDING APPLICATION) - 01-MAY-2026 -> 31-MAY-2026

BA Number _____ **2026 / 00073**
Property _____ **18 Melaleuca Way, Jurien Bay**
Property Area _____ **0.0840 Hectares**
Type Of Work _____ **BA1 (Class 1a Dwelling)**
Value Of Work _____ **\$775,259**
VEN Number _____ **1412260**

Owner _____ **R D & S W O'Neill**
PO Box 60
KELLERBERRIN WA 6410
Builder _____ **Kib Homes P/L**
U/152 Balcatta Road
BALCATTWA WA 6021

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

SUMMARY OF PLANNING DECISIONS MADE DURING - MAY 2026										
Delegation Register Reference	Type of Work	D/A Number	Applicants Name	Owners Name	Property Address	Date Accepted	Date Approved	Days To Approve	Determined By	Recommendation/Outcome
Delegated	Light Industrial Use	2026 / 00052	Landcorp	Landcorp	24 Limestone Way, Jurien Bay	1-Apr-26	9-May-26	38	Louis Fouche	Approved with conditions
Delegated	Outbuilding, Sea Container	2026 / 00051	M M L Dickenson	M M L Dickenson	45RNN Geronimo Crescent, Jurien Bay	13-Apr-26	15-May-26	33	Alex MacKenzie	Approved with conditions
Delegated	Change of Use	2026 / 00070	J I & K M Hurst	J I & K M Hurst	446RNN Canover Road, Jurien Bay	6-May-26	15-May-26	10	Louis Fouche	Approved with conditions
Delegated	Single House and Outbuilding	2026 / 00056	Ipv Consturction	Ardrross Estates Pty Ltd	11 Clifton Avenue, Jurien Bay	13-Apr-26	22-May-26	40	Louis Fouche	Approved with conditions
Delegated	Water Tank	2026 / 00055	A C Abbott	A C Abbott	68RNN Belinda Loop, Jurien Bay	2-Apr-26	27-May-26	56	Alex MacKenzie	Approved with conditions
Delegated	Water Tank	2026 / 00060	E M & J M Cole	E M & J M Cole	29RLot Sullina Crescent, Jurien Bay	14-Apr-26	28-May-26	45	Alex MacKenzie	Approved with conditions
Delegated	Outbuilding	2026 / 00046	Midwest Sheds And Garages	D M Andersen	18 Agium Way, Jurien Bay	23-Apr-26	28-May-26	36	Alex MacKenzie	Approved with conditions
Council Decision	Holiday Home	2026 / 00014	A S & L A Howes	A S & L A Howes	4 Melbaeuca Way, Jurien Bay	11-Feb-26	28-May-26	107	Council DMC	Approved with conditions
Council Decision	Bulk Earthworks	2026 / 00057	Ardrross Estates Pty Ltd	Ardrross Estates Pty Ltd	Indian Ocean Drive, Jurien Bay	10-Apr-26	28-May-26	49	Council DMC	Approved with conditions



MONTHLY REPORT

Date:	May 2026
Visitor Centre customers:	862
Telephone calls:	188
Sandy Cape enquiries (phone, website & email):	280
Merchandise sales:	248 items \$1,491.40

Jurien Bay has been named the winner in the Small Town category of the WA Top Tourism Awards, a significant achievement that recognises the town's outstanding community spirit and visitor experience.

This prestigious recognition places Jurien Bay among the state's leading regional destinations and reflects the collective efforts of local businesses, community groups, volunteers and residents who contribute to making the town a vibrant place to live and visit.

As the WA winner, Jurien Bay will now progress to the national awards, with the Australian winner to be announced in Canberra in September 2026.

[Media Release Announcing the Winners](#)



LIBRARIES MONTHLY REPORT

Date: May 2026

Table 1

This figure shows the number of items borrowed / renewed from each library (monthly circulation):

User Library	Number of Items
Badgingarra Library	88
Cervantes Library	106
Dandaragan Library	39
Jurien Bay Library	339

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	17
Jurien Bay Library	127

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	16
Total:	17



COMMUNITY DEVELOPMENT REPORT

Health, Wellbeing and Resilience Forum

Holyoak will be providing a health, wellbeing, and resilience forum for Year 6 students across the Shire. The event will be held at the Jurien Sport and Recreation Centre on Wednesday 17 June. Guest speakers from a range of health services will speak about pressing topics for young people.