AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 26 MARCH 2026

SHIRE
of
DANDARAGAN

AGENDA AND BUSINESS PAPERS

for the

ORDINARY COUNCIL MEETING

to be held

AT THE COUNCIL CHAMBERS, JURIEN BAY

on

THURSDAY, 26 MARCH 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 L Fouché	(Executive Manager Development Services)
Mr A MacKenzie	(Manager Development Planning)
Mrs K Dean	(Administration Officer)

Apologies

Approved Leave of Absence

3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

4 PUBLIC QUESTION TIME

5 APPLICATIONS FOR LEAVE OF ABSENCE

6 CONFIRMATION OF MINUTES

6.1 MINUTES OF THE ORDINARY MEETING HELD 26 FEBRUARY 2026

7 NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

9 REPORTS OF COMMITTEES AND OFFICERS

9.1.1 ACCOUNTS FOR PAYMENT FOR THE PERIOD ENDED 28 FEBRUARY 2026

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Doc Id: SODR-2042075298-153573
Disclosure of Interest:	Nil
Date:	9 March 2026
Author:	Rebecca Pink, Executive Manager Corporate Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

To receive the Cheque, EFT, BPAY, Direct Debit and Fuel Card listing for the month of February 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 February 2026 totalled **$1,607,551.63** for the Municipal Fund.

Should Councillors wish to raise any issues relating to the February 2025 Accounts for payment, please do not hesitate to contact the Executive Manager prior to the Council Meeting, in order that research can be undertaken, and details provided either at the time of the query or at the meeting.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report currently.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- Cheque, EFT, BPAY, Direct Debit and Fuel Card listings for February 2026 (Doc Id: SODR-2042075298-153572)

(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 28 February 2026 totalling $1,607,551.63.

9.1.2 FINANCIAL STATEMENTS – MONTHLY REPORTING FOR THE PERIOD ENDING 28 FEBRUARY 2026

Location:	Shire of Dandaragan
Applicant:	N/A
File Reference:	Doc Id: SODR-2042075298-153903
Disclosure of Interest:	None
Date:	12 March 2026
Author:	Rebecca Pink, Executive Manager Corporate Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

To present the Monthly Financial Report for the period ending 28 February 2026 to Council.

BACKGROUND

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

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

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

In accordance with regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, on 24 July 2025, Council adopted the annual material variance threshold of 10% for reporting budget variances within monthly financial reporting for the 2025/26 financial year, subject to a $10,000 minimum, below which, variances are not required to be reported.

COMMENT

The Monthly Financial Report for the period ending 28 February 2026 is attached to include the following information as required by legislation:

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

There is no legislative requirement for supplementary financial information to be considered with the monthly financial reports

presented to Council, however, to assist Council with explanatory details for the above statements, there is supplementary information at the back of the statements.

Should Councillors wish to raise any issues relating to the 28 February 2026 financial statements, please do not hesitate to contact the Executive Manager prior to the Council Meeting for research to be undertaken and details provided either at the time of the query or at the meeting.

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

POLICY IMPLICATIONS
There are no known policy implications associated with this item.

FINANCIAL IMPLICATIONS
The presentation of these monthly financial reports provides Council with regular updates regarding the status of the financial position and assists to comply with the *Local Government Act 1995* and associated regulations.

STRATEGIC IMPLICATIONS
There are no known strategic implications associated with this item.

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

- Financial statements for the period ending 28 February 2026 (Doc Id: SODR-2042075298-153770)

(Marked 9.1.2)

VOTING REQUIREMENT
Simple majority

OFFICER RECOMMENDATION
That Council receive the Monthly Financial Report for the period ended 28 February 2026.

9.1.3 BUDGET REVIEW 2025 / 2026

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Doc Id: SODR-1034602345-11949
Disclosure of Interest:	None
Date:	16 March 2026
Author:	Rebecca Pink, Accountant
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

This item presents the annual budget review for the 2025 / 2026 financial year based on the financial statements from 1 July 2025 to 31 December 2025.

BACKGROUND

Each year all Local Governments are required to conduct a budget review to monitor financial performance and revenue/expenditure expectations. Following the preparation of budget review statements and notes Council is required to determine (by absolute majority) whether to adopt the review, any parts of the review or any recommendations made in the review.

The Department has set out the following guidance for the content of budget reviews.

- The review must consider the local government's position at the date of the review and evaluate outcomes for the end of 2025-26 that are forecast in the budget.
- Provide the estimated end-of-year amount for the item adjacent to each item in the annual budget that states an amount.
- Provide an estimated end-of-year amount for any items that did not have an amount stated in the adopted annual budget.
- Provide a copy of the budget review and the budget review item from the unconfirmed council minutes to the department within 14 days of the council meeting.
- To provide a tool for decision making for current and future activities to mitigate financial risk exposure to Council.

COMMENT

Officers have undertaken a comprehensive review of the 2025/2026 Annual Budget by comparing year-to-date actuals against adopted budget estimates to identify any material variances. The financial statements as at 31 December 2025 were used as the basis for this assessment. Forward projections of revenue and expenditure to 30 June 2026 have been prepared, and the resulting variances are detailed in the attached Budget Review Statements.

As a result of this review, a number of significant variances were identified. Collectively, these movements generate a forecast operating surplus of $389,383 at year end. The surplus is primarily attributable to reduced employee costs arising from staff vacancies,

together with higher-than-anticipated income generated from the Sandy Cape Recreation Area. In accordance with sound financial management principles, it is proposed that this surplus be transferred to the Infrastructure Renewal Reserve, resulting in a balanced budget position at 30 June 2026.

The 2025/2026 Budget Review has also assessed the deliverability and timing of the capital and operational projects within the current financial year. Where it has been determined that a project will not be completed by year end, the corresponding budget allocation has been transferred to an appropriate reserve account. This ensures resources are retained for their intended purpose and provides Council with the opportunity to reconsider these projects during the 2026/2027 budget deliberations process.

The four most notable variances identified through the review are summarised below:

- Sandy Cape Income
  Increased demand for campground facilities and improved compliance with fee payments following the transition to an online booking system have resulted in an estimated increase in net operating income of approximately $200,000 above the original budget.

- Employee Costs
  Ongoing staff vacancies across several service areas have led to reduced employee expenditure, producing a favourable variance of approximately $520,000 compared to budgeted expectations.

- Bank Interest
  Higher interest rates and improved returns on term deposits are forecast to generate an additional $130,000 in interest income above budget for the financial year.

- Federal Financial Assistance Grants
  The forecast income associated with the Federal Government Financial Assistance Grants was $293,903 less than budgeted due to a reduction in Western Australia's allocation of the national share and changes arising from other weightings applied through the Western Australian Grants Commission methodology.

In addition to the major variances outlined above, attached to this report are a summary of all identified budget movements, the Statement of Budget Review, and supporting explanatory notes detailing the cumulative financial impact of these changes.

A balanced budget review position, reflecting a net surplus of $0 following reserve transfers, was presented to the Audit Committee on 23 March 2025. The Audit Committee considered the review and endorsed the officers' recommendation that the revised budget be submitted to Council, unchanged, for formal adoption.

CONSULTATION
Chief Executive Officer
Executive Manager Infrastructure
Executive Manager Development Services

STATUTORY ENVIRONMENT
33A of *Financial Management Regulations (1996)* states;

Between 1 January and the last day of February in each financial year a local government is to carry out a review of its annual budget for that year.

(2A) The review of an annual budget for a financial year must —

- consider the local government's financial performance in the period beginning on 1 July and ending no earlier than 31 December in that financial year; and
- consider the local government's financial position as at the date of the review; and
- review the outcomes for the end of that financial year that are forecast in the budget.
- The review of an annual budget for a financial year must be submitted to the council on or before 31 March in that financial year.
- A council is to consider a review submitted to it and is to determine* whether or not to adopt the review, any parts of the review or any recommendations made in the review.

**Absolute majority required.*

- Within 14 days after a council has made a determination, a copy of the review and determination is to be provided to the Department.

POLICY IMPLICATIONS
There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS
The adoption of this review will amend the budget with an overall recognition of a projected surplus of $0 and increased allocation of funds to reserve accounts. These allocations may be rationalised

through the 2026/27 budget cycle forming part of the budgeting process.

STRATEGIC IMPLICATIONS

There are no direct strategic implications relevant to this item, however, legislative compliance, strong financial controls and good governance are core functions of Local Government.

ATTACHMENTS

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

- Budget Review for the period ending 31 December 2025 (Doc Id: SODR-1034602345-11935)

(Marked 9.1.3)

VOTING REQUIREMENT

Absolute majority

OFFICER RECOMMENDATION

That the 2025/2026 budget review, as presented with a surplus of $0 be adopted, with the following variances being formally adopted as budget amendments:

Budgeted (Surplus) / Deficit to 30 June 25	(4,229,461)
Audited closing (Surplus) / Deficit to 30 June 25	(5,812,450)
Variance of opening	(1,582,989)

Account/Department	DESCRIPTION	AMOUNT DR/(CR)	AMENDED (SURPLUS) / DEFICIT
Audited Budget Surplus		(1,582,989)	(1,582,989)
Non-cash amounts	Non-cash recognition of change in land and buildings during revaluation	1,582,989	0
Development Services Income	Statutory income higher than forecast	(55,600)	(55,600)
Development Services Consultants	Foreshore Master Plan Review - increase to include Stage 2 North	20,940	(34,660)
Development Services Consultants	GIS Actions - Pozi Software - increase in scope and complexity of program	20,000	(14,660)
Infrastructure - Plant Purchase/Trade	Purchase and trade of PLV272 - DN000 - purchase cost higher and trade in lower than forecast	10,133	(4,527)
Infrastructure - Plant Purchase/Trade	Sale of PLV253 - DN004 - sale price lower than forecast	2,000	(2,527)
Infrastructure - Plant Purchase/Trade	Sale of PLV252 - DN032 - vehicle write-off	8,000	5,473

Infrastructure - Waste	Avon Waste & Attendants cost increase	40,000	45,473
Administration - Reimbursements	Road User Agreement & utilities reimbursements - Image Resources RUA - Civic Centre electricity	25,000	70,473
Administration - Grants	Financial Assistance Grants reduced - Forecast of payment higher than actual granted	293,903	364,376
Administration - Interest	Interest on Municipal and Reserve Funds increase	(130,000)	234,376
Infrastructure - Capital Projects	Increase on project costs - Cervantes Niche Wall - Cervantes Playground Renovations	35,000	269,376
Infrastructure - Capital Projects	Project delay so funds moved to Building Construction Reserve - Dandaragan Depot Amenities & Caretaker wing	0	269,376
Recreation & Culture - Sandy Cape	Increase in forecast income	(198,750)	70,626
Administration - Salaries & wages	Decrease in forecast expense	(520,000)	(449,374)
Administration - Utilities	Decrease in electricity expenses	(13,700)	(463,074)
Customer & Community - Grant	Tronox / SOD Facilities Grants	30,000	(433,074)
Customer & Community - Grant	Small sponsorship grants	(4,309)	(437,383)
Customer & Community - Contribution	Contribution to operation of Cervantes Community Centre - FY25 was not paid out & will be paid retrospectively in this FY - SLWA grant paid to Dandaragan CRC	18,000	(419,383)
Buildings - Capital Projects	Increase in cost for Cervantes Changerooms & delay of Cervantes CRC entry project	0	(419,383)
Customer & Community - Reserve transfer	Contribution to Cervantes Bowling Club Shade Project	0	(419,383)
Parks & Gardens - Tree Maintenance	Synergy order for tree maintenance	30,000	(389,383)
Reserves - surplus	Transfer to Infrastructure Renewal Reserve	389,383	0

9.3 DEVELOPMENT SERVICES

9.3.1 LOCAL PLANNING FRAMEWORK – PREPARATION OF A NEW LOCAL PLANNING SCHEME

Location:	Whole of Shire of Dandaragan
Applicant:	NA
File Reference:	Doc Id: SODR-877026889-11987
Disclosure of Interest:	Nil
Date:	16 February 2026
Author:	Monica Sullivan, Strategic Planning Coordinator
Senior Officer:	Louis Fouché, Executive Manager Development Services

PROPOSAL

The purpose of this report is for Council to resolve to prepare a new local planning scheme.

BACKGROUND

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) establishes the process to prepare, implement, and review local planning schemes, which is the principal instrument local government uses to make planning decisions.

Part 6 of the Regulations requires local government to review each local planning scheme every 5 years, and to prepare a Report of Review outlining whether the scheme:

- is satisfactory in its existing form;
- should be amended; or
- should be repealed and a new scheme prepared in its place.

A Report of Review was prepared by Shire staff in 2023 and at its Ordinary Meeting on 23 November 2023 Council resolved that the Shire's Local Planning Scheme No. 7 should be repealed, and a new scheme prepared in its place:

1. *Pursuant to Regulation 66(1)(b) and (c) of the Planning and Development (Local Planning Schemes) Regulations 2015 approve the Report of Review (Doc Id: SODR-877026889-4037) and forward a copy of the Report to the Western Australian Planning Commission.*
2. *2. Pursuant to Regulation 66(3)(a) and (b) of the Planning and Development (Local Planning Schemes) Regulations 2015 recommend to the Western Australian Planning Commission that:*
    a. *The Shire of Dandaragan Local Planning Strategy 2020 not be reviewed as it is satisfactory in its existing form.*

b. The Shire of Dandaragan Local Planning Scheme No. 7 should be repealed, and a new scheme prepared in its place.

c. As part of preparing a new scheme an assessment be made of:

i. Existing structure plans and development plans to determine which plans (if any) should be amended / revoked.

ii. The relevance of existing local planning policies to determine which policies (if any) should be amended / revoked and whether any new policies are required.

The Report of Review and Council's determination were forwarded to the Western Australian Planning Commission ('WAPC') as per resolution 1. On 9 February 2024 the Shire received advice that the WAPC agreed with the recommendations of the Report.

Shire and Department of Planning, Lands and Heritage (DPLH) staff have been working on a draft Local Planning Scheme No. 8, which is anticipated to be ready for Council's consideration in coming months. However, before Council can consider a draft Scheme, it is required under Regulation 19(1) to formally resolve to prepare a scheme. This resolution must then be publicly advertised for a minimum of 21 days, to enable state government agencies, service providers, adjoining local governments, and the public to provide recommendations in response to the resolution.

The new Local Planning Scheme No. 8 will apply to the whole local government area, which is depicted in the Scheme Map contained in Attachment 1.

COMMENT

The statutory process to prepare a local planning scheme is complex and articulated in Part 5 of the *Planning and Development Act 2005* and Part 4 of the Regulations. Attachment 2 is a flowchart prepared by DPLH outlining the process, which can take 18 months – 2 years from commencement to finalisation. Processes that could affect the final approval include whether the scheme will be subject to environmental review (by the Environmental Protection Agency), submissions received during public advertising, WAPC and Ministerial support / otherwise of the scheme etc.

A formal Council resolution to prepare a scheme and subsequent advertising of the resolution for initial feedback from government agencies and other stakeholders is the initial stage of the process. The wording of the Council resolution is prescribed by the WAPC.

It is anticipated that the draft Scheme will be presented to Council for consideration later in 2026.

CONSULTATION

As discussed above, the resolution to prepare a local planning scheme will be advertised for 21 days to obtain initial feedback on matters to be considered in the scheme.

Once a draft scheme has been prepared and adopted for advertising purposes, it will be publicly advertised for a minimum period of 90 days, subject to receiving consent to advertise from the WAPC.

STATUTORY ENVIRONMENT

Planning and Development Act (2005)

69. General objects of schemes

A local planning scheme may be made under this Act with respect to any land —

(a) with the general objects of making suitable provision for the improvement, development and use of land in the local planning scheme area; and
(b) making provision for all or any of the purposes, provisions, powers or works referred to in Schedule 7. With those objects a local planning scheme may provide for planning, replanning, or reconstructing, the whole or any part of the local planning scheme area.

72. Local government may prepare or adopt scheme

(1) Subject to section 71, a local government may —

(a) prepare a local planning scheme with reference to any land within its district, or with reference to land within its district and other land within any adjacent district; or
(b) adopt, with or without modifications, a local planning scheme proposed by all or any of the owners of any land with respect to which the local government might itself have prepared a scheme.

Planning and Development (Local Planning Schemes) Regulations 2015

19. Resolution to prepare or adopt scheme

(1) A resolution of a local government to prepare or adopt a local planning scheme must be in a form approved by the Commission.
20. Notification of resolution

A local government must, as soon as is reasonably practicable after passing a resolution to prepare or adopt a local planning scheme, advertise the resolution as follows —

(a) publish a notice in a form approved by the Commission in accordance with regulation 76A;
(b) provide a copy of the published notice to the following persons or bodies for recommendations —
(i) the local government of each district that adjoins the local government district;
(ii) each licensee under the Water Services Act 2012 likely to be affected by the scheme;
(iii) the chief executive officer of the department of the Public Service principally assisting in the administration of the Conservation and Land Management Act 1984;
(iv) each other public authority likely to be affected by the scheme.

(2) A local government must, on the provision of the published notice to a person or body referred to in subregulation (1)(b), request the person or body to provide to the local government within 21 days or such longer period as the local government allows, a memorandum in writing setting out any recommendations in respect of the resolution.

(3) If a person or body does not provide a memorandum within the time allowed under subregulation (2), the local government may determine that the person or body is to be taken to have no recommendations to make in respect of the resolution.

POLICY IMPLICATIONS

The recommendations of the Report of Review require an assessment to be undertaken of existing local planning policies in tandem with the scheme review, to determine which policies (if any) should be amended / revoked and whether any new policies are required.

The policy review will be undertaken in due course, noting that the timeframe to prepare and adopt, or to amend or revoke, a local planning policy is significantly shorter than the timeframe associated with the preparation and adoption of a local planning scheme.

FINANCIAL IMPLICATIONS

Local Planning Scheme No. 8 is being prepared internally using existing staff resources, with assistance with the text provided by DPLH at no additional cost to Council.

The Scheme maps are to be prepared by DPLH, and a cost estimate for this work has been obtained, being $2,670 inclusive of

GST. DPLH has advised that the fees for map preparation are typically levied upon receiving consent to advertise the draft scheme, which is anticipated to occur in the 2026-27 Financial Year. It will be recommended that the cost of preparing the Scheme maps is included in the upcoming budget.

STRATEGIC IMPLICATIONS

Local Planning Scheme No. 8 will incorporate relevant actions identified in the Local Planning Strategy, as well as, where appropriate, the Jurien Bay City Centre Strategy Plan and the Tourism Planning Strategy.

ATTACHMENTS

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

- Attachment 1 – Local Planning Scheme No. 8 Scheme Map (Doc Id: SODR-877026889-12043)
- Attachment 2 – WAPC Flowchart – Local Planning Scheme Adoption Process (Doc Id: SODR-877026889-4002)

(Marked 9.3.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council resolves that the Shire of Dandaragan, pursuant to Section 72 of the Planning and Development Act 2005, prepare The Shire of Dandaragan Local Planning Scheme No. 8 with reference to the entire area within the Shire of Dandaragan and as shown on the plan presented to the Council of the local government at its meeting of 26 March 2026 in Attachment 1, to be referred to as the Scheme Area Map.

9.3.2 PROPOSED REDEVELOPMENT OF SERVICE STATION (ELECTRIC VEHICLE CHARGING STATION) AT LOT 163 (2) MEAGHER DRIVE, BADGINGARRA

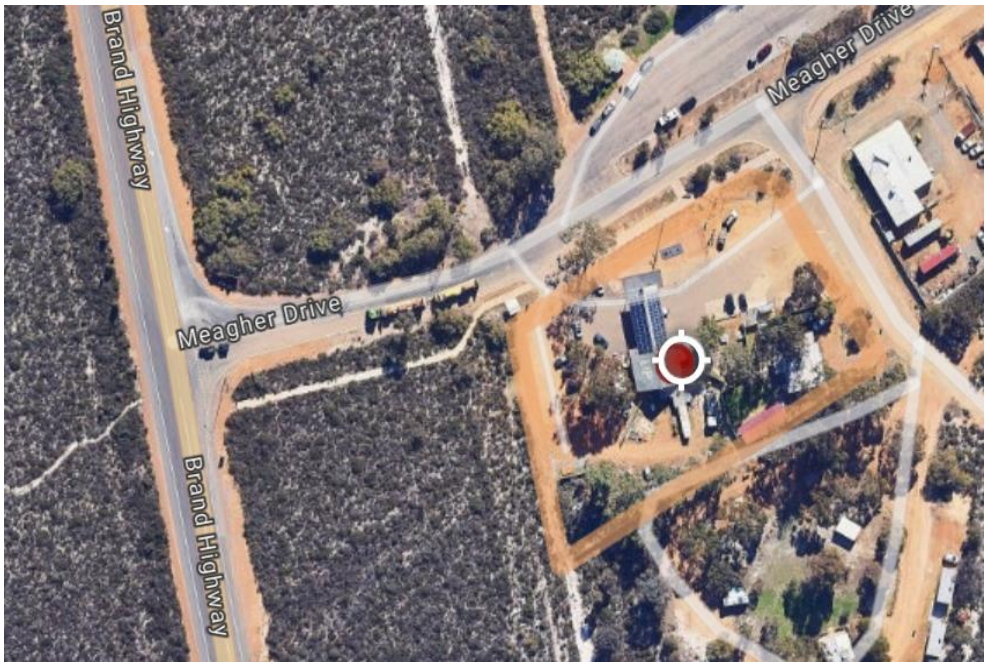
Location:	Lot 163 (2) Meagher Drive, Badgingarra
Applicant:	Michael Grant Henderson
File Reference:	Doc Id: SODR -1262144384-37920
Disclosure of Interest:	Nil
Date:	11 March 2026
Author:	Stienie Fouché, Town Planning Officer
Senior Officer:	Louis Fouché, Executive Manager Development

PROPOSAL

The purpose of this report is for Council to consider an application for the redevelopment of the existing Service Station at Badgingarra Roadhouse, Lot 163 (2) Meagher Drive, Badgingarra, to accommodate an Electric Vehicle (EV) charging station.

The proposal will provide charging facilities for 4 vehicles with a canopy to provide shade to customers.

The existing land uses on the subject lot include a service station, a roadhouse, a single dwelling and ancillary buildings.



Location Plan of Lot 163 (2) Meagher Drive, Badgingarra (Aerial Photo Showing Badgingarra Roadhouse)

The proposed EV charging station is classified as a Service Station use class in the Local Planning Scheme, with no delegation to officers in terms of delegation 9.1.2 Town Planning – Other Use and Development. The application is therefore submitted to Council for determination.



Artist's impression of proposed Vehicle Charing Station at Lot 163 (2) Meagher Drive, Badgingarra

A Site Plan, Foor Plan and Elevation Plans are provided as attachments to this report.

BACKGROUND

The subject site occupies approximately 6333m^2 of Commercial zoned land, located approximately 100 m east of the intersection of Brand Highway and Meagher Drive. The EV charging station is proposed to be located in the northwestern corner of the lot.

The roadhouse was originally approved in 1977, with various improvements since then. An ablution block was approved in 1998 and renovated in 2021. The single house on the lot was approved in 1978, and a 6-room transportable dwelling was approved in 2016. The last addition to the lot was an outbuilding approved in 2024.

COMMENT

The following represents an assessment of the proposal with reference to *Matters to be Considered* under the Deemed Provisions (Clause 67) of the *Planning and Development (Local Planning Schemes) Regulations*.

Aims and Provision of the Scheme

The subject lot is zoned Commercial and the objective for this zone is to provide for retail shopping, office, commercial development, social, recreational and community activities servicing the town.

The proposed development will expand the existing services provided in this Commercial zone.

Site and Development requirements:

1. Setbacks:
   Front and rear setbacks of 7.5m apply to this property. The location of the EV charging station is not parallel to Meagher Drive resulting in one part of the station being closer to the road than the other. A front setback of 7m at the closest and 9.7m at the farthest is proposed with an average setback of 8.35m. The distance between the road surface of Meagher Drive and the property boundary is 10m giving a total distance of 17m which will be adequate to ensure safety and visibility.

   The EV charging station is proposed to be located approximately 48.5m away from the rear setback.

   The side setback is to be determined by the Local Government. A setback of 12.3m is provided towards the western side boundary. This setback provides room for vehicles to access the outbuilding at the rear of the lot.

2. Minimum Landscape Area:
   A minimum of 5% of the lot size needs to be landscaped. With a lot size of 6333m^2 a total of 316m^2 needs to be dedicated to landscaping. Three landscaped areas are already established with trees, totalling an area of 567m^2.

3. Minimum number of car parking bays:
   Parking needs to be provided at a ratio of 1 bay for every working bay, plus 1 bay for each person employed on site. No extra staff will be employed to assist with the EV charging station. 4 parking bays are required for the 4 EV charging station bays proposed. Room is available for informal parking next to the service station building and on the way to the outbuilding in the rear of the lot. It can however be argued that the EV charging station does not need additional parking as the cars will be parked while they charge and patrons will leave once the vehicle is charged. This argument for reciprocal use of parking bays accepts that the 4 charging bays function as the 4 required parking bays.

Compatibility of the development,
The proposed EV charging station is compatible with and complementary to the existing roadhouse and service station.

Adequacy of access, egress and manoeuvring of vehicles
Lot 163 is a corner lot obtaining access from Meagher Drive and Reimers Street. Both accesses are well defined with adequate sightlines. The existing access from Meagher Drive is proposed to be used to gain entry to the EV charging station. The distance between the Meagher Drive Road surface and the EV charging

station is 17m, which will provide sufficient room for manoeuvring of vehicles on the lot.

Relevant State Policy - SPP 3.7 Bushfire

The subject site is located in a bushfire prone area. This application is exempt from providing a BAL assessment as the proposal is for an incidental non-habitable buildings or structures located not less than six metres from the habitable building. The proposed EV charging station will be approximately 53m from the habitable building on the lot.

Adequacy of Services

Adequate existing services (water, electricity and sewerage) is available to accommodate the additional service requirements of the EV charging station.

CONSULTATION

The development application was advertised to surrounding neighbours over a 21-day period with no submissions received.

STATUTORY ENVIRONMENT

Planning and Development (Local Planning Schemes) Regulations 2015.

Schedule 2 clause 60 requires a development approval to commence or carry out any works on or use land in the Scheme area unless the person has obtained the development approval of the local government or a development approval is not required. The proposed EV charging station is not a use or works exempt from development approval according to clause 61.

Clause 67 Consideration of application by local government.

Subclause 2 include matters the local government is to have due regard to, to the extent that in the opinion of the local government, those matters are relevant to the development, the subject of the application.

Local Planning Scheme No 7

The proposed EV charging station falls under the class of Service Station which is an A (Advertising) use in the Local Planning Scheme no. 7. A Service Station is defined as a premises used for:

(a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental/convenience retail nature; and
(b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles,

but does not include premises used for a transport depot, panel beating, spray painting, major repairs or wrecking.

Charging vehicles with electricity is a modern equivalent of filling a vehicle up with fuel and the function pairs well with a traditional service station.

Site and Development requirements. See Comment section in the report.

POLICY IMPLICATIONS
Nil

FINANCIAL IMPLICATIONS
The applicant was required to pay the standard development application fee.

STRATEGIC IMPLICATIONS
Shire of Dandaragan Local Planning Strategy

Commerce – Support growth of commercial activity in the Shire's settlements based on current functions and future requirements.

The use and development are of a type and form consistent with the land-use direction and economic growth objectives of the Shire's Local Planning Strategy.

Shire of Dandaragan Council Plan

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

ATTACHMENTS
Circulated with the agenda are the following items relevant to this report:
- Attachment 1 - Site plan (Doc Id: SODR -1262144384-37989)
- Attachment 2 - Floor plan (Doc Id: SODR -1262144384-37990)
- Attachment 3 - Elevations (Doc Id: SODR -1262144384-37991)

(Marked 9.3.2)

VOTING REQUIREMENT
Simple Majority

OFFICER RECOMMENDATION
That Council grant development approval for the extension of the Service Station at Lot 163 (2) Meagher Drive, Badgingarra to accommodate an Electric Vehicle charging station, subject to the following conditions and advice:

Conditions:

1. **All development shall be carried out only in accordance with the details of the application as approved herein and plans P1 (Site Plan), P2 (Floor Plan) and P3 (Elevations). Subject to any modifications required as a consequence of any conditions of this approval, the approved plans shall not be altered without the prior written approval of the Shire of Dandaragan.**

2. **All external lighting shall comply with the requirements of *AS4282 – Control of Obtrusive Effects of Outdoor Lighting* and the Western Australian Planning Commission's Dark Sky Principles to prevent light spill from the site to the satisfaction of the Shire of Dandaragan.**

3. **All stormwater must be contained and disposed of on-site at all times, to the satisfaction of the Shire of Dandaragan. Direct disposal of storm water onto the road, neighbouring properties, watercourses and drainage lines is prohibited.**

4. **All cladding and colours shall match or complement the existing structures on the property to the satisfaction of the Shire of Dandaragan. A schedule of colours and material, including non-reflective material external cladding only, is to be submitted prior to the approval of the Building Permit application.**

Advice Notes:

A. **This is a development approval of the Shire of Dandaragan under its *Local Planning Scheme No.7.* It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.**

B. **Any additional signage on this property will require a separate Development Application.**

C. **Should the applicant be aggrieved by this decision, or any conditions imposed by the Shire, there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be submitted within 28 days of the determination.**

9.3.3 JURIEN BAY FORESHORE MASTERPLAN REVIEW

Location:	Jurien Bay Foreshore - Fauntleroy Park and Dobbyn Park (Reserves 28541 and 26939)
Applicant:	N/A
File Reference:	SODR-877026889-12103
Disclosure of Interest:	Nil
Date:	9 March 2026
Author:	Alex MacKenzie, Manager Development Planning
Senior Officer:	Louis Fouche, Executive Manager Development Services

PROPOSAL

This report presents the revised Jurien Bay Foreshore Masterplan (FMP) reflected in Attachment 1 for Council's consideration.

A key consideration in the masterplan process was the need to balance opportunities for new commercial development while not impacting on the commercial viability of existing businesses, and primarily, the existing Central Business District (CBD). A consultancy specialising in economics and strategic planning (Pracsys) was therefore engaged and their findings have informed the recommendations of this report. (Refer to Attachment 3).

This report and the masterplan present the high level, strategic, vision for the foreshore. Specific proposals for development on the foreshore would be the subject of a development application at which time an assessment would be made with consideration of the endorsed masterplan and relevant planning matters.

BACKGROUND

In December 2024 Council granted development approval for four 'Retail Containers' to operate adjacent to the beach café, effectively expanding the commercial footprint of the Jetty Beach Café lease.

In mid-2025, the current lessee for the Jetty Beach Café (and proponent of the retail sea containers approved in 2024) presented a new restaurant concept to Council. The proposal involved a restaurant offering with an approximate 500m^2 footprint, to be positioned immediately to the south of the existing café.

Following a briefing of Council by the proponent, it was concluded that the FMP should be updated to ensure that the FMP reflected the community's vision for the foreshore, particularly with respect to commercial use and development.

The review is intended to ensure that land-use and development is informed by the community's vision and expectations for the foreshore. UDLA was engaged to review the Shire's Jurien Bay Foreshore Masterplan (2020) with the following high-level objectives:

- Provide direction for how additional commercial activity in specific locations may occur within the foreshore reserve.

- Ensure availability of additional parking bays and ablution facilities.
- Guide how development may occur with consideration for coastal processes, permanence of structures and built form design.
- Uphold the primary use of the reserve as open space and protect the interests of the community and adjoining residents.

COMMENT

Community Feedback on the Draft Foreshore Masterplan

The following key points were raised in submissions received:

Loss of Green Space and Impact of Additional Parking Bays

The potential for a reduction in the area of green open space available to the public was a key point of concern raised during the consultation process. The draft plan detailed a significant increase in the number of car parking bays along Grigson Street with 44 new bays proposed. This was intended to ensure that there would be sufficient parking available in the event that a new commercial offering (in the order of 500m^2) was to eventuate.

However, it was noted that 44 additional bays would result in a reduction of what is currently a mix of low scale planting and grassed area in Fauntleroy Park. While the actual reduction of overall grassed area would likely not be significant in percentage terms (estimated at ~2% of the total grassed area in Fauntleroy Park), it is understood that the perception of loss of public open space may nevertheless be significant, particularly for residents in close proximity to the park, and regular users of the park.

Traffic Concerns

While there was some feedback around the potential for traffic and parking issues in the vicinity of Roberts Street and the existing beach car park, the potential generation of a significantly higher volume of vehicular traffic utilising Cook, Grigson and White Streets stood out as a key point of concern. This concern was largely based on the view of submitters that the road network in this location is not designed for and/or conducive to accommodating buses and caravans. A traffic impact statement and/or management plan would need to be provided to inform decision making should a development application be submitted in the future.

New Commercial Nodes, Public Toilets, Jetty Extension and Additional Lighting

The designation of commercial nodes to the southern and northern ends of the foreshore was positively received through the community engagement process. A number of submissions

welcomed this and the idea of planning for a diverse number of food and beverage offerings on the foreshore.

Other aspects that received positive feedback included the future extension of the jetty, new ablutions to the northern side of the café car park, and additional (low wattage) lighting along the foreshore. It is worth noting that the servicing of ablutions to be positioned at the north-eastern corner of the playground has been estimated to cost $167K, with the overall costs for the ablutions expected to be approximately $400K (including a 20% contingency).

Jurien Bay Commercial Demand Analysis – Key Findings

To inform decision making around allocation of commercial opportunities at the foreshore, the Shire engaged Pracsys to complete an assessment of current and projected market demand for food and beverage (F&B) floor-space in Jurien Bay. Pracsys was also asked to consider feasibility for commercial development and how additional venues could be expected to impact on the viability of similar local businesses and the broader functioning of the town centre.

Pracsys' methodology involved reviewing commercial expenditure data with reference to population projections and visitation statistics, looking at comparative coastal towns in WA (at scale), and interviewing key stakeholders from the retail, hospitality and property sectors in Jurien Bay.

While the surveys and comparative analysis pointed to demand for additional (and greater choice of) F&B offerings on the foreshore, the report found that the local market would only be able to support an additional venue (with a development footprint of 500m^2) as of 2028. Pracsys' report pointed to the role that F&B offerings would play in reinforcing the *"Town Centre – Foreshore"* precinct. From a destination development perspective, additional venues and a diversity of offerings mean increased visitation, longer stay and dwell times, greater spend, and broader economic benefit. The analysis projects that an additional 500m^2 of F&B options on the foreshore would likely increase visitation by 24K p.a., increase CBD turnover by $939K p.a., and drive a $5.8M increase annually in total expenditure across the town.

Despite the positive economic projections, the feasibility assessment showed that, currently, a 500m^2 F&B business on the foreshore would have a productivity per m^2 of $8237. This is below the State benchmark of $8500 per m^2 as set out under the State's Activity Centre Guidelines. Another consideration from an overall commercial productivity perspective is in recognition of the initial impact that additional F&B SQM will have on the productivity per m^2 of existing businesses. Specifically, Pracsys found that an additional 500m^2 of F&B at the foreshore would see the productivity

of CBD based F&B venues fall by $813 per m^2 to $8646 per m^2 (still higher than the $8500 per m^2 benchmark). While this means that additional F&B m^2 will not render other F&B businesses unviable; the report suggests that broader commercial productivity per m^2 may not return to current rates per m^2 until 2031.

Based on current rates of population growth, visitation and spending, not introducing additional F&B offerings on the foreshore until 2028 will:

a) Maximise the likelihood that new F&B offerings on the foreshore will be successful; and

b) Protect existing F&B businesses by ensuring that the impact of "transfer turnover" away from existing F&B businesses is minimised.

In addition to the above, it is worth acknowledging the emerging commercial context for Jurien Bay (north of Doust Street) where more than 3500m^2 of F&B floorspace is expected to come online in the medium term (3-5years). In this scenario, the existing F&B businesses are likely to suffer a drop in productivity per m^2 with additional F&B venues on the foreshore serving to anchor the Town Centre – Foreshore precinct, boosting its resilience from what could be seen as a competing "Northern Foreshore and Marina" precinct.

Proposed Foreshore Masterplan

Responding to Community Feedback – Parking and Green Space

In light of concerns raised by a number of submissions around the potential loss of green space as a result of the addition of an off-street parking area on Grigson Street, the revised masterplan has been amended to now proposed a single row of angled bays along Grigson Street.

Cost estimates prepared by Porters Engineering suggest that the changes to parking arrangements as shown in the revised masterplan will cost in the order of $160K less than the parking shown in the advertised FMP. Preliminary measurements indicate that this will achieve in the order of 24 additional parking bays, likely without significantly reducing the existing green space area of Fauntleroy Park. The reason this is thought to be achievable without encroaching on existing lawn area is that the bays would be constructed over areas that currently comprise parking bays, footpath, and areas of the park that feature low scale planting and mulch.

Nevertheless, the masterplan report to accompany the adopted plan can be updated to include a requirement that future development proposals and associated car parking must endeavour to minimise any loss of green space.

Designation of Commercial Nodes – North and South

There was strong support shown through the consultation process for increased commercial offerings along the foreshore. Informed by the Pracsys' commercial demand analysis, the revised masterplan provides direction for how this can be approached without negatively impacting on the town centre.

The revised masterplan has designated commercial nodes to the southern and northern ends of the foreshore. This is intended to attract targeted investment into the foreshore which will:

- Distribute (and limit) commercial opportunities meaning that any new parking bays will be spread along the foreshore, reducing the potential loss of green space (i.e. Not one large car park).
- Providing for the potential of a greater diversity of F&B experiences
- Spread activation along the entirety of the 760m length of the masterplan area to lessen the impacts on any one location whether from traffic, built form, or noise.

The masterplan shows the southern and northern commercial nodes with indicative outlines of the development footprint within which any future development proposal would need to fit. The masterplan report (to be finalised following Council's consideration of the plan) will provide greater detail and rationale to guide future decision-making.

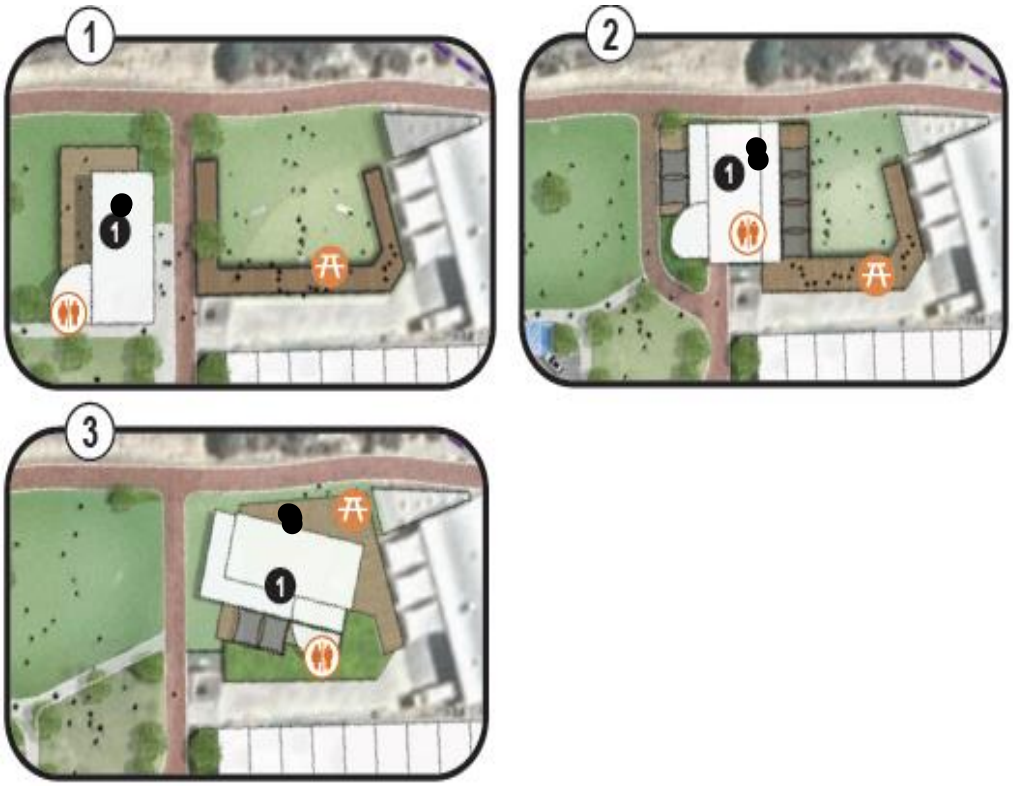
Notionally, the nodes would allow for seating areas of approximately 100-150m^2 in the northern location and 200-250sqm per floor for the southern node, (noting that the Cook Street location would lend itself to a two-storey offering being screened by trees and recognising that a second storey would be needed to achieve ocean views. Such a construction would need to satisfy building requirements contained in State Planning Policy 2.6 which provides guidance for construction within 300m of the coast). These footprints have been informed by the Pracsys commercial analysis with consideration for the projected F&B demand-supply gap of 500m^2 to 2028.

Preferred Development Option – Central Foreshore Location

In finalising the masterplan, Council will need to consider what the preferred commercial option for the central foreshore location is (being the area next to the existing beach café). Although three options were advertised during the community consultation process, the approved sea container pop-up retail / F&B proposal represents an additional option. It should be noted that the sea container approval remains valid until February 2027. A summary of the options set out in the masterplan is set out below.

Sea Container Pop Up Approval

The sea container pop up proposal was approved by Council at its December 2024 meeting. The concept detailed approximately 100m^2 of retail and F&B 'floor-space' across four containers with a central and surrounding seating area (totalling ~400m^2). The approval did not require the construction of additional car parking bays.



Draft Foreshore Masterplan (Commercial Options)

Option 1 - As shown above and in Attachment 1, Option 1 would involve a F&B offering to be positioned south of the existing hardstand area adjoining the beach café. The intent of the concept is that a new F&B offering in this approximate position would be connected to the beach café by decking consistent with the need for lighter and "removable" construction materials in line with coastal planning requirements. The exact layout and positioning with respect to the decking and pedestrian path will be finalised as part of the development application process. The total additional development footprint would be in the order of 350m^2 with an internal seating area of 150m^2, requiring the provision of 15 car parking bays.

Option 2 - As shown above and in Attachment 1, Option 2 would involve a slightly larger additional development footprint of ~500m^2

positioned slightly more to the north than Option 1. The building would be connected to the beach café by decking. With a likely internal seating area of ~300m^2, this option would require the provision of at least 30 car parking bays.

Option 3 - As shown above and in Attachment 1, Option 3 would involve an additional development footprint of ~500m^2 and would be positioned immediately to the south of the beach café. A deck area would link the buildings. An additional consideration for Option 3 is the potential impact on visual sightlines for the approved chalets still to be constructed in the adjoining caravan park.

It should be noted that Option 3 is the preferred option of the proponent, with submitted plans detailing an internal seating area of approximately 220m^2. Excluding any external seating, on this basis, a minimum of 22 car parking bays would need to be provided.

Option 4 – Option 4 would involve endorsement of the masterplan subject to further amendments as directed by Council. Such amendments may, for example, reflect Council's preference and/or acceptance with respect to designated commercial nodes. Council may indicate a preferred option for the central foreshore location or elect not to support an additional commercial option in this location.

An application for Development Approval will need to be submitted for any future commercial proposal to be positioned within the foreshore. The masterplan will provide guidance for Council's decision making and such a proposal should be generally consistent with the direction of the masterplan (and accompanying report).

Officer Recommendation

Community feedback on the draft masterplan was clear in its support for additional commercial offerings on the foreshore. Informed by Pracsys' commercial analysis, the masterplan now designates commercial opportunity nodes to the southern and northern ends of the foreshore. This report has sought to balance the desire for additional food and beverage options with community concern for potential loss of green space and traffic impacts.

Accordingly, the officer recommendation is that Option 1 would be the most appropriate when considering scale and what this means with respect to parking and retention of grassed open space area, traffic impacts, and servicing needs. Importantly, this recommendation has been made with consideration for the broader commercial demand and viability context noting how an additional 150m^2 restaurant space in the central location would fit with additional F&B offerings in the southern and northern locations.

Alternate Options

It is also Council's prerogative to nominate an alternate option or instruct staff to explore other combinations of commercial options in its resolution on the reviewed Foreshore Masterplan.

CONSULTATION

Community consultation on the draft revised masterplan (Attachment 2) was undertaken over a 90-day period between October and December 2025. During this period the following actions were taken to maximise the ability of the community to engage in the process and to provide feedback:

- Letters with copies of the draft masterplan were sent to all Jurien Bay residents inviting comment.
- A copy of the draft FMP
- A sign presenting the masterplan was positioned on the grassed area adjoining the beach café during the consultation process
- Two workshops were also held at the Shire office where members of the community were able to engage with Shire staff and provide feedback on the draft plan.

A total of 44 submissions were received, summarised in Attachment 4 – Schedule of Submissions.

STATUTORY ENVIRONMENT

N/A

POLICY IMPLICATIONS

Local Planning Policy 9.13 – Jurien Bay Foreshore Commercial Development Plan

Objectives

- *Activation of the Jurien Bay Foreshore recognising that while public open space is high priority and should not be compromised, people want amenities and activities that enhance their experience of the Foreshore.*
- *Provide specific guidance on the requirements for the operation of commercial and community land uses on the Jurien Bay Foreshore.*
- *Encourage commercial operators to operate in locations that support the activation of the Jurien Bay Foreshore, while complementing the existing businesses within the Jurien Bay City Centre.*
- *Identify the preferred locations for particular activities and to regulate the intensity of commercial activities on the Jurien Bay Foreshore.*
- *The effective use and management of the Jurien Bay Foreshore resulting in a space that is people focused which promotes health and wellbeing through active and passive recreation.*

Coastal Hazard Risk Management Adaptation Plan

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

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

FINANCIAL IMPLICATIONS

The cost of engaging UDLA to prepare the revised Foreshore Masterplan has been approximately $60K to-date.

STRATEGIC IMPLICATIONS

The Shire's 2025/26 Council Plan identified the review of the Jurien Bay Foreshore Masterplan as a priority action.

Shire of Dandaragan Council Plan

Priority Outcomes	Our Roles
Our Shire has a contemporary land use planning system that responds to, and creates, economic opportunities.	Ensuring that our planning framework is modern and meets the needs of industry, small business and emerging opportunities.
The Shire is home to a successful and growing market for domestic and international tourism.	Support the development of new products and services that increase the attraction of the region to the tourist market, in particular indigenous cultural experiences.

Jurien Bay Growth Plan

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

Local Planning Strategy 2020

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

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

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

- Attachment 1 – Amended Foreshore Masterplan (SODR-877026889-12120)
- Attachment 2 – Advertised Foreshore Masterplan (SODR-877026889-12106)
- Attachment 3 – Pracsys Jurien Bay Commercial Analysis Report (SODR-877026889-12111)
- Attachment 4 – Schedule of Submissions (SODR-877026889-12034)
- Attachment 5 – 2020 Jurien Bay Foreshore Masterplan (SODR-877026889-12112)
- Attachment 6 – Jurien Bay Foreshore Masterplan Report (SODR-877026889-12110)

(Marked 9.3.3)

VOTING REQUIREMENT
Simple Majority

OFFICER RECOMMENDATION
That Council endorse the revised Jurien Bay Foreshore Masterplan as per Attachment 1, including the following amendments and statements:

1. **A Food and Beverage / restaurant offering to be positioned south of the existing hardstand area nominated as Option 1, adjoining the beach café connected by decking with a total additional development footprint of ~350m^2 and with an internal seating area of ~150m^2, requiring the provision of 15 car parking bays.**
2. **That future development proposals and associated car parking should be implemented in a manner that will minimise any loss of green space of the foreshore reserve.**
3. **The exact layout with respect to the commercial options including decking, pedestrian access to be finalised as part of the development application process.**

9.3.4 AMENDMENT TO DEVELOPMENT APPROVAL FOR TOURIST RESORT AND 27 GROUPED DWELLINGS - LOT 1136 (1) CASUARINA CRESCENT, JURIEN BAY (DA63/25)

Location:	Lot 1136 (1) Casuarina Crescent, Jurien Bay
Applicant:	Jurien Bay Resort
File Reference:	SODR-1262144384-38056
Disclosure of Interest:	Nil
Date:	1 March 2026
Author:	Alex MacKenzie, Manager Development Planning
Senior Officer:	Louis Fouche, Executive Manager Development Services

PROPOSAL

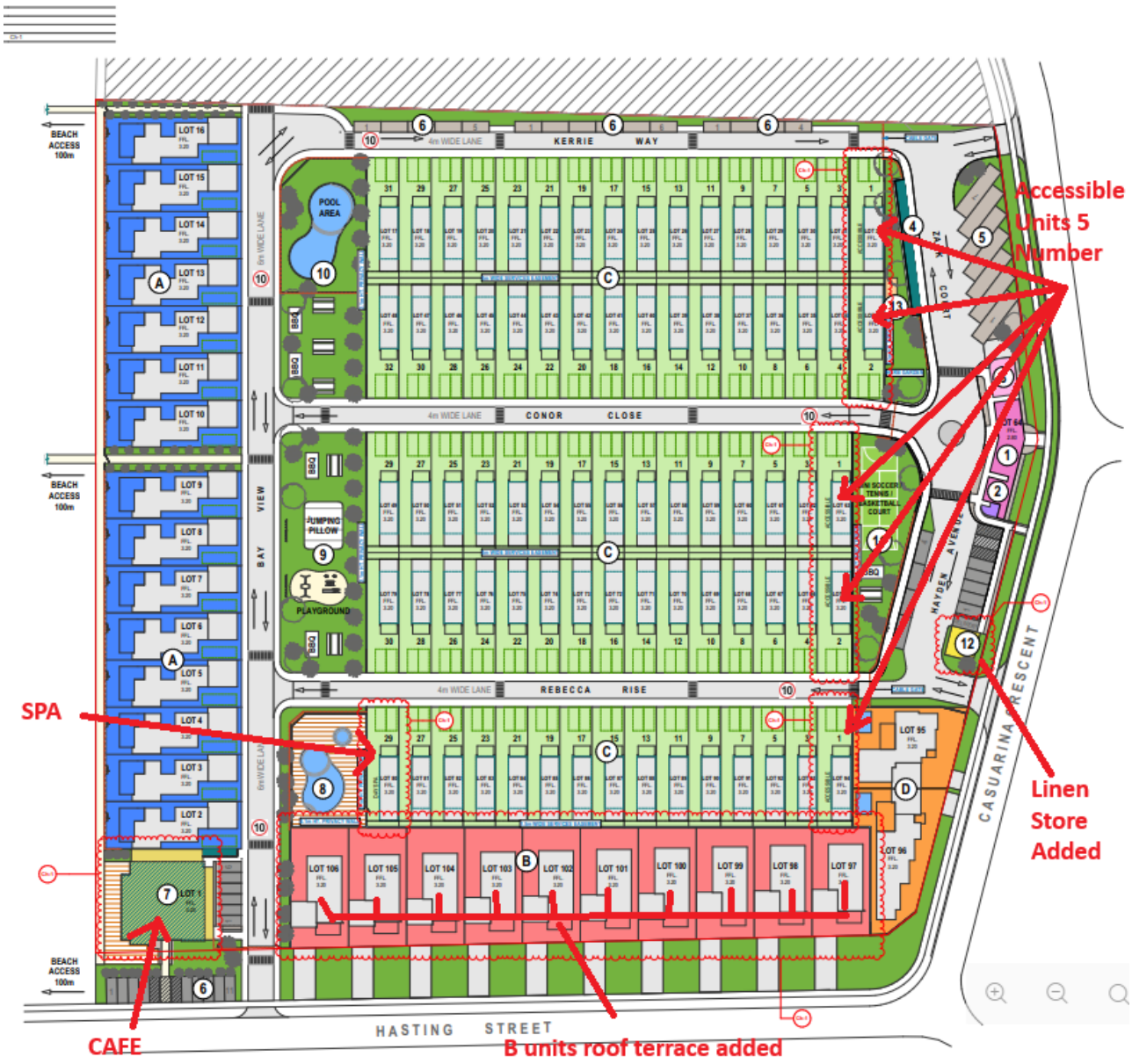
The purpose of the report is for Council to consider an application to amend the development approval for the tourist resort and 27 grouped dwellings at Lot 1136 (1) Casuarina Crescent, Jurien Bay.

The current application proposes to amend the previously approved development in the following ways:

- Altering the design of the 10 townhouses fronting Hastings Street to include an additional balcony for each dwelling;
- Adding a spa facility and linen cleaning building to the resort; and
- Rewording Condition 3 of the approval.



Location Plan for Lot 1136 (1) Casuarina Crescent, Jurien Bay



Amended Site Plan for Lot 1136 (1) Casuarina Crescent, Jurien Bay



Previous Approved Site Plan for Lot 1136 (1) Casuarina Crescent, Jurien Bay

BACKGROUND

The subject site is zoned 'Tourist' under the Shire's Local Planning Scheme No.7 and is positioned adjacent to low-to-medium density residential development to the east and south. Shire managed Reserve 28541 (vested for 'Parks and Recreation') abuts the site to the west. Reserve 28541 currently comprises Memorial Park (featuring the War Memorial, ablutions and water tank) and approximately 9.75 acres of vegetation. Unallocated Crown Land Lot 1137 (understood to have been included in the Yued ILUA Settlement) borders the site to the north.

Council at its meeting on 24 July 2025 granted Development Approval for a tourist resort and 27 grouped dwellings on the subject site. The tourism use will comprise 81 short-stay units plus incidental facilities including a café/restaurant, swimming pools,

office/reception and 4 apartments for on-site employee/caretaker accommodation.

The approval included consent for landscaping and management of an eastern portion of Reserve 28541 adjoining the western boundary of 1 Casuarina Crescent. A condition of approval requires the proponent to submit a plan detailing landscaping and ongoing management arrangements, to the satisfaction of the Shire. It is expected that these documents will be provided to the Shire for Council's consideration in the near future.

COMMENT

An assessment of the application with regard to the Shire's planning framework and relevant matters to be considered under Clause 67 of the Deemed Provisions, is set out below.

Proposed Balcony Additions to Townhouses

The current application proposes to amend the design of 10 townhouses fronting Hastings Street to include a 21m^2 upper-floor balcony. The revised design will see the balcony areas encroach into the primary setback area by approximately 1.4m. However, this is permissible under 5.1.2 of the Residential Design Codes (R-Codes) (C2.4), which allows for a balcony, porch or the equivalent to project forward of the primary street setback line (to a maximum of 50% of the required 4m setback).

While the balconies will comprise 'habitable' floor space with finished floor levels >0.5m above natural ground level; the balconies will be screened from adjoining dwellings and setback far enough from adjacent properties on the southern side of Hastings Street to not present visual privacy issues. On this basis, the proposed balcony additions do not present as variations to the R-Codes.

The amended development proposal will also see upper floor balconies incorporated into the design for townhouses fronting Bay View, an internal road within the resort. Submitted plans show that screening will be provided as per the R-Codes to project visual privacy for neighbouring properties.

Proposed Spa Facility and Linen Cleaning Building

The proponent has also proposed amended plans to include a spa facility to be located to adjoin the southern pool area. A townhouse style villa previously approved for short-stay accommodation (number 29 shown on the Site Plan) is now proposed to serve as a spa treatment facility. A spa type facility is consistent with the 'Tourist Resort' land use which allows for such facilities, being incidental to the primary tourism accommodation use. The spa will be available to guests of the resort only and as such does not

generate the need for additional parking bays. It is nevertheless noted that the previous assessment detailed the availability of some 25 parking bays in surplus to approved use and development on-site.

The current amendment to the 2025 approval means that there will be 80 short-stay units within the resort and not 81. The only planning implication of this is that technically this means that the short-stay component of the overall development will now comprise 74.7% as opposed to the 75.7% as previously approved. Condition 3 of the current development approval requires that the proportion of residential dwellings relative to the number of short-stay units shall not exceed 25%. While the current amendment will alter the proportion of residential to short-stay units to be 0.3% in variation to the 25% requirement; it is noted that the intent of the condition is to preserve tourism as the predominant use on-site. The change of use of one short-stay unit to a spa facility is considered to be consistent with this objective on the basis that the facility will be incidental to the tourism use.

The current application also seeks to amend the existing proposal by constructing a linen (laundry) cleaning building on-site in place of where electrical transformers were previously shown. Similar to the proposed spa facility, a laundry facility is incidental to the tourist resort use and will be available for use by guests only. On this basis, the laundry will not generate additional parking requirements and is considered to be consistent with the approved tourist resort land use.

Amendment to Condition 3

Development Approval granted for the Tourist Resort and Grouped Dwellings in July 2025 included Condition number 3 requiring that:

Land use and development on the site shall comply with the following at all stages:

i. The proportion of residential dwellings relative to the total number of short stay accommodation units on-site shall not be more than twenty-five (25) per cent.

ii. The short-stay accommodation and tourism use must be established as the predominant use on-site prior to clearance of titles for the residential component of development.

To provide a more practical option and to assist with facilitating the pre-sales required to finance the project; the current application seeks to re-word subclause ii of Condition 3, to read as follows:

The short-stay accommodation and tourism use must be established as the predominant use (75% tourism use to 25%

residential dwelling) on-site prior to BA09 Occupancy Permits being issued for the residential component of development.

Essentially, while the intent of the previously worded condition was to ensure that the tourism use is established as the primary use on-site, in-line with the strategic objective for the Tourist zone; the former wording understandably presents as a barrier for creation of titles, and sales. It is expected that the proposed revised wording will still achieve the intent of the condition. Accordingly, this report recommends that the wording of Condition 3 be amended.

It is also recommended to add "*unless otherwise approved by the Shire of Dandaragan" to subclause (i) in order to provide the Shire some discretion to vary the ratio of tourism to residential use if sufficient justification is provided by the applicant.*

Clearance of Development Approval DA165/25 Conditions - Status

The proponent has to-date fulfilled requirements relating to a number of conditions of approval, including:

- Dust Management
- Waste Management
- Operational and Construction Management
- Traffic Management
- Bushfire Management
- Schedule of Finishes

Shire staff are currently liaising with the proponent to resolve outstanding coastal planning and landscaping matters.

CONSULTATION

Consultation was not required for the reason that the currently proposed amendments are generally consistent with the approved and previously advertised, development.

STATUTORY ENVIRONMENT

Planning and Development (Local Planning Schemes) Regulations 2015

Schedule 2 Deemed provisions for local planning schemes
Part 8 Applications for development approval
Clause 67 – Consideration of Application by Local Government

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

Clause 67 (2) provides an extensive list of matters to be considered with the assessment of an application for development approval. Relevant matters under this clause have been considered in the assessment of both the current application and in the 24 July 2025 determination of the previous application.

Local Planning Scheme No.7

4.24 Development in the Tourist Zone

Development in the Tourist Zone shall be in accordance with the following:

- *Development to be in accordance with the Jurien Bay City Centre Strategy Plan or any successive document; and*
- *Development shall address matters including but not limited to achieving high quality-built form, site responsive design, landscaping, efficient access and parking to the satisfaction of the local government.*

POLICY IMPLICATIONS

State Planning Policy 3.6 - Residential Design Codes

Assessment of the residential component of the development was undertaken with reference to the design requirements applicable under Part 5, Table 1, and Tables 2a and 2b, with the application considered to comply as discussed in the Comment section of the report.

FINANCIAL IMPLICATIONS

The applicant has paid the applicable $295 fee to amend the current development approval.

STRATEGIC IMPLICATIONS

Council Plan

Priority Outcomes	***Our Roles***
Our Shire has a contemporary land use planning system that responds to, and creates, economic opportunities.	*Ensuring that our planning framework is modern and meets the needs of industry, small business and emerging opportunities.*
The Shire is home to a successful and growing market for domestic and international tourism.	*Support the development of new products and services that increase the attraction of the region to the tourist market, in particular indigenous cultural experiences.*

Local Planning Strategy

4.4 Tourism – Strategic Directions

4.4.1 Plan for a range of tourism accommodation options to meet the needs of short-stay visitors.

4.4.4 Include provisions in the Scheme, in accordance with State policy and the recommendations of the Local Tourism Planning Strategy, to provide occupancy and residential unit restrictions within the Tourism zone and apply height restriction for the Tourism, Regional Centre and Commercial zones.

Jurien Bay City Centre Strategy Plan (2012)

Lot 1136 Casuarina is designated within the 'Northern Precinct' being primarily for mixed tourism and residential development. Lot 1136 is detailed to be retained as a tourist site.

Tourism Local Planning Strategy (2012)

4.1.5.1 Development
The following standard requirements for a tourism development proposed with a residential component are recommended to be included in a Local Planning Policy for Tourism Development:

- *Those areas of the site providing the highest tourism amenity, e.g. the beachfront, the best part of the site (in its entirety) should be retained for tourism purposes.*
- *The location of all units on the site shall provide for ease of tourism access throughout the site and facilitate easy access of areas of high amenity within or adjoining the site.*
- *The maximum proportion of permanent residential units shall be such that the site retains a dominant tourism function and character and shall be determined by the Council between zero and 49 per cent inclusive. In determining the percentage of permanent residential use on a site, the Council will take into consideration such matters as the size of the site, the viability of the resultant tourism product and the standard of tourism facilities and amenities.*
- *The maximum percentage of permanent residential units/development on the site shall comply with the following at all stages of the development of the site:*
  - *i) The proportion of residential units relative to the total number of accommodation units on the site shall be equal to or less than the approved percentage.*
  - *ii) The site area occupied by the permanent residential units, and any areas designated for the specific use of the occupiers of those units, relative to the area occupied by the short-stay development shall be equal to or less than the approved percentage. In calculating the area occupied by the short-stay development, those facilities available for common use, such as reception and recreation facilities.*

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

- Attachment 1 – Site Plan (SODR-1262144384-38127)
- Attachment 2 – Spa Plans (SODR-1262144384-38058)
- Attachment 3 – Revised Townhouse Plans (SODR-1262144384-38057)
- Attachment 4 – 24 July 2025 OMC Report (SODR-1262144384-38055)

(Marked 9.3.4)

VOTING REQUIREMENT
Simple Majority

OFFICER RECOMMENDATION
That Council grant approval for the amendments to the development approval for a tourist resort and 27 grouped dwellings at Lot 1136 (1) Casuarina Crescent, Jurien Bay (DA63/25) as detailed on approved plans dated March 26, 2026 noting that the applicant is to be advised that this decision does not alter the conditions of Development Approval dated 24 July 2025, with the exception of Condition 3, which is amended to read as follows:

3. Land use and development on the site shall comply with the following at all times:

i. The proportion of residential dwellings relative to the total number of short stay accommodation units on-site shall not be more than twenty-five (25) per cent unless otherwise approved by the Shire of Dandaragan.
ii. The short-stay accommodation and tourism use must be established as the predominant use (75% tourism use to 25% residential use) on-site prior to BA09 Occupancy Permits being issued for the residential component of development.

9.4 GOVERNANCE & ADMINISTRATION

9.4.1 DELEGATIONS REGISTER REVIEW

Location:	Shire of Dandaragan
Applicant:	N/A
File Reference:	SODR-0878193511-11854
Disclosure of Interest:	None
Date:	09 March 2026
Author:	Lauren Miles, Human Resources Coordinator
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

This item addresses the need for Council to annually review and endorse the Shire's delegations to the Chief Executive Officer. Staff have undertaken a detailed review of the current Delegations Register and minor updates to sub-delegations have been implemented, including revised position titles and changes following the transfer of Ranger Services from Development Services to Infrastructure Services.

BACKGROUND

Delegated authorities assist in improving decision-making timeframes within the parameters of relevant legislation. Under the *Local Government Act 1995*, a local government may delegate to the CEO any of its powers or duties except those listed in section 5.43. Without delegation, most decisions would need to be made by Council at Ordinary Meetings. Appropriate delegations ensure that routine, day-to-day decisions can be made efficiently by the CEO, who may then sub-delegate these to employees as appropriate.

In accordance with sections 5.18 and 5.46 of the Act, delegations must be reviewed at least once every financial year. The most recent review was completed by Council on 22 February 2024.

COMMENT

No further changes are needed where Council will need to approve. There are no new delegations.

CONSULTATION

Executive Management Team

STATUTORY ENVIRONMENT

5.18. Register of Delegations to committees

A local government is to keep a register of the delegations made under this Division and review the delegations at least once every financial year.

5.43. Limits on delegations to CEO

A local government cannot delegate to a CEO any of the following powers or duties —

(a) any power or duty that requires a decision of an absolute majority of the council;

(b) accepting a tender which exceeds an amount determined by the local government for the purpose of this paragraph;

[(c) deleted]

(d) acquiring or disposing of any property valued at an amount exceeding an amount determined by the local government for the purpose of this paragraph;

(e) any of the local government's powers under section 5.98, 5.98A, 5.99, 5.99A, 5.100 or 5.129;

(f) borrowing money on behalf of the local government;

(g) hearing or determining an objection of a kind referred to in section 9.5;

(ha) the power under section 9.49A(4) to authorise a person to sign documents on behalf of the local government;

(h) any power or duty that requires the approval of the Minister or the Governor;

(i) such other powers or duties as may be prescribed.

[Section 5.43 amended: No. 49 of 2004 s. 16(3) and 47; No. 17 of 2009 s. 23; No. 5 of 2017 s. 22; No. 16 of 2019 s. 23; No. 11 of 2023 s. 66.]

5.44. CEO may delegate powers and duties to other employees

(1) A CEO may delegate to any employee of the local government the exercise of any of the CEO's powers or the discharge of any of the CEO's duties under this Act other than this power of delegation.

(2) A delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.

(3) This section extends to a power or duty the exercise or discharge of which has been delegated by a local government to the CEO under section 5.42, but in the case of such a power or duty —

(a) the CEO's power under this section to delegate the exercise of that power or the discharge of that duty; and

(b) the exercise of that power or the discharge of that duty by the CEO's delegate, are subject to any conditions imposed by the local government on its delegation to the CEO.

(4) Subsection (3)(b) does not limit the CEO's power to impose conditions or further conditions on a delegation under this section.

(5) In subsections (3) and (4) —

conditions includes qualifications, limitations or exceptions.

[Section 5.44 amended by No. 1 of 1998 s. 14(1).]

5.45. Other matters relevant to delegations under this Division

(1) Without limiting the application of sections 58 and 59 of the Interpretation Act 1984 —

(a) a delegation made under this Division has effect for the period of time specified in the delegation or where no period has been specified, indefinitely; and

(b) any decision to amend or revoke a delegation by a local government under this Division is to be by an absolute majority.

(2) Nothing in this Division is to be read as preventing —

(a) a local government from performing any of its functions by acting through a person other than the CEO; or

(b) a CEO from performing any of the CEO's functions by acting through another person.

[Section 5.45 amended: No. 47 of 2024 s. 160.]

5.46. Register of, and records relevant to, delegations to CEO and employees

(1) The CEO is to keep a register of the delegations made under this Division to the CEO and to employees.

(2) At least once every financial year, delegations made under this Division are to be reviewed by the delegator.

(3) A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty.

POLICY IMPLICATIONS

The Shire's Policy Manual is currently being reviewed and will be updated where required to incorporate amended sub-delegations.

FINANCIAL IMPLICATIONS

NIL

STRATEGIC IMPLICATIONS

This report aligns with the Council Plan's governance and organisational capability priorities, supporting efficient and

transparent decision-making needed to deliver Council's objectives and meet integrated review and reporting obligations.

ATTACHMENTS

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

- Current Delegations Register (Doc Id: SODR-461937211-1672)

(Marked 9.4.1)

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION

That Council endorses the annual review of its delegations in accordance with section 5.18 of the Local Government Act 1995.

9.4.2 POLICY REVIEW – C-7SRS04 STREET TREES AND STREETSCAPES

Location:	Shire of Dandaragan
Applicant:	N/A
File Reference:	SODR-46193721-1676
Disclosure of Interest:	None
Date:	12 March 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 C-7SRS04 Street Trees and Streetscapes.

BACKGROUND

Policy C-7SRS04 currently provides guidance on the planting, maintenance and removal of street trees, verge treatments and streetscape management throughout the Shire. A detailed review of the policy has been undertaken to ensure alignment with current operational practices, risk management principles and community expectations. Several sections have been clarified, restructured and updated to strengthen policy intent and separate policy direction from procedural detail. This policy was last reviewed 23 June 2022.

COMMENT

The proposed amendments aim to improve readability, remove duplicated or outdated content, and ensure policy statements are clearly separated from management procedures.

Specific amendments include:

- Clearer articulation of tree conservation and street tree management principles.
- Improved structure under *Tree Planting* categories (Foreshore, townsites, rural, rural residential)
- Definition of minor earth works under section 3.3 (d)
- Removal of section 2.3 Cervantes Townsite – Memorial Park Tree Planting content due to the installation of the Cervantes niche wall.

These changes do not alter the fundamental objectives of the policy, but strengthen compliance, clarity, and consistency with the Shire's strategic approach to streetscape management.

CONSULTATION

Executive Management Team

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

The revised Policy C-7SRS04 Street Trees and Streetscapes will update the Shire's existing framework for managing street trees, verge treatment and public amenity. The revised policy strengthens alignment with the Shire's strategic direction.

FINANCIAL IMPLICATIONS

There are no significant financial implications arising from this policy update, any associated costs with tree management and verge works will be accommodated within existing operational budgets.

STRATEGIC IMPLICATIONS

The revised Policy C-7SRS04 Street Trees and Streetscapes aligns with the Shire's Council Plan by supporting:

- Environmental sustainability through protection and appropriate management of trees and vegetation.
- Enhanced liveability and public amenity in townsites through consistent streetscape standards and improved urban greening.
- Community wellbeing and identity, reflecting the community's desire for attractive, well-maintained public spaces.
- Effective strategic asset management, providing design framework to limit the opportunity for increased asset maintenance costs in the future.
- Sustainable growth and development, ensuring that future expansion of townsites occurs in harmony with the natural environment and established character.

ATTACHMENTS

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

- Current C-7SRS04 Street Trees and Streetscapes (Doc Id: SODR-878193511-2585)
- Revised C-7SRS04 Street Trees and Streetscapes (Doc Id: SODR-461937211-1674)

(Marked 9.4.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council endorse the revised Policy - Street Trees and Streetscapes as presented.

9.4.3 POLICY AMENDMENT ECONOMIC DEVELOPMENT GRANT

Location:	N/A
Applicant:	Shire of Dandaragan
File Reference:	SODR-1876983588-2948
Disclosure of Interest:	NA
Date:	16 March 2026
Author:	Rhiarn Sutton, Manager Customer and Community Service
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

To endorse changes to Policy 5.6 C-5EDGP06 Economic Development Grant.

BACKGROUND

The Economic Development Grant (Policy 5.6 C-5EDGP06) was initially adopted by Council in May 2023.

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

At the July 2025 Council Meeting, Council endorsed the following:

Officer recommendation/Council Decision
Moved Cr Young, seconded Cr Lethlean
That Council:

1. *Approve the allocation of the 2025/26 Economic Development Grant of $30,000 to Ruby Repairs Pty. Ltd.*

2. *Approve an annual budget allocation of $40,000 for the Economic Development Grant, effective from the 2026/2027 financial year.*

CARRIED 5/0

The policy is scheduled to be reviewed and updated accordingly to reflect this Council decision to increase funding available through the grant.

COMMENT

Council currently allocates $30,000 per annum for the Economic Development Grant. As per Council's previous decision, this amount will increase to $40,000 from the 2026/27 financial year to reflect CPI movement and growth in demand for business development support.

As part of the policy review, updates have been made to align document references with current Shire planning documents, including replacing the former Strategic Community Plan Envision 2029 with the Shire of Dandaragan Council Plan. In addition, officer

titles referenced within the policy have been updated to reflect current organisational structure, specifically changing Economic Development Manager to Manager Customer and Community Services.

The proposed changes ensure the policy remains relevant, aligned to Council's strategic direction, and reflective of current funding allocations.

CONSULTATION
Nil

STATUTORY ENVIRONMENT
There are no statutory implications to this item.

POLICY IMPLICATIONS
Policy 5.6 C-5EDGP06 Economic Development Grant is proposed to be amended as outlined in the attachment.

FINANCIAL IMPLICATIONS
Increasing the economic development grant from $30,000 to $40,000 annually, effective 2026/2027 financial year.

STRATEGIC IMPLICATIONS
Shire of Dandaragan Council Plan

Outcomes	Initiative
We support businesses to grow our local economy.	Continue to provide an annual economic development grant targeting initiatives that develop our local economy.

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

- Current Policy 5.6 C-5EDGP06 Economic Development Grant (Doc Id: SODR-461937211-1430)
- Amended Policy 5.6 C-5EDGP06 Economic Development Grant (Doc Id: SODR-461937211-1304)

(Marked 9.4.3)

VOTING REQUIREMENT
Simple majority

OFFICER RECOMMENDATION
That Council endorse the revised Policy - Economic Development Grant as presented.

9.5 COUNCILLOR INFORMATION BULLETIN

9.5.1 SHIRE OF DANDARAGAN – BUILDING STATISTICS – FEBRUARY 2026

Document ID: SODR-2045798944-38129

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

9.5.2 SHIRE OF DANDARAGAN – PLANNING STATISTICS – FEBRUARY 2026

Document ID: SODR-2045798944-38130

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

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

Document ID: SODR-1876983588-2949

Attached to the agenda is monthly report for Tourism / Library for February 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

Attachment: 9.1.1

SHIRE OF
DANDARAGAN

ACCOUNTS FOR PAYMENT

FOR THE PERIOD ENDING

28 February 2026

SUMMARY OF SCHEDULE OF ACCOUNTS FEBRUARY 2026

FUND			AMOUNT
MUNICIPAL FUND			
CHEQUES		$	-
EFT'S		$	1,549,986.03
DIRECT DEBITS		$	45,442.82
BPAY		$	12,122.78
TOTAL	MUNICIPAL FUND	$	1,607,551.63

TRUST FUND	
CHEQUES	$0.00
EFT'S	$0.00
TRANSFER	$0.00
TOTAL	$0.00

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
EFT Payment			
EFT Payment - EFT01358			
V80021 - BOC Gases			
5006821336	03/02/26	Gas Bottle HIre	82.92
		Total V80021	**82.92**
V80033 - Derricks Auto-Ag & Hardware Plus			
10398655	02/02/26	TRYE AIR FITTINGS FOR WORKSHOP	103.20
10398732	03/02/26	Plant - Parts & Repairs	15.05
		Total V80033	**118.25**
V80102 - Westrac Equipment			
1879953	28/01/26	Investigate Fault on Track loader	3,331.48
		Total V80102	**3,331.48**
V80279 - Jurien Sport and Recreation Centre			
865	02/02/26	Annual contribution towards facility management	14,300.00
		Total V80279	**14,300.00**
V81097 - Australia Post			
1014518933	03/02/26	Postage	204.33
		Total V81097	**204.33**
V81343 - Dandaragan Mechanical Services			
14511	09/01/26	AIR FILTER	80.25
		Total V81343	**80.25**
V81352 - Jurien Signs			
8405	02/02/26	Staff Uniforms/Protective Clothing	170.00
8366	12/01/26	Rural Street Numbering Jan-Feb	148.50
87717A	05/02/26	Rural Street Numbering	148.50
		Total V81352	**467.00**
V81382 - Cervantes Hardware and Marine			
204749	04/02/26	new pump and fittings	847.25
204750	06/01/26	retic parts dandy oval/spares	940.30
205223	21/01/26	whippy heads	1,114.50
PO87644	05/01/26	January monthly purchase	202.49
		Total V81382	**3,104.54**
V81479 - Apis Rural Products			
BEE REMOVAL	15/01/26	bee removal pacman	200.00
		Total V81479	**200.00**
V81545 - Winc Australia Pty Limited			
9049433082	03/02/26	Printing and Stationery	1,102.44
		Total V81545	**1,102.44**
V82028 - Avon Waste			
74483	03/02/26	Waste Collection	25,290.92
		Total V82028	**25,290.92**
V82198 - Dept of Biodiversity, Conservation & Attractions			
46532	03/02/26	Construct roadside dam in dieback area	25,000.00
		Total V82198	**25,000.00**
V82362 - Jurien Auto Electrics			
0455	02/02/26	Repair to two way antenna	162.00
		Total V82362	**162.00**
V82474 - Direct Contracting Pty Ltd			
3084	02/02/26	Various Road Maintenance Projects	48,829.00
		Total V82474	**48,829.00**

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
V82643 - Officeworks Business Direct			
627346663	30/01/26	Printing and Stationery	916.96
		Total V82643	**916.96**
V83121 - Dandaragan Community Resource Centre Inc			
126036	08/01/26	December 2025	1,756.22
126037	08/01/26	January 2026	1,756.22
		Total V83121	**3,512.44**
V83143 - Totally Workwear - Joondalup			
7200829877	04/02/26	Staff Uniform	87.30
		Total V83143	**87.30**
V83145 - Avdata Australia			
150029051	03/02/26	Data Jurien Airstrip	295.89
		Total V83145	**295.89**
V83365 - Bitutek Pty Ltd			
8391	28/01/26	Assorted Final Seal Projects	143,455.40
8391A	28/01/26	Assorted Final Seal Projects	88,693.00
		Total V83365	**232,148.40**
V83420 - Porter Consulting Engineers			
260330	03/02/26	Works in Progress Materials	11,286.00
		Total V83420	**11,286.00**
V83480 - Jurien Bay Newsagency			
351	04/02/26	Farewell Cards	19.98
351	04/02/26	Box of A4 White Paper	67.28
		Total V83480	**87.26**
V83736 - Waterlogic Australia Pty Ltd			
5258867	01/01/26	Waterlogic Filter Lease Payment	1,660.95
		Total V83736	**1,660.95**
V83774 - Supagas Pty Ltd			
C649247-1-2026	04/02/26	Gas Bottle Rental	372.99
		Total V83774	**372.99**
V84006 - Badgingarra Motors			
63642	28/01/26	Hill River Firetruck Maintinence	1,490.59
		Total V84006	**1,490.59**
V84097 - Aquamonix Pty Ltd			
79777	15/01/26	update controller new eurocard installed	3,526.05
		Total V84097	**3,526.05**
V84311 - SEEK Limited			
70166472	28/01/26	SEEK ad CEP	638.00
		Total V84311	**638.00**
V84327 - Lyall Ward			
47	15/01/26	Dandaragan Waste Attendant contract	2,288.00
		Total V84327	**2,288.00**
V84422 - Jurien Tyre & Auto			
72774	03/02/26	DN86 Battery	254.10
		Total V84422	**254.10**
V84568 - Ignite Electrical			
5193/5194/5195	02/02/26	Jurien Depot Test and Tag 6 monthly	1,177.60
5191/5192	29/01/26	supply new pump/level probes and all electrical work	3,670.15
		Total V84568	**4,847.75**
V84850 - Tractus Moora			

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
3009551	04/02/26	Repair Loader Tyre	819.60
		Total V84850	**819.60**
V84979 - Skytrust Intelligence Systems			
43037	05/01/26	OH&S Expenses	548.90
		Total V84979	**548.90**
V85042 - Avantgarde Technologies Pt Ltd			
4528/4681	05/01/26	IT Operations - managed support	27,977.54
4811 - VARIENCE	05/01/26	IT Operations - managed support	15,980.53
4832	29/01/26	Charging cables	593.56
		Total V85042	**44,551.63**
V85086 - Critical Fire Protection and Training			
6087/6088	20/01/26	Fire Inspections and Servicing	935.00
		Total V85086	**935.00**
		Total EFT01358	**432,540.94**
EFT Payment - EFT01361			
V80033 - Derricks Auto-Ag & Hardware Plus			
10399939	16/02/26	Pressure washer & pump for wash bay	884.45
		Total V80033	**884.45**
V80102 - Westrac Equipment			
1882594	20/01/26	CHECK AND REPAIR ELECTRICAL FAULT	3,686.21
1882108	06/02/26	Repairs to water pump and fuel pump Trax Loader	4,156.41
		Total V80102	**7,842.62**
V80137 - Western Australian Local Government Association			
017543	16/02/26	Staff Training - Policy and Procedure Writing	682.00
SI-017541	11/02/26	Local Government Act - Essentials Training	682.00
		Total V80137	**1,364.00**
V80240 - RBC Rural			
34660	17/02/26	Meterplan Charge - February 2026	696.01
		Total V80240	**696.01**
V80352 - Zipform Pty Ltd			
226452	03/02/26	4th Instalments - Zipform	2,077.02
		Total V80352	**2,077.02**
V81352 - Jurien Signs			
8403	30/01/26	Traffic control equipment for Rowes Rd reconstruction	30,127.90
		Total V81352	**30,127.90**
V81611 - Australian Taxation Office			
	02/02/26	Australian Taxation Office - interest on BAS	75.06
	31/01/26	GST Settlement January 2026	55,070.00
		Total V81611	**55,070.00**
V81924 - Team Global Express Pty Ltd			
740	17/02/26	Freight	48.77
		Total V81924	**48.77**
V81973 - Fuel Distributors of WA Pty Ltd			
744414	18/02/26	Deisel	15,425.13
		Total V81973	**15,425.13**
V82028 - Avon Waste			
74958	18/02/26	Waste Collection	23,738.87
		Total V82028	**23,738.87**
V82256 - Lowman Engineering			
6217	13/02/26	manufactor new grate for storm water pipe	280.00

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
		Total V82256	**280.00**
V82274 - Vari-Skilled			
1148	11/02/26	lawn mix sand fauntleroy	211.43
1371	17/02/26	Administration Centre	20,733.73
1371A	17/02/26	Rounding	0.27
		Total V82274	**20,945.43**
V82474 - Direct Contracting Pty Ltd			
3089	13/02/26	grading Cadda	22,231.00
		Total V82474	**22,231.00**
V82883 - Western Regional Towing			
260212	16/02/26	Impounding towing costs	770.00
		Total V82883	**770.00**
V83143 - Totally Workwear - Joondalup			
7200513514	03/02/26	Staff Uniforms	56.55
		Total V83143	**56.55**
V83273 - Industrial Automation Group Pty Ltd			
SINV-16144	10/02/26	Standpipe router replace and install	906.40
		Total V83273	**906.40**
V83340 - CONNECT Call Centre Services			
121141	13/02/26	After Hours Call Service January 2026	794.59
		Total V83340	**794.59**
V83507 - CouncilFirst			
SI009512	17/02/26	Professional Services - January 2026	412.50
SI009530	03/02/26	CF Subscription - Baseline	6,063.44
SI009534	03/02/26	CF Subscription - Baseline - March 2026	6,085.44
		Total V83507	**12,561.38**
V83997 - Auscoinswest			
3968	12/02/26	backorder - coin collectors albums	327.80
		Total V83997	**327.80**
V84004 - Department of Water and Environmental Regulation			
TF057919	17/02/26	Tracking form Number 6849338	44.00
		Total V84004	**44.00**
V84099 - W Coole Mechanical			
1517	11/02/26	FIT NEW A/C COMPRESSOR	3,123.99
		Total V84099	**3,123.99**
V84334 - Slavin Architects Pty Ltd			
1592	18/02/26	Registration of East West Runway data	1,636.25
		Total V84334	**1,636.25**
V84353 - Still Shots Photography			
521	16/02/26	Photography for Citizen Awards	470.00
		Total V84353	**470.00**
V84391 - Innes Air & Electrical Pty Ltd			
5035	18/02/26	Parts for Air-conditioner	917.40
		Total V84391	**917.40**
V84422 - Jurien Tyre & Auto			
72775	03/02/26	90,000km service - DN000	660.05
72913	17/02/26	Canover 4.4 Tyre Valve Extensions	69.30
		Total V84422	**729.35**
V84524 - Hersey's Safety Pty Ltd			
5018	17/02/26	Assorted items for Depot	639.58

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
4995-5011	12/02/26	Expander barriers x6	2,208.36
		Total V84524	**2,847.94**
V84978 - Spectur Limited			
47170	18/02/26	Sandy Cape Starlink/Camera	1,979.34
		Total V84978	**1,979.34**
V85042 - Avantgarde Technologies Pt Ltd			
4848	17/02/26	Network Refresh	48,879.68
4849	18/02/26	2 x Lattitude , Pro Max and 3 screens	13,697.89
		Total V85042	**62,577.57**
V85103 - Jurien Petting Farm			
23	06/01/26	Petting farm- awards night	650.00
		Total V85103	**650.00**
V85111 - Adam Pink			
DPIRD TRAINING MEALS 1	18/02/26	DPIRD Training Meals	81.11
		Total V85111	**81.11**
V85167 - Elizabeth lane Creatons			
000003	12/02/26	braclets	45.00
		Total V85167	**45.00**
V85174 - CK Maloney Surveying Pty Ltd			
8361	02/02/26	Survey - Badgingarra Recreation Precinct	4,096.85
		Total V85174	**4,096.85**
		Total EFT01361	**275,421.78**
EFT Payment - EFT01362			
V80033 - Derricks Auto-Ag & Hardware Plus			
10400661	24/02/26	MALE CAMLOCK FITTINGS	75.00
10400799	20/02/26	lay flat hose and fittings	1,100.00
		Total V80033	**1,175.00**
V80202 - Jurien Plumbing			
432	11/02/26	Replace Regulator for gas cook tops	444.40
		Total V80202	**444.40**
V80726 - Jurien Bay Progress Association Inc			
33	24/02/26	australia day breakfast	1,000.00
		Total V80726	**1,000.00**
V81031 - AN & A Whybrow			
5116	24/02/26	Treatment 25976 Machine	1,375.00
		Total V81031	**1,375.00**
V81080 - Bay Glass			
13266	24/02/26	Replace Two Sheets Of Glass In Broken Windows	256.00
		Total V81080	**256.00**
V81084 - Sling Lift and Rigging Pty Ltd			
00127705	19/02/26	Inspection/tagging of lifting equipment	1,014.09
		Total V81084	**1,014.09**
V81343 - Dandaragan Mechanical Services			
14570	19/02/26	Hill River Firetruck Inspection	286.40
14563	24/02/26	2.6 MTR X 670MM MUD GAURD KITS	600.00
14559	05/02/26	SUPPLY AND FIT 4X TYRES	1,425.60
		Total V81343	**2,312.00**
V81352 - Jurien Signs			
8437	13/02/26	Traffic control devices for Dandaragan Road	4,524.30
		Total V81352	**4,524.30**

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
V81361 - Cleanaway Operations Pty Ltd			
3570100	24/02/26	Haz Waste Removal Jurien Bay Q-71482	6,950.97
		Total V81361	**6,950.97**
V81479 - Apis Rural Products			
1240226	24/02/26	10x1kg honey	140.00
		Total V81479	**140.00**
V81545 - Winc Australia Pty Limited			
9049870231	17/02/26	Printing and Stationery	114.95
		Total V81545	**114.95**
V81616 - Jurien Pest Management			
10069	17/02/26	Ant treatment	1,298.00
		Total V81616	**1,298.00**
V81874 - Child Support			
PJ005286	24/02/26	PAY01 2026-18 - From Payroll	495.00
		Total V81874	**495.00**
V81886 - Western Lockservice			
20029527	11/02/26	Spare keys	115.00
		Total V81886	**115.00**
V81924 - Team Global Express Pty Ltd			
741	24/02/26	Freight	183.44
		Total V81924	**183.44**
V81935 - Department of Fire and Emergency Services			
160668	20/02/26	ESL Remittance 2025/26 Q3	128,572.83
		Total V81935	**128,572.83**
V81973 - Fuel Distributors of WA Pty Ltd			
746722	25/02/26	Diesel	24,444.05
		Total V81973	**24,444.05**
V82028 - Avon Waste			
75036	24/02/26	Waste Collection	21,428.73
		Total V82028	**21,428.73**
V82076 - Cervantes Bowling Club			
202604	24/02/26	Cervantes Bowling Club	1,500.00
		Total V82076	**1,500.00**
V82228 - Marketforce Pty Ltd			
AU51-PI0101510	12/02/26	brochure/flyer templates	1,045.00
AU51-PI0101463	17/02/26	6 month website hosting	1,923.90
		Total V82228	**2,968.90**
V82388 - Tony Dolton			
4906	13/02/26	Transport of Cat Loader to westrac Perth	1,452.00
4895	24/02/26	INC 767759 Dandy BF Watercart	5,362.50
4892	25/02/26	Inc 765668 Capitella Watercart	1,815.00
		Total V82388	**8,629.50**
V82474 - Direct Contracting Pty Ltd			
3090	19/02/26	Nylagarda Road Grading	1,140.00
3090	25/02/26	GST Missed on inv 3090	114.00
3095	05/02/26	Rowes Rd - deliver 7mm stone for sealing	94,760.11
		Total V82474	**96,014.11**
V82557 - Moora Toyota			
JC14007202	17/02/26	Fit new complete tow ball and hitch	1,300.00
		Total V82557	**1,300.00**

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
V82697 - Barnes Hydraulic Services			
51413-	25/02/26	2X 7/16 JIC PLUGS	10.38
		Total V82697	**10.38**
V82767 - Fowler Electrical Contracting			
RO10813	03/02/26	Supply and install cable conduit and pits	9,838.95
		Total V82767	**9,838.95**
V82774 - T-Quip			
147299/147167	18/02/26	6x sets of mower blades ,bolts and caps	1,565.90
		Total V82774	**1,565.90**
V83317 - Tourism Council Western Australia			
I-00016059	25/02/26	1 year membership Sandy Cape	1,870.00
I-00016059A	26/02/26	Tourism Expenses	198.00
		Total V83317	**2,068.00**
V83863 - Badgingarra Roadhouse & Tourist Park			
1243	10/02/26	Other Civic and Official Functions and Events	1,510.00
		Total V83863	**1,510.00**
V84136 - J Bay Concreting			
454	13/02/26	Repair to foot path near shops CV	4,004.00
		Total V84136	**4,004.00**
V84422 - Jurien Tyre & Auto			
72956	19/02/26	Canover Light Tanker Battery	310.00
72870	11/02/26	EV Stickers	40.00
		Total V84422	**350.00**
V84458 - Ray White Jurien Bay			
4/3 - 17/3/2026	24/02/26	Staff Housing	1,000.00
11/03 - 24/03/26	24/02/26	Staff Housing	1,400.00
24/2 - 9/03/26	24/02/26	Staff Housing	1,300.00
4/03 - 17/3/2026	24/02/26	Staff Housing	1,300.00
		Total V84458	**5,000.00**
V84630 - Grandstand Ventures			
8376	09/02/26	CRA cancellation fee	1,100.00
		Total V84630	**1,100.00**
V84753 - Kaye Edwards			
23/25/26/28/30/32	23/02/26	various merchandise and produce	822.50
		Total V84753	**822.50**
V85042 - Avantgarde Technologies Pt Ltd			
4851	24/02/26	IT Operations - managed support	38.01
		Total V85042	**38.01**
V85082 - Jurien Bay Realty			
17/3 - 30/3/26	24/02/26	Staff Housing	1,500.00
		Total V85082	**1,500.00**
V85105 - Datacom Solutions (AU) Pty Ltd			
1756328	20/02/26	Datacom monthly SaaS Fee - January	10,074.16
		Total V85105	**10,074.16**
V85113 - Econisis Pty Ltd			
25104-04	13/02/26	Consultancy	10,450.00
		Total V85113	**10,450.00**
V85164 - Robin's Egg Face Painting			
001	10/02/26	Face Painter	202.80
		Total V85164	**202.80**

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
V85181 - Bond Family Trust T/A Overland Media			
0088	24/02/26	Jurien Bay Top Town campaign	3,630.00
		Total V85181	**3,630.00**
V85182 - Leesa Ogden			
REIMBURSEMENT	26/02/26	Reimbursement for Camp ground	252.94
		Total V85182	**252.94**
		Total EFT01362	**358,673.91**
EFT Payment - EFT01359			
V80043 - Jurien Bay IGA			
JANUARY 2026	10/02/26	Food Expenses	1,332.48
		Total V80043	**1,332.48**
V80137 - Western Australian Local Government Association			
SI-017461	04/02/26	Staff Training WALGA Local Govt Training	264.00
		Total V80137	**264.00**
V80163 - Badgingarra Community Assn			
782	10/02/26	Badgingarra Town Maintenance Contract 2025-26	5,312.87
		Total V80163	**5,312.87**
V80910 - Mcleods Barristers And Solicitors			
149448	05/02/26	Deed of variation - JB Beach Cafe	572.00
		Total V80910	**572.00**
V81352 - Jurien Signs			
8420	09/02/26	Wet paint signs for play ground	260.00
8419	06/02/26	Long Service Trophy for FCO	75.00
		Total V81352	**335.00**
V81420 - Western Australian Electoral Commission			
3826	06/02/26	Election Expenses	30,520.77
		Total V81420	**30,520.77**
V81683 - Cervantes Ratepayers & Progress Ass.			
20	09/02/26	Annual Australia Day Breakfast	1,000.00
		Total V81683	**1,000.00**
V81699 - Cervantes Community Recreation Centre			
18A	10/02/26	Annual contribution	12,150.00
		Total V81699	**12,150.00**
V81874 - Child Support			
PJ005278	10/02/26	PAY01 2026-17 - From Payroll	495.00
		Total V81874	**495.00**
V81924 - Team Global Express Pty Ltd			
739	10/02/26	Freight	74.61
		Total V81924	**74.61**
V82256 - Lowman Engineering			
6211	10/02/26	Repair to sign	65.00
		Total V82256	**65.00**
V82268 - Jurien Bay Kart Club (Inc)			
90010	11/02/26	Tronox grant 25/26	4,088.71
		Total V82268	**4,088.71**
V82274 - Vari-Skilled			
1368	06/02/26	Spraying Swales	1,400.00
		Total V82274	**1,400.00**
V82774 - T-Quip			
146646	03/02/26	MOWER BLADES	913.64

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
		Total V82774	**913.64**
V82883 - Western Regional Towing			
260210	11/02/26	Transport Mazda CX5 to auctions	770.00
		Total V82883	**770.00**
V83071 - Russel Atkinson			
REFUND	12/02/26	Refund for Building Permit BA11/26	171.65
		Total V83071	**171.65**
V83201 - JCB CEA			
J1R170925P	16/12/25	Starter motor for JCB backhoe	1,231.13
		Total V83201	**1,231.13**
V83495 - Dandaragan Store			
JANUARY 2026	10/02/26	Dandarangan Office	23.95
		Total V83495	**23.95**
V83660 - D Greenwood			
JANUARY 26	14/01/26	Badgingarra Waste Attendant contract	1,386.67
		Total V83660	**1,386.67**
V83870 - Bay Bakery Cafe			
0066	10/02/26	Other Materials and Contracts Expenses	135.00
		Total V83870	**135.00**
V84058 - Jurien Bay Medical Centre			
182198	04/02/26	Medical Examinations	132.00
182796	11/02/26	Medical Examinations	148.50
		Total V84058	**280.50**
V84103 - Breakaway Earthmoving Pty Ltd			
3103	11/02/26	Fire Response Machinery	8,580.00
		Total V84103	**8,580.00**
V84155 - Jurien Home Hardware - (was Thrifty Link)			
PO87640	05/01/26	Monthly Purchase	655.44
26-00001453	08/01/26	Portable Air Compressor & Esky	401.85
PO87659	06/01/26	Canover BFB inv3993	354.79
PO87645	05/01/26	Janaury monthly	254.74
76-002-000002	07/01/26	Bicarb Cleaner 1kg	167.52
76-002-000002A	06/02/26	Cleaning Products - Adjustment	0.79
		Total V84155	**1,835.13**
V84302 - UDLA			
UDLA4851	10/02/26	Consultancy	1,232.00
		Total V84302	**1,232.00**
V84311 - SEEK Limited			
701705780	11/02/26	CSO Toursim	478.50
		Total V84311	**478.50**
V84422 - Jurien Tyre & Auto			
72729	29/01/26	Plant - Parts & Repairs service to DN149	1,442.90
		Total V84422	**1,442.90**
V84458 - Ray White Jurien Bay			
18/2 - 3/03/26	10/02/26	Staff Housing	1,000.00
27/02 - 10/03/2026	10/02/26	Staff Housing	1,400.00
10/02 - 23/03/2026	10/02/26	Staff Housing	1,300.00
18/02 - 03/03/2026	10/02/26	Staff Housing	1,300.00
		Total V84458	**5,000.00**
V84553 - Jurien Trenching & Excavations			

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
4238	09/02/26	Repiar to TWP path	750.00
		Total V84553	**750.00**
V84562 - CouncilWise Pty Ltd			
INCW000160	28/01/26	PropertyWise Property and Rating - Monthly Licence	3,608.00
		Total V84562	**3,608.00**
V84568 - Ignite Electrical			
5213	05/02/26	Materials and Contracts (ALL)	561.00
		Total V84568	**561.00**
V84612 - Water Technology Pty Ltd			
WT020524	09/02/26	Consultancy	11,000.00
		Total V84612	**11,000.00**
V84722 - Napa			
1870398512	05/02/26	WORKSHOP CONSUMABLES	1,218.16
		Total V84722	**1,218.16**
V84784 - Jomar (WA) Pty Ltd			
782	12/02/26	Materials and Contracts (ALL)	1,045.00
		Total V84784	**1,045.00**
V84789 - Jurien Bay Mitre 10			
PO87646	05/01/26	January monthly	106.50
101088440	08/01/26	Toilet Brush Tidy Set White Sabco	85.25
PO87641	05/01/26	Monthly Purchase Order for January	502.80
101091091	05/02/26	Rangers November	59.90
		Total V84789	**754.45**
V84882 - SU Australia Ministries Limited			
122486	10/02/26	Contributions & Donations	2,500.00
		Total V84882	**2,500.00**
V84887 - Crowe Perth (Findex Aust Pty Ltd)			
3989498	06/02/26	Audit Fees - LRCI and RTR	1,650.00
		Total V84887	**1,650.00**
V84901 - Thomas Tree Services (WA) pty Ltd			
4496	12/02/26	prune 2 x trees	2,227.50
		Total V84901	**2,227.50**
V85009 - Milestone PC Solutions Pty Ltd			
0005	07/01/26	Food & Refreshments for mogumber complex fire	735.15
		Total V85009	**735.15**
V85051 - McMullen Nolan Group Pty Ltd			
239789	06/02/26	Pozi GIS Public Licencing Fee	4,400.00
		Total V85051	**4,400.00**
V85082 - Jurien Bay Realty			
3/03 - 16/3/26	10/02/26	Staff Housing	1,500.00
28/02 - 13/03/2026	11/02/26	Staff Housing	2,880.00
		Total V85082	**4,380.00**
V85091 - MCR Workplace Investigations			
54	12/01/26	Consultancy	8,261.00
		Total V85091	**8,261.00**
V85093 - BSS Employee Assistance Pty Ltd			
19819	08/01/26	EAP	242.00
		Total V85093	**242.00**
V85157 - Alpha line marking			
369	10/02/26	Give way marking ST John Ambulance	5,665.00

Payment Details - EFT

Payment / Invoice	Date	Description	Amount
368	10/02/26	Airport Linemarking	65,340.00
		Total V85157	**71,005.00**
V85167 - Elizabeth lane Creatons			
2	20/01/26	coasters and bracelets	126.00
		Total V85167	**126.00**
V85175 - Murray Raven			
PENSION REBATE	10/02/26	Pension Rebate Refund Assessment 5753	298.63
		Total V85175	**298.63**
		Total EFT01359	**195,853.40**
EFT Payment - EFT01360			
V85176 - Engenuity Engineering Pty Ltd			
INV-14103	13/02/26	Cervantes Football Changerooms Project	287,496.00
		Total V85176	**287,496.00**
		Total EFT01360	**287,496.00**
		Grand Total - EFT Payment	**1,549,986.03**

Payment Details - Direct Debit

Payment / Invoice	Date	Description	Amount
GJBDEB-7194	2/02/2026	ANZ Merchant Fees	412.32
GJBDEB-7193	2/02/2026	CBA Merchant Fees	63.44
GJBDEB-7192	2/02/2026	CBA Merchant Fees	260.51
GJBDEB-7190	3/02/2026	WEX January 2026	2,632.84
GJBDEB-7195	4/02/2026	Synergy - Jurien Bay Depot	1,883.53
GJBDEB-7197	5/02/2026	Synergy - Fauntleroy/Dobbyn Park	588.37
GJBDEB-7200	9/02/2026	Synergy - JBAY Cafe Ablutions	652.74
GJBDEB-7199	9/02/2026	Synergy - Dobbyn Park Nth end	299.70
GJBDEB-7202	10/02/2026	Synergy - Family Resource Centre	1,614.78
GJBDEB-7201	10/02/2026	Synergy - Jurien Airstrip	155.86
GJBDEB-7208	11/02/2026	Water - BCC	1,542.14
GJBDEB-7207	11/02/2026	Water - Badgy Standpipe	576.90
GJBDEB-7205	11/02/2026	Synergy-Pioneer Park Nth End	254.01
GJBDEB-7204	11/02/2026	Synergy - Pinetree cr	544.46
GJBDEB-7203	11/02/2026	Synergy - Passamani Park	274.19
GJBDEB-7214	13/02/2026	Synergy - Dam Pump	2,263.75
GJBDEB-7213	13/02/2026	Synergy - Marine Fields Standpipe	142.53
GJBDEB-7212	13/02/2026	Synergy - Bore Marine Fields	91.86
GJBDEB-7211	13/02/2026	Synergy - Pacman Park	688.70
GJBDEB-7210	13/02/2026	Synergy - Baudin Park	319.33
GJBDEB-7222	16/02/2026	Bank Charges Fat Zebra	17.42
GJBDEB-7221	16/02/2026	Commbiz transaction fees	65.14
GJBDEB-7220	16/02/2026	Commbiz fees	1.19
GJBDEB-7219	16/02/2026	Account Service Fee	105.00
GJBDEB-7218	16/02/2026	BPay Transaction Fee	507.90
GJBDEB-7217	16/02/2026	Synergy - Admin Building	4,492.36
GJBDEB-7216	16/02/2026	Synergy - Beachridge Estate Entry	130.53
GJBDEB-7215	16/02/2026	Synergy - Park OP sales Office	133.75
GJBDEB-7228	17/02/2026	Synergy - Dandaragann Depot	823.27
GJBDEB-7227	17/02/2026	Synergy - Retic Eric Collinson Park	350.42
GJBDEB-7226	17/02/2026	Synergy - Pioneer Park JBay	287.88
GJBDEB-7225	17/02/2026	Synergy - Jurien F/S Amenities	290.53
GJBDEB-7224	17/02/2026	Synergy - Cambewarra Standpipe	131.35
GJBDEB-7223	17/02/2026	Synergy - Cervantes Oval	2,308.05
GJBDEB-7231	18/02/2026	Synergy - Jurien Bay Depot	2,002.77
GJBDEB-7230	18/02/2026	Synergy - Weston St Park	132.59
GJBDEB-7229	18/02/2026	Synergy - CBD Rest Area Cervantes	232.54
GJBDEB-7236	24/02/2026	Australia Post (7099537)	123.47
GJBDEB-7232	24/02/2026	Synergy - Adriana Park	140.49
GJBDEB-7239	25/02/2026	Synergy - Street Lighting	17,428.73
GJBDEB-7238	25/02/2026	Synergy - Power Watch Lighting	475.48
		Grand Total - Direct Debit Payment	**45,442.82**

Payment Details - BPAY

Payment / Invoice	Date	Description	Amount
Other			
Other - BPAY 20260212			
V80818 - Telstra Corporation			
2503689339	10/02/26	Cervantes Library	14.98
2175531686	10/02/26	Telephones and Mobiles	806.00
5258987000	10/02/26	IT Operations	4,147.31
7863675800	12/02/26	IT Operations	2,893.24
		Total V80818	**2,893.24**
		Total BPAY 20260212	**7,861.53**
Other - BPAY 20260226			
V85073 - Edith Cowan Universty			
0170106983971	18/02/26	Staff Training	4,261.25
		Total V85073	**4,261.25**
		Total BPAY 20260226	**4,261.25**
		Grand Total - BPAY Payment	**12,122.78**

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

Cost Centre	Card Number	Date	Docket Number	Supplier Name/ Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST
0402		07JAN	281	REDDY EXPRESS KARAWARA	96662372027	REDDY EXPRESS	DN000	92,003	DIESEL	194.90	131.69	233.33	23.33	256.66
0402		07JAN		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83
0402		20JAN	4140	GREAT SOUTHERN FUEL SUPP	65367095233	BP	DN000	93,333	DIESEL	173.90	132.85	210.03	21.00	231.03
0402		20JAN		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83
0402		28JAN	858	METRO PETROLEUM JURIEN B	99674270136	METRO	DN000	94,107	PREMIUM DIES	177.90	113.50	183.56	18.36	201.92
0402		28JAN	858	METRO PETROLEUM JURIEN B	99674270136		DN000	94,107	SURCHARGE			4.75	0.48	5.23
0402		28JAN		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83
0402		01FEB		WEX AUSTRALIA	68005970570		DN000		MANAGEMENT FEE			5.00	0.50	5.50
Approx. fuel consumption: 11.3 Lt/100Km														
						CEO			**TOTAL CARD SPEND**		**378.04**	**$638.92**	**$63.91**	**$702.83**
COST CENTRE TOTAL GOVERNANCE											**378.04**	**$638.92**	**$63.91**	**$702.83**
0501		01FEB		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		13JAN	13385	AMPOL JURIEN BAY	64000175342	AMPOL	DN86	98,165	PREMIUM	213.85	8.23	16.00	1.60	17.60
0501		13JAN		WEX AUSTRALIA	68005970570		DN86		TRANSACTION FEE			0.75	0.08	0.83
0501		01FEB		WEX AUSTRALIA	68005970570		DN86		MANAGEMENT FEE			5.00	0.50	5.50
						EMC			**TOTAL CARD SPEND**		**8.23**	**$21.75**	**$2.18**	**$23.93**
COST CENTRE TOTAL FIRE											**8.23**	**$26.75**	**$2.68**	**$29.43**
1103		01FEB		WEX AUSTRALIA	68005970570				MANAGEMENT FEE			5.00	0.50	5.50
						SANDY CAPE			**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 FEB 26

Cost Centre	Card Number	Date	Docket Number	Supplier Name/ Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST
COST CENTRE TOTAL ECONOMIC DEVELOPMENT											**0.00**	**$5.00**	**$0.50**	**$5.50**
1404		01FEB		WEX AUSTRALIA	68005970570				MANAGEMENT FEE			5.00	0.50	5.50
						JURIEN-SUNDRY PLANT			**TOTAL CARD SPEND**		**0.00**	**$5.00**	**$0.50**	**$5.50**
1404		02JAN	65631	PETRO FUELS ALBANY	41609822684	INDEPENDENT	DN035	118,003	DIESEL	175.51	53.61	85.54	8.55	94.09
1404		02JAN		WEX AUSTRALIA	68005970570		DN035		TRANSACTION FEE			0.75	0.08	0.83
1404		03JAN	165628	BP FORRESTDALE	38701353858	BP	DN035	118,473	ULS DIESEL (	189.93	48.05	82.96	8.30	91.26
1404		03JAN		WEX AUSTRALIA	68005970570		DN035		TRANSACTION FEE			0.75	0.08	0.83
1404		08JAN	18358	BP BELDON	92655721547		DN035	119,070	SURCHARGE			1.14	0.11	1.25
1404		08JAN	18358	BP BELDON	92655721547	BP	DN035	119,070	ULS DIESEL (	196.95	39.96	71.55	7.15	78.70
1404		08JAN		WEX AUSTRALIA	68005970570		DN035		TRANSACTION FEE			0.75	0.08	0.83
1404		16JAN	8997	7-ELEVEN KELMSCOTT CENTR	48005299427	7-ELEVEN	DN035		DIESEL	174.91	28.06	44.62	4.46	49.08
1404		16JAN		WEX AUSTRALIA	68005970570		DN035		TRANSACTION FEE			0.75	0.08	0.83
1404		16JAN	617	METRO PETROLEUM JURIEN B	99674270136	METRO	DN035	1	PREMIUM DIES	177.91	50.15	81.11	8.11	89.22
1404		16JAN	617	METRO PETROLEUM JURIEN B	99674270136		DN035	1	SURCHARGE			2.10	0.21	2.31
1404		16JAN		WEX AUSTRALIA	68005970570		DN035		TRANSACTION FEE			0.75	0.08	0.83
1404		18JAN	807	UNITED PETROLEUM PIE FAC	44691407011	UNITED PETROLEU	DN035	119,970	PREMIUM DIES	182.42	41.24	68.39	6.84	75.23
1404		18JAN		WEX AUSTRALIA	68005970570		DN035		TRANSACTION FEE			0.75	0.08	0.83
1404		19JAN	6045	7-ELEVEN HAYNES	48005299427	7-ELEVEN	DN035	120,400	DIESEL	172.90	43.88	68.97	6.90	75.87
1404		19JAN		WEX AUSTRALIA	68005970570		DN035		TRANSACTION FEE			0.75	0.08	0.83
1404		01FEB		WEX AUSTRALIA	68005970570		DN035		MANAGEMENT FEE			5.00	0.50	5.50
Approx. fuel consumption: 10.4 Lt/100Km														
						WILLIAM MILLER			**TOTAL CARD SPEND**		**304.95**	**$516.63**	**$51.69**	**$568.32**

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

Cost Centre	Card Number	Date	Docket Number	Supplier Name/ Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST
COST CENTRE TOTAL	**PLANT AND VEHICLE**										**304.95**	**$521.63**	**$52.19**	**$573.82**
1405		01FEB		WEX AUSTRALIA	68005970570				MANAGEMENT FEE			5.00	0.50	5.50
						DANDY DEPOT			**TOTAL CARD SPEND**		**0.00**	**$5.00**	**$0.50**	**$5.50**
COST CENTRE TOTAL	**INFRASTRUCTURE**										**0.00**	**$5.00**	**$0.50**	**$5.50**
BMC		01FEB		WEX AUSTRALIA	68005970570		DN025		MANAGEMENT FEE			5.00	0.50	5.50
						DN025 DUCATO VAN			**TOTAL CARD SPEND**		**0.00**	**$5.00**	**$0.50**	**$5.50**
COST CENTRE TOTAL	**INFRASTRUCTURE**										**0.00**	**$5.00**	**$0.50**	**$5.50**
CEP		01FEB		WEX AUSTRALIA	68005970570		DN004		MANAGEMENT FEE			5.00	0.50	5.50
						CEP			**TOTAL CARD SPEND**		**0.00**	**$5.00**	**$0.50**	**$5.50**
COST CENTRE TOTAL	**402**										**0.00**	**$5.00**	**$0.50**	**$5.50**
DOPS		01FEB		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**

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Cost Centre	Card Number	Date	Docket Number	Supplier Name/ Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST
EDM		01FEB		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		02JAN	7783	AMPOL JURIEN BAY	64000175342	AMPOL	DN001	16,296	PREMIUM	214.89	30.08	58.76	5.88	64.64
EMDS		02JAN		WEX AUSTRALIA	68005970570		DN001		TRANSACTION FEE			0.75	0.08	0.83
EMDS		05JAN	7898	AMPOL JURIEN BAY	64000175342	AMPOL	DN001	16,706	PREMIUM	214.93	32.61	63.72	6.37	70.09
EMDS		05JAN		WEX AUSTRALIA	68005970570		DN001		TRANSACTION FEE			0.75	0.08	0.83
EMDS		07JAN	1355	SUBARU WANGARA	93089353346		w232432	1,654	ADBLUE			484.77	48.48	533.25
EMDS		27JAN	14097	AMPOL JURIEN BAY	64000175342	AMPOL	DN001	16,836	PREMIUM	213.89	23.03	44.78	4.48	49.26
EMDS		27JAN		WEX AUSTRALIA	68005970570		DN001		TRANSACTION FEE			0.75	0.08	0.83
EMDS		01FEB		WEX AUSTRALIA	68005970570		DN001		MANAGEMENT FEE			5.00	0.50	5.50
Approx. fuel consumption: 9.0 Lt/100Km														
						DN001 OUTBACK			TOTAL CARD SPEND		85.72	$659.28	$65.95	$725.23
COST CENTRE TOTAL PLANNING											85.72	$659.28	$65.95	$725.23
EMI		06JAN	14939	BP JURIEN BAY	72825626712	BP	DN002	122,160	ULS DIESEL (	178.02	67.98	110.02	11.00	121.02
EMI		06JAN		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83
EMI		11JAN	8159	AMPOL JURIEN BAY	64000175342	AMPOL	DN002	22,500	DIESEL	187.89	15.36	26.24	2.62	28.86
EMI		11JAN		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83
EMI		25JAN	14011	AMPOL JURIEN BAY	64000175342	AMPOL	DN002	22,730	DIESEL	187.89	52.85	90.27	9.03	99.30
EMI		25JAN		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83

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Cost Centre	Card Number	Date	Docket Number	Supplier Name/ Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST
EMI		01FEB		WEX AUSTRALIA	68005970570		DN002		MANAGEMENT FEE			5.00	0.50	5.50
Approx. fuel consumption: 11.1 Lt/100Km														
						EMI			TOTAL CARD SPEND		136.19	$233.78	$23.39	$257.17
COST CENTRE TOTAL	**INFRASTRUCTURE**										136.19	$233.78	$23.39	$257.17
JBOPS		01FEB		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		01FEB		WEX AUSTRALIA	68005970570		DN059		MANAGEMENT FEE			5.00	0.50	5.50
						DN059 COLORADO			TOTAL CARD SPEND		0.00	$5.00	$0.50	$5.50
COST CENTRE TOTAL	**1405 JURIEN UTE**										0.00	$5.00	$0.50	$5.50
PEHO		22JAN	729	METRO PETROLEUM JURIEN B	99674270136	METRO	DN041	33,490	REGULAR ULP	178.90	49.00	79.69	7.97	87.66
PEHO		22JAN	729	METRO PETROLEUM JURIEN B	99674270136		DN041	33,490	SURCHARGE			2.06	0.21	2.27
PEHO		22JAN		WEX AUSTRALIA	68005970570		DN041		TRANSACTION FEE			0.75	0.08	0.83
PEHO		01FEB		WEX AUSTRALIA	68005970570		DN041		MANAGEMENT FEE			5.00	0.50	5.50
Approx. fuel consumption: 6.7 Lt/100Km														
						DN041 RAV 4			TOTAL CARD SPEND		49.00	$87.50	$8.76	$96.26
COST CENTRE TOTAL	**PLANNING**										49.00	$87.50	$8.76	$96.26

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POOL CAR		01FEB		WEX AUSTRALIA	68005970570		DN016		MANAGEMENT FEE			5.00	0.50	5.50
						DN016 CAMRY			TOTAL CARD SPEND		0.00	$5.00	$0.50	$5.50
COST CENTRE TOTAL INFRASTRUCTURE											0.00	$5.00	$0.50	$5.50
RANGER UTE 1		01FEB		WEX AUSTRALIA	68005970570		DN012		MANAGEMENT FEE			5.00	0.50	5.50
						DN012 COLORADO			TOTAL CARD SPEND		0.00	$5.00	$0.50	$5.50
COST CENTRE TOTAL 501											0.00	$5.00	$0.50	$5.50
RANGER UTE 2		11JAN	8155	AMPOL JURIEN BAY	64000175342	AMPOL	DN052		REGULAR ULP	187.92	24.67	42.15	4.21	46.36
RANGER UTE 2		11JAN		WEX AUSTRALIA	68005970570		DN052		TRANSACTION FEE			0.75	0.08	0.83
RANGER UTE 2		21JAN	13790	AMPOL JURIEN BAY	64000175342	AMPOL	DN052		REGULAR ULP	188.91	20.01	34.36	3.44	37.80
RANGER UTE 2		21JAN		WEX AUSTRALIA	68005970570		DN052		TRANSACTION FEE			0.75	0.08	0.83
RANGER UTE 2		29JAN	1718	AMPOL JURIEN BAY	64000175342	AMPOL	DN052		REGULAR ULP	188.93	22.23	38.18	3.82	42.00
RANGER UTE 2		29JAN		WEX AUSTRALIA	68005970570		DN052		TRANSACTION FEE			0.75	0.08	0.83
RANGER UTE 2		01FEB		WEX AUSTRALIA	68005970570		DN052		MANAGEMENT FEE			5.00	0.50	5.50
						DN052 HILUX			TOTAL CARD SPEND		66.91	$121.94	$12.21	$134.15
COST CENTRE TOTAL 501											66.91	$121.94	$12.21	$134.15
RANGER UTE		04JAN	13105	AMPOL JURIEN BAY	64000175342	AMPOL	DN10833		REGULAR ULP	189.92	24.81	42.84	4.28	47.12
RANGER UTE		04JAN		WEX AUSTRALIA	68005970570		DN10833		TRANSACTION FEE			0.75	0.08	0.83

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
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 FEB 26
Account No.	144 184 843 - 7	Page	12 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
RANGER UTE		01FEB		WEX AUSTRALIA	68005970570		DN10833		MANAGEMENT FEE			5.00	0.50	5.50
						DN10833 HILUX			TOTAL CARD SPEND		24.81	$48.59	$4.86	$53.45
COST CENTRE TOTAL PLANNING											24.81	$48.59	$4.86	$53.45
WHS		01FEB		WEX AUSTRALIA	68005970570		DN11047		MANAGEMENT FEE			5.00	0.50	5.50
						DN11047 HILUX			TOTAL CARD SPEND		0.00	$5.00	$0.50	$5.50
COST CENTRE TOTAL INFRASTRUCTURE											0.00	$5.00	$0.50	$5.50

In accordance with Goods and Services Tax: Waiver of Tax Invoice Requirement (Corporate Card Statements) Determination 2020 (Instrument ID: 2020/SMB/0006), your business does not need to retain original tax invoices to claim input tax credits for the GST expenditure shown on this statement / report (excluding WEX Bill Payment Service transactions). To comply with this ruling the card must show a card holder name (and / or vehicle registration where applicable) and your business must maintain regulated policies for making adjustments for expenditure that is wholly or partly of a private or domestic nature, and to ensure that input tax credits are not claimed more than once for a single creditable acquisition. Please retain this document to substantiate your taxation claims.
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^For these WEX Bill Payment transactions powered by Sniip Ltd (ABN 86161862068), the GST component is unavailable therefore "Total Excl. GST" is being presented the same as "Total Incl. GST".
Your business cannot rely on this statement for your Business Activity Statement (BAS). Refer to the original tax invoice for your BAS. These transactions are included in the total amount due for this statement.

SHIRE OF
DANDARAGAN

MONTHLY FINANCIAL REPORT
For the period ended 28 February 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 28 FEBRUARY 2026

	Note	Adopted Budget Estimates (a) $	YTD Budget Estimates (b) $	YTD Actual (c) $	Variance* $ (c) - (b) $	Variance* % ((c) - (b))/(b) %	Var.
OPERATING ACTIVITIES							
Revenue from operating activities							
General rates		6,949,796	6,947,786	**6,924,722**	(23,064)	(0.33%)	
Rates excluding general rates		1,443,498	1,429,260	**1,436,843**	7,583	0.53%	
Grants, subsidies and contributions		2,912,961	1,667,753	**1,677,673**	9,920	0.59%	
Fees and charges		3,251,315	2,920,519	**3,165,670**	245,151	8.39%	
Interest revenue		312,321	204,708	**238,651**	33,943	16.58%	▲
Other revenue		53,800	35,872	**29,078**	(6,794)	(18.94%)	
Profit on asset disposals		396,164	0	**0**	0	0.00%	
		15,319,855	**13,205,898**	**13,472,637**	**266,739**	2.02%	
Expenditure from operating activities							
Employee costs		(6,560,720)	(4,218,649)	**(3,518,342)**	700,307	16.60%	▲
Materials and contracts		(6,480,488)	(4,043,986)	**(3,958,284)**	85,702	2.12%	
Utility charges		(494,516)	(285,128)	**(284,700)**	428	0.15%	
Depreciation		(8,593,056)	(5,728,704)	**(5,921,985)**	(193,281)	(3.37%)	
Finance costs		(45,687)	(17,141)	**(15,963)**	1,178	6.87%	
Insurance		(373,880)	(373,880)	**(373,981)**	(101)	(0.03%)	
Other expenditure		(755,665)	(605,537)	**(593,154)**	12,383	2.04%	
		(23,304,012)	**(15,273,025)**	**(14,666,409)**	**606,616**	3.97%	
Non cash amounts excluded from operating activities	2(c)	8,202,825	5,728,704	**5,983,716**	255,012	4.45%	
Amount attributable to operating activities		**218,668**	**3,661,577**	**4,789,944**	**1,128,367**	30.82%	
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions		5,370,234	2,413,495	**2,396,676**	(16,819)	(0.70%)	
Proceeds from disposal of assets		478,250	0	**0**	0	0.00%	
Proceeds from financial assets at amortised cost - self supporting loans		0	14,593	**14,593**	0	0.00%	
		5,848,484	**2,428,088**	**2,411,269**	**(16,819)**	(0.69%)	
Outflows from investing activities							
Acquisition of property, plant and equipment		(3,217,629)	(325,993)	**(325,993)**	0	0.00%	
Acquisition of infrastructure		(7,914,330)	(2,770,557)	**(2,770,557)**	0	0.00%	
		(11,131,959)	**(3,096,550)**	**(3,096,550)**	**0**	0.00%	
Amount attributable to investing activities		**(5,283,475)**	**(668,462)**	**(685,281)**	**(16,819)**	(2.52%)	
FINANCING ACTIVITIES							
Inflows from financing activities							
Leases liabilities recognised		0	0	**1,051**	1,051	0.00%	
Proceeds from new borrowings		550,000	0	**0**	0	0.00%	
Transfer from reserves		1,600,000	0	**0**	0	0.00%	
		2,150,000	**0**	**1,051**	**1,051**	0.00%	
Outflows from financing activities							
Payments for principal portion of lease liabilities		(24,778)	(15,895)	**(15,895)**	0	0.00%	
Repayment of borrowings		(167,967)	(89,961)	**(89,961)**	0	0.00%	
Transfer to reserves		(1,121,909)	(34,972)	**(34,972)**	0	0.00%	
		(1,314,654)	**(140,828)**	**(140,828)**	**0**	0.00%	
Amount attributable to financing activities		**835,346**	**(140,828)**	**(139,777)**	**1,051**	0.75%	
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		218,668	3,661,577	**4,789,944**	1,128,367	30.82%	▲
Amount attributable to investing activities		(5,283,475)	(668,462)	**(685,281)**	(16,819)	(2.52%)	
Amount attributable to financing activities		835,346	(140,828)	**(139,777)**	1,051	0.75%	
Surplus or deficit after imposition of general rates		**1,582,989**	**8,664,737**	**9,777,336**	**1,112,599**	12.84%	▲

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 28 FEBRUARY 2026

	Actual 30 June 2025	Actual as at 28 February 2026
	$	$
CURRENT ASSETS		
Cash and cash equivalents	8,225,779	12,144,665
Trade and other receivables	704,410	1,251,066
Other financial assets	16,444	1,851
Inventories	67,947	90,016
Other assets	908,818	3,438,871
TOTAL CURRENT ASSETS	9,923,398	16,926,469
NON-CURRENT ASSETS		
Trade and other receivables	61,731	0
Other financial assets	101,388	101,387
Property, plant and equipment	43,837,848	42,830,727
Infrastructure	290,079,635	286,332,906
Right-of-use assets	2,912,275	2,724,816
TOTAL NON-CURRENT ASSETS	336,992,877	331,989,836
TOTAL ASSETS	346,916,275	348,916,305
CURRENT LIABILITIES		
Trade and other payables	655,743	1,549,753
Contract liabilities	179,700	246,425
Capital grant/contributions liabilities	0	1,495,624
Other liabilities	171	795
Lease liabilities	160,980	145,084
Borrowings	167,967	78,006
Employee related provisions	710,586	363,893
TOTAL CURRENT LIABILITIES	1,875,147	3,879,580
NON-CURRENT LIABILITIES		
Lease liabilities	2,672,592	2,672,593
Borrowings	1,737,121	1,737,121
Employee related provisions	70,125	70,125
TOTAL NON-CURRENT LIABILITIES	4,479,838	4,479,839
TOTAL LIABILITIES	6,354,985	8,359,419
NET ASSETS	**340,561,290**	**340,556,886**
EQUITY		
Retained surplus	202,846,984	202,807,606
Reserve accounts	4,373,156	4,408,130
Revaluation surplus	133,341,150	133,341,150
TOTAL EQUITY	**340,561,290**	**340,556,886**

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

1 BASIS OF PREPARATION AND MATERIAL ACCOUNTING POLICIES

BASIS OF PREPARATION

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

Local Government Act 1995 requirements
Section 6.4(2) of the Local Government Act 1995 read with the *Local Government (Financial Management) Regulations 1996,* prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

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

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

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

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 10 March 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 POLICES
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

2 NET CURRENT ASSETS INFORMATION

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

	Note	Adopted Budget Opening 1 July 2025	Actual as at 30 June 2025	Actual as at 28 February 2026
Current assets		$	$	$
Cash and cash equivalents		8,226,581	8,225,779	12,144,665
Trade and other receivables		764,227	704,410	1,251,066
Other financial assets		16,444	16,444	1,851
Inventories		67,947	67,947	90,016
Other assets		908,818		3,438,871
		9,984,017	9,014,580	16,926,469
Less: current liabilities				
Trade and other payables		(679,214)	(655,743)	(1,549,753)
Other liabilities		(179,630)	(179,871)	(795)
Lease liabilities		(25,551)	(25,266)	(145,084)
Borrowings		(167,967)	(167,967)	(78,006)
Employee related provisions		(718,088)	(710,586)	(363,893)
Deferred Lease income			(135,714)	0
		(1,770,450)	(1,875,147)	(2,137,531)
Net current assets		8,213,567	7,139,433	14,788,938
Less: Total adjustments to net current assets	2(b)	(3,978,946)	(1,326,983)	(3,989,793)
Closing funding surplus / (deficit)		**4,234,621**	**5,812,450**	**10,799,145**

(b) Current assets and liabilities excluded from budgeted deficiency

Adjustments to net current assets				
Less: Reserve accounts		(4,373,156)	(4,373,156)	(4,408,128)
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	145,084
- Current portion of borrowings		167,967	167,967	78,006
- Deferred Lease Income			2,850,000	
- Current portion of employee benefit provisions held in reserve		201,465	19,384	197,096
Total adjustments to net current assets	2(a)	**(3,978,946)**	**(1,326,983)**	**(3,989,793)**

(c) Non-cash amounts excluded from operating activities

	Adopted Budget Estimates 30 June 2026	YTD Budget Estimates 28 February	YTD Actual 28 February 2026
	$	$	$
Adjustments to operating activities			
Less: Profit on asset disposals	(396,164)	0	0
Add: Depreciation	8,593,056	5,728,704	5,921,985
Movement in current employee provisions associated with restricted cash	5,933	0	0
Non-cash movements in non-current assets and liabilities:			
- Pensioner deferred rates			61,731
Total non-cash amounts excluded from operating activities	**8,202,825**	**5,728,704**	**5,983,716**

CURRENT AND NON-CURRENT CLASSIFICATION

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

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.
The material variance adopted by Council for the 2025-26 year is $10,000 and 10.00% whichever is the greater.

Description	Var. $	Var. %	
	$	%	
Revenue from operating activities			
Interest revenue	**33,943**	**16.58%**	▲
Interest on investments higher than budgeted		Permanent	
Expenditure from operating activities			
Employee costs	**700,307**	**16.60%**	▲
Staff vacancies have led to lower costs this financial year		Permanent	
Surplus or deficit after imposition of general rates	**1,112,599**	**12.84%**	▲
Surplus from underspend on employee costs and increase in statutory income		Permanent	

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.

1 CASH AND FINANCIAL ASSETS AT AMORTISED COST

Description	Classification	Unrestricted	Restricted Accounts	Total	Institution	Interest Rate	Maturity Date
		$	$	$			
Municipal Account	Cash and cash equivalents	993,027	1,742,049	2,735,076	CBA	3.00%	Ongoing
Municipal Term Deposit	Cash and cash equivalents	5,000,000	0	5,000,000	CBA	4.20%	Apr 2026
Petty Cash	Cash and cash equivalents	1,460	0	1,460	Cash	Nil	On hand
Reserve Account	Cash and cash equivalents	0	908,129	908,129	CBA	3.00%	Ongoing
Reserve Term Deposit	Cash and cash equivalents	0	3,500,000	3,500,000	CBA	4.02%	May 2026
Total		**5,994,487**	**6,150,178**	**12,144,665**			
Comprising							
Cash and cash equivalents		5,994,487	6,150,178	12,144,665			
		5,994,487	**6,150,178**	**12,144,665**			

KEY INFORMATION

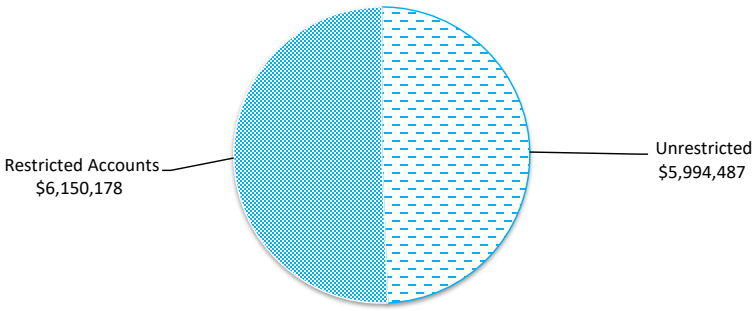
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of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



2 RESERVE ACCOUNTS

	Budget				Actual			
Reserve account name	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance	Opening Balance	Transfers In (+)	Transfers Out (-)	Closing Balance
	$	$	$	$	$	$	$	$
Reserve accounts restricted by Council								
Leave reserve	195,532	5,933	0	201,465	195,532	1,564	0	197,096
Plant reserve	454,133	11,811	(200,000)	265,944	454,133	3,629	0	457,762
Building reserve	386,135	30,582	0	416,717	386,135	3,087	0	389,222
Rubbish reserve	297,011	214,295	0	511,306	297,011	2,375	0	299,386
Community Centre reserve	341,938	19,342	0	361,280	341,938	2,735	0	344,673
Television Services Reserve	57,248	1,737	0	58,985	57,248	458	0	57,706
Information Technology Reserve	61,845	1,877	0	63,722	61,845	495	0	62,340
Land Development Reserve	2,644	2,326	0	4,970	2,644	21	0	2,665
Parking Requirements (L1154 SandpiperSt) Res	12,371	375	0	12,746	12,371	99	0	12,470
Parks & Rec. Grounds (Seagate) Reserve	162,763	4,939	0	167,702	162,763	1,301	0	164,064
Sport and Recreation Reserve	93,408	92,059	0	185,467	93,408	747	0	94,155
Landscaping Reserve	2,871	87	0	2,958	2,871	23	0	2,894
Aerodrome Reserve	45,904	18,833	0	64,737	45,904	368	0	46,272
Public Open Space Renewal Reserve	6,705	6,952	0	13,657	6,705	53	0	6,758
Infrastructure Renewal Reserve	757,815	22,993	(700,000)	80,808	757,815	6,060	0	763,875
Public Open Space Construction Reserve	10,179	309	0	10,488	10,179	82	0	10,261
Infrastructure Construction Reserve	158,050	4,796	0	162,846	158,050	1,264	0	159,314
Building Contruction Reserve	28,955	50,879	0	79,834	28,955	232	0	29,187
Economic Development Reserve	980,436	621,215	(450,000)	1,151,651	980,436	7,841	0	988,277
Turquoise Way Path Reserve	56,149	1,704	0	57,853	56,149	449	0	56,598
Cash in Lieu of Landscaping-Lot1146 Sandpiper	2,706	82	0	2,788	2,706	22	0	2,728
Cervantes Community Infrastructure Developme	258,358	8,783	(250,000)	17,141	258,358	2,067	0	260,425
	4,373,156	**1,121,909**	**(1,600,000)**	**3,895,065**	**4,373,156**	**34,972**	**0**	**4,408,128**

3 CAPITAL ACQUISITIONS

Capital acquisitions	Adopted Budget	YTD Budget	YTD Actual	YTD Variance
	$	$	$	$
Buildings	1,825,129	322,343	322,343	0
Furniture and equipment	15,000	3,650	3,650	0
Plant and equipment	1,377,500	0	0	0
Acquisition of property, plant and equipment	**3,217,629**	**325,993**	**325,993**	**0**
Infrastructure - roads	4,084,177	2,412,355	2,412,355	0
Infrastructure - Footpaths	288,000	10,710	10,710	0
Infrastructure - Parks and Reserves	391,500	167,425	167,425	0
Infrastructure - Other	3,150,653	180,067	180,067	0
Acquisition of infrastructure	**7,914,330**	**2,770,557**	**2,770,557**	**0**
Total capital acquisitions	**11,131,959**	**3,096,550**	**3,096,550**	**0**
Capital Acquisitions Funded By:				
Capital grants and contributions	5,370,234	2,413,495	2,396,676	(16,819)
Lease liabilities	0	0	1,051	1,051
Borrowings	550,000	0	0	0
Other (disposals & C/Fwd)	478,250	0	0	0
Reserve accounts				
Plant reserve	200,000	200,000	0	(200,000)
Infrastructure Renewal Reserve	700,000	700,000	0	(700,000)
Economic Development Reserve	450,000	450,000	0	(450,000)
Cash in Lieu of Landscaping-Lot1146 Sandpiper St	250,000	250,000	0	(250,000)
Contribution - operations	3,133,475	(916,945)	698,823	1,615,768
Capital funding total	**11,131,959**	**3,096,550**	**3,096,550**	**0**

KEY INFORMATION

Initial recognition

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

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

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

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

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

Measurement after recognition

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

Reportable Value

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

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

3 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Capital expenditure total

Level of completion indicators

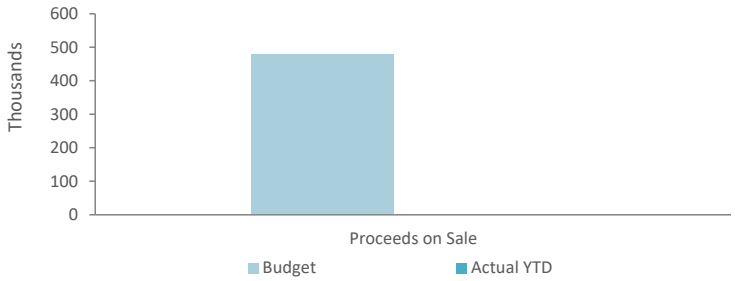
0%
20%
40%
60%
80%
100%
Over 100%

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

Account Description	Adopted Budget	YTD Budget	YTD Actual	Variance (Under)/Over
	$	$	$	$
COALSEAM FOOTPATH - I10071	288,000	288,000	10,710	277,290
JURIEN IRRIGATION PROJECT - I20094	85,500	85,500	36,100	49,400
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	0	20,000
PIONEER PARK DANDARAGAN UPGRADE - I30109	30,000	30,000	11,980	18,020
JB AIRPORT SMALL PROJECTS - I30110	162,260	162,260	64,000	98,260
MOTORISATION CERVANTES WASTE TIP HOPPER - I30111	30,893	30,893	0	30,893
DOG/CAT POUND FACILITY FY26 - I30112	40,000	40,000	6,473	33,527
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	0	10,000
4 PINETREE CIRCUIT - REPLACE PATIO - I50280	35,000	35,000	0	35,000
NEW DEPOT AMENITIES / 2X1 WITH CARETAKERS WING - I50287	400,000	400,000	88	399,912
CERVANTES NICHE WALL CONSTRUCTION - I50290	135,000	135,000	95,707	39,293
CERVANTES COMMUNITY RECREATION CENTRE - NEW ENTRY - I50291	400,000	400,000	0	400,000
JURIEN BAY CBD PLAN - NEW ABLUTION BLOCK - I50295	200,000	200,000	0	200,000
CERVANTES CCRC - CHANGEROOMS - I50296	609,979	609,979	261,360	348,619
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	110,000	110,000	0	110,000
DANDARAGAN BASKETBALL DUNK RING - I80020	15,000	15,000	0	15,000
DAMBADGIE ROAD - MGR011	150,000	150,000	0	150,000
ROWES ROAD RECONSTRUCTION - MRR007REC	530,000	530,000	1,410,699	(880,699)
COCKLESHELL GULLY RECONSTRUCTION - MRR051RECCO	40,000	40,000	22,727	17,273
GILLINGARA ROAD FINAL SEAL - RCR010FSCO	110,638	110,638	130,414	(19,776)
MUTHERWANDERY ROAD RECONSTRUCTION - RCR030REC	673,725	673,725	404,560	269,165
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	209,565	2,162,749
GRADER - MAINTENANCE - I60014	560,000	560,000	0	560,000
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	80,000	80,000	0	80,000
PRESSURE CLEANER - I60055	7,500	7,500	0	7,500
2022 IVECO DAILY 4X4 FIRE ENGINE	0	0	414,177	(414,177)
	11,131,959	**11,131,959**	**3,510,727**	**7,621,232**

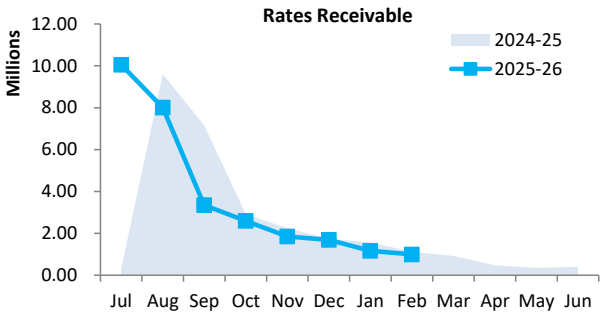
4 DISPOSAL OF ASSETS

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



5 RECEIVABLES

Rates receivable	30 June 2025	28 Feb 2026
	$	$
Opening arrears previous year	406,824	342,324
Levied this year	7,982,889	8,361,565
Fees and charges levied through rates	1,389,542	1,457,612
Less - collections to date	(9,436,931)	(9,165,473)
Net rates collectable	**342,324**	**996,028**
% Collected	96.5%	90.2%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Receivables - general	0	182,658	24,088	9,163	40,556	256,465
Percentage	0.0%	71.2%	9.4%	3.6%	15.8%	
Balance per trial balance						
Trade and other receivables						256,465
Allowance for credit losses of trade receivables						(1,427)
Total receivables general outstanding						**255,038**

Amounts shown above include GST (where applicable)

KEY INFORMATION

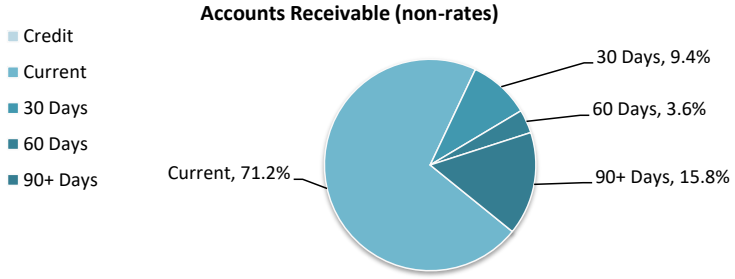
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

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 28 February 202
	$	$	$	$
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	210,782	(188,713)	90,016
Other assets				
Work in Progress	908,818	3,715,344	(1,185,291)	3,438,871
Total other current assets	**993,209**	**3,926,126**	**(1,388,597)**	**3,530,738**

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

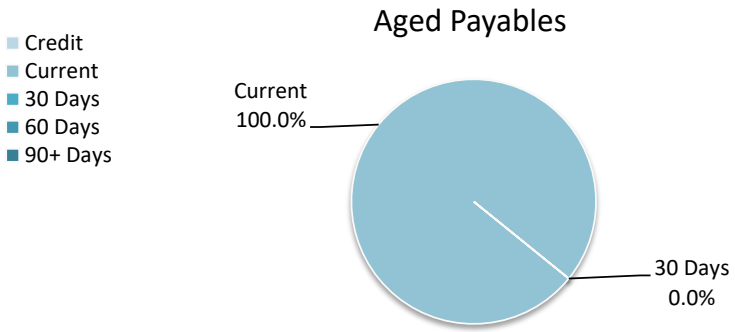
Inventories are measured at the lower of cost and net realisable value.
Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

7 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$	$
Payables - general	0	133,761	0	0	0	133,761
Percentage	0.0%	100.0%	0.0%	0.0%	0.0%	
Balance per trial balance						
Sundry creditors						133,761
ATO liabilities						1,117,521
Bonds and deposits held						298,471
Total payables general outstanding						**1,549,753**
Amounts shown above include GST (where applicable)						

KEY INFORMATION

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



8 BORROWINGS

Repayments - borrowings

Information on borrowings			New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Loan No.	1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		$	$	$	$	$	$	$	$	$
Dandaragan Residential House - GROH	136	430,807	0	0	(31,404)	(63,087)	399,403	367,720	(3,840)	(7,399)
Jurien Bay Foreshore Redevelopment	137	1,288,475	0	0	(31,754)	(63,907)	1,256,721	1,224,568	(10,608)	(31,955)
Jurien Bay Depot Building	138	167,499	0	0	(12,210)	(24,529)	155,289	142,970	343	(2,877)
Cervantes Rec. Centre	New	0	0	550,000	0	0	0	550,000	0	0
		1,886,781	0	550,000	(75,368)	(151,523)	1,811,413	2,285,258	(14,105)	(42,231)
Self supporting loans										
Jurien Bay Progress Association - Shed		7,681	0	0	(7,681)	(7,681)	0	0	(139)	(144)
Jurien Bay Mens Shed - Shed		5,553	0	0	(1,839)	(3,690)	3,714	1,863	(32)	(61)
Badgingarra Bowling Club - Synthetic Surface		5,073	0	0	(5,073)	(5,073)	0	0	(5)	(16)
		18,307	0	0	(14,593)	(16,444)	3,714	1,863	(176)	(221)
Total		**1,905,088**	**0**	**550,000**	**(89,961)**	**(167,967)**	**1,815,127**	**2,287,121**	**(14,281)**	**(42,452)**
Current borrowings		167,967					78,006			
Non-current borrowings		1,737,121					1,737,121			
		1,905,088					**1,815,127**			

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 Actual	Amount Borrowed Budget	Institution	Loan Type	Term Years	Total Interest & Charges	Interest Rate	Amount (Used) Actual	Amount (Used) Budget	Balance Unspent
	$	$				$	%	$	$	$
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			New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	**Lease No.**	**1 July 2025**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**
		$	**$**	**$**	**$**	**$**	**$**	**$**	**$**	**$**
Photocopier Lease	Ricoh	29,388	0	0	(8,419)	(9,085)	20,969	20,303	(753)	(1,462)
Water Filter Lease	Waterlogic	32,300	1,051	0	(7,476)	(15,693)	25,875	16,607	(929)	(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**	**(15,895)**	**(24,778)**	**2,817,676**	**2,807,742**	**(1,682)**	**(3,235)**
Current lease liabilities		160,980					145,084			
Non-current lease liabilities		2,671,540					2,672,593			
		2,832,520					**2,817,676**			

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

Other current liabilities	Note	Opening Balance 1 July 2025	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 28 February 2026
		$	$	$	$	$
Other liabilities						
Contract liabilities		179,700	0	66,725	0	246,425
Capital grant/contributions liabilities		0	0	1,514,957	(19,333)	1,495,624
Suspense payments		171	0	77,087	(76,463)	795
Total other liabilities		179,871	0	1,658,769	(95,796)	1,742,844
Employee Related Provisions						
Provision for annual leave		339,046	0	0	(292,564)	46,482
Provision for long service leave		371,540	0	0	(54,129)	317,411
Total Provisions		710,586	0	0	(346,693)	363,893
Total other current liabilities		**890,457**	**0**	**1,658,769**	**(442,489)**	**2,106,737**

Amounts shown above include GST (where applicable)

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

KEY INFORMATION

Provisions

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

Employee Related Provisions

Short-term employee benefits

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

Other long-term employee benefits

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

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

Contract liabilities

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

Capital grant/contribution liabilities

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

11 GRANTS, SUBSIDIES AND CONTRIBUTIONS

	Unspent grant, subsidies and contributions liability					Grants, subsidies and		
	Liability 1 July 2025	Increase in Liability	Decrease in Liability (As revenue)	Liability 28 Feb 2026	Current Liability 28 Feb 2026	Adopted Budget Revenue	YTD Budget	YTD Revenue Actual
	$	$	$	$	$	$	$	$
Grants and subsidies								
Grants Commission - General	0	0	0	0	0	569,291	257,021	257,021
Grants Commission - Roads	0	0	0	0	0	738,676	503,527	503,527
ESL Operating Grant	0	0	0	0	0	83,000	93,784	93,784
ESL Capital Grant	0	0	0	0	0	20,000	0	0
Mitigation Activity Fund 2025/26 Round 1	0	0	0	0	0	152,910	76,453	76,453
Spray the Grey - Lotterywest	0	0	0	0	0	8,000	8,000	8,000
Spray the Grey - Tronox, Iluka, Imag Resources, Lotterywest	0	0	0	0	0	20,000	1,500	1,500
Dept of Infrastructure - Housing Support Program 1	0	0	0	0	0	252,700	239,617	239,617
Community Stewardship Grant - NRM FY24 & FY25 Carryover	154,700	22,100	0	176,800	176,800	176,800	0	0
Community Stewardship Grant - NRM FY26	0	44,625	0	44,625	44,625	89,250	28,334	28,334
Coastal Planning - Shoreline Monitoring	0	0	0	0	0	30,000	0	0
Coastal Planning - Inundation Strategy	0	0	0	0	0	67,000	0	0
CHRMAP Carryover	25,000	0	0	25,000	25,000	25,000	0	0
CHRMAP	0	0	0	0	0	25,000	0	0
Public Library Materials Funding Allocation	0	0	0	0	0	5,000	4,455	4,455
MRWA Direct Grant	0	0	0	0	0	375,849	375,849	369,328
Street Light Subsidy	0	0	0	0	0	4,100	0	0
Tronox - Meerlinga Children & Community Inc	0	0	0	0	0	0	0	1,909
Image Resources & Vestas - Career Expo	0	0	0	0	0	0	0	1,400
Iluka Resources - Community Recognition awards	0	0	0	0	0	0	0	1,000
	179,700	**66,725**	**0**	**246,425**	**246,425**	**2,642,576**	**1,588,540**	**1,586,328**
Contributions								
Contributions & Donations	0	0	0	0	0	53,100	15,400	25,000
Reimbursements	0	0	0	0	0	217,285	144,872	66,345
	0	**0**	**0**	**0**	**0**	**270,385**	**160,272**	**91,345**
TOTALS	**179,700**	**66,725**	**0**	**246,425**	**246,425**	**2,912,961**	**1,748,812**	**1,677,673**

12 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

	Capital grant/contribution liabilities					Capital grants, subsidies and		
	Liability 1 July 2025	Increase in Liability	Decrease in Liability (As revenue)	Liability 28 Feb 2026	Current Liability 28 Feb 2026	Adopted Budget Revenue	YTD Budget	YTD Revenue Actual
	$	$	$	$	$	$	$	$
Capital grants and subsidies								
Cervantes Changeroom - I50291	0	0	0	0	0	209,979	0	0
Jurine Bay Irrigation Project - I20094	0	(15,500)	0	(15,500)	(15,500)	42,750	0	0
Cataby Road - RRG001FS	0	49,106	(19,333)	29,773	29,773	48,333	2,880	0
Dandaragn Road - RRG002FS	0	40,500	0	40,500	40,500	90,000	4,500	0
Dandaragn Road - RRG002REC	0	640,851	0	640,851	640,851	853,210	0	0
Dandaragn Road - RRG002REC	0	0	0	0	0	886,562	0	0
Gillingarra Road - RCR10FSCO	0	0	0	0	0	70,000	0	0
Gillingarra Road - RCR030REC	0	0	0	0	0	350,000	0	0
JB Airport Small Projects - I30110	0	0	0	0	0	19,400	0	0
Housing Support Program 2 - Infrastructure & Land Servicing - I50308	0	0	0	0	0	2,800,000	0	1,982,499
DFES Fire Vehicle	0	0	0	0	0	0	0	414,177
Rowes Road	0	800,000	0	800,000	800,000	0	0	0
	0	**1,514,957**	**(19,333)**	**1,495,624**	**1,495,624**	**5,370,234**	**7,380**	**2,396,676**

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 28 February 2026
	$	$	$	$
Cash In Lieu POS - L9000 Valencia	201,976	3,159	0	**205,135**
	201,976	**3,159**	**0**	**205,135**

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						1,582,989
Grant Funding Budget Amendment - JBC Golf Club	2025/08 9.1.4	Non cash item	23,037			1,582,989
Road Funding Budget Amendment - Rowes Road	2025/11 9.2.1	Capital revenue		1,000,000		2,582,989
Road Funding Budget Amendment - Rowes Road	2025/11 9.2.1	Capital expenses			(1,000,000)	1,582,989
				1,000,000	**(1,000,000)**	**1,582,989**

Attachment: 9.1.3

SHIRE OF DANDARAGAN

BUDGET REVIEW REPORT

FOR THE PERIOD ENDED 31 DECEMBER 2025

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

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	Note	Budget v Actual					
		Adopted Budget	Updated Budget Estimates (a)	Year to Date Actual	Estimated Year at End Amount (b)	Predicted Variance (b) - (a)	
		$	$	$	$	$	
OPERATING ACTIVITIES							
Revenue from operating activities							
General rates		6,949,796	6,949,796	6,921,368	6,949,796	0	
Rates excluding general rates		1,443,498	1,443,498	1,429,260	1,443,498	0	
Grants, subsidies and contributions	3.1	2,912,961	2,912,961	1,367,375	2,631,219	(281,742)	▼
Fees and charges	3.2	3,251,315	3,251,315	2,623,110	3,840,435	589,120	▲
Interest revenue	3.3	312,321	312,321	145,125	452,321	140,000	▲
Other revenue	3.4	53,800	53,800	26,006	53,400	(400)	▼
Profit on asset disposals	3.5	396,164	396,164	0	389,689	(6,475)	▼
		15,319,855	15,319,855	12,512,244	15,760,358	440,503	
Expenditure from operating activities							
Employee costs	3.6	(6,560,720)	(6,560,720)	(2,734,172)	(6,040,720)	520,000	▲
Materials and contracts	3.7	(6,480,488)	(6,480,488)	(2,941,286)	(6,923,526)	(443,038)	▼
Utility charges	3.8	(494,516)	(494,516)	(190,427)	(480,816)	13,700	▲
Depreciation		(8,593,056)	(8,593,056)	(4,445,348)	(8,593,056)	0	
Finance costs		(45,687)	(45,687)	(15,517)	(45,687)	0	
Insurance		(373,880)	(373,880)	(373,981)	(373,880)	0	
Other expenditure	3.9	(755,665)	(755,665)	(428,352)	(768,665)	(13,000)	▼
Loss on asset disposals	3.10				(4,525)	(4,525)	▼
		(23,304,012)	(23,304,012)	(11,129,083)	(23,230,875)	73,137	
Non-cash amounts excluded from operating activities		8,202,825	8,202,825	4,507,079	8,202,825	0	
Amount attributable to operating activities		218,668	218,668	5,890,240	732,308	513,640	
INVESTING ACTIVITIES							
Inflows from investing activities							
Capital grants, subsidies and contributions	3.11	5,370,234	6,370,234	2,396,676	7,784,411	1,414,177	▲
Proceeds from disposal of assets	3.12	478,250	478,250	0	464,250	(14,000)	▼
Proceeds from self supporting loans		0	0	10,729	0	0	
		5,848,484	6,848,484	2,407,405	8,248,661	1,400,177	
Outflows from investing activities							
Purchase of land and buildings	3.13	(1,825,479)	(1,825,479)	(64,450)	(1,355,500)	469,979	▲
Purchase of plant and equipment	3.14	(1,377,500)	(1,377,500)	0	(1,807,810)	(430,310)	▼
Purchase of furniture and equipment		(15,000)	(15,000)	0	(15,000)	0	
Purchase and construction of infrastructure-roads	3.15	(4,084,178)	(5,084,178)	(1,574,317)	(6,084,178)	(1,000,000)	▼
Purchase and construction of infrastructure-other	3.16	(3,829,802)	(3,829,802)	(197,987)	(3,794,802)	35,000	▲
		(11,131,959)	(12,131,959)	(1,836,754)	(13,057,290)	(925,331)	
Non-cash amounts excluded from investing activities		0	0	0	0	0	
Amount attributable to investing activities		(5,283,475)	(5,283,475)	570,651	(4,808,629)	474,846	
FINANCING ACTIVITIES							
Cash inflows from financing activities							
Proceeds from new borrowings		550,000	550,000	0	550,000	0	
Proceeds from new leases liabilities		0	0	1,051	0	0	
Transfers from reserve accounts	3.17	1,600,000	1,600,000	0	1,648,950	48,950	▲
		2,150,000	2,150,000	1,051	2,198,950	48,950	
Cash outflows from financing activities							
Payments for principal portion of lease liabilities		(24,778)	(24,778)	(13,198)	(24,778)	0	
Repayment of borrowings		(167,967)	(167,967)	(86,097)	(167,967)	0	
Transfers to reserve accounts	3.18	(1,121,909)	(1,121,909)	(30,360)	(2,159,345)	(1,037,436)	▼
		(1,314,654)	(1,314,654)	(129,655)	(2,352,090)	(1,037,436)	
Non-cash amounts excluded from financing activities		0	0	0	(1,582,989)	(1,582,989)	
Amount attributable to financing activities		835,346	835,346	(128,604)	(1,736,129)	(2,571,475)	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year		4,229,461	5,812,450	5,812,450	5,812,450	0	
Amount attributable to operating activities		218,668	218,668	5,890,240	732,308	513,640	
Amount attributable to investing activities		(5,283,475)	(5,283,475)	570,651	(4,808,629)	474,846	
Amount attributable to financing activities		835,346	835,346	(128,604)	(1,736,129)	(2,571,475)	
Surplus or deficit after imposition of general rates	3.19	**0**	**1,582,989**	**12,144,737**	**0**	**(1,582,989)**	▼

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1. BASIS OF PREPARATION

This budget review 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 budget review 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 Leases* which would have required the Shire of Dandaragan to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 33A prescribes contents of the budget review.

Accounting policies which have been adopted in the preparation of this budget review have been consistently applied unless stated otherwise. Except for the statement of financial activity, the budget review 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.

Year to Date Actual balances
Balances shown in this budget as Year to Date Actual are based on records at the time of preparation of the budget review and are subject to final adjustments.

Rounding off figures
All figures shown in this statement are rounded to the nearest dollar.

THE LOCAL GOVERNMENT REPORTING ENTITY
All funds through which the Shire of Dandaragan 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.

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 budget review.

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 current financial year:
- estimated fair value of certain financial assets
- impairment of financial assets
- estimation of fair values of land and buildings, infrastructure and investment property
- estimation uncertainties made in relation to lease accounting
- estimation of fair values of provisions

MATERIAL ACCOUNTING POLICIES
Material accounting policies utilised in the preparation of these statements are as described within the 2025-26 Annual Budget. Please refer to the adopted budget document for details of these policies.

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2 NET CURRENT FUNDING POSTION
EXPLANATION OF DIFFERENCE IN NET CURRENT ASSETS AND SURPLUS/(DEFICIT)

(a) Composition of estimated net current assets

	Audited Actual 30 June 2025	Adopted Budget 30 June 2026	Year to Date Actual 31 December 2025	Estimated Year at End Amount 30 June 2026
	$	$	$	$
Current assets				
Cash and cash equivalents	8,225,779	3,913,096	12,963,667	5,063,181
Financial assets	16,444	16,444	5,715	16,444
Trade and other receivables	704,410	264,227	2,021,798	264,227
Inventories	67,947	67,947	68,361	67,947
Other assets	0	908,818	2,390,119	908,818
	9,014,580	5,170,532	17,449,660	6,320,617
Less: current liabilities				
Trade and other payables	(655,914)	(579,144)	(1,637,094)	(579,144)
Contract liabilities	(179,700)	(179,630)	(246,425)	(179,630)
Lease liabilities	(25,266)	(24,778)	(12,067)	(24,778)
Borrowings	(167,967)	(550,000)	(81,870)	(550,000)
Employee related provisions	(710,586)	(718,088)	(450,232)	(718,088)
Deferred Lease Income	(135,714)	0	(135,714)	(135,714)
	(1,875,147)	(2,051,640)	(2,563,402)	(2,187,354)
Net current assets	7,139,433	3,118,892	14,886,258	4,133,263
Less: Total adjustments to net current assets	(1,326,983)	(3,118,892)	(3,982,690)	(4,133,263)
Closing funding surplus / (deficit)	5,812,450	0	10,903,568	0

(b) Current assets and liabilities excluded from budgeted deficiency

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation 32* to agree to the surplus/(deficit) after imposition of general rates.

	Audited Actual 30 June 2025	Adopted Budget 30 June 2026	Year to Date Actual 31 December 2025	Estimated Year at End Amount 30 June 2026
	$	$	$	$
Adjustments to net current assets				
Less: Reserve accounts	(4,373,156)	(3,895,065)	(4,403,516)	(4,883,551)
Less: Financial assets at amortised cost - self supporting loans	(16,444)	0	(5,715)	0
Less : Current assets not expected to be received at end of year	0	(70)	0	0
Add: Current liabilities not expected to be cleared at end of year				
- Current portion of borrowings	167,967	550,000	81,870	550,000
- Current portion of lease liabilities	25,266	24,778	147,781	135,714
- Employee benefit provisions	19,384	201,465	196,890	64,574
- Deferred Lease Income	2,850,000	0	0	0
Total adjustments to net current assets	(1,326,983)	(3,118,892)	(3,982,690)	(4,133,263)

(c) Non-cash amounts excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with *Financial Management Regulation 32*.

	Audited Actual 30 June 2025	Adopted Budget 30 June 2026	Year to Date Actual 31 December 2025	Estimated Year at End Amount 30 June 2026
	$	$	$	$
Adjustments to operating activities				
Less: Profit on asset disposals	(438,680)	(396,164)	0	(389,689)
Less: Non-cash grants and contributions for assets	(79,167)	0	0	0
Less: Fair value adjustments to financial assets at fair value through profit or loss	4,439	0	0	0
Add: Loss on disposal of assets	48,015	0	0	4,525
Add: Loss on revaluation of fixed assets	(631,637)	0	0	0
Add: Depreciation on assets	8,505,661	8,593,056	4,445,348	8,593,056
Non-cash movements in non-current assets and liabilities:				
Pensioner deferred rates	8,673	0	61,731	0
Employee benefit provisions	(72,044)	5,933	0	0
Other provisions	2,635,118	0	0	0
Non-cash amounts excluded from operating activities	9,980,378	8,202,825	4,507,079	8,207,892

(d) Investing activities excluded from budgeted deficiency

The following non-cash revenue and expenditure has been excluded from investing activities within the Statement of Financial Activity in accordance with *Financial Management Regulation 32*.

	Audited Actual 30 June 2025	Adopted Budget 30 June 2026	Year to Date Actual 31 December 2025	Estimated Year at End Amount 30 June 2026
	$	$	$	$
Adjustments to investing activities				
Add: Property, plant and equipment received for substantially less than fair value	8,724,018	0	0	0
Non cash amounts excluded from investing activities	8,724,018	0	0	0

(e) Financing activities excluded from budgeted deficiency

The following non-cash revenue and expenditure has been excluded from financing activities within the Statement of Financial Activity in accordance with *Financial Management Regulation 32*.

	Audited Actual 30 June 2025	Adopted Budget 30 June 2026	Year to Date Actual 31 December 2025	Estimated Year at End Amount 30 June 2026
	$	$	$	$
Adjustments to financing activities				
Non cash proceeds from new leases	(43,122)	0	0	0
Non cash amounts excluded from financing activities	(43,122)	0	0	0

3 PREDICTED VARIANCES

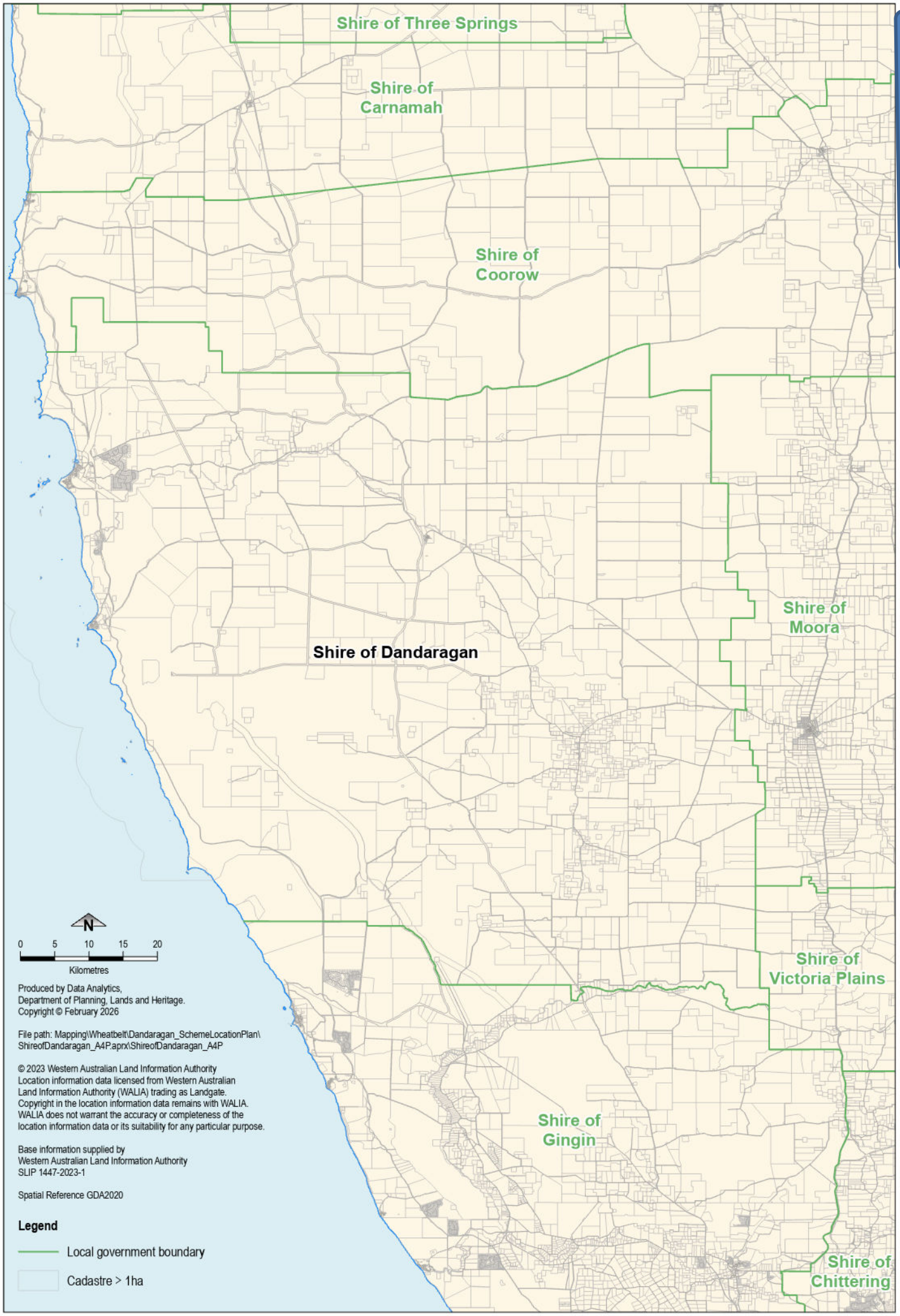
		Variance $	
	Revenue from operating activities		
3.1	**Grants, subsidies and contributions** Reduction in Financial Assistance Grant and addition of small community grants	(281,742)	▼
3.2	**Fees and charges** Increase in Sandy Cape Fees, Private Works project fees and Development Fees	589,120	▲
3.3	**Interest revenue** Increase in term Deposit returns	140,000	▲
3.4	**Other revenue** Reduction in BCITF income after closing the facility	(400)	▼
3.5	**Profit on asset disposals** Reduced trade in and write down of Mazda CRX	(6,475)	▼
	Expenditure from operating activities		
3.6	**Employee costs** Staff vacancies	520,000	▲
3.7	**Materials and contracts** Increase in waste facility costs and additional costs for private works projects taken on during the year	(443,038)	▼
3.8	**Utility charges** Increased electricity costs	13,700	▲
3.9	**Other expenditure** Previous year contribution to Cervantes Community Centre rolled into FY26	(13,000)	▼
3.10	**Loss on asset disposals** Mazda CRX value declined and sale price reduced	(4,525)	▼

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3 PREDICTED VARIANCES

		Variance $	
	Inflows from investing activities		
3.11	**Capital grants, subsidies and contributions** Rowes Road Grant and DFES Fire Engine receipt	1,414,177	▲
3.12	**Proceeds from disposal of assets** Reduced trade-in value of vehicles	(14,000)	▼
	Outflows from investing activities		
3.13	**Purchase of land and buildings** Change in Cervantes Changeroom costs and delay of Dandaragan Depot project	469,979	▲
3.14	**Purchase of plant and equipment** DFES Fire Truck asset acquired	(430,310)	▼
3.15	**Purchase and construction of infrastructure-roads** Increased project scope on Rowes Road	(1,000,000)	▼
3.16	**Purchase and construction of infrastructure-other** Increased cost of Cervantes Niche wall and Cervantes Playground projects	35,000	▲
	Cash inflows from financing activities		
3.17	**Transfers from reserve accounts** Cervantes Bowling Club draw from reserve for shade project	48,950	▲
	Cash outflows from financing activities		
3.18	**Transfers to reserve accounts** Private Works profit, Dandaragan Depot project delay, Increase in interest and surplus moved to Infrastructure Renewal Reserve	(1,037,436)	▼
4.19	**Surplus or deficit after imposition of general rates** Non-cash movement in revaluations from audited statements	(1,582,989)	▼

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Shire of Dandaragan

Attachment: 9.3.1

Attachment 2

Process for preparation or adoption of new local planning schemes flowchart

LG refuses to adopt scheme where no agreement for LG to use copyrighted material: **r.19(2)**

LG resolves to **adopt** a scheme prepared by a landowner: **r.19(1)**

LG resolves **to prepare** a scheme: **r.19(1)**

As soon as reasonably practicable after passing resolution to prepare or adopt scheme, LG must advertise the resolution in accordance with **r.20**

Any persons or bodies given notice of the resolution under **r.20(1)** must provide any recommendations to the LG within 21 days: **r.20(2)**

LG prepares the scheme

LG must resolve whether to proceed to advertise the scheme: **r.21(1)**

Resolves to proceed: **r.21(1)(a)**

Resolves to proceed with modifications: **r.21(1)(b)**

Resolves not to proceed: **r.21(1)(c)**

LG must submit 2 copies of proposed scheme to the Commission within 21 days: **r.21(2) and (3)**

Modifications made

LG must within 21 days provide copy of resolution to the Commission: **r.21(5)**

Commission to examine documents and within 90 days advise if it considers the scheme suitable for advertising: **r.21(4)**

If considered not suitable, modifications made: **r.21(4)**

LG must refer the proposed scheme to the EPA in accordance with **s.81 PD Act**

EPA determines whether or not schme needs to be assessed: **s.48A EP Act**

If EPA determines that the scheme should not be assessed and provides advice, LG should consider modifications to the scheme to incorporate the EPA's advice

If EPA determines that environmental review is required under **s.48C(1)(a) of the EP Act,**

- the LG must complete the environmental review and forward it to the EPA; and
- the EPA must advise the LG that the review has been undertaken in accordance with instructions, or 30 days must have elapsed since the LG forwarded the review and the EPA has not provided advice,

<u>before the scheme can be advertised</u>: **s.82(2)**

LG requests endorsement to proceed to advertising the scheme. Minister decides whether to support advertising: **s.83A PD Act**

Approve the scheme for advertising: **s.83A(2)(a) PD Act**

Require modification prior to advertising: **s.83A(2)(b) PD Act**

Refuse advertising: **s.83A(2)(c) PD Act (End of process)**

If the Commission advises that scheme is suitable for advertising, LG must advertise scheme in accordance with **r.22(2)** and accept submissions for at least 90 days: **r.22(2) and (4)**

NO SUBMISSIONS RECEIVED

SUBMISSIONS RECEIVED

LG considers submissions

<u>Must</u> consider all submissions received before end of submission period, <u>may</u> consider submission received after submission period but before end of consideration period: **r.25(2).** See **r.25(1)** for length of consideration periods.

If the scheme will be subject to environmental review LG must refer submissions received that relate to enviro issues to EPA and inform EPA of its views in relations to the environmental concerns raised in the submissions: **s.85 PD Act**

As soon as practicable after the end of the submission period (if no submissions received) or the consideration period (if submissions received) LG must resolve whether to support the scheme: **r.25(3) and (4)**

Resolves to support: **r.25(3)(a)**

Resolves to support with proposed modifications: **r.25(3)(b)**

Resolves not to support: **r.25(3)(c)**

LG may decide to advertise proposed modifications if considered significant: **r.26**

If applicable, environmental conditions set by the EPA are incorporated: **r.27**

Within 21 days of resolution to support or not to support the scheme under **r.25(3)(a) or (c),** or of making a recommendation with respect to advertising of proposed modifications under **r.26(7)**, LG must provide scheme to Commission with the documents/information listed in **r.28(1): r. 28(3).** Note: proposed modifications to the scheme documents should <u>not</u> be made by the LG prior to providing the documents to the Commission.

Commission must within 120 days consider and make recommendations with respect to scheme and submit to the Minister in accordance with **s.87(1)** of the PD Act: **r.29**

If the Minister considers modifications to advertised scheme proposed by the LG or Commission to be significant, Minister can direct LG to advertise proposed modifications: **r.30(1)**

LG advertises proposed modifications in the manner specified by the Minister and organises the recommendations to be provided to the Minister in the manner that the Minister directs (may require resubmitting to the Commission): **r.30(2)**

Minister to decide whether to support scheme

Approves scheme: **s.87(2)(a) PD Act**

Requires scheme to be modified and resubmitted: **s.87(2)(b) PD Act**

Refuses to approve scheme: **s.87(2)(c) PD Act**

Within 14 days LG must forward 2 copies of the scheme to the Commission for endorsement: **r.31(3) and (4)**

Within 42 days LG must modify the scheme, execute the modified scheme and resubmit executed docs to the Minister and Minister approves: **r.31(2)**

As soon as practicable LG must notify each person who made a submission of the refusal. **r.31(1)**

Commission endorses copies and provides one endorsed copy to the Minister for endorsement: **r.32(1)**

Minister endorses the copy with the Minister's approval and returns it to the Commission: **r.32(2).** This also serves as the Minister's notification of approval for the purposes of **s.87(3)** of the PD Act.

A person authorised by the Commission is to certify that the scheme is a true copy approved by the Minister: **r.32(3)**

Commission publishes the scheme in the Gazette: **s.87(3) PD Act**

Commission forwards copy of the notice published in the Gazette to the LG: **r.33(1)**

LG advertises approved scheme in accordance with **r. 33(2)**

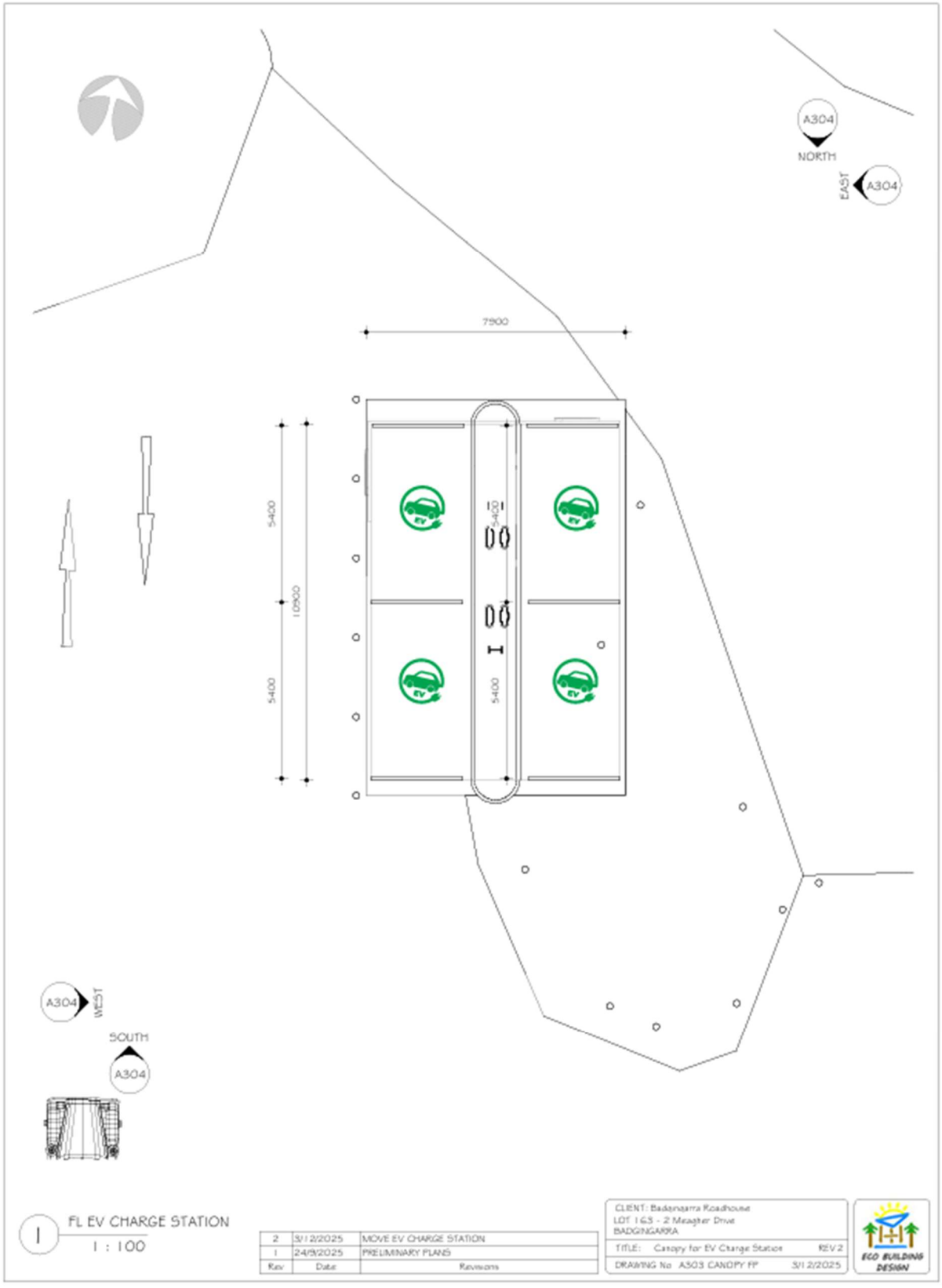
LEGEND

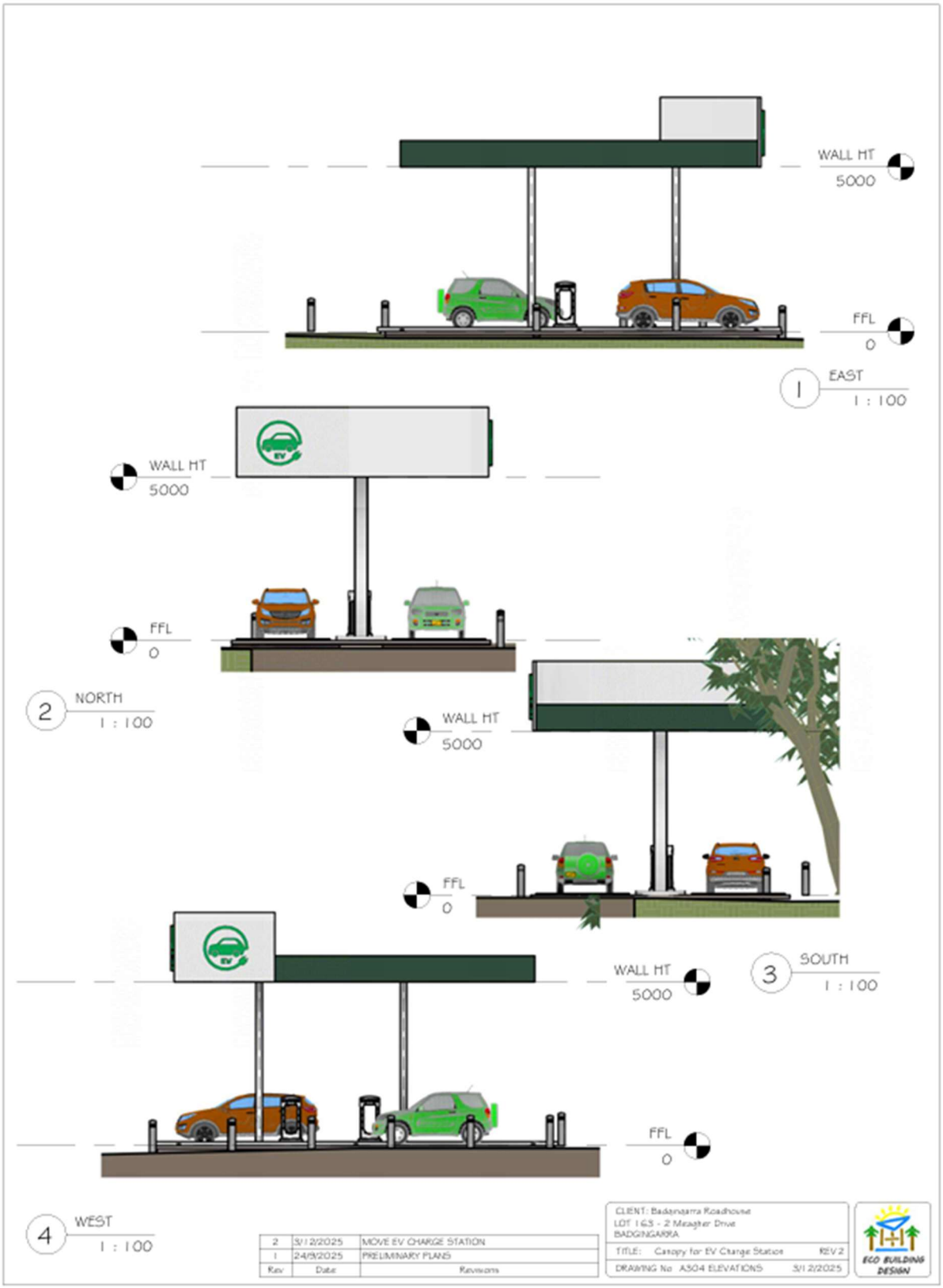
- **Local government**
- **Commission**
- **Minister**
- **EPA**


MEAGHER
DRIVE
REIMERS
STREET
LOT 163
DP211523
6313m²
EV CHARGE
STATION
EXISTING
SERVICE
STATION
EXISTING
BUILDINGS
EXISTING
BUILDINGS
EXISTING
BUILDINGS
BRAND
HIGHWAY
LOT 172
R.31566
DP211523
2.5154ha
203.0 m
203.5 m
204.0 m
204.5 m
205.0 m
205.5 m
206.0 m
207.0 m
Site
1 : 500
2 5/12/2025 MOVE EV CHARGE STATION
1 24/9/2025 PRELIMINARY PLANS
Rev Date Revisions
CLIENT: Badgingarra Roadhouse
LOT 163 - 2 Meagher Drive
BADGINGARRA
TITLE: Canopy for EV Charge Station REV 2
DRAWING No A302 SITE PLAN 5/12/2025
ECO BUILDING DESIGN

Attachment: 9.3.2

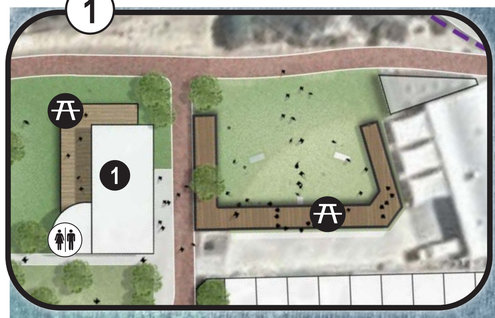
Attachment 2

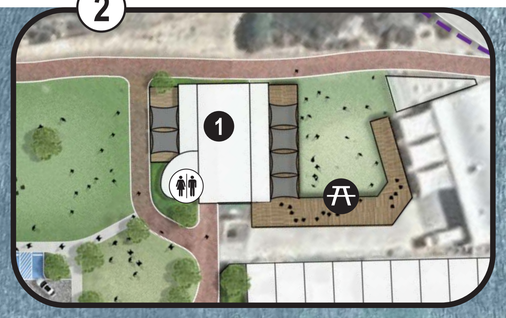


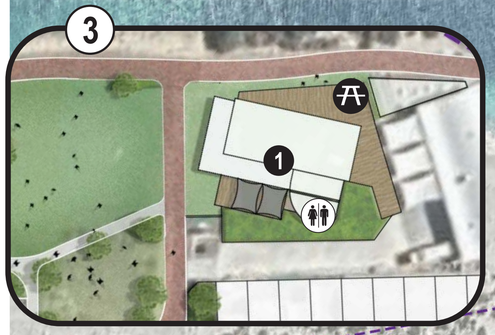

WALL HT
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1 EAST
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2 NORTH
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3 SOUTH
1 : 100
4 WEST
1 : 100
2 3/12/2025 MOVE EV CHARGE STATION
1 24/9/2025 PRELIMINARY PLANS
Rev Date Revisions
CLIENT: Badgingarra Roadhouse
LOT 165 - 2 Meagher Drive
BADGINGARRA
TITLE: Canopy for EV Charge Station REV 2
DRAWING No A304 ELEVATIONS 3/12/2025
ECO BUILDING DESIGN

Attachment: 9.3.3

Attachment 1







Extend jetty 80m with tidal landing providing seasonal flexibility.

Cycle path continues north

Interpretive node for old jetty, reef balls and Rest in Reef.

Dobbyn Park

Car park extension - 14 bays

Doust Street

The space provides shaded seating while maintaining strong views through to the coastline.

Opportunity for events, festivals and market space. Include provision to access power/water.

Proposed mobile vendor location to be set off of road for patron safety (self contained 2No. max.)

Heaton Street

Retain parking

Existing mobile vendor location to be set off the road for patron safety (utilise existing services 4No. max.)

POSSIBLE RESTAURANT LOCATION
1 2 3

Existing Beach Cafe

Potential Tourist Development

Public toilet for playground, youth areas and beach goers in general. Cater for peak period demand

Turquoise Way - to Hill River/Cervantes

Fauntleroy Park

Grigson Street

Additional parking - 24 bays

Opportunity for public art arrival statement

Car park 34 bays (includes 2 x ACROD)

Retain parking

Retain existing parking

Additional parking - 17 bays

Existing Cook Street toilets

Mobile vendor location (self contained 2No max.)

Mobile vendor location both sides (power/water access to 4No. max.)

Jurien Bay Caravan Park

Roberts Street

White Street

Cook Street

Car park - 12 bays

Sandpiper Street

CLIENT
SHIRE OF DANDARAGAN

PROJECT
DANJMP

DRAWING
JURIEN BAY REVISED FORESHORE MASTERPLAN

DRAWING NUMBER
JB-COMBINED

ISSUE DATE
MARCH 2026

REVISION
K

SCALE
1:1000 @ A1

DRAWN BY
JJB

0 10 20 40 80m

N

LEGEND

- Site Boundary
- Red Asphalt
- Road
- Concrete Paving
- Decking
- Trees - low level shade tree
- Turf
- Low Planting
- Dune Fence
- Public Art
- Beach access node: shower, seating. Potential for shade and art/interp.
- Picnic node: bbq, shade, seating, drink fountain, bin.
- Youth Plaza (Completed)
- Playground (Completed)
- Toilets
- Alfresco Seating & Tables
- Mobile Vendor Locations

KEY

1. Proposed commercial building
2. Proposed Feature Shelter and Seating / Sunset views
3. Future caravan park accommodation with foreshore access
4. Dune restoration (decommission storm water basin)
5. Commercial opportunity locations
6. Beach based activity node (sand sculpting, art exhibitions, beach based sports)
7. Low Wattage Lighting

COASTAL EROSION HAZARD MAPPING

Inland Boundary of Predicted Vulnerability.

Source: Produced by Cardno 20/03/2017 as part of 'Coastal Hazard Risk Management and Adaptation Plan June 2018 for the Shire of Dandaragan.

- 2016
- 2030
- 2070
- 2110

SHIRE OF DANDARAGAN

SITE LOCATION

NTS

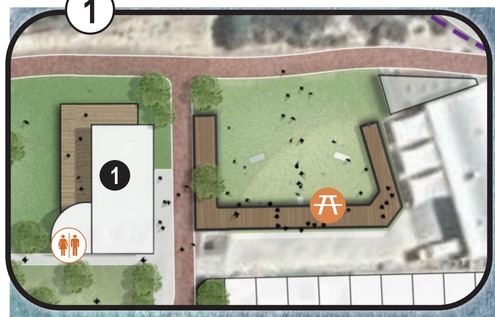


UDLA

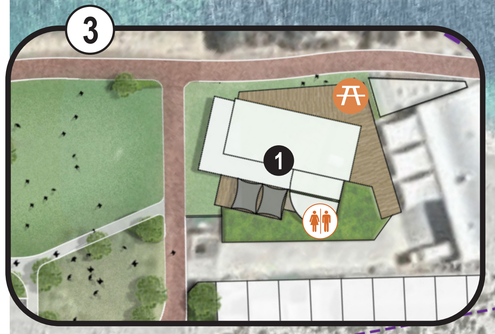
UDLA WA: WHADJUK COUNTRY.
LEVEL 2 ATWELL BUILDING, 3 CANTONMENT ST, FREMANTLE WA 6160

Attachment: 9.3.3

Attachment 2







Extend jetty 80m with tidal landing providing seasonal flexibility.

Cycle path continues north

Interpretive node for old jetty, reef balls and Rest in Reef.

Dobbyn Park

Doust Street

A civic Town Square that facilitates community events, festivals and links to the beach.

The space provides shaded seating while maintaining strong views through to the coastline.

Opportunity for events, festivals and market space. Include provision to access power/water.

Proposed mobile vendor location to be set off of road for patron safety (self contained 2No. max.)

Heaton Street

Retain parking

Existing mobile vendor location to be set off the road for patron safety (utilise existing services 4No. max.)

Turquoise Way - to Hill River/Cervantes

Fauntleroy Park

POSSIBLE RESTAURANT LOCATION
1 2 3

Grigson Street

Potential Tourist Development

Public toilet for playground, youth areas and beach goers in general. Cater for peak period demand

Opportunity for public art arrival statement

Car park 34 bays (includes 2 x ACROD)

Retain parking

Additional angled parking - 45 bays (includes 2 x ACROD)

Additional parking - 25 bays

Retain parking

Mobile vendor location (self contained 2No max.)

Mobile vendor location both sides (power/water access to 4No. max.)

Existing Cook Street toilets

Cook Street

White Street

Jurien Bay Caravan Park

Roberts Street

Sandpiper Street

CLIENT
SHIRE OF DANDARAGAN

PROJECT
DANJMP

DRAWING
JURIEN BAY REVISED FORESHORE MASTERPLAN

DRAWING NUMBER
JB-COMBINED

ISSUE DATE
OCTOBER 2025

REVISION
I

SCALE
1:1000 @ A1

DRAWN BY
JJB

0 10 20 40 80m

N

LEGEND

- Site Boundary
- Red Asphalt
- Road
- Concrete Paving
- Decking
- Trees - low level shade tree
- Turf
- Low Planting
- Dune Fence
- Public Art
- Beach access node: shower, seating. Potential for shade and art/interp.
- Picnic node: bbq, shade, seating, drink fountain, bin.
- Youth Plaza (Completed)
- Playground (Completed)
- Public Toilets
- Lobster Hut Toilets
- Alfresco Seating & Tables
- Kiosk
- Mobile Vendor Locations

KEY

1. Proposed commercial building'Lobster Hut'
2. Proposed Feature Shelter and Seating / Sunset views
3. Existing infrastructure to be retained
4. Future caravan park accommodation with foreshore access
5. Dune restoration (decommission storm water basin)
6. Commercial opportunity (small scale lease location)
7. Beach based activity node (sand sculpting, art exhibitions, beach based sports)
8. Low Wattage Lighting

COASTAL EROSION HAZARD MAPPING

Inland Boundary of Predicted Vulnerability.

Source: Produced by Cardno 20/03/2017 as part of 'Coastal Hazard Risk Management and Adaptation Plan June 2018 for the Shire of Dandaragan.

- 2016
- 2030
- 2070
- 2110

SHIRE OF DANDARAGAN

SITE LOCATION

NTS



UDLA

UDLA WA: WHADJUK COUNTRY.
LEVEL 2 ATWELL BUILDING, 3 CANTONMENT ST, FREMANTLE WA 6160

Attachment: 9.3.3

Attachment 3

pracsys.

SHIRE OF DANDARAGAN

Jurien Bay Foreshore Land Use Economy Study

MARCH 2026

Document Control				
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v 1.0	First Draft	Callum Shenton	Dawson Demassiet-Huning	18-02-2026
v 2.0	Final Report	Callum Shenton	Dawson Demassiet-Huning	04-03-2026

Disclaimer

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1 EXECUTIVE SUMMARY

This Land Use Economic Study (LUES) has been prepared for the Shire of Dandaragan (Shire) to evaluate the commercial feasibility and strategic viability of additional development opportunities at the Jurien Bay Foreshore (Foreshore). Recommendations on development types and their delivery, timing, and scale were given.

1.1 Market and Demand Analysis

Market and Demand Analysis was undertaken to estimate the total expenditure available to potential commercial opportunities and to help inform what offering types would be financially feasible. The Analysis showed that there appears to be available demand for a food and beverage offering at the Foreshore and that the offerings should allow for additional capacity during holidays to capitalise on income from intrastate visitors.

Figure 1. Market Analysis Summary

Market Analysis	Market Insight
Population 	• It is important that commercial opportunities capitalise on Jurien Bay's coastal assets to cater to the growing market (recent Perth migrants)
Age & Income Profile 	• Commercial offerings should maintain offerings catered to seniors, who represent the largest local market in Jurien Bay • Commercial offerings should consider providing products / services suited to the expected increase in young families and professionals
Residential and Visitor Demand 	• There appears to be available visitor demand for a food and beverage offering at the Foreshore • Commercial opportunities should allow for additional capacity during school holidays to maximise income from intrastate visitors

Pracsys 2026

1.2 Floorspace Gap Analysis and Development Options

Floorspace Gap Analysis was conducted to investigate which floorspace categories Jurien Bay underprovides for (relative to benchmark areas). Gaps were used to inform potential Development Options at the Foreshore. The Development Options are shown below.

Figure 2. Development Option Summary

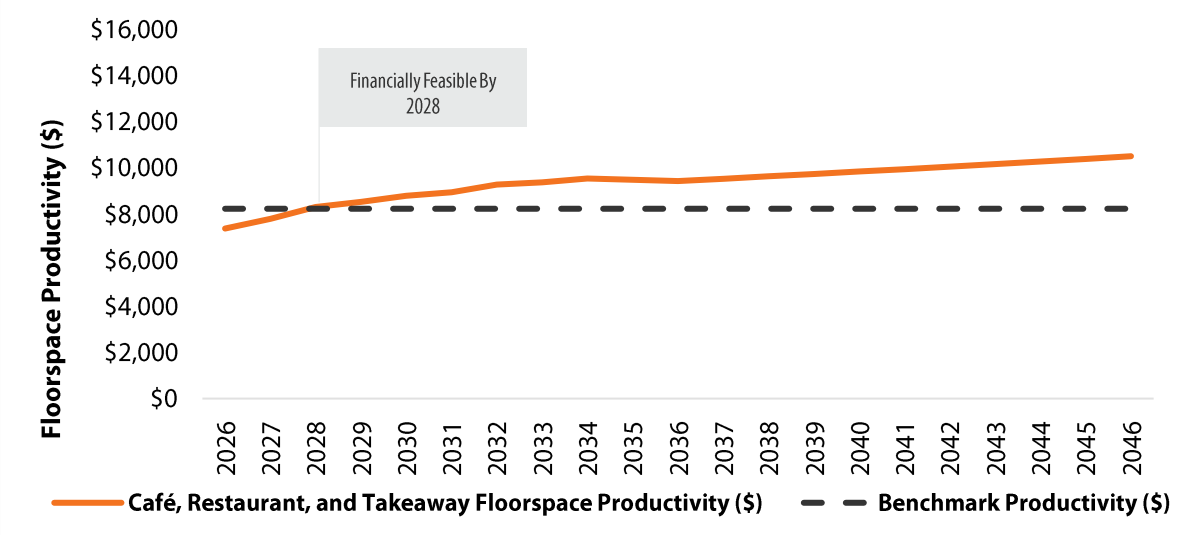
Development Option	Offerings
Beach Bar / Restaurant	• Restaurant catered to locals and tourists • Offers alcohol beverages • Entertainment uses
Bespoke Retail	• Boutique clothing (beachwear, surfing lifestyle wear) • Tourist merchandise (gifts, novelties, and souvenirs)
Café	• Coffees • Café food • Pastries and baked goods
Tourism Hub	• Boat / Paddle Board / Bike hire • Arts and cultural spaces

Source: Pracsys 2026

1.3 Financial Feasibility Assessment

Total expenditure for retail products was forecasted over 20 years to investigate whether the Development Options are financially feasible to a prospective operator and, if so, when. The Beach Bar and Restaurant and Café is projected to be financially feasible by 2028 and Bespoke Retail is feasible from 2026 (see Figure 3 and Figure 4)[1].

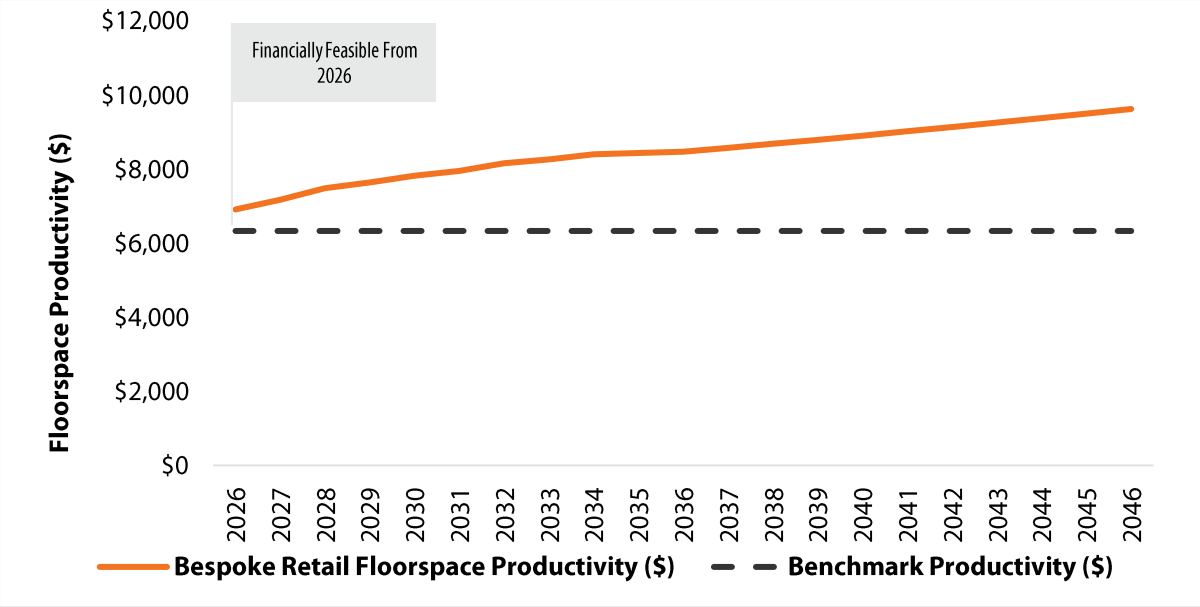
Figure 3. Beach Bar and Restaurant & Café Forecasted vs Benchmark Floorspace Productivity



Source: Pracsys 2026

[1] Tourism Hub was not considered in the Financial Feasibility Assessment due its complex financial offerings and government intervention likely required which are considerations beyond the scope of this study.

Figure 4. Bespoke Retail Forecasted vs Benchmark Floorspace Productivity



Source: Pracsys 2026

1.4 Stakeholder Engagement

Targeted stakeholder interviews were undertaken with key local industry stakeholders to receive feedback on the Development Options. The key stakeholder feedback is summarised below.

Key Themes	Stakeholder Feedback
Support for Food & Beverage Offering	• Unanimous support was expressed for a food and beverage (F&B) offering • Support was driven by F&B's appeal to tourists and its opportunity to activate night life • Demand for greater variety of F&B offerings was anticipated due to the uplift in visitation since COVID-19 and the lack of current F&B offerings to meet such demand
Low Level of Impact on Town Centre	• A development option along the Foreshore is expected to have a low level of impact on current offerings within the Town Centre • Low impact is expected due to anticipated growth in visitation and demand that an additional offering would support
Taking Advantage of the Foreshore	• Concerns were raised regarding development options that did not fully utilise the foreshore's natural assets • This includes developments that do not take advantage of the ocean views and sunsets and / or are closed during night hours

Key Themes	Stakeholder Feedback
Combining Elements 	• Stakeholders recommended combining aspects of several development options into one (e.g., Beach Bar / Restaurant and Café) • Combining elements offers fiscal resilience during off-seasons and diversifies revenue streams which improves the offering's financial feasibility

1.5 Options Outcome Assessment

Development Options underwent a multi-criteria analysis (MCA) framework to assess their alignment with local and state planning frameworks. The results are shown below, with the Beach Bar / Restaurant and Café both scoring highly due to their high fiscal performance and community outcomes aligned to local and state planning frameworks.

Figure 5. MCA Scoring

Option	Vibrant and activated public spaces	Improved liveability	Sustainable investment	Equitable and accessible	Tourism growth	Active community	Investment attraction	Viable	Score Total
Beach Bar / Restaurant	5	4	4	4	5	4	4	5	**35**
Bespoke Retail	3	4	3	3	2	2	2	5	**24**
Café	5	5	5	4	4	4	3	5	**35**
Tourism Hub	4	3	2	4	4	3	3	3	**26**

Source: Pracsys 2026

1.6 Impact Assessment

State Planning Policy 4.2 guides impact assessments for activity centres in the Metropolitan are and was used to inform the impact assessment of the proposed development. The impact focusses on the options that include food and beverage uses. The following assumptions were used to model turnover estimates.

Metric	Model Application
Floorspace productivity required for a viable development	$8,500m^2$ - turnover per metre squared

Metric	Model Application
Beach Bar / Restaurant Unique Expenditure	20% of customers are new visits to Jurien Bay – turnover from these visits are additional to the town
New vs Transferred Turnover (see Figure 19)	Turnover in peak and semi-peak periods is additional (50% during semi-peak) expenditure to the town through increased capacity. Half of the turnover in semi-peak periods and all of off-peak turnover is a transfer from current uses.
Option Floorspace Split	Beach Bar / Restaurant: 350m^2 Café: 150m^2
Additional visits	24,000 additional visits
Food, beverage and entertainment expenditure	$38 spend per additional visit - food and beverage. This spend is additional to current food and beverage operators.
Other tourism expenditure	$118 spend per additional visit - retail and entertainment. This spend is additional to other retail and entertainment operators.

Source: Pracsys 2026

Applying these assumptions results in a net transfer of turnover from current uses of $1.33 million and a total increased expenditure pool across all uses in the town of $5.8 million through additional capacity for food and beverage purchases and additional visitation.

Figure 6. Turnover Impact Summary

Town Centre Food and Beverage Uses	Turnover ($)	Productivity ($/m^2)
Current Turnover	$15,513,016	$9,459
Transferred Turnover	($2,272,373)	
Turnover from Additional Visits	$939,125	
Net Transfer of Turnover	(1,333,249)	
Projected Turnover	$14,179,767	$8,646
Impact Assessment		
Impact (moderate)		8.59%
Benchmark Viable Productivity		$8,500m^2

Sources: TWA 2026, Pracsys 2026, Colliers 2018

SPP4.2 recommends considering the effects of demand growth on measured impacts. By 2031, there will be sufficient additional turnover generated by population and visitor growth (roughly $3.4 million) to fully

mitigate the measured impact and the current uses will have returned to their predevelopment turnover levels. The initial impact on local businesses will not affect their viability and is classified as moderate by SPP4.2.

Increase in demand for food and beverage uses will offset the impact on local businesses fully within five years. There is a significant potential net benefit to the economy of Jurien Bay through development of the Beach Bar / Restaurant and Café at the Foreshore.

1.7 Recommendations

Recommendations on each Development Option's delivery, timing, and footprint are summarised below. These were informed by analysis and engagement findings. Careful consideration of each Development Option's wider planning implications should be undertaken in addition to the recommendations provided here.

Beach Bar / Restaurant & Café	
Delivery	• Combine Beach Bar / Restaurant and Café • Open during night hours • Offer dinner options that cater to visitors and that are unique from current offerings • Take advantage of ocean views (e.g., window seating, explore double-storey options) • Provide products / services suited to the expected increase in young families and professionals • Consider using flexible furnishings and fit-outs to accommodate the additional visitors during peak season (January, April, and December)
Timing	• Short-to-medium term (from 2028 to 2032)
Footprint	• Medium-scale site (300m^2 – 600m^2)
Bespoke Retail	
Delivery	• Be an ancillary use within another Development Option or within close proximity to another Development Option • Offer products that cater to tourists (e.g. gifts, novelties, souvenirs, beach wear) • Consider implementing a flexible revenue model (e.g., spaces used and inventory) that caters to tourists during peak season and locals during off-season

Timing	• During or after another Development Option is constructed
Footprint	• Small-scale site (150m^2 – 300m^2)
Tourism Hub	
Delivery	• Deliver through a storage space and / or designed hire-van location • Offer hire activities such as kayak, paddle boards, scooters, bikes • Consider combining tourism hub and café van • Minimise construction and operational costs where possible
Timing	• Short-term (Now to 2028)
Footprint	• Small scale (up to 50m^2)

Source: Pracsys 2026

2 INTRODUCTION

This Land Use Economic Study (LUES) has been prepared for the Shire of Dandaragan (Shire) to evaluate the commercial feasibility and strategic viability of additional development opportunities at the Jurien Bay Foreshore (Foreshore).

The Shire's Masterplan[2] designated two portions of foreshore reserve for further development (see Figure 8). This LUES provides an evidence-base to support the Shire's decision on what development type(s) should take place at those designated portions. Development type recommendations consider the following:

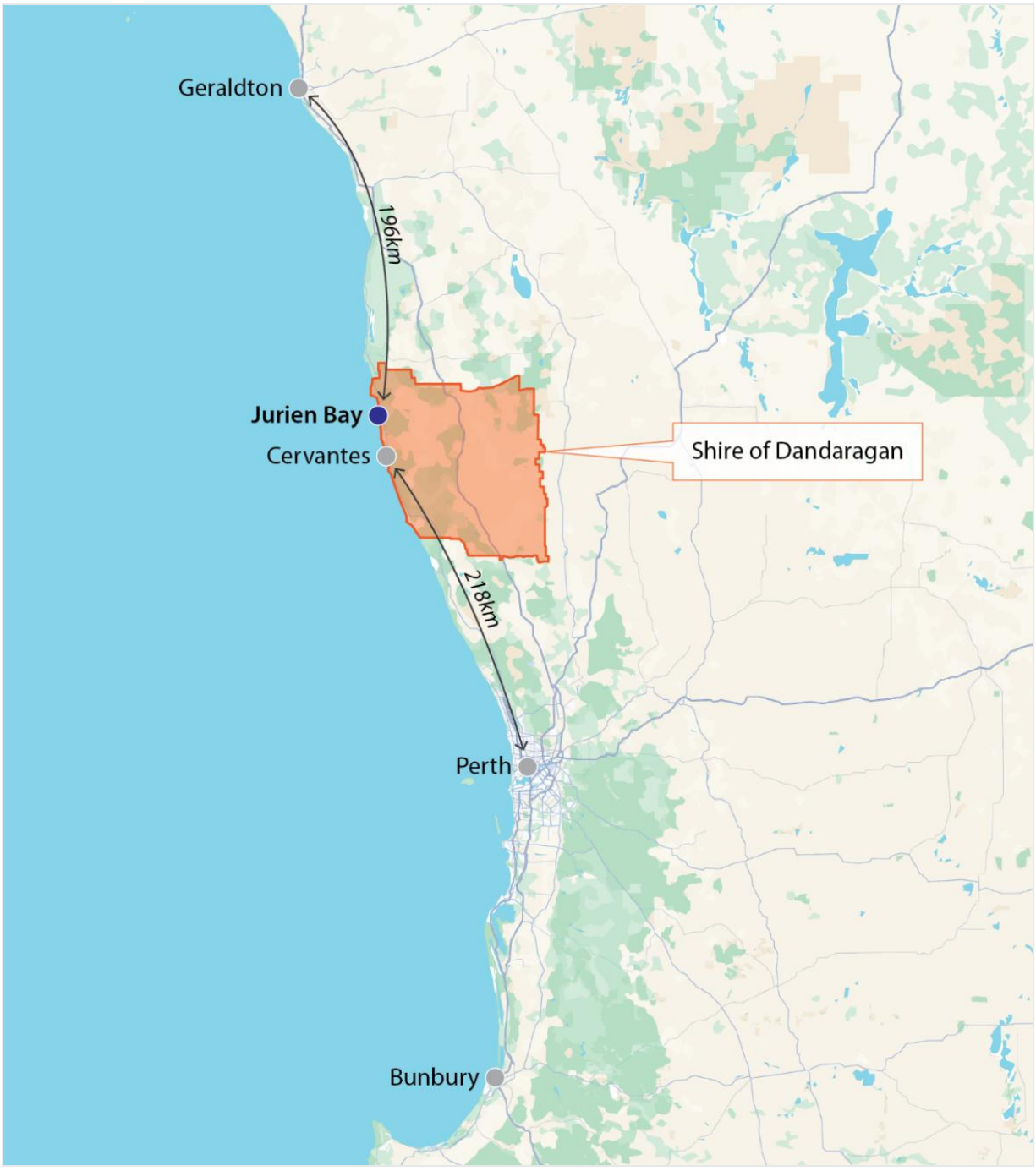
1.	Relative provision of services compared to benchmark locations	See **Section 4**
2.	Financial feasibility to a prospective operator	See **Section 6**
3.	Strategic alignment to the Masterplan's vision	See **Section 6**
4.	Stakeholder input	See **Section 9**
5.	Alignment with local and state planning frameworks	See **Section 10**
6.	The financial impact on current local offerings	See **Section 11**

[2] Shire of Dandaragan 2025, *Jurien Bay and Cervantes Foreshore Masterplan Report*

3 CONTEXT

Jurien Bay is situated in the Shire of Dandaragan as a primary coastal hub within the Wheatbelt region (see Figure 7). The coastal town serves as a critical gateway along the Indian Ocean Drive and is historically defined by its fishing industry and "grey nomad" transit market.

Figure 7. Shire of Dandaragan Context Map



Source: Pracsys 2026

The town has high-amenity landscape assets which have supported a significant shift toward the "experience economy". Part of this transformation has been the increase in Perth resident lifestyle migration attracted by the town's relative affordability and short driving distance to Perth[3]. Another part of this transformation is the Jurien Bay Foreshore, which has been the recipient of extensive Shire-led capital works. The precinct now features a high-density youth space, modern skate park, and iconic play assets that have centralised visitor activity.

The Shire's Masterplan is a framework that guides further development at the Jurien Bay (and Cervantes) Foreshore. The Masterplan aims to facilitate further development by strengthening the foreshore promenade and retaining Jurien Bay's sense of place and uniqueness. Three commercial opportunities have been identified to help achieve the Masterplan's aim and are shown in Figure 8.

Figure 8. Commercial Opportunities Foreshore Map



Source: Pracsys 2026, Shire of Dandaragan 2025

[3] The inflow of Perth migrants to the Wheatbelt was almost equal to Bunbury's (ABS 2025).

The Shire received a development application to install four refurbished sea containers along the Foreshore (the site location is shown Figure 9). The modular structures were proposed to support retail and tourist activities, such as ice cream parlor, juice bar, bike hire, gift shop, and retail outlets for tourism and local goods. The development was deemed as contemporary and complementary to the desired built-form aesthetic of the Foreshore (outlined in the Masterplan) and was subsequently approved in a Shire Council Meeting held on December 2024.

Figure 9. Location Plan



Source: Shire of Dandaragan 2024

4 MARKET ANALYSIS

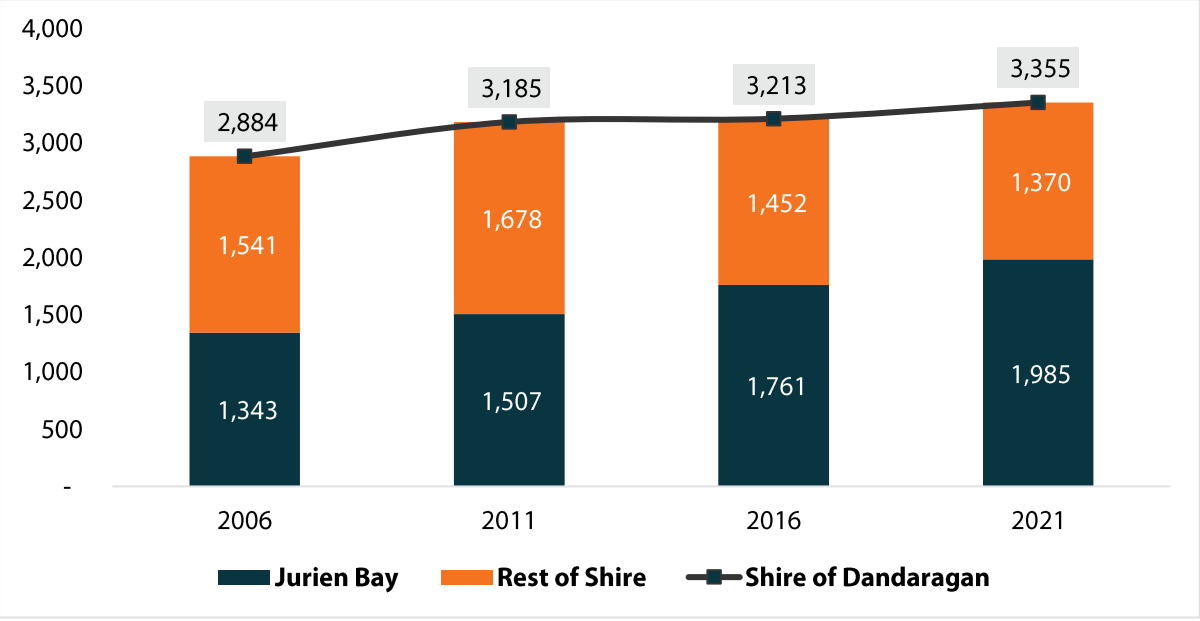
4.1 Socioeconomic Profile

Population

The Shire has experienced steady population growth since 2006, growing from 2,884 to 3,355 (see Figure 10). This growth until 2013 has been underpinned by construction activity associated with wind-farm developments and cyclical agricultural and tourism influxes. Since 2013, population growth has been driven by professionals, FIFO workers, and families predominantly migrating from Perth. This is represented by the Jurien Bay population increasing by 13% from 2016 and 2021 while the rest of the Shire's population has decreased by 18% in the same period.

Intrastate migration is largely due to Jurien Bay's coastal assets, high-amenity landscape, and proximity to Perth; changes in lifestyle preferences and remote and hybrid work have likely catalysed these migration patterns[4].

Figure 10. Shire of Dandaragan Historical Population (2006 – 2021)



Source: ABS Census 2006 – 2021

Market Insight

It is important that commercial opportunities capitalise on Jurien Bay's coastal assets to cater to the growing market (recent Perth migrants)

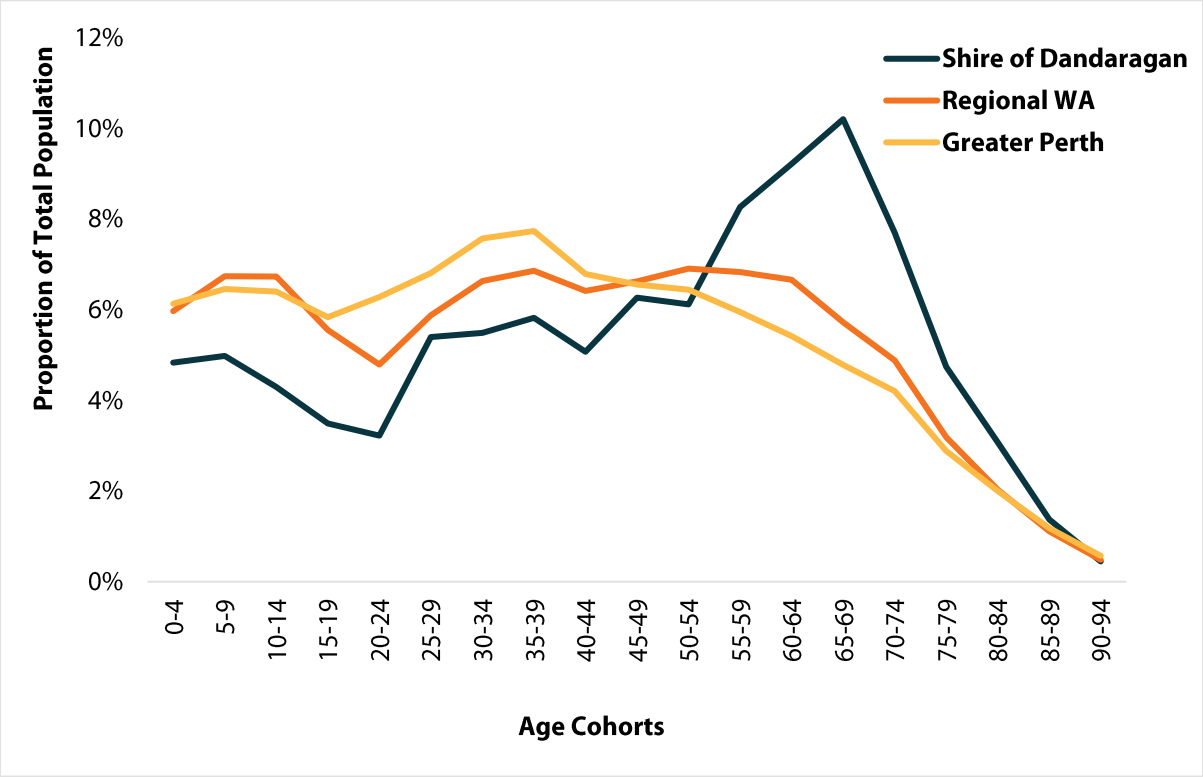
[4] CISCO 2022, *Our Future World: Global megatrends impacting the way we live over coming decades*

Age & Income Profile

The Shire has a relatively large representation of seniors (65-84 years old), having an 85% and 62% higher representation of seniors than Greater Perth and Regional WA respectively (see Figure 11). This means that for every senior in Greater Perth there are 1.85 seniors in Jurien Bay (when scaled for population). The Shire has a lower representation of young families and working-aged people (0 to 49 year olds), being 21% and 27% lower than Greater Perth and Regional WA respectively.

The Shire's age profile is expected to maintain a pronounced high representation of retirees (aged 55 to 69) and experience 40% growth in the representation of young families and professionals by 2031, growing from 605 persons aged 10-24 and 40-44 to 805[5].

Figure 11. Age Profile Shire of Dandaragan vs Regional WA & Greater Perth (2021)

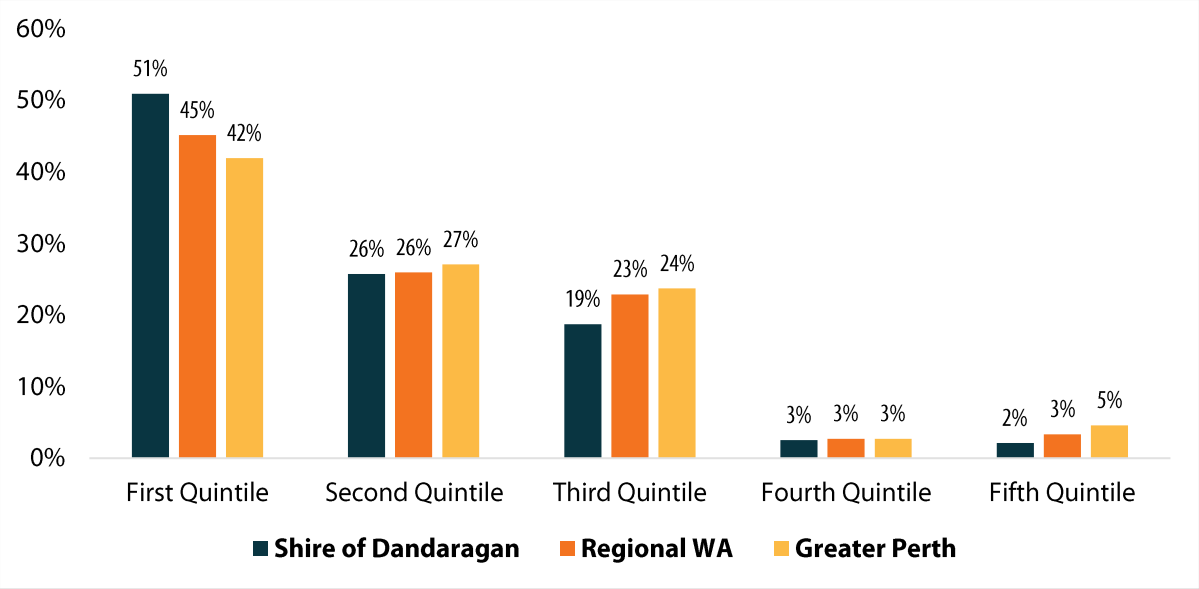


Source: ABS Census 2021

Shire residents on average earn less than Regional WA and Greater Perth residents (see Figure 12). The Shire has a higher representation of earners in the first and second quintile but a lower representation in the third to fifth quintile. This likely represents the large number of retirees in the Shire and relatively low number of working-aged persons.

[5] DPLH 2025, *WA Tomorrow (2016-31) Forecasts by Age and Sex*

Figure 12. Income Profile Shire of Dandaragan vs Regional WA & Greater Perth (2021)



Source: ABS Census 2021

Market Insights

- Commercial offerings should maintain offerings catered to seniors, who represent the largest local market in Jurien Bay
- Commercial offerings should consider providing products / services suited to the expected increase in young families and professionals

4.2 Demand Analysis

Total residential and visitor expenditure on retail products and services[6] in Jurien Bay has been estimated. Estimates represent the total expenditure available to the commercial opportunities and have been used to inform what offering types are financially feasible in Section 6.

Residential

Residential expenditure on retail products and services in Jurien Bay has been estimated by using a household expenditure methodology. The methodology accounts for the Shire's income profile expenditure patterns and applies leakage over time. Leakage includes online leakage and expenditure expected to be spent outside Jurien Bay[7]. Household expenditure has been split into the following categories to help inform commercial offering types: Food and Grocery; Café, Restaurant and Takeaway; and Bespoke Retail. Key assumptions used are outlined in Figure 13.

[6] Expenditure on goods and services consistent with industrial uses have been deemed as unsuitable to the Jurien Bay Foreshore.
[7] This includes expenditure spent in the Shire but outside of Jurien Bay.

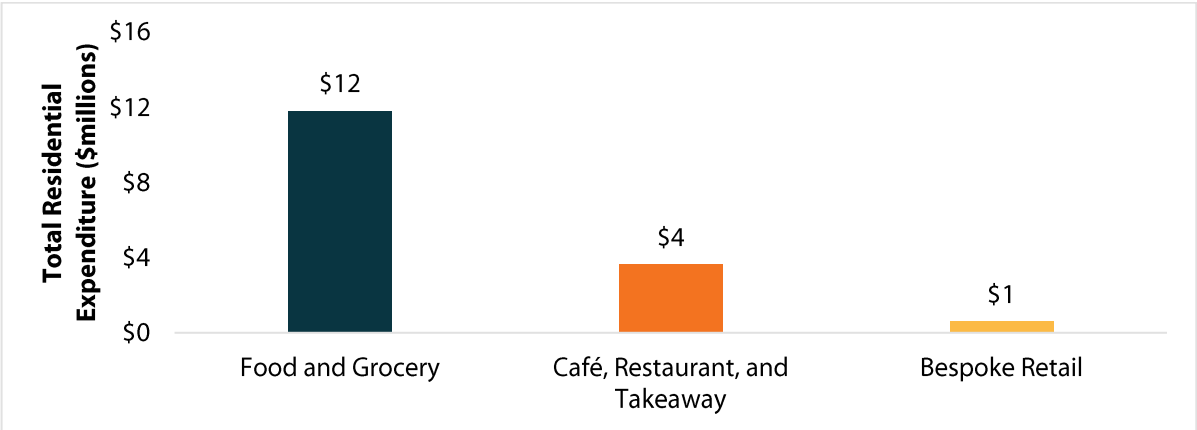
Figure 13. Residential Expenditure Key Assumptions

Assumption	Value	Source
Food and Grocery		
Annual Expenditure Per Household	$10,936	ABS 2015 / 16, *Household Expenditure Survey* Amount have been escalated to $2026 prices
Jurien Bay Residents Online and Inter-catchment Leakage	20%	Taktics4 2021, *Jurien Bay Town Centre: Retail Demand Assessment*
Other Shire Residents Online and Inter-catchment Leakage	65%	
Café, Restaurant, and Takeaway		
Annual Expenditure Per Household	$3,368	ABS 2015 / 16, *Household Expenditure Survey* Amount have been escalated to $2026 prices
Jurien Bay Residents Online and Inter-catchment Leakage	20%	Taktics4 2021, *Jurien Bay Town Centre: Retail Demand Assessment*
Other Shire Residents Online and Inter-catchment Leakage	65%	
Bespoke Retail		
Annual Expenditure Per Household	$1,666	ABS 2015 / 16, *Household Expenditure Survey* Amount have been escalated to $2026 prices
Jurien Bay Residents Online and Inter-catchment Leakage	80%	Taktics4 2021, *Jurien Bay Town Centre: Retail Demand Assessment*
Other Shire Residents Online and Inter-catchment Leakage	80%	

Source: Pracsys 2026

The total residential expenditure in Jurien Bay is shown in Figure 14. Amounts were calculated by multiplying annual expenditure per household, number Shire households, and relevant leakage amounts together.

Figure 14. Residential Total Expenditure in Jurien Bay (2026)



Source: Pracsys 2026, ABS Census 2021

Visitor

The region's visitation is defined by its long-distance tourism route along Indian Ocean Drive. The Pinnacles, Cervantes, Lobster Shack, and Jurien Bay are key stopovers between Perth and Geraldton (see Figure 15). This yields a very high representation of intrastate visitors especially during the Australian holiday seasons (Easter and Christmas break).

Figure 15. Locations of Interest



Source: Pracsys 2026

Visitor expenditure on retail products and services has been estimated by scaling expected visitor's spend-by-night by captured market share. Captured market share represents the proportion of total expenditure-per-night that is spent on relevant retail offerings[8] within Jurien Bay. In other words, captured market share excludes visitor expenditure spent outside of Jurien Bay and within Jurien Bay on irrelevant retail offerings. Key assumptions are outlined in Figure 16 and total visitor expenditure is shown in Figure 17.

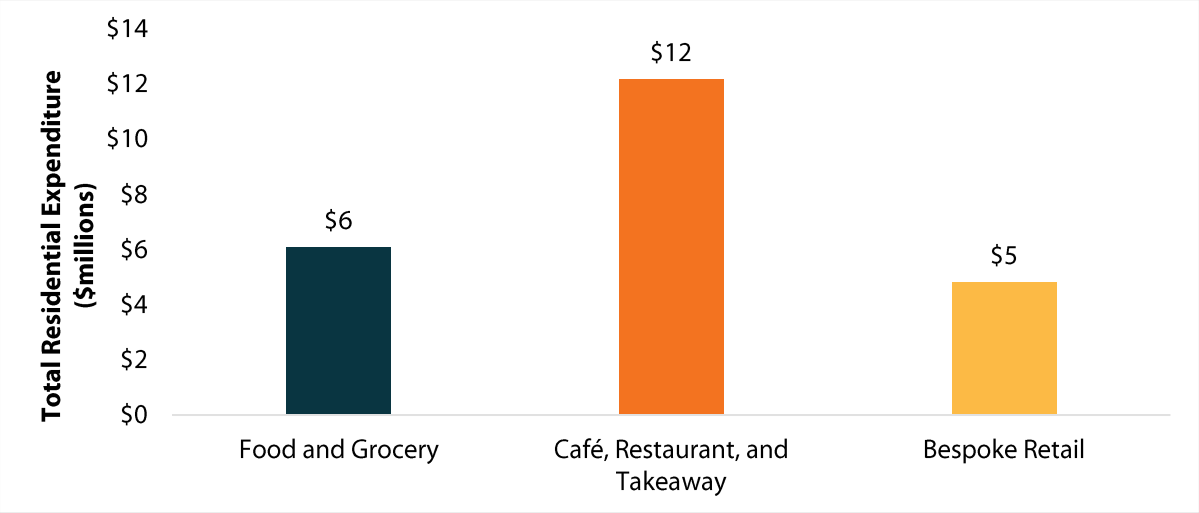
[8] This includes Food and Grocery; Café, Restaurant and Takeaway; and Bespoke Retail.

Figure 16. Visitor Expenditure Key Assumptions

Assumption	Value	Discussion
Domestic Visitor's Total Spend Per Night	$157	Tourism Research Australia 2014, *Local Area Government Area Profile* Amount have been escalated to $2026 prices
International Visitor's Total Spend Per Night	$117	
Food and Grocery Captured Market Share	8%	Taktics4 2021, *Jurien Bay Town Centre: Retail Demand Assessment*
Café, Restaurant, and Takeaway Captured Market Share	16%	
Bespoke Retail Captured Market Share	3%	

Source: Pracsys 2026

Figure 17. Visitor Total Expenditure in Jurien Bay (2026)



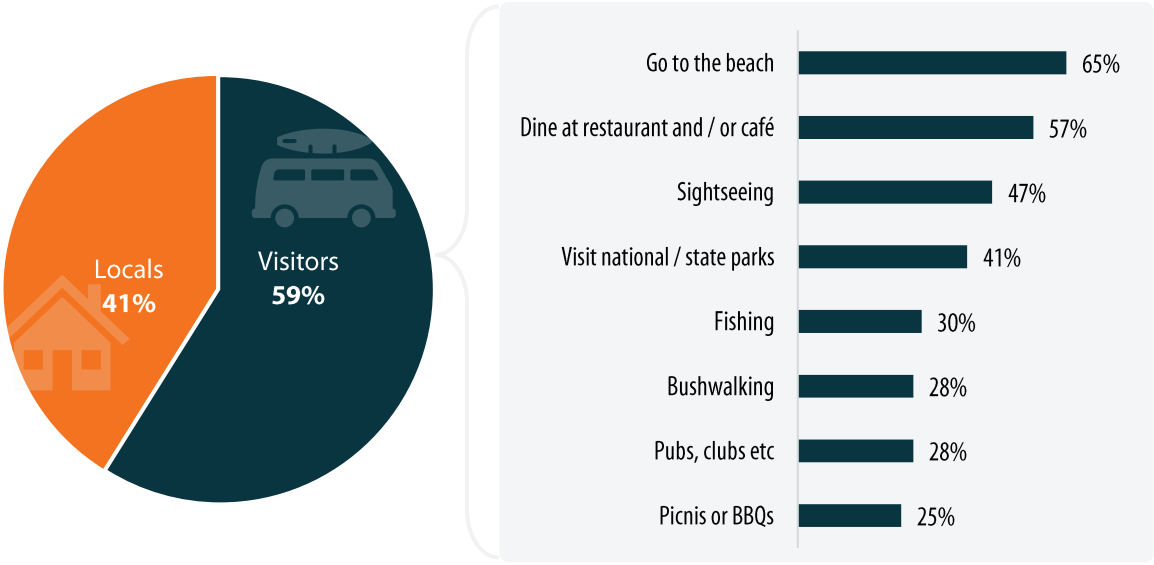
Source: Pracsys 2026, Tourism Research Australia 2014

Total Expenditure

Locals comprise 41% of total retail expenditure ($16.1 million) while visitors comprise 59% ($23.0 million). Most visitor expenditure is concentrated on Café, Restaurant, and Takeaway products, with dining at cafés and restaurants being the top activity that visitors partake in. (see Figure 18). Other top visitor activities are consistent with Jurien Bay Foreshore offerings (e.g., go to the beach, picnics / BBQs, and sightseeing). This suggests that there is available visitor demand for a food and beverage offering at the Foreshore.

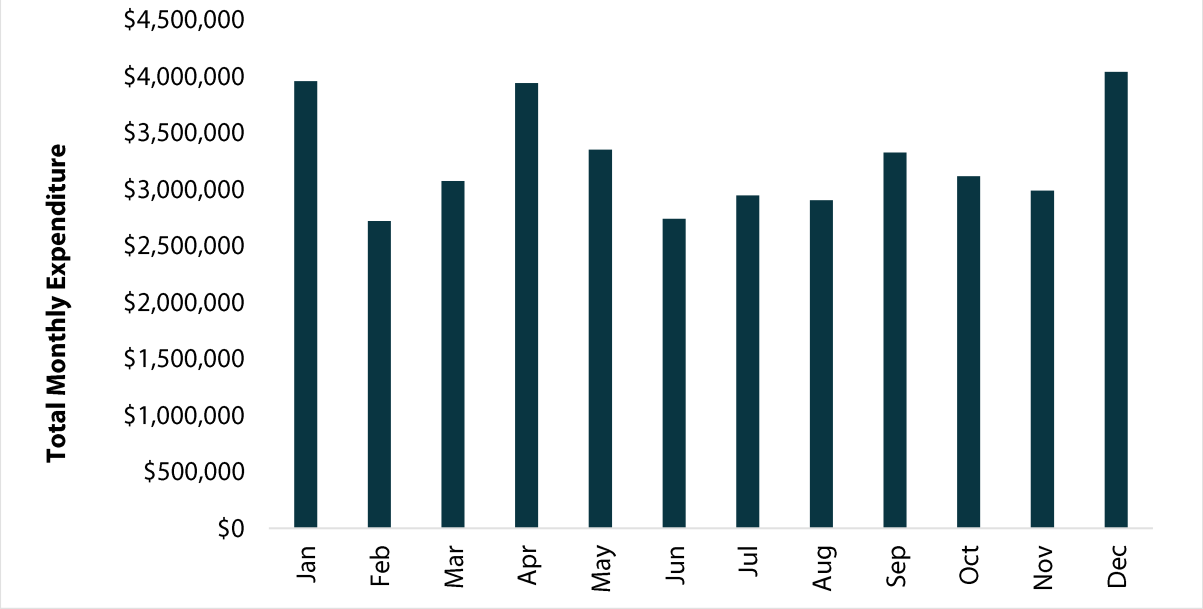
Total residential expenditure has been triangulated with Spendmapp data to yield a total retail expenditure monthly composition (see Figure 19). January, April, and December are the peak months for total expenditure and coincide with the visitor influx during school holidays.

Figure 18. Local vs Visitor Expenditure; Visitor Top Activities



Source: Spendmapp 2025, TRA 2019

Figure 19. Total Retail Expenditure Monthly Composition (2026)



Source: Pracsys 2026, Spendmapp 2025

Market Insights

- There appears to be available visitor demand for a food and beverage offering at the Foreshore
- Commercial opportunities should allow for additional capacity during school holidays to maximise income from intrastate visitors

5 FLOORSPACE GAP ANALYSIS

5.1 Current Land Use

The accuracy and availability of floorspace and location data for retail complexes in Jurien Bay town centre and foreshore is limited. Existing retail floorspace supply within Jurien Bay has been derived through multiple sources, including:

- Satellite data surveying
- Local Government documentation (District Structure Plans, Local Structure Plans etc.)
- Information provided from the Shire
- Secondary research (planning and strategic documents)

Land use types were aligned with the Department of Planning, Land and Heritage (DPLH) Land Use and Employment Survey categories.[9] SHP and ENT were the only land use categories used for this analysis as other categories were deemed unsuitable to potential commercial uses on the Foreshore. Definitions of SHP and ENT are provided below.

SHP

Any activity which involves the sale of goods from a shop located separate to, and / or in, a shopping centre other than those included in Other Retail.

Other Retail includes uses that are not accommodated in a shopping centre by virtue of their scale and special nature (e.g., car sales year or carpet showroom).

ENT

Activities which provide entertainment, recreation and culture for the community and which occur in buildings and/or on land, such as passive and active sports venues, museums, amusements and gambling services.

SHP and ENT were then broken down into more detailed Western Australian Standard Land Use Classifications (WASLUC). The Jurien Bay's current land use is detailed in Figure 20.

[9] DPLH, 2017, *Land Use and Employment Survey Information Sheet*, Government of Western Australia, https://www.wa.gov.au/system/files/2021-07/LUES_Glossary.pdf

Figure 20. Jurien Bay Current Supply (WASLUC Categories)

Floorspace Category (WASLUC)	Example Jurien Bay Business	Floorspace (m^2)
SUPERMARKETS AND GROCERS	Jurien Bay IGA	1,416
LIQUOR - RETAIL	BWS (Shopping Centre)	216
MEATS - RETAIL.	Jurien Bay Quality Meats	96
OTHER RETAIL FOOD TRADE NEC	Surf Shops, Marine / Tackle Shops	348
FISH AND SEAFOODS - RETAIL	Jurien Seafoods	96
RESTAURANTS, CAFES & FUNCTION CENTRES	Jurien Bay Beach Cafe, Meraki, The Oneh Jurien	984
TAKE AWAY FOOD AND MILK BARS	Jurien Bay Pizza, Sandpiper Tavern (Takeaway portion)	492
DRINKING PLACES (ALCOHOLIC BEVERAGES) - TAVERNS	Jurien Bay Hotel (Dining Area)	164
PHARMACIES, CHEMISTS	Jurien Bay Pharmacy	198
NEWSAGENTS	Jurien Bay News agency & Lotto	144
HARDWARE - RETAIL.	Mitre 10 (Bashford St), Jurien Home Hardware	198
WOMEN'S, GIRLS' AND INFANTS' WEAR STORES - RETAIL	Haven Boutique & Gifts	144
GIFTS, NOVELTIES & SOUVENIRS - RETAIL	Various Souvenir / Tourism Shops	144
Total		**4,642**

Source: Pracsys 2026, Taktics4 2021, Shire of Dandaragan 2012

5.2 Future Land Use

Desktop research of planning documentation was undertaken to identify planned developments in the Jurien Bay foreshore and town centre area. Relevant planned developments are summarised in Figure 21 and have been accounted for in this analysis[10].

Figure 21. Planned Developments

Description	Land Use Type	Year of Completion	Floorspace (m^2)
Seashells Jurien Bay Resort	Café	2027	300
Precinct 4 Jurien Bay Boat Harbour Development	Restaurant & Boutique Retail	2028	250
Western Marina Development	Restaurant	2028	300

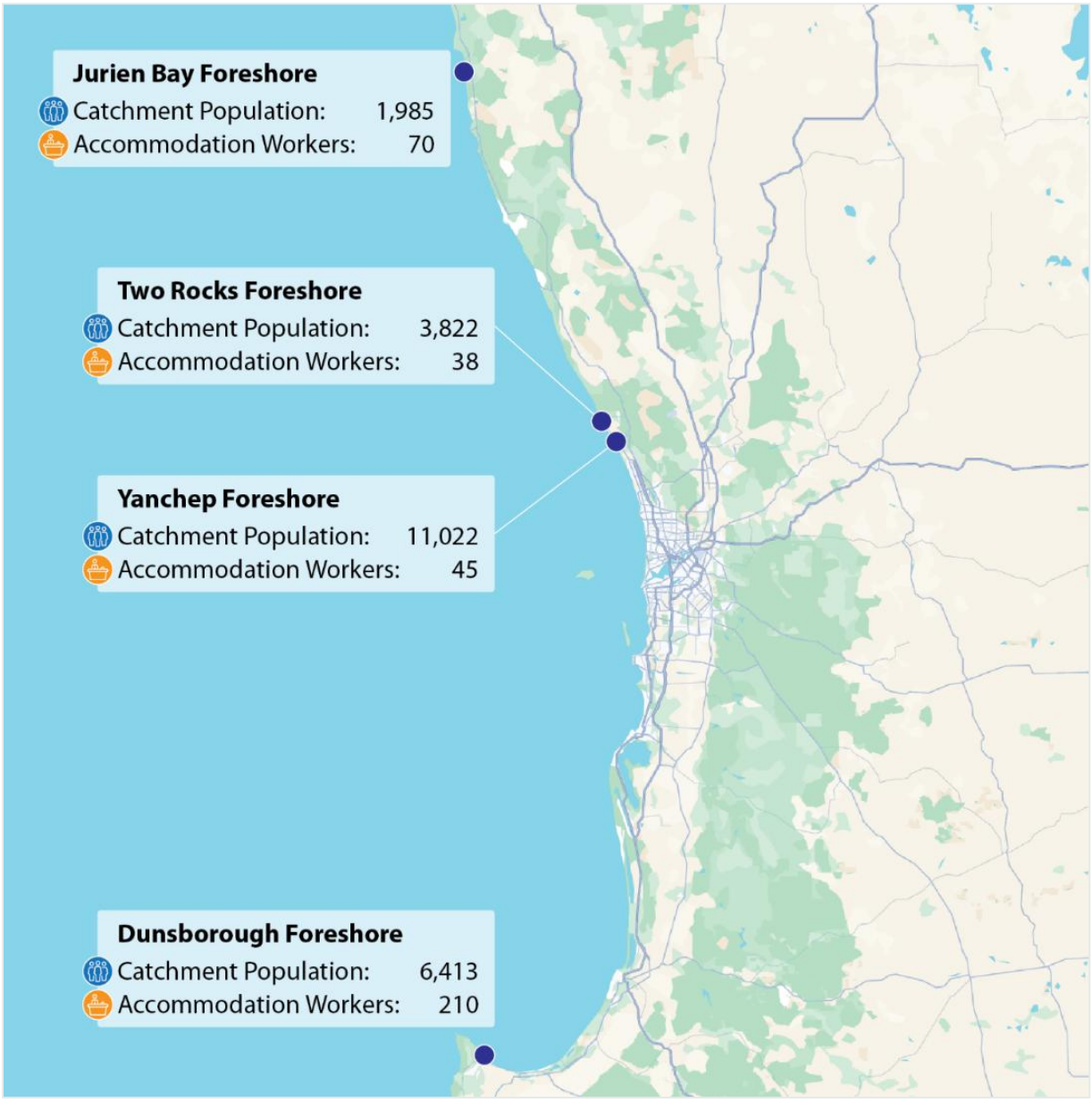
[10] See Appendix 13.1 for extracts of planned development source documentation.

5.3 Gap Analysis

A Gap Analysis has been undertaken assess the current supply of relevant floorspace against benchmark beachside locations. The benchmarks chosen for this analysis are shown in Figure 22 and include:

- Two Rocks Foreshore
- Yanchep Foreshore
- Dunsborough Foreshore

Figure 22. Benchmark Locations



Source: Pracsys 2026, ABS Census 2021

These benchmarks were chosen as they shared the following characteristics with Jurien Bay:

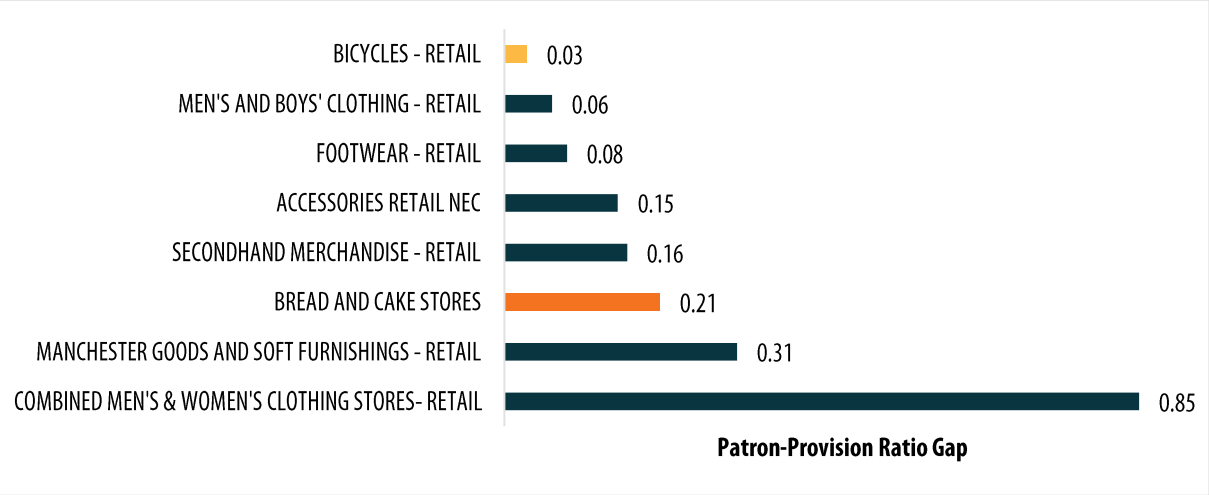
- Coastal towns with prominent foreshores
- Similar proximity to Perth
- Yield high visitation from long-distance tourism routes along the western coast

The benchmarks' current level of provision were converted into patron-provision ratios. The ratio scales the benchmarks' floorspace supply by its local population size and visitation levels (i.e., patrons), which allows the analysis to be done on a fair basis[11]. Jurien Bay's patron-provision ratio was then compared to the benchmarks' [12]. Relevant SHP and ENT floorspace gaps are shown in Figure 23 and Figure 24 respectively. Four development options (Development Options) have been identified which are consistent with the floorspace gaps and align with the Shire's feedback and Masterplan's vision, and are:

Development Options

- Bespoke Retail
- Café
- Tourism Hub
- Beach Bar / Restaurant

Figure 23. SHP Floorspace Gaps



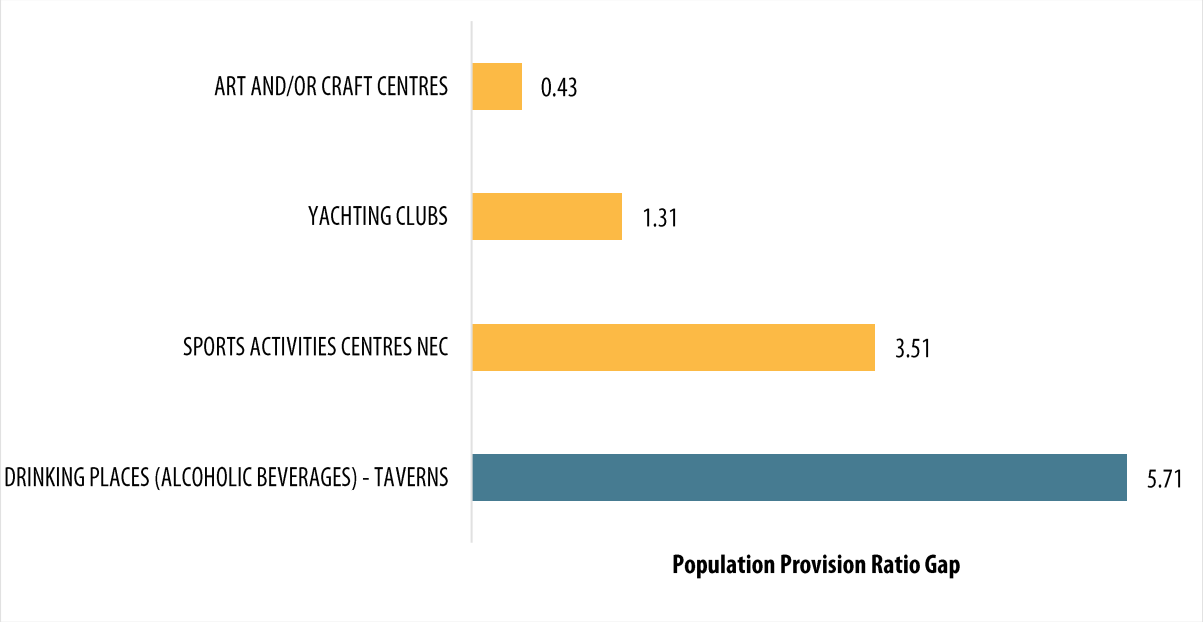
Legend	
Bespoke Retail	
sCafé	
Tourism Hub	

Source: Pracsys 2026

[11] Patron-provision ratio = Floorspace / (Catchment Population x Accommodation Workers). Accommodation Workers were used as a proxy for the level of visitation

[12] For ENT floorspace gap analysis, Two Rocks Foreshore was chosen as a benchmark due to its higher concentration of ENT uses along the foreshore and the other benchmark's fragmented ENT uses.

Figure 24. ENT Floorspace Gaps



Legend	
Beach Bar	
Tourism Hub	

Source: Pracsys 2026

6 SENTIMENT ANALYSIS

A comprehensive sentiment analysis was conducted using spatialised Google-Review data to ground technical data in real-world user experience and verify floorspace gaps identified in Section 5. This analysis compared Jurien Bay's commercial performance against the key benchmarks (Dunsborough Foreshore, Yanchep Foreshore, and Two Rocks Foreshore).

The data revealed that Jurien Bay's key assets (i.e., marine-based tourism and specialty hospitality) perform exceptionally well, often achieving 4.7+ star ratings. However, there is a clear "service friction" located at the Foreshore. Consistent feedback indicated that public amenities are high quality (e.g., parks and playgrounds) but the supporting commercial infrastructure is under-scaled for current visitor volumes. The sentiment data was able to provide useful input for assessment for three of the Development Options:

- Beach Bar / Restaurant
- Café
- Tourism Hub

Note that there was insufficient Bespoke Retail sentiment data to inform this analysis.

6.1 Beach Bar / Restaurant

The Foreshore's restaurant and bar offerings have been compared against its peers to investigate any capacity gaps in Jurien Bay.

Figure 25. Beach Bar / Restaurant Sentiment Analysis

Location	Current Supply	Sentiment Themes	Key Finding
Jurien Bay	Dominance of takeaway and pub-style dining.	Reviews cite a lack of "nice dinner spots" after 6 PM.	High: Current demand is forced away from the ocean after sunset; lost evening revenue.
Benchmarks			
Dunsborough	Diverse mix of upscale and mid-tier bistro dining.	Sentiment links "quality food" with "coastal lifestyle."	High: Integrated dining creates a seamless transition from beach to social activity. While most activity is not on the foreshore it is easily accessible.
Yanchep	Modern bistro and family dining near the Lagoon.	Positive feedback on modern aesthetics and family-friendly evening environments.	Moderate: Commercial options and amenities make the foreshore a viable evening destination.
Two Rocks	Strong destination anchor in Chapters Boathouse.	Frequent praise for "view-centric" dining.	High: Validates that the foreshore view is the primary commodity for premium pricing.

Source: Google 2026

The assessment identified a number of key drivers and considerations for providing additional food and beverage uses at the Foreshore:

- **The "Dining Void" at Sunset:** Jurien Bay currently experiences a "commercial blackout" at the foreshore after the café closes. Visitors express a desire to remain in the precinct but are forced back to Bashford Street or private accommodation due to a lack of dinner facilities.
- **Suitability of Foreshore for Table Service:** Benchmark data proves that customers are willing to pay significantly higher price points for meals served in a high-amenity foreshore setting compared to roadside "main street" settings.

Consumer sentiment analysis provides strong justification for Beach Bar / Restaurant uses to be included at the foreshore. Jurien lacks the “discretionary” restaurant category and represents a missed opportunity to receive potential revenue from high-yield tourists.

6.2 Café

The Foreshore’s primary hospitality offerings have been compared against its peers to investigate any capacity gaps in Jurien Bay.

Figure 26. Café Sentiment Analysis

Location	Current Supply	Sentiment Themes	Key Finding
Jurien Bay	Jurien Bay Beach Café	Frequent reports of 45-60 minute waits; "insufficient seating" cited during peak periods.	Quality is high, but the venue is physically over-capacity in peak periods.
Benchmarks			
Dunsborough	Sora Café / Various	High vendor density allows for managed flow; "quick service" despite high crowds.	Market competition reduces bottlenecks.
Yanchep	Orion Cafe	Two café options for greater capacity during weekend surges; modern, high-volume design. Still some waits during peak visiting times.	Design for high turnover.
Two Rocks	Neptune's Café / Various	Positive sentiment regarding "plenty of space" and balanced arrival rates.	Seating capacity matches visitor density.

Source: Google 2026

The assessment identified a number of key drivers and considerations for providing additional café uses at the Foreshore:

- **Infrastructure Lead, Commercial Lag:** The Shire's investment in the skate park and foreshore has successfully activated the Foreshore and outpaced the availability of café offerings, leading to consumer frustration over lack of choice and long wait times.
- **Location Premium:** Demand is highly centralised. Visitors express a strong preference for "dining within sight of the playground / ocean", suggesting that expanding café uses in the Town Centre will not resolve the bottlenecks currently felt at the Foreshore.
- **The Vibrancy Disconnect:** While the Foreshore is perceived as modern and vibrant, the town's broader commercial offering (specifically legacy accommodation) is often critiqued as being dated. This highlights an opportunity for modern, well-designed commercial sites at the foreshore to reset the town's brand.

The sentiment analysis provides strong justification for the Shire to plan for and incentivise further café-style development at the Foreshore.

6.3 Tourism Hub

The Foreshore's current provision of active and marine-based tourism has been compared against its peers to investigate any capacity gaps in Jurien Bay.

Figure 27. Tourism Infrastructure Sentiment Analysis

Location	Current Supply	Sentiment Themes	Key Finding
Jurien Bay	Marine-heavy	Excellent sea lion and charter tours (Turquoise Quest. Limited terrestrial hire (bikes/scooters)	Provision is highly specialised but lacks "low-barrier" family activities like equipment hire near the beach.
Benchmarks			
Dunsborough	Highly Diverse	Activities (bike hire, SUP / kayak hire, and guided coastal tours) are integrated between the foreshore and main street, encouraging "dwell time."	Uses the foreshore as a "launchpad" for both land and water exploration.
Yanchep	Specialised	Primarily focused on the National Park and Lagoon-based swimming.	Provision is limited by geography; activity is concentrated at specific nodes. Limited organised tourism activities
Two Rocks	Boating-centric	Marina acts as the primary infrastructure for all commercial tourism.	Similar to Jurien Bay, provision is strong for offshore activity but weak for onshore recreation.

Source: Google 2026

The assessment identified a number of key drivers and considerations for providing additional tourism uses at the Foreshore:

- **The "Launchpad" Opportunity:** Jurien Bay's Turquoise Way is an under-monetised asset. Benchmark data from Dunsborough suggests that the foreshore is the most suitable location for bike, scooter, paddle board and kayak hire as it connects the high-amenity foreshore directly to the town centre, marina, and beaches.
- **Suitability of Hire Uses:** "Active hire" (e.g., kayak, SUPs, bikes) is highly suited to the foreshore due to the direct proximity of the cycle path and calm bay waters. These uses are not suited to Bashford Street due to safety concerns with heavy-vehicle traffic and the distance from the point of use.
- **Tourism Access:** the foreshore is located centrally to the majority of major accommodation in the town and provides walkable access to overnight visitors.

The analysis demonstrates that onshore-based tourism activities could be suited to the Foreshore. They were not however consistently identified across benchmarks although this may be the result of different sea conditions and proximity to surrounding uses. Dunsborough provided an example of onshore activation that could be considered. This is suitable as Jurien Bay provides a similarly protected bay with low-risk opportunity for activities such as paddle boarding and kayaking. The analysis shows that these uses are not seen as likely to be suited to a permanent physical structure; they could however be accommodated through storage space and a designated hire-van location.

7 DEVELOPMENT OPTIONS

The Development Options that were identified in the Floorspace Gap Analysis (Section 5) and verified in the Sentiment Analysis where possible (Section 6) have been further outlined in this section. Note that Floorspace Gap Analysis only considered uses that aligned with the Shire's feedback and Masterplan's vision. Below images are for illustrative-purposes only.

7.1 Beach Bar / Restaurant



Offerings:	• Restaurant catered to locals and tourists • Offers alcohol beverages • Entertainment uses
Benchmark Floorspace Gap:	Under provision to Benchmark Two Rocks
Sentiment Analysis Findings:	• Strong support • Jurien lacks the "discretionary" restaurant category • Represents a missed opportunity to receive potential revenue from high-yield tourists

Source: Pracsys 2026

7.2 Bespoke Retail



Offerings:	• Boutique clothing (beachwear, surfing lifestyle wear) • Tourist merchandise (gifts, novelties, and souvenirs)
Benchmark Floorspace Gap:	Under provision to Benchmark Weighted Average

Source: Pracsys 2026

7.3 Café



Offerings:	• Coffees • Café food • Pastries and baked goods
Benchmark Floorspace Gap:	Under provision to Benchmark Weighted Average
Sentiment Analysis Findings:	Strong justification for a café-styled development

Source: Pracsys 2026

7.4 Tourism Hub



Offerings:	• Boat / Paddle Board / Bike hire • Arts and cultural spaces
Benchmark Floorspace Gap:	Under provision to Benchmark Weighted Average and Two Rocks
Sentiment Analysis Findings:	• Support for onshore activation • Could be accommodated through a storage space and a designated hire-van location

Source: Pracsys 2026

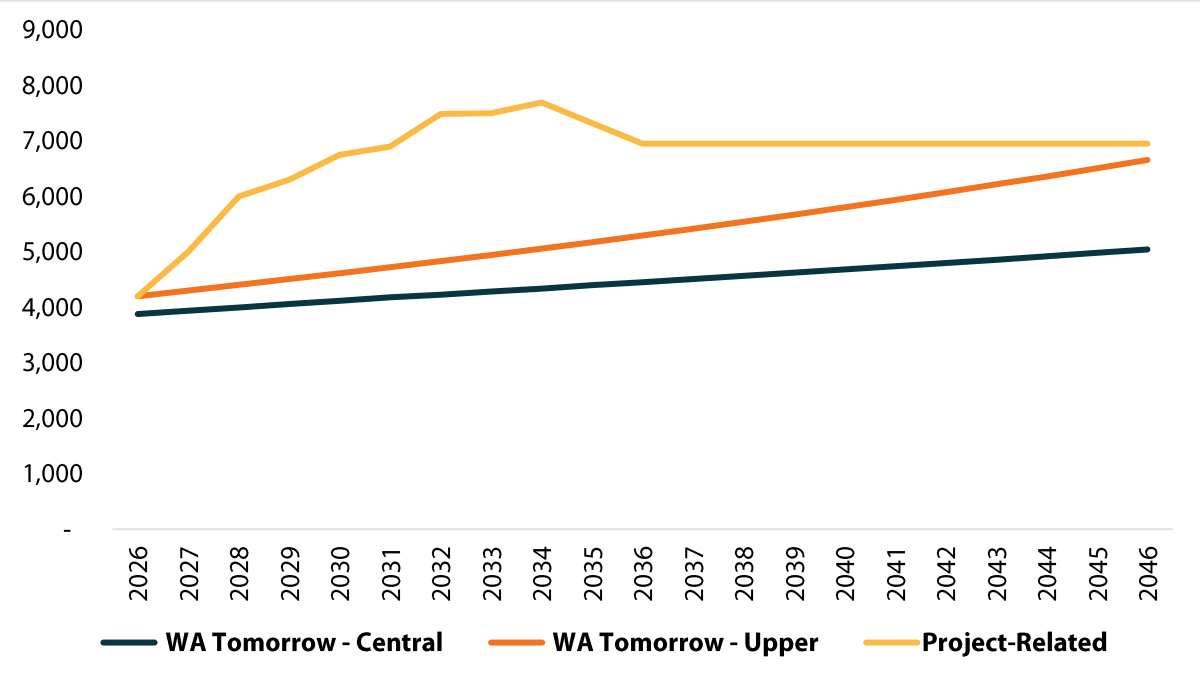
8 FINANCIAL FEASIBILITY ASSESSMENT

Total expenditure estimates in Section 4.2 has been forecasted over 20 years to investigate whether the Development Options (see Section 7) are financially feasible to a prospective operator and, if so, when[13].

8.1 Demand Forecast

The Shire's residential population has been forecasted from 2026 to 2046 (see Figure 28). WA Tomorrow Upper Band population forecast was used as a baseline due to the Shire's historical closer alignment with the Upper Band (compared to the Central and Lower)[14]. Project-related workforce impacts were then applied to the Upper Band representing the cumulative population increase expected from the Shire's future pipeline of major projects[15]. The Project-Related scenario has been used for this assessment which forecasts a peak population of 7,500 in 2033 and stabilises to 6,950 in 2036.

Figure 28. Shire of Dandaragan Population Forecast (2026 – 2046)

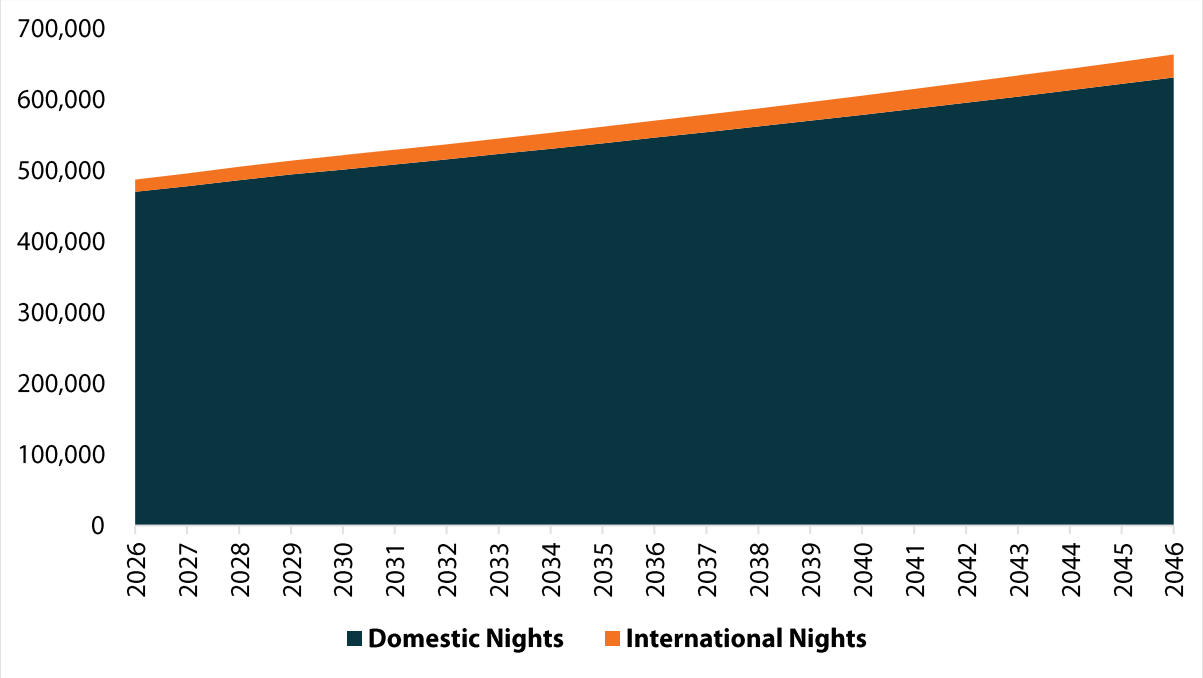


Source: DPLH 2025, Geografia 2025

Jurien Bay's number of visitor nights has been forecasted from 2026 to 2046 (Figure 29). Most recent Western-Australian-wide year-on-year forecasted produced by Tourism Research Australia were applied to historical domestic and visitor nights to Jurien Bay[16]. The number of visitor nights is projected to grow from 487,000 in 2026 to 663,000 in 2046.

[13] Tourism Hub has not been considered in this Financial Feasibility Assessment due its complex financial offerings and government intervention likely required which are considerations beyond the scope of this study.
[14] ABS Census 2006 - 2021
[15] Geografia 2025, *Dandaragan Growth Plan Update Background Report*
[16] Tourism Research Australia 2025, *Tourism Forecasts for Australia 2025-30*

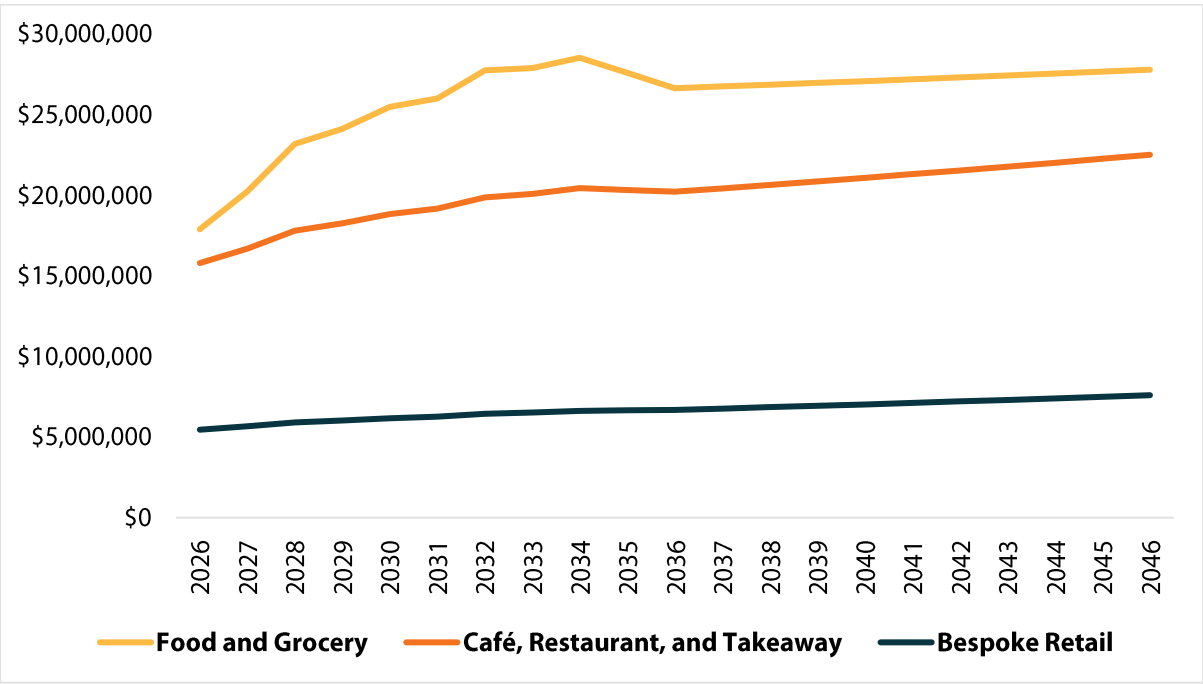
Figure 29. Jurien Bay Visitor Nights Forecast (2026 – 2046)



Source: Taktics4 2021, Tourism Research Australia 2025

Total expenditure estimates in Section 4.2 were then applied to the population and visitor night forecasts. The forecasted retail expenditure from 2026 to 2046 is shown in Figure 30 and represents Jurien Bay's forecasted annual gross turnover. Note that the Beach Bar / Restaurant and Café development options are assumed to offer food and beverages consistent with Café, Restaurant, and Takeaway expenditure for this analysis.

Figure 30. Total Forecasted Retail Expenditure (2026 – 2046) ($2026 prices)



Source: Pracsys 2026

8.2 Financial Feasibility Assessment

Jurien Bay's forecasted retail expenditure was distributed among each Development Option and Jurien Bay's relevant current and proposed land uses[17] on a m^2 pro-rata basis to yield the average floorspace productivity of each Development Option[18]. These floorspace productivities were then compared to floorspace-specific benchmarks, which signify the required productivity for the Development Option to be financially feasible (see Figure 31**Error! Reference source not found.**).

Figure 31. Floorspace Productivity Benchmarks

Development Option	Floorspace Category & Retail Expenditure	Floorspace Productivity Benchmark ($/m2)
Beach Bar / Restaurant	Café, Restaurant, and Takeaway	$8,237
Café	Café, Restaurant, and Takeaway	$8,237
Bespoke Retail	Bespoke Retail	$6,336

Source: Colliers 2017, Western Australia Shopping Centre Directory 2018

A floorspace productivity above the benchmark signifies that the commercial offering is financially feasible while a floorspace productivity below the benchmark signifies that the commercial offering is financially unfeasible.

The benchmark and forecasted Café, Restaurant, and Takeaway and Bespoke Retail floorspace productivities have been compared in Figure 32 and Figure 33 respectively.

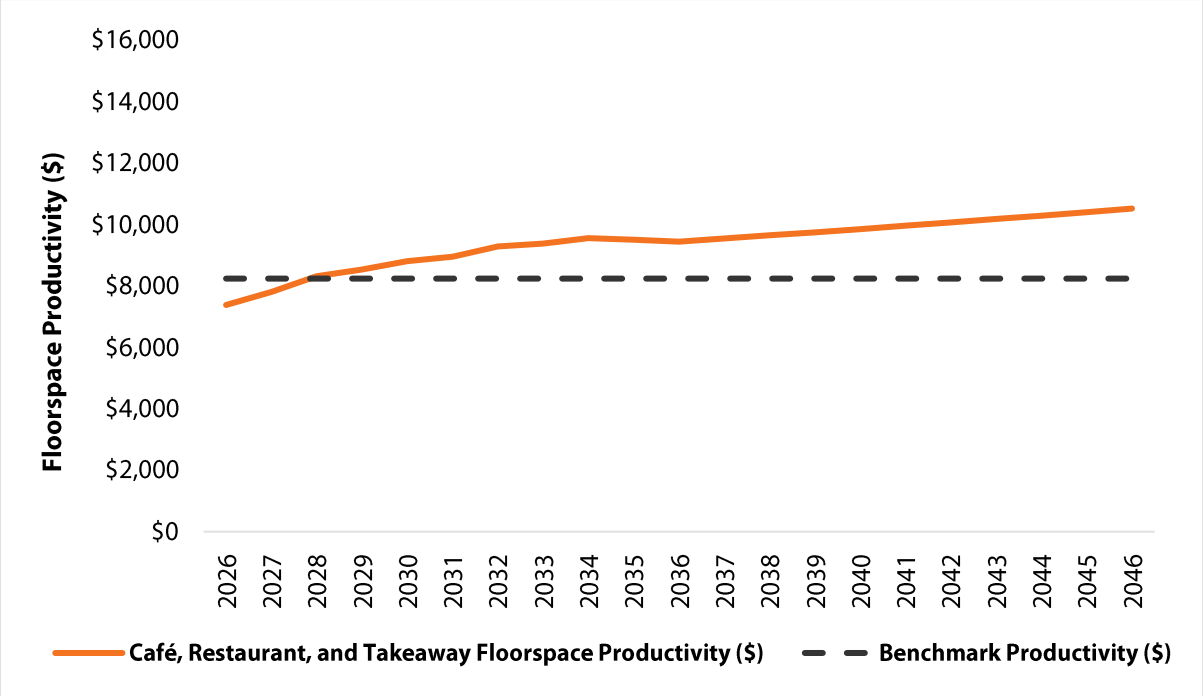
The financial feasibility assessment projects that:

Financial Feasibility Results

- The Beach Bar / Restaurant and Café are financially feasible by 2028
- The Bespoke Retail offering will be financially feasible from 2026

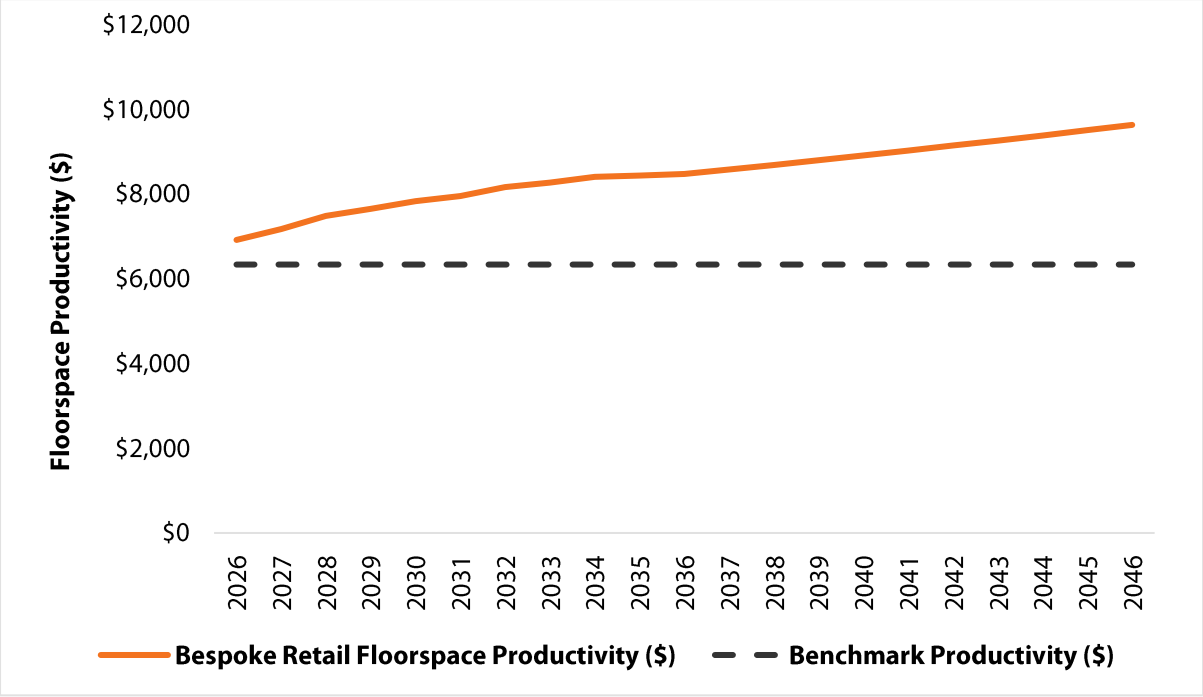
[17] See Section 5
[18] The proposed commercial offering was assumed to be 500 m^2.
Floorspace productivity is defined as: annual turnover ($) / total floorspace ($m^2$)

Figure 32. Beach Bar and Restaurant & Café Forecasted vs Benchmark Floorspace Productivity



Source: Pracsys 2026

Figure 33. Bespoke Retail Forecasted vs Benchmark Floorspace Productivity



Source: Pracsys 2026

9 STAKEHOLDER ENGAGEMENT

Targeted stakeholder interviews were undertaken on 5th February 2026 with key industry stakeholders, including local property developers, business owners, and tourism operators. The four Development Options were presented to the stakeholders who provided the following feedback:

- Level of support for the Development Options
- The potential impact of the Development Options on the Town Centre
- The expected commercial feasibility of the Development Options

Key stakeholder feedback is summarised below.

Key Themes	Stakeholder Feedback
Support for Food & Beverage Offering 	• Unanimous support was expressed for a food and beverage (F&B) offering • Support was driven by F&B's appeal to tourists and its opportunity to activate night life • Demand for greater variety of F&B offerings was anticipated due to the uplift in visitation since COVID-19 and the lack of current F&B offerings to meet such demand
Low Level of Impact on Town Centre 	• A development option along the Foreshore is expected to have a low level of impact on current offerings within the Town Centre • Low impact is expected due to anticipated growth in visitation and demand that an additional offering would support
Taking Advantage of the Foreshore 	• Concerns were raised regarding development options that didn't fully utilise the foreshore's natural assets • This includes developments that don't take advantage of the ocean views and sunsets and / or is closed during night hours
Combining Elements 	• Stakeholders recommended combining aspects of several development options into one (e.g., Beach Bar / Restaurant and Café) • Combining elements offers fiscal resilience during off-seasons and diversifies revenue streams which improves the offering's financial feasibility

Source: Pracsys 2026

The strengths and weaknesses of each Development Option expressed by the stakeholders are summarised below.

Development Option	Strengths	Weaknesses
Beach Bar / Restaurant	• Strong demand anticipated • Takes advantage of the Foreshore's natural assets • Opportunity to activate night life	• Can be financially risky if over reliant on visitors
Bespoke Retail	• Caters to visitors • Aligned to potential uses at the Foreshore	• Does not take full advantage of the Foreshore's natural assets • May have "shallow" local demand • Overreliance on visitors
Café	• Strong demand anticipated • Aligned to potential uses at the Foreshore	• Does not take full advantage of the Foreshore's natural assets • High level of required transactions to be financially feasible
Tourism Hub	• Aligned to potential uses at the Foreshore	• Likely require external funding to be financially feasible

Source: Pracsys 2026

10 OPTIONS OUTCOME ASSESSMENT

The Development Options have undergone a multi-criteria analysis (MCA) to assess each Development Option's alignment with local and state planning frameworks. Key criteria have been summarised against relevant documentation (see Figure 34).

Figure 34. MCA Criteria

Criteria	Description	Relevant Documentation
Vibrant and activated public spaces	The option supports high levels of activation and vibrancy in a suitable location	• Strategic Community Plan • State Planning Policy 4.2 • Wheatbelt Strategic Plan
Improved liveability	The option supports higher liveability standards that attract residents and workers	• Strategic Community Plan • Economic and Tourism Development Strategy • Wheatbelt Strategic Plan
Sustainable investment	The option is likely to support efficient usage of current infrastructure	• Strategic Community Plan • Diversify WA • Wheatbelt Strategic Plan
Equitable and accessible	The option provides a key use in a location that supports high levels of accessibility	• Strategic Community Plan • State Planning Policy 4.2
Tourism growth	The option increases the attractiveness of Jurien Bay as tourism destination	• Strategic Community Plan • Economic and Tourism Development Strategy • Diversify WA • Wheatbelt Strategic Plan
Active community	The option supports physical activity and walkability	• Strategic Community Plan
Investment attraction	The option supports investment in Jurien Bay	• Economic and Tourism Development Strategy • Diversify WA • Wheatbelt Strategic Plan
Viable	The option is likely to be financially self-sustainable	• Corporate Business Plan

Sources: DPLH 2023, WA State Government 2205, WDC 2024, Shire of Dandaragan 2020

The Development Options have been scored from 1 to 5 against each criterion. A score of 1 means the option performs very poorly against the criterion and a score of 5 means the option performs very well against the criterion. Scoring has been based on the Gap Analysis findings, Sentiment Analysis, Financial Feasibility Assessment results, and stakeholder feedback.

Figure 35. MCA Scoring

Option	Vibrant and activated public spaces	Improved liveability	Sustainable investment	Equitable and accessible	Tourism growth	Active community	Investment attraction	Viable	Score Total
Beach Bar / Restaurant	5	4	4	4	5	4	4	5	**35**
Bespoke Retail	3	4	3	3	2	2	2	5	**24**
Café	5	5	5	4	4	4	3	5	**35**
Tourism Hub	4	3	2	4	4	3	3	3	**26**

Source: Pracsys 2026

The Beach Bar / Restaurant and Café both score highly due to their high fiscal performance and community outcomes aligned to local and state planning frameworks. The Tourism Hub scores next best and likely provide an opportunity for transportable and temporary business activation at the foreshore. Bespoke retail scores the lowest as it typically relies on retail anchors to drive pedestrian traffic and is not an anchor / attractor generally in its own right; it is not likely a suitable use for development except as an activation of the foreshore (i.e. small supplementary use to other 'anchor' use, markets, popup store, etc.).

10.1 MCA Scoring Summary

A further rationale and summary of each Development Option's MCA total score has been detailed in Figure 36.

Figure 36. MCA Scoring Summary

Beach Bar / Restaurant	**Total Score: 35**
Sentiment Analysis (Section 6)	• Visitors express a desire to remain in the Foreshore precinct into the evening and nighttime but are forced away due to a lack of dinner facilities. This option is expected to open during night hours and activate Jurien Bay's nighttime economy • Locals in benchmarks areas praised family-friendly evening environments and "viewing centric" dining options. This option is consistent with those elements and hence will help attract more residents and visitors. • Reviews state that there's a lack of "nice dinner spots" after 6PM. A provision of this service will help meet this unmet demand and drive tourism growth

Financial Feasibility Assessment (Section 8)	• Visitors are forecasted to spend approximately three times more on Café, Restaurant, and Takeaway products than residents. This option will be focussed on visitors and drive visitor growth • This option is viable by 2028 and represents a financially-viable investment to a prospective operator
Stakeholder Feedback (Section 9)	• Strong support was given for the option due to its appeal to tourists and its opportunity to activate night life. Accordingly, the option is expected to drive tourist growth and support high levels of activation and vibrancy
Bespoke Retail	**Total Score: 24**
Financial Feasibility Assessment (Section 8)	• Bespoke Retail is projected to be financially feasible from 2026
Stakeholder Feedback (Section 9)	• Concerns were raised regarding the option not taking full advantage of the Foreshore's natural assets due to the lack of night opening hours. This means that the offering would not support night life (and associated activation) and limit visitation from potential residents and visitors
Economic Activation Insight	• Bespoke retail is not normally an anchor use, meaning that without some form of other driving use (an experience orientated Beach Bar / Café) to support a concentration of pedestrian activation, the location is not likely suited to the use
Café	**Total Score: 35**
Sentiment Analysis (Section 6)	• Reviews frequently stated insufficient seating and capacity during peak times. An additional offering will support further visitation and tourism growth • Visitors express a strong preference for dining within sight of the ocean and critique the Foreshore as dated. A well-designed commercial site at the Foreshore has an opportunity to improve vibrancy, liveability, and activate the Foreshore
Financial Feasibility Assessment (Section 8)	• Visitors are forecasted to spend approximately three times more on Café, Restaurant, and Takeaway products than residents. This option will be focussed on visitors and drive visitor growth • This option is viable by 2028 and represents a financially-viable investment to a prospective operator
Stakeholder Feedback (Section 9)	• Unanimous support was given for a food and beverage offering due to its appeal to tourists and locals • The Café is expected to support tourism growth but not to the extent of the Beach Bar / Restaurant as it likely will not be open during night hours
Tourism Hub	**Total Score: 26**
Sentiment Analysis (Section Sentiment Analysis6)	• Provision of onshore-based tourism activities is expected to support higher amenity along the Foreshore and wider improvements in liveability • There is an under provision of "low barrier" family activities near the Foreshore and an anticipated corresponding demand

Stakeholder Feedback (Section 9)	• Strong concerns were raised regarding the offering's financially viability as a standalone use

Source: Pracsys 2026

11 IMPACT ASSESSMENT

An assessment was conducted to determine the impact of the Beach Bar / Restaurant and Café on the town's current businesses[19]. The impact assessment has used the State Planning Policy 4.2 Activity Centres guidelines to ensure the test provides an objective assessment of impact. SPP4.2 guidelines apply a net benefit test to commercial developments that account for both positive and negative impacts. The guidelines identify Shop / Retail uses as requiring a quantified assessment of turnover impact on activity centres to ensure the activity centre hierarchy remains viable and vibrant as new development occurs. The guidelines specify that impacts should consider the viability of a centre as a whole and not specific businesses within a centre.

The Beach Bar / Restaurant and Café are both considered Shop Retail uses and their impact has been assessed collectively to ensure a conservative assessment of impact.

The impact test has used turnover productivity benchmarks to estimate turnover generated by the two options. Dining out and takeaway food uses have a benchmark productivity level of $8,500m^2.[20] The options require a combined turnover of approximately $4.3 million to be viable; this estimate is likely an upper estimate of turnover required given it is relevant to metropolitan locations that can experience higher rent costs compared to regional towns. The town's current average productivity for food and beverage floorspace is higher than the benchmark level meaning there is a high level of demand compared to supply (see Figure 37).

Figure 37. Turnover Estimates and Productivity

	Floorspace (m^2)	Turnover ($)	Productivity ($/m^2)
Current Food and Beverage	1,640	$15,513,016	$9,459
Proposed Food and Beverage	500	$4,250,091	$8,500

Source: Colliers 2018, Place Lab 2023

The impact assessment has estimated the turnover that is expected to be a transfer from current operators in the town centre and the turnover derived from new expenditure sources. New expenditure has been modelled from two sources:

- Additional capacity during peak periods (both café and beach bar / restaurant
- Visitors attracted by the beach bar / restaurant offering which will be unique in the Town

The following assumptions have been used to model the turnover impact of the Shop / Retail uses (see Figure 38).

[19] These Development Options were selected as they scored the highest in the MCA (see Section 10).
[20] Colliers 2018 and RBA 2026

Figure 38. Impact Assessment Assumptions

Metric	Measure / Assumption	Model Application
Beach Bar / Restaurant Unique Expenditure	Assumed that 20% of the visitors to the Beach Bar / Restaurant are additional visits to the town due to the new offering. This is seen as conservative given there is no comparable offering by type or location in the town.	20% of customers are new visits to Jurien Bay – turnover from these customers is additional to the town
New vs Transferred Turnover	Expenditure data was assessed for peak spend periods (see Figure 19). In the three highest peak periods, it was assumed that capacity was 100% additional to current and expenditure captured was new to the town. During the next three highest spend months, it was assumed that 50% of expenditure at the preferred uses was new to the town. During the remaining six months, all expenditure was assumed to be a transfer from within the town. This is seen to be particularly conservative given the popularity of the marina and the planned accommodation expansions and developments along the foreshore.	Expenditure in peak and semi-peak periods is additional (50% during semi-peak) expenditure to the town. Half of the turnover in semi-peak periods and all of off-peak turnover is a transfer from current uses
Option Floorspace Split	It was assumed the Beach Bar / Restaurant would make up 350m^2 of floorspace and the café would make up 150m^2 of floorspace.	Beach Bar / Restaurant: 350m^2 Café: 150m^2
Additional visits	It was assumed that additional expenditure was derived through additional visits to the town. It was assumed that the average spend per person at the Beach Bar / Restaurant and café would be $80 on any given day. This equates to 24,000 total additional visits to the town per annum. These would be made up of persons staying longer and new stays in the town.	24,000 additional visits

Metric	Measure / Assumption	Model Application
Food, beverage and entertainment expenditure	The additional visits were assumed to spend $38 per visit on food, beverage and entertainment (i.e. pub) uses.	$38 spend per additional visit – This is additional food and beverage spend for current uses
Other tourism expenditure	The additional visits were assumed to spend $118 per visit on non-food, beverage and entertainment uses.	$118 spend per additional visit – this is additional retail and entertainment spend for current uses

Sources: TWA 2026, Pracsys 2026, Colliers 2018

The options are expected to generate $1.97 million in additional turnover and attract $2.27 million in transferred turnover from current food and beverage operators. The additional visitation supported by the proposed uses is estimated to support $939,000 at food and beverage uses, resulting in a net reduction of $1.33 million at current town centre food and beverage locations. This amounts to an 8.59% impact which is classified as moderate by SPP4.2 guidelines.

Most importantly, the floorspace productivity for the town centre's food and beverage uses remains higher than the benchmark viability level, meaning that the impact does not affect the viability of these uses in the town centre (see Figure 39). This impact will reduce over time as population growth occurs.

Figure 39. Turnover Impact Summary

Town Centre Food and Beverage Uses	Turnover ($)	Productivity ($/m^2)
Current Turnover	$15,513,016	$9,459
Transferred Turnover	($2,272,373)	
Turnover from Additional Visits	$939,125	
Projected Turnover	$14,179,767	$8,646
Impact Assessment		
Impact (moderate)		8.59%
Benchmark Viable Productivity		$8,500m^2

Sources: TWA 2026, Pracsys 2026, Colliers 2018

Net Impact and Demand Growth

The Beach Bar / Restaurant and Café will support increased visits that generate expenditure in other non-food and beverage uses. The estimated additional 24,000 visits will generate approximately $2.9 million in expenditure at other businesses in the town centre. This includes comparison retail, groceries and tourism activities. The total additional expenditure at the town centre across all industries is estimated to be $5.8 million per annum. This is approximately a 10% increase in total expenditure for the town centre across all expenditure types.

SPP4.2 recommends considering the effects of demand growth on measured impacts. The projected population and visitor growth to 2031 will result in an increase of food and beverage related turnover of approximately $3.4 million (see Figure 30. Total Forecasted Retail Expenditure (2026 – 2046) ($2026 prices)); this is sufficient to offset the full transfer of turnover from current uses ($2.7 million). The proposed development will support higher levels of expenditure in the town with a moderate impact on businesses in the first year of operation; current businesses will still be turning over at viable levels. By 2031, there will be sufficient additional turnover generated by population and visitor growth to fully mitigate the measured impact and the current uses will have returned to their predevelopment turnover levels.

The initial impact on local businesses will not affect their viability and is classified as moderate by SPP4.2. Increase in demand for food and beverage uses will offset the impact on local businesses fully within five years. There is a significant potential net benefit to the economy of Jurien Bay through development of the Beach Bar / Restaurant and Café at the Foreshore.

11.1 Economic Principles of Activation

The location of the Beach Bar / Restaurant and Café have been assessed to consider the suitability of the uses at the Foreshore, the potential for similar uses at the marina, and the impact of each location on the town centre.

Pracsys uses the Six Principles of Economic Activation to assess the relative performance of activity and town centres from an economic perspective. This includes how key anchors such as entertainment operators, and supermarkets drive pedestrian traffic (activation). The following table provides a summary of the six principles.

Figure 40. Summary of Six Principles of Activation

Principle	Summary
1. Purpose of Place 	**The role of the Centre based on its size and classification:** • Addresses the question – what does this place represent to its target user population (residents, workers, visitors)?
2. Access – Arrival Points 	**This refers to the means by which centres are accessed and the arrival points:** • Decisions about access begin up to 5km from the place • Transport networks should be planned to travel through centres (not bypass them) – ensure the design funnels people and traffic into the core • Congestion and a mix of transport nodes is beneficial • It is better to arrive at the ''front door' of the place, not around the back
3. Origins – Car Parking and Transport Nodes 	**Origins are areas from which pedestrian movements begin:** • Parking and transport nodes are the drivers of pedestrian movement • Strategic distribution of car parks and transport nodes will maximise pedestrian movement ○ Location is more important than numbers ○ Space the car parks around the periphery of the Centre ○ Street parking is important (for commercial areas) ○ Use fees to ensure turnover of parking but not so much that consumers do not park ○ Relax time limits in appropriate areas to ensure customers have time to undertake shopping trip relevant to proximate uses
4. Exposure – Pedestrian Movement 	**Exposure indicates Active Frontages that are exposed to high levels of pedestrian traffic:** • Economic activation is driven by the frequency and concentration of transactions • Channel movements ○ Concentrate transactions by pushing people past as many shop windows as possible ○ Rents and sales are directly related to pedestrian traffic (e.g.: Butcher will pay higher rent to be at supermarket entry) • Minimise possible routes from origin to destination points (e.g. car park to main attraction) as architectural "permeability" is not always a good thing
5. Destinations – Major attractions 	**Destinations are areas that attract high concentrations of customers/people:** • Identify main destination – what will bring users into the core? • Assess user behaviour ○ Number of visits ○ Timing of visits (time of day, seasonality) • Give major destinations special treatment ○ Understand what they need ○ Build a centre around them • Amplify the impact of attractions by creating support amenities and infrastructure to maximise frequency, length of stay and expenditure

Principle	Summary
6. Control – Strategic Sites	**Key Sites are locations that could be considered as future destinations and/or suitable sites for anchor tenants (i.e. supermarkets). Tenure control is a significant advantage for overall development success** • Tenure control is vital for overall development success – determine which sites (supporting what uses) must stay in public ownership • Identify active frontages and take control of key sites or implement appropriate planning measures (i.e. a set of preferred uses for a site) • Corner sites drive uses on either side (more appropriate for high turnover uses such as a café where there is high pedestrian traffic) • Not all areas in a place need to be active – be selective

Source: Pracsys 2025

The following analysis considered the Beach Bar / Restaurant and Café across three contexts: the suitability of the foreshore as a location, the suitability of the marina as a location, and the potential impact on the town centre based on each location.

Principle	Foreshore Suitability	Marina Suitability	Impact
1. Purpose of Place	• Multi-purpose recreation and commercial precinct • Suited to food and beverage uses • Provides amenity for significant tourist accommodation assets	• Developing area • Planned campground and retail offering • Farther from majority of accommodation assets	• The foreshore location is likely to minimise impact as it is a walkable distance from the primary commercial uses in the town centre (roughly 350m) and will act somewhat as an additional use within the town centre • The marina is approximately 1.6km away and will likely act as a distinct activity centre
2. Access – Arrival Points			• Foreshore supports the attraction of passing traffic through the town centre from both north and south access points of IOD. It also supports walkable access from neighbouring tourism accommodation • The marina could result in traffic from north of the town bypassing other commercial uses completely given its location

Principle	Foreshore Suitability	Marina Suitability	Impact
3. Origins – Car Parking and Transport Nodes 	• Pedestrian trips to the foreshore will be accessed from foreshore parking and street parking, including along Roberts St which connects to one of the town centre's commercial areas • Pedestrian trips will also commence from nearby visitor accommodation and residents living north and south of the foreshore	• Pedestrian trips to the marina facility will predominantly be accessed from a dedicated marina car park • Potential for pedestrian trips from the planned sea shells development. A small number of residents south of the marina would likely walk	• The foreshore would support Pedestrian trips in close proximity to the town centre and adjacent to current recreational facilities. This is likely to support higher levels of perceived activation of the town centre • The marina would support pedestrian activity as part of the marina complex. This is likely to draw activation away from the town centre
4. Exposure – Pedestrian Movement 	• The foreshore is likely to support pedestrian activation along Roberts St • The foreshore is likely to support greater passing traffic in front of the main commercial areas of the town centre as car access will predominantly be via Roberts St	• The marina is not likely to support pedestrian activation • The marina may support passing traffic along IOD from the south	• The foreshore is likely to support additional activation of the town centre, mitigating potential transfers of turnover to preferred uses • The marina is not likely to mitigate impacts of preferred uses given it is more likely to act as a distinct centre
5. Destinations – Major attractions 	• The foreshore acts as a destination adjacent to and highly connected with the town centre. It also benefits from highly utilised public infrastructure (by residents and visitors) including the new recreation infrastructure, foot paths and public amenity	• The marina is a destination for the town however it has limited connection to the town centre • It supports both tourist and visitor activation, however these interactions are less frequent in nature than those of the foreshore	• The foreshore has a greater chance of minimising impact by supporting additional spend in the town centre through new visitors interaction with town centre businesses • The marina will support some additional expenditure through the provision of new uses but is less likely to have the additional positive impact on the wider town

Principle	Foreshore Suitability	Marina Suitability	Impact
6. Control – Strategic Sites	• The Shire controls two sites on the foreshore that can be activated through commercial uses	• The marina is being developed privately	• The foreshore builds on previous local investment in recreational infrastructure. The closer link to the town centre, efficiencies gained through previous investment and greater connection to public activation are strong justification for the foreshore • The Shire has less control over development at the marina. The marina is likely to be developed privately without contribution from the Shire and may compete to a greater extent with the town centre

Source: Pracsys 2026

The Foreshore is the most suitable location for the Beach Bar / Restaurant and Café as investment from the Shire. It minimises the potential impact on similar uses in the town centre and increases the potential upside from additional visitors. The marina is being developed privately and may progress alongside development of commercial uses at the foreshore. In this scenario the options being developed at the foreshore may have greater strategic importance as they will act as a destination / anchor for the town centre area to counter balance the additional activities at the marina. This approach could result in a better outcome in the long term as there would be greater diversity of offering for visitors and residents that increase duration of stay in the town and support population growth.

12 RECOMMENDATIONS

Recommendations on each Development Option's delivery, timing, and footprint are provided below and have been informed by this report's analysis. Careful consideration of each Development Option's wider planning implications should be undertaken in addition to the recommendations provided here. This includes, but is not limited to, the offering's interface with residential areas, land-use compatibility and conflicts, and the most appropriate place for development within the Shire.

12.1 Beach Bar / Restaurant & Café

Delivery	• Combine Beach Bar / Restaurant and Café • Open during night hours • Offer dinner options that cater to visitors and that are unique from current offerings • Take advantage of ocean views (e.g., window seating, explore double-storey options) • Provide products / services suited to the expected increase in young families and professionals • Consider using flexible furnishings and fit-outs to accommodate the additional visitors during peak season (January, April, and December)
Timing	• Short-to-medium term (from 2028 to 2032)
Footprint	• Medium-scale site (300m^2 – 600m^2)

12.2 Bespoke Retail

Delivery	• Be an ancillary use within another Development Option or within close proximity to another Development Option • Offer products that cater to tourists (e.g. gifts, novelties, souvenirs, beach wear) • Consider implementing a flexible revenue model (e.g., spaces used and inventory) that caters to tourists during peak season and locals during off-season
Timing	• During or after another Development Option is constructed
Footprint	• Small-scale site (150m^2 – 300m^2)

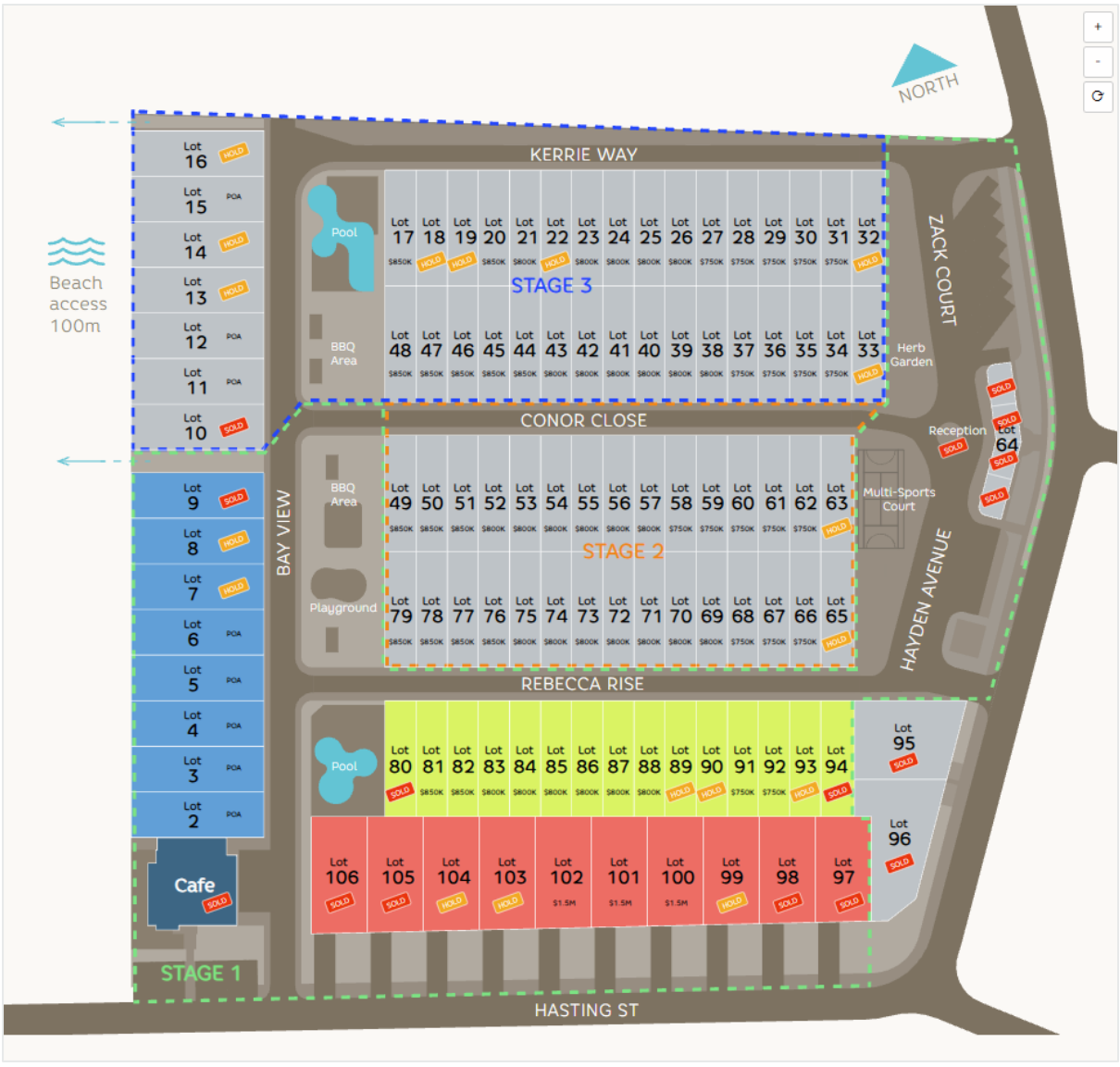
12.3 Tourism Hub

Delivery	• Deliver through a storage space and / or designed hire-van location • Offer hire activities such as kayak, paddle boards, scooters, bikes • Consider combining tourism hub and café van • Minimise construction and operational costs where possible
Timing	• Short-term (Now to 2028)
Footprint	• Small scale (up to 50m^2)

13 APPENDIX

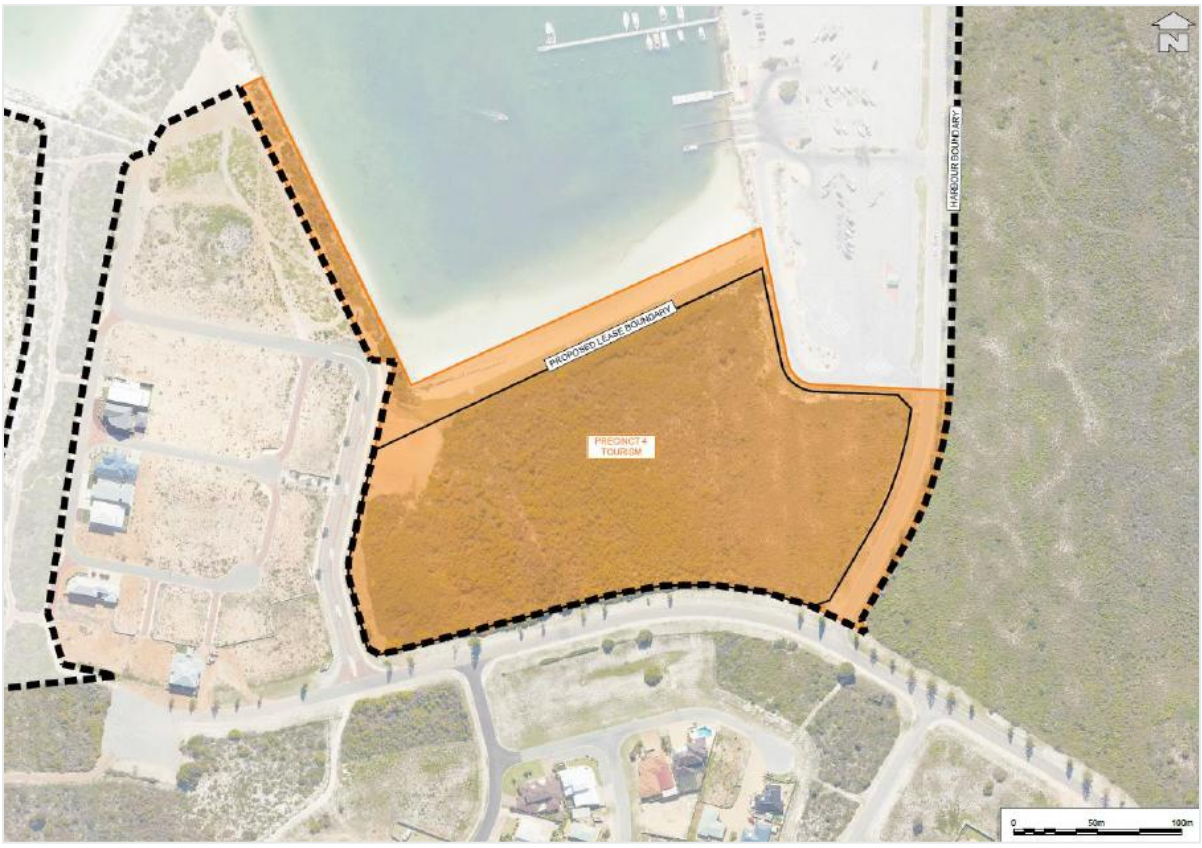
13.1 Planned Land Use Source Documents

Figure 41. Sea Shells Jurien Bay Resort Masterplan



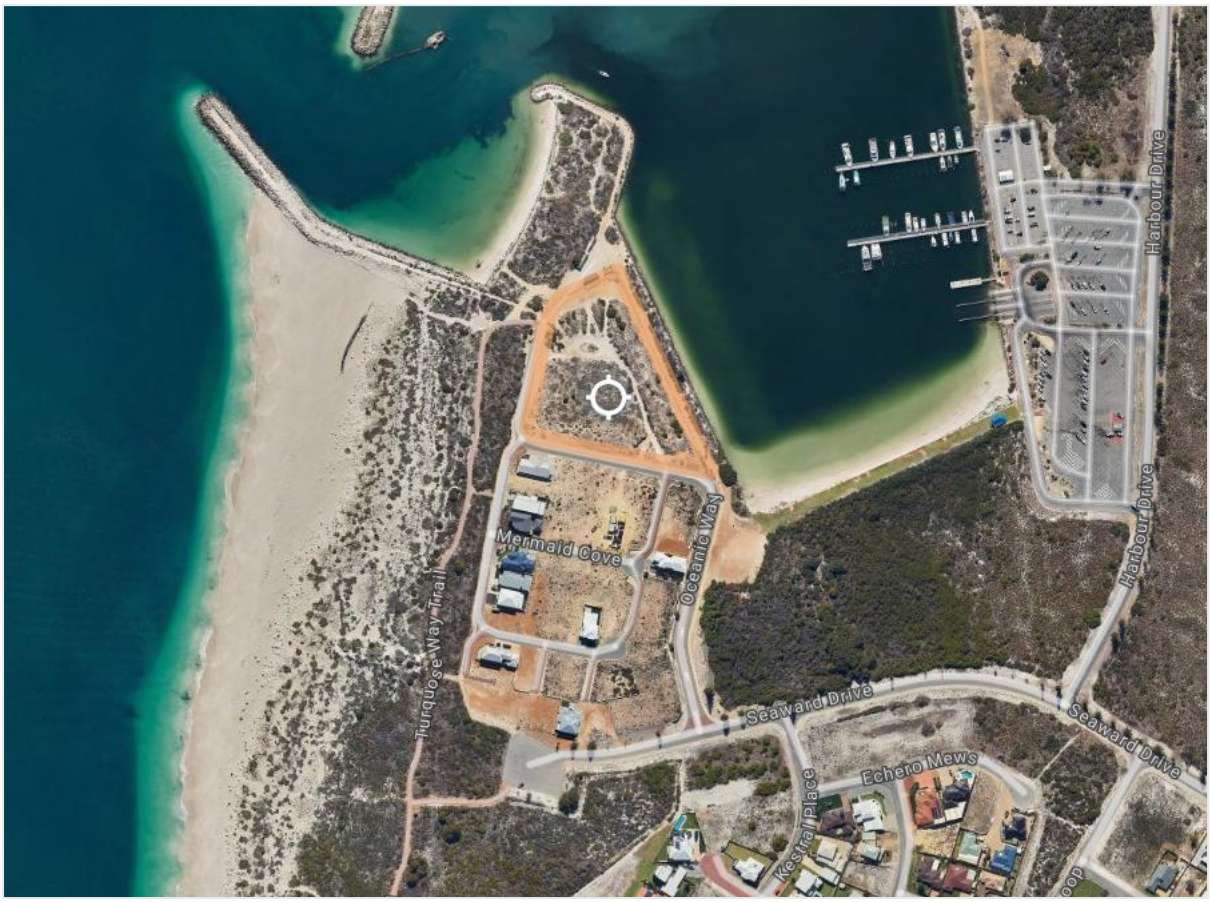
Source: Seashells 2026

Figure 42. Precinct 4 Jurien Bay Boat Harbour Development



Source: Shire of Dandaragan 2021

Figure 43. Western Marina Development



Source: Shire of Dandaragan 2026

No.	Comment Summary	Officer Comment
1	• I Not considered sensible to fill in the swale in Fauntleroy Park for car parking. • Concern for camping in car park. • Does not support Council spending money on consultation and/or consultants. • Noted potential Environmental Protection Agency concern on works in the reserve / swale.	• At this point the Draft Revised Foreshore Masterplan (FMP) shows the swale area to be a reclaimed useable, landscaped, area. • To be addressed by Shire Rangers as is currently the case. • Noted. Consultation is a required step, and best practice. Consultants have been engaged as required to ensure that there is informed decision-making on matters requiring specialised advice i.e. economics and engineering. • Should works in the reserve be necessary, the development proposal will be referred to relevant government agencies as required.
2	• Concern around use of Council funds for commercial activities instead of for the community. • The best place for retail is where people go. • Tourists congregate at the jetty, kids park and skate park. • Retail and commercial activity (on foreshore) should align with where new developments are proposed. North of skate park is a recommended commercial location.	• Any commercial development in the central foreshore location would be market-led meaning primarily privately funded by a proponent. • Noted • Noted. This is the location of one of the proposed retail nodes.
3	Plan is great but toilets should be on northern side of skate park.	The updated masterplan proposes to position public toilets to the northern side of the car park and playground. Water table constraints and potential impacts on adjoining residents resulted in a position closer to the playground being preferable.
4	• Disappointment re assumptions of Council's CHRMAP for Jurien coastline. • Considering a development proposal in an area at risk of inundation is considered nonsensical. • Prefers Option 3. • Opposes loss of green space.	• A development application will need to satisfy coastal planning requirements and will need to demonstrate adherence to the Coastal Hazard Risk Management Adaptation Plan (CHRMAP) in accordance with State Planning Policy 2.6 - Coastal planning and Guidelines. • Noted.

	• Opposes additional mobile vendors. • Concern for lack of parking. • Concern for lighting impacts. • Supports jetty extension and moorings.	• Noted. The Shire is faced with increased interest from mobile vendors wishing to operate from the foreshore location. • The updated FMP aims to limit loss of green space by minimising the need for additional parking bays. • Lighting will comply with dark sky principles. • Noted.
5	• Concern for size of proposed parking areas. • Concern for possible traffic impacts. • Preference is for park to remain open space and for recreational use. • Concern that the proposal will impact on existing café. • Likes the idea of additional low wattage lighting. • Supports the removal of the drainage swale. • Concern for loss of parking at Jetty location.	• The updated FMP aims to limit loss of green space by minimising the need for additional parking bays. • The updated FMP has recommended a limited commercial footprint in the central foreshore location to minimise traffic open space, and parking impacts. • Parking availability at the jetty location and foreshore more broadly will be increased.
6	• Does not support additional commercial SQM at the current café location. • Supports proposed commercial node locations in front of Cook Street and in front of Doust Street. Also supports corner of Dalton St and Hastings St. • Opposes additional parking on Grigson St which would reduce green space by 20%. • Parking on Roberts St is underutilized.	• Updated FMP proposes additional parking bays however the preliminary design work indicates this will be achievable without reducing current open space area. It is the intent of the FMP to limit loss of green space. • Noted. • Noted. • Noted.
7	• Thinks more restaurants/food options on foreshore is a great idea and will create more jobs and support tourism. • Prefers Option 3. • Thinks jetty may need to be extended more than 80m, possible 120m.	• Noted. • Noted. • Noted. Further design work will be required to identify the most appropriate extension solution to the jetty.
8	• Concern for loss of parking in central jetty area.	• As per response to submission 5.

	• Need more long vehicle parking and more parking generally. • Prefers Option 1.	• Noted. • Noted.
9	• Need more public toilets near skatepark/vendor locations. • Jetty extension too short and should be designed to incorporate swimming area with net.	• Additional public toilets proposed for park near playground. • Noted. • Noted. Further design work will be required to identify the most appropriate extension solution to the jetty.
10	• Requests that Council stop approving short-stay holiday houses. • Need houses to rent.	• Noted although not relevant to the FMP. The Shire must consider development applications in accordance with its Local Planning Framework. • The Shire will commence a Housing Strategy in the near future.
11	• Feels the proposal is misleading in its potential impact on the foreshore and community. • Lack of long-term vision.	• Noted. On the contrary, the updated FMP provides direction for how use and development within the foreshore can occur in a balanced way. • The FMP provides guidance for the development of the Jurien foreshore for the future.
12	• Supports the Masterplan and considers it to be forward thinking and innovative. • Prefers Option 3.	• Noted. • Noted.
13	• Supports the opportunity for commercial options as shown in the masterplan. Supports the proposed jetty extension. Supports the addition of a toilet block in foreshore near skatepark. • Prefers Option 3.	• Noted. • Noted.
14	Believes Jurien Bay needs another café on foreshore.	Noted. The updated plan will respond to demand for additional food and beverage offerings.
15	• Supports the idea of an additional food and beverage offering on foreshore.	• Noted. • Noted.

	• Supports Option 3.	
16	Concerned that the CHRMAP needs updating to accommodate infrastructure.	As per response to submission 4.
17	Supports Option 3.	Noted.
18	Supports Option 1 and idea of grassed area between the two commercial activities. Would like to draw attention to need for adequate bin storage, and service/delivery access.	• Noted. • Servicing matters will be addressed during assessment of future development proposal.
19	• Thinks commercial locations should be spread out along foreshore. • Need to maintain grassed area. • A town square style space is needed.	• The updated FMP has sought to achieve this. • Noted. • Noted.
20	• More ACROD bays are needed. • More parking is needed. • Would like an amphitheatre. • Need to improve shade. • Need more toilets, spaced along foreshore.	• Specific parking requirements will be addressed as part of a future development approval. • Amphitheatre option was considered however it was deemed not necessary given that there is an existing public amphitheatre located adjacent to the Child Care Centre on Hamersley Street. • The updated plans propose additional shading and toilets.
21	• Concerned that a new restaurant in this location next to café is not consistent with original masterplan. • Need to distribute commercial activity.	• Noted, however, this is why the masterplan has been updated, informed by community consultation and market demand analysis. • The updated FMP will distribute commercial floor area.
22	Supports Option 3.	Noted.
23	Supports Option 3.	Noted.
24	• Opposes the proposed F&B addition next to the existing café. • Need to spread out commercial opportunities and consider scale.	• Noted. • The updated FMP will distribute commercial floor area .

25	Supports Option 3.	Noted.
26	Supports the masterplan and options.	Noted.
27	Supports Option 3.	Noted.
28	Supports Option 3.	Noted.
29	Supports Option 3.	Noted.
30	Supports Option 3.	Noted.
31	• Supports Option 3. • Supports the overall masterplan and particularly the jetty extension, public toilet additions and extra parking on Grigson Street.	• Noted. • Noted.
32	• Objects to the restaurant proposal at the beach café location. • Objects to additional parking on Grigson Street.	• Noted. • Noted
33	• Believes the proposed development would be better located at the Marina. • Concern re loss of green space for parking. • Supports additional public toilet in park to north. Supports jetty extension and lighting.	• Noted. • The marina is subject to a Department of Transport planning process that is underway. Commercial development and lease options at the marina will evolve from this process. • The updated FMP aims to limit loss of green space by minimising the need for additional parking bays in any one location.
34	Supports masterplan and Option 3.	Noted.
35	Supports masterplan and Option 3.	Noted.
36	• Supports masterplan and Option 3. • Supports jetty extension and new toilet facilities near skatepark.	• Noted. • Noted.
37	Supports masterplan and Option 3.	Noted.
38	Supports masterplan and Option 3.	Noted.

39	• Supports the previously approved sea container 'pop up' concept for the foreshore. • Concerned for additional parking and servicing needed for a new restaurant.	• Noted. • The updated FMP aims to limit loss of green space by minimising the need for additional parking bays in any one location.
40	Supports Option 3.	Noted.
41	Supports masterplan and Option 3.	Noted.
42	Supports masterplan and Option 3.	Noted.
43	Supports masterplan and Option 3.	Noted.
44	Supports masterplan and Option 3.	Noted.

DRAFT

Attachment: 9.3.3

Attachment 5

Connect to existing cycle path

Beach access and interpretive node for old jetty, reef balls and Rest in Reef

Temporary beach access stairs from jetty until sand recedes

Existing drainage sump to be graded to become part of dunes

Beach volleyball court

Stepped and ramp beach access

Dobbyn Park

Doust Street

Additional 20 on-street bays

20 on-street bays removed and replaced with 4 long vehicle bays

New commercial offering with licensed outdoor seating

41 on-street bays retained

40 overflow bays for use during events

Heaton Street

Turquoise Way - to Hill River/Cervantes

Fauntleroy Park

Future playground expansion

New beach front 'town square'. Removal of car park provides visual connection to the ocean from Roberts Street and a flexible gathering space.

Caravan Park access retained as needed from Roberts Street

Grigson Street

Proposed future Caravan Park accommodation with foreshore access. Assumes lease area adjustment

Event and market space, can also extend south. Includes upgrades to power supply

Retain existing car park ~34 bays

Grigson Street on street parking 20 of 26 bays retained, 3 long vehicle bays added

Existing Cook Street toilets to be upgraded

Cook Street

White Street

Jurien Bay Caravan Park

Retain 19 of 25 existing bays of on-street parking, plus two long vehicle bays to Roberts Street

Roberts Street

Retain 19 of existing 25 bays of on-street parking, plus 2 long vehicle bays to Roberts Street

Sandpiper Street

LEGEND

- Extent of Works
- Existing Red Asphalt
- Road
- Paving
- Feature Paving
- Decking
- Trees
- Turf
- Low Planting
- Shade Shelter
- Dune Fence

- Beach access node: shower, seating. Potential for shade and art/interp
- Picnic node: bbq, shade, seating, drink fountain, bin. Existing infrastructure utilsed were suitable - mostly in Fauntleroy Park
- Youth Plaza
- Playground
- Future playground expansion
- Public Toilets
- Bar/restaurant
- Kiosk

KEY

1. New amenity building with toilets and kiosk
2. Sound Shell
3. Existing infrastructure to be retained
4. Feature garden with secondary playground, seating, turf and small trees to allow views from Caravan Park units and transition from public to private.

Coastal Erosion Hazard Mapping

Inland Boundary of Predicted Vulnerability

Source: Produced by Cardno 20/03/2017 as part of 'Coastal Hazard Risk Management and Adaptation Plan June 2018 for the Shire of Dandaragan.

- 2016
- 2030
- 2070
- 2110

SITE LOCATION

NTS



DRAFT

SHIRE OF DANDARAGAN
JURIEN BAY FORESHORE MASTERPLAN

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SHIRE OF DANDARAGAN

udla NEW IDEAS THROUGH SHARED DESIGN-THINKING

TAYLOR ROBINSON CHANEY BRODERICK

0m 25m 50m 100m 200m

N

PROJECT NAME:	CLIENT:	DRAWN:	SCALE:	DRAWING:	ISSUE DATE:	REVISION:
Jurien Bay Foreshore Masterplan	Shire of Dandaragan	RL	1:1000 @A1	JB - 01	January 2020	D

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Attachment 6



JURIEN BAY AND CERVANTES FORESHORE MASTERPLAN REPORT

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NEW IDEAS THROUGH
SHARED DESIGN-THINKING

TAYLOR
ROBINSON
CHANEY
BRODERICK

SHIRE OF
DANDARAGAN



Table 1. Edition Details

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Image 1. Jurien Bay Jetty Source: UDLA

Image 2. Cervantes Beach (Cover) Source: UDLA

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Executive Summary

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

The Jurien Bay masterplan aims to:

- Strengthen the foreshore promenade;
- Create opportunities for art and interpretation;
- Create a town square at the beach;
- Create a sense of arrival;
- Improve foreshore amenity;
- Create inspiring play opportunities;
- Provide shelter from the elements;
- Provide a space that is inclusive and welcoming for all;
- Provide events and meeting places; and,
- Retain Jurien Bay's sense of place and uniqueness .

The Cervantes Foreshore masterplan aims to:

- Provide a continuous water front trail
- Improve beach access nodes
- Connect the Park and the Beach
- Improve safety of the Aragon/Catalonia Street corner
- Extend dune and showcase endemic species including windflowers
- Improve Catalonia Park
- Create a sense of arrival to the foreshore and Catalonia Park
- Create continuous beach access
- Provide opportunities for uniquely Cervantes art and interpretation

1.0 Introduction



1.1 Project Origin

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

Foreshore Vision.

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

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

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

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

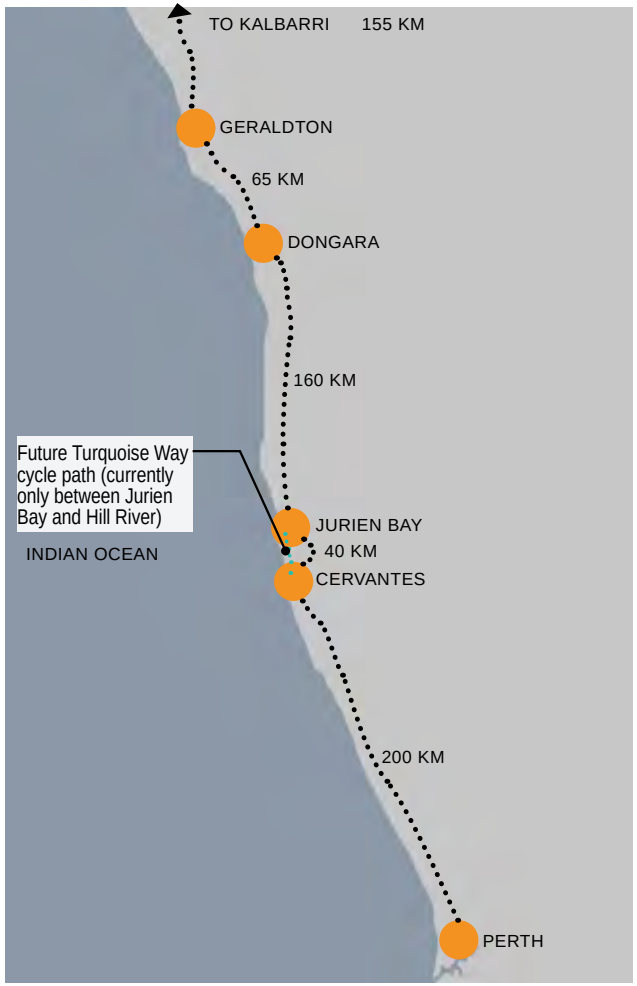


Figure 1. Location plan

Coastal Processes

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

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

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

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

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



Figure 2. Source: CoastAdapt.com.au



2.0 Methodology



2.1 Process

A concurrent process was run for both Jurien Bay and Cervantes Foreshore Masterplans. This was driven by the community engagement as per the diagram below. As described by Shire President Leslee Holmes '*Jurien Bay and Cervantes are not separate entities, they are two places joined by the Turquoise Way.*' The Foreshore Masterplans have been treated as such through this process, whilst still recognising that each site has its own sense of place and individual challenges and opportunities.

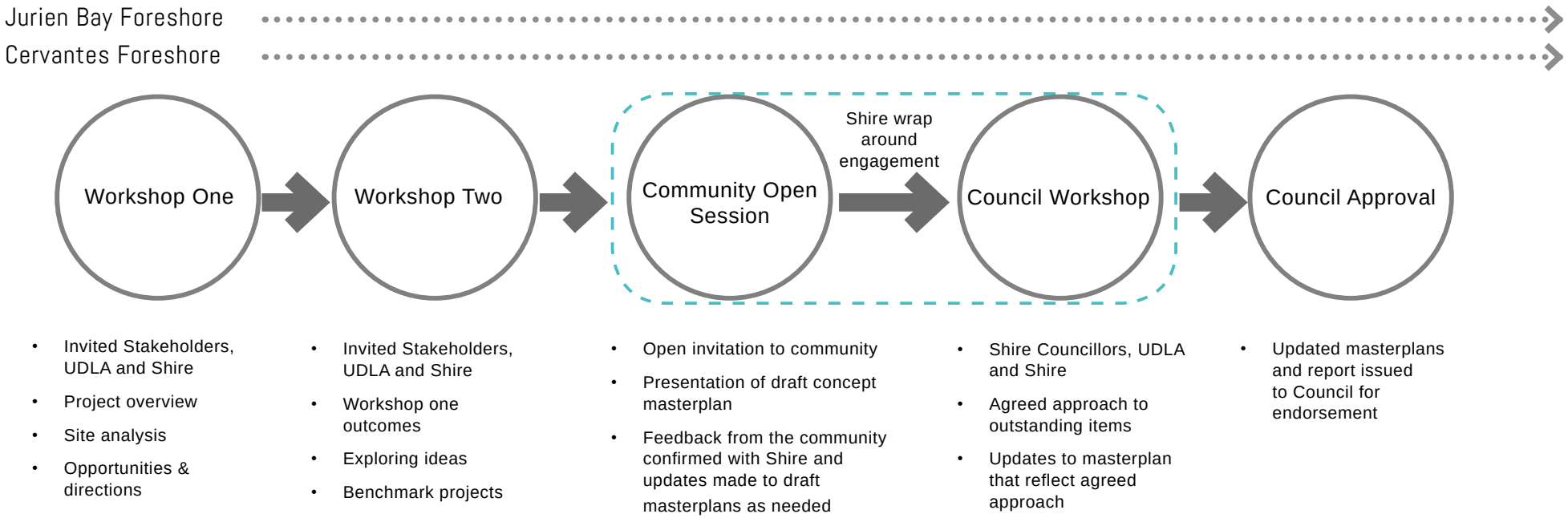


Image 5. Cervantes Community Open Session Source: UDLA

3.0 Jurien Bay Foreshore Masterplan



3.1 Jurien Bay Foreshore

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

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

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

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

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

Foreshore Masterplan Site



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

Image 6. Jurien Bay foreshore path (left) Source: UDLA

3.2 Site Analysis

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

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

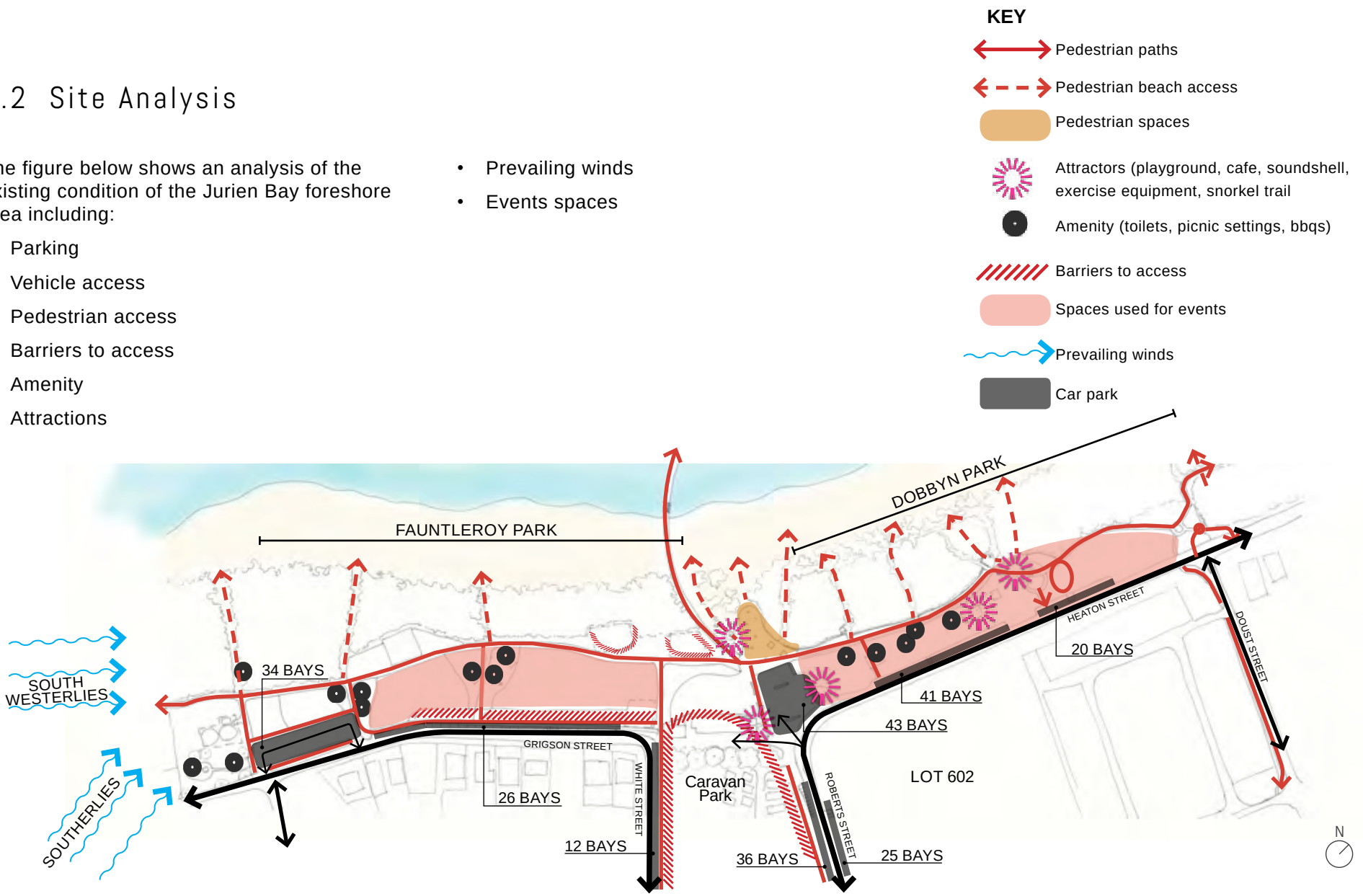


Figure 4: Jurien Bay site analysis | Source: JDLA

3.3 Opportunities and Directions

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



Image 7. Jurien Bay Dobbyn Park Source: UDLA

3.4 Schematic Plan

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

Strong foreshore promenade

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

Opportunities for art and interpretation

Continuing the existing themes of the natural environment through a consolidated and consistent approach that follows the foreshore promenade and is emphasised at beach access points.

A beachfront meeting place

Creation of a beach front 'town square' through two new buildings and commercial opportunities.

Create a sense of arrival

Strong visual connection from the Roberts Street to the ocean.

Improved amenity

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

Inspiring play opportunities

Opportunity for a new themed playspace that can be a major attractor for the town.

Shelter from the elements

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

Welcoming for all

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

Events and meeting places

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

Sense of place and uniqueness

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



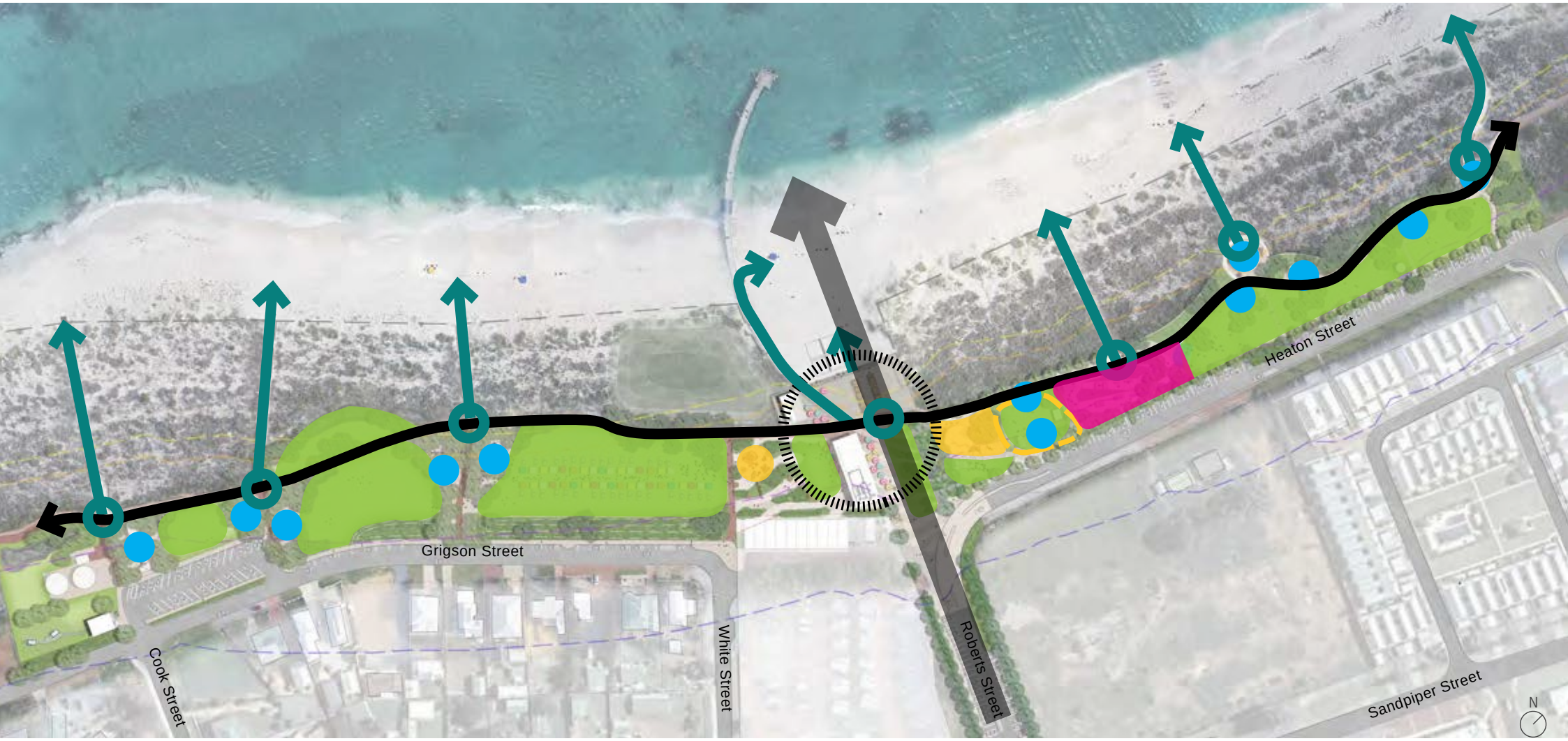


Figure 5. Jurien Bay Schematic Plan

3.5 Masterplan

Legend

Extent of Works

Existing Red Asphalt

Road

Paving

Feature Paving

Decking

Trees

Turf

Low Planting

Wind break planted mounds

Shade Shelter

Dune Fence

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

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

1 New amenity building with toilets, flexible lock up space for storage/meeting space/kiosk, sound shell and wind break screens

2 Existing infrastructure

Bar/restaurant

Public Toilets

Coastal Erosion Hazard Mapping

Inland Boundary of Predicted Vulnerability

Source: Produced by Cardno 20/03/2017 as part of 'Coastal Hazard Risk Management and Adaptation Plan June 2018 for the Shire of Dandaragan.

2016

2030

2070

2110



Figure 6. Jurien Bay Masterplan

3.6 Parking

Objectives

- Remove cars from the prime beach front space at the jetty;
- Provide appropriate parking quantities for the day to day needs of Jurien Bay, demonstrate the foreshore provision as well as parking within a 5 minute walk of the foreshore;
- Identify opportunities for overflow parking during events/peak times;
- The Shire is able to adapt to long vehicle and overflow parking needs where and when appropriate;
- Take into account potential future changes to street parking and alignment with Lot 602 development; and,
- Provision of a drop off zone and ACROD bays at the Jetty town square.

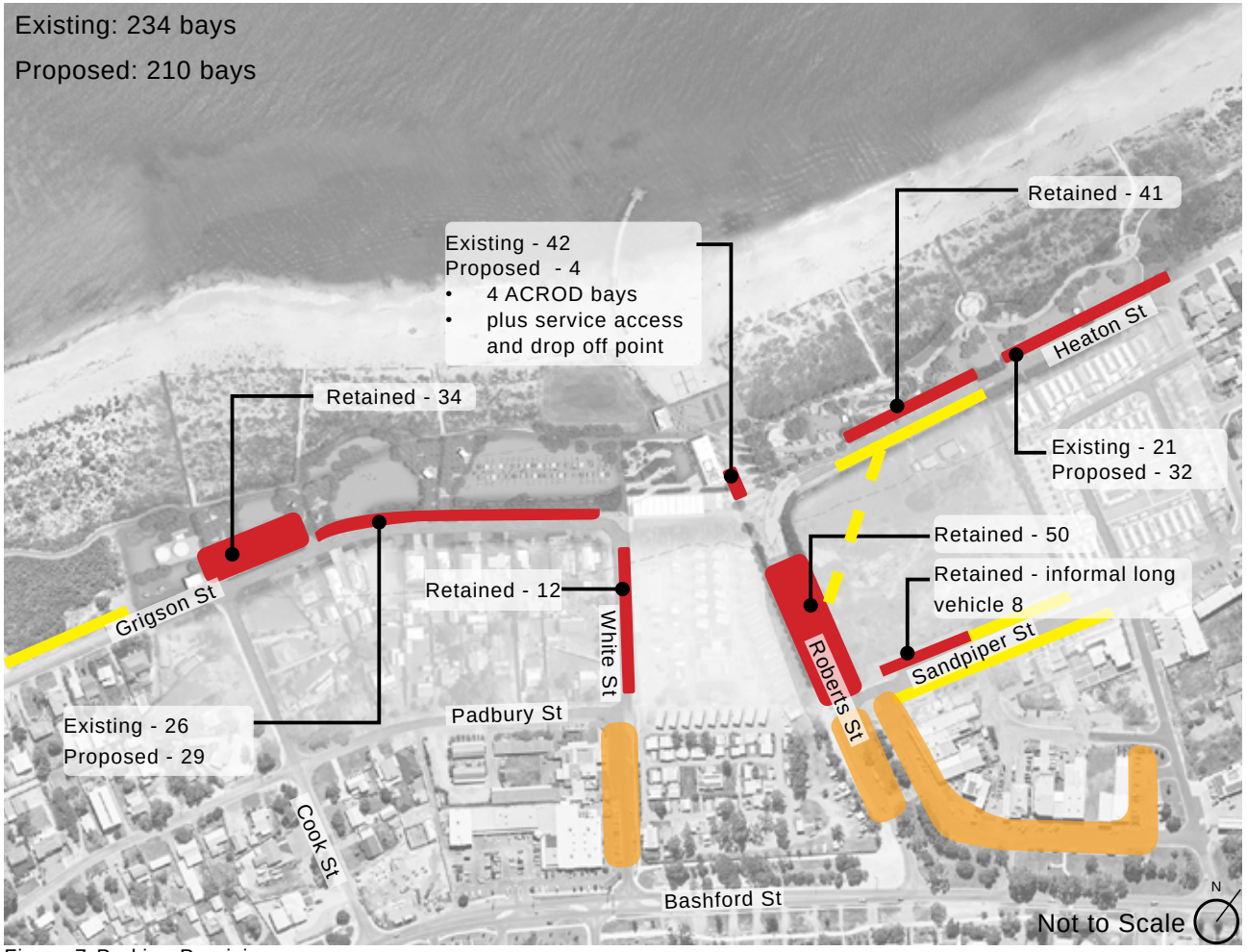


Figure 7. Parking Provision

Foreshore Parking

Existing parking within a 5min walk to the foreshore

Future road alignment for Lot 602 development

Potential future parking/ informal parking for events

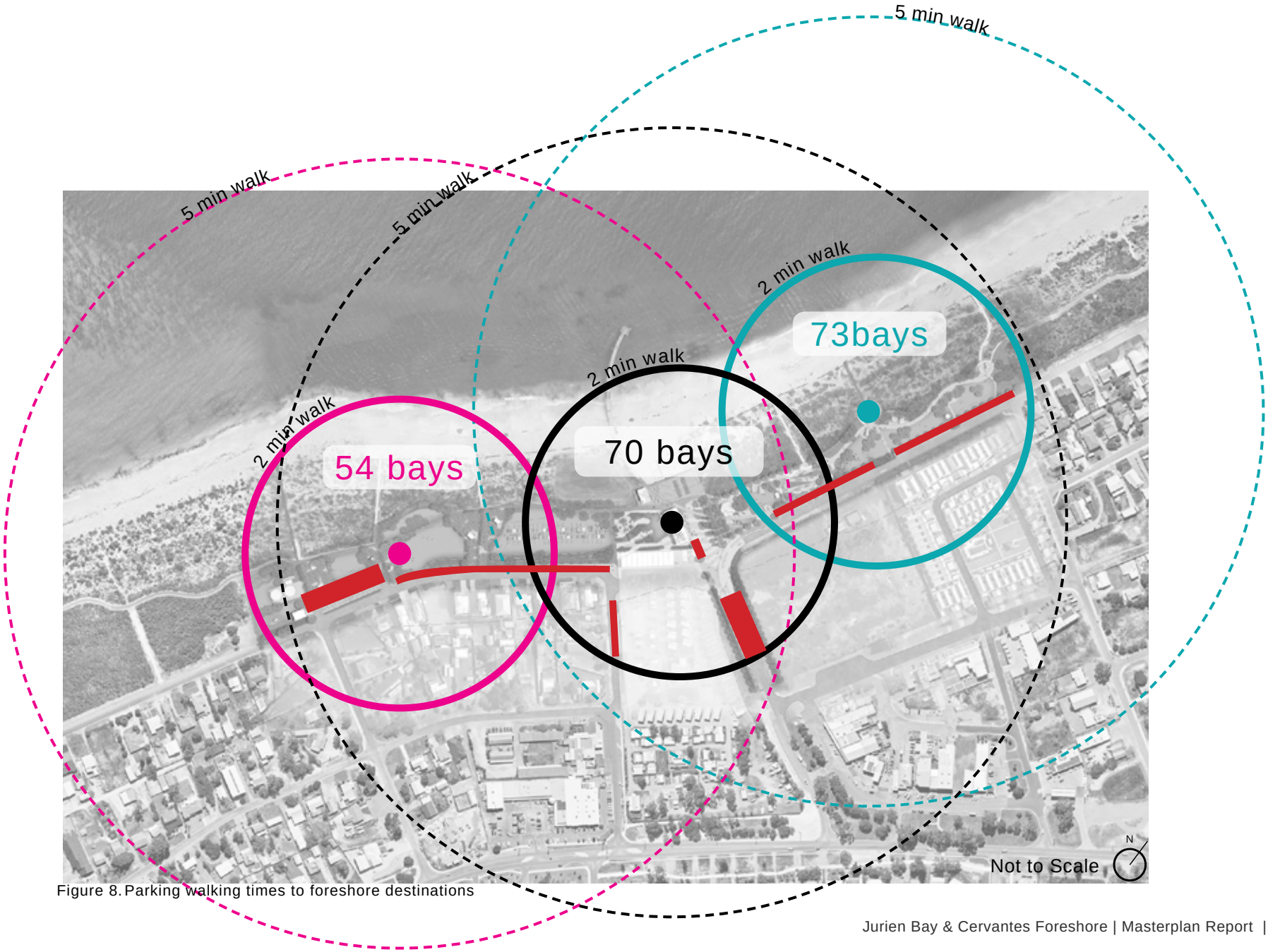


Figure 8. Parking walking times to foreshore destinations

3.7 Access

Objectives

- Improve all abilities access of the foreshore, including to the beach itself;
- Retain and emphasise the Turquoise Way as a foreshore promenade;
- Improve through connections for pedestrians from parking, across parkland to beach;
- Make the prime space at the Jetty one for pedestrians, rather than cars; and,
- Retain access for events to Fauntleroy park, in particular accommodating for the Lions Markets.



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

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

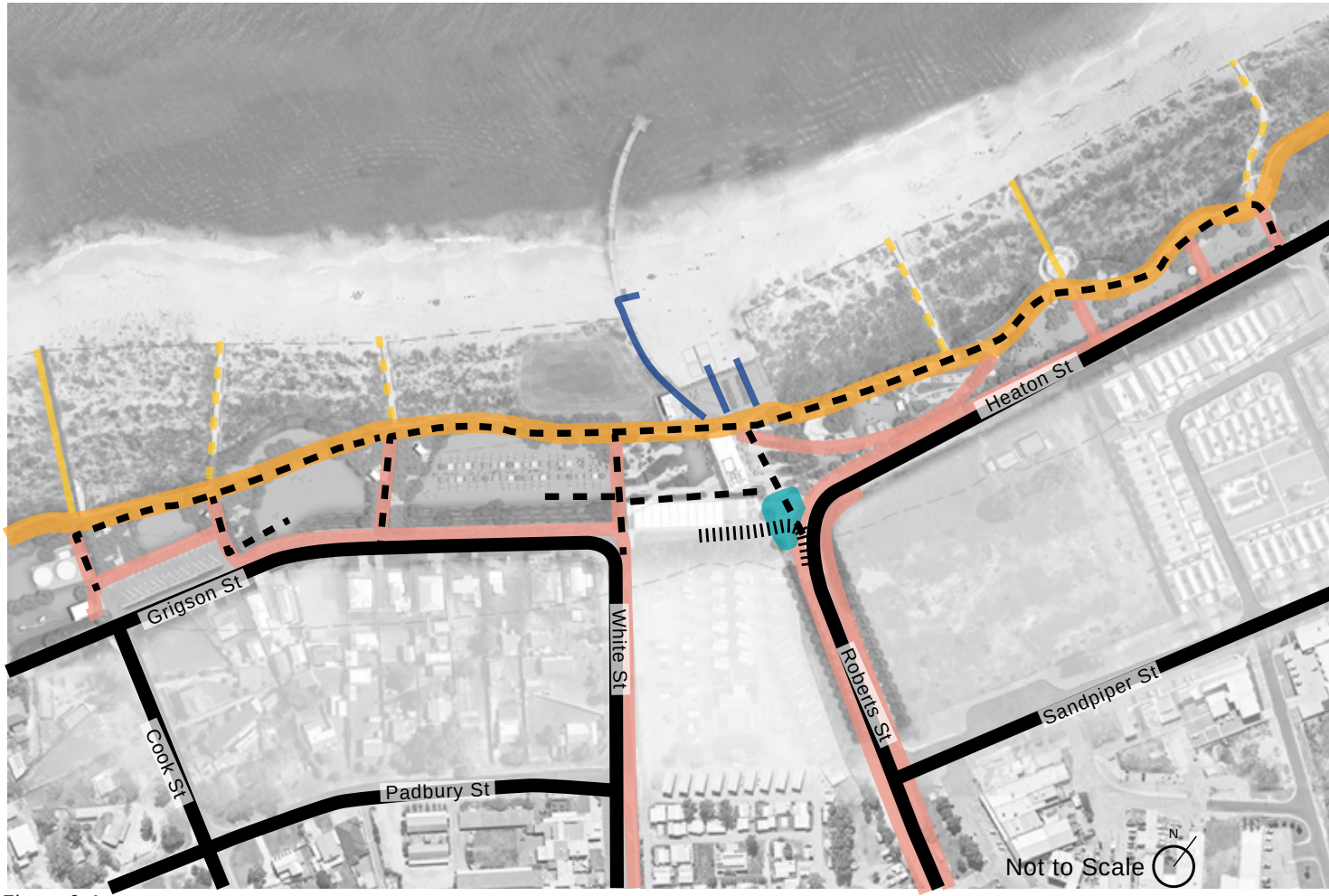


Figure 9. Access

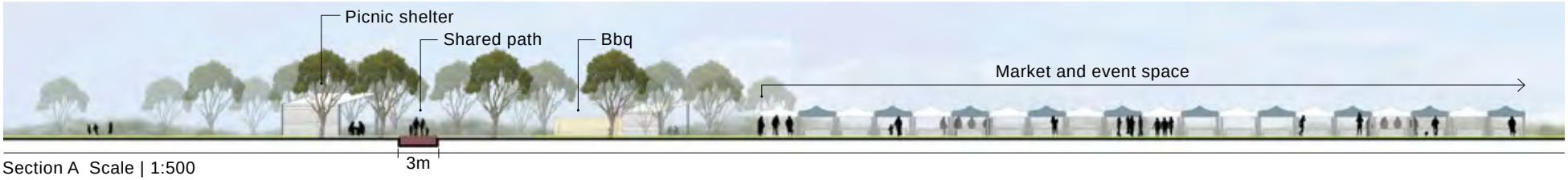
3.8 Fauntleroy Park

Objectives

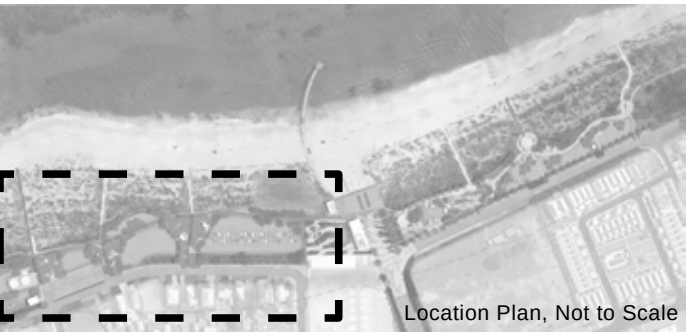
- Retain and improve recent amenity upgrades including tree planting and introduction of mounding for wind mitigation
- Provision for existing (Lions Markets and Indian Ocean Festival) and potential future events through flexible open spaces that can easily expand and contract as needed, and power upgrades.
- Retain the Turquoise Way red asphalt path as the principle shared path along the foreshore, connecting to Dobbyn park and the harbour to the North and Hill River and Cervantes to the South in the future.
- Tree planting concentrated around the amenity nodes to maintain views from residences on Grigson Street and vehicle access for maintenance and events.
- Formalise beach access by fencing dunes and re-vegetating where appropriate. One beach access path has been nominated for recycled plastic slats to be installed to provide easier beach access for those less able bodied.
- Public art and interpretation to be installed at beach access points providing an opportunity for linear story telling along the foreshore (refer 3.12 Custom Landscape Elements).
- Amend drainage to reduce visual impact and remove need for fencing, in particular the sump near the corner of White and Grigson Streets and two sumps to the south of the jetty.



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



Section A Scale | 1:500



Key

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

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

Turquoise Way cycle path to Hill River/ Cervantes

Beach access slats

New picnic node

Existing picnic node retained

Existing sump to be graded into dune and planted with coastal species

Section A

Grigson Street

Existing infrastructure

Retain existing car park ~34 bays

Existing Cook Street toilets to be upgraded

Cook Street

Event and market space, can also extend south. Includes upgrades to power supply

Grigson Street on street parking retained with an additional 3 bays.

Grade out sump and increase planting to swale

White Street

N

0m 25m 50m 100m 200m

Tree Planting

Groves of trees are to be planted concentrated around the amenity nodes to maintain views from residences on Grigson Street. This can be achieved through planting to a grid arrangement, ensuring view corridors are allowed between tree rows, and/or selection of species with clear trunks such as Norfolk Island Pines. Selection of species for the front line coastal environment can be a challenge, Further investigation should be undertaken by the Shire to select the most appropriate species that will succeed in the front line coastal conditions and will be enjoyed by the community. It is noted Norfolk Island Pines were not a popular choice with several individuals that took part in the Stakeholder workshop.

Further species options and recommendations can be found in 5.2.

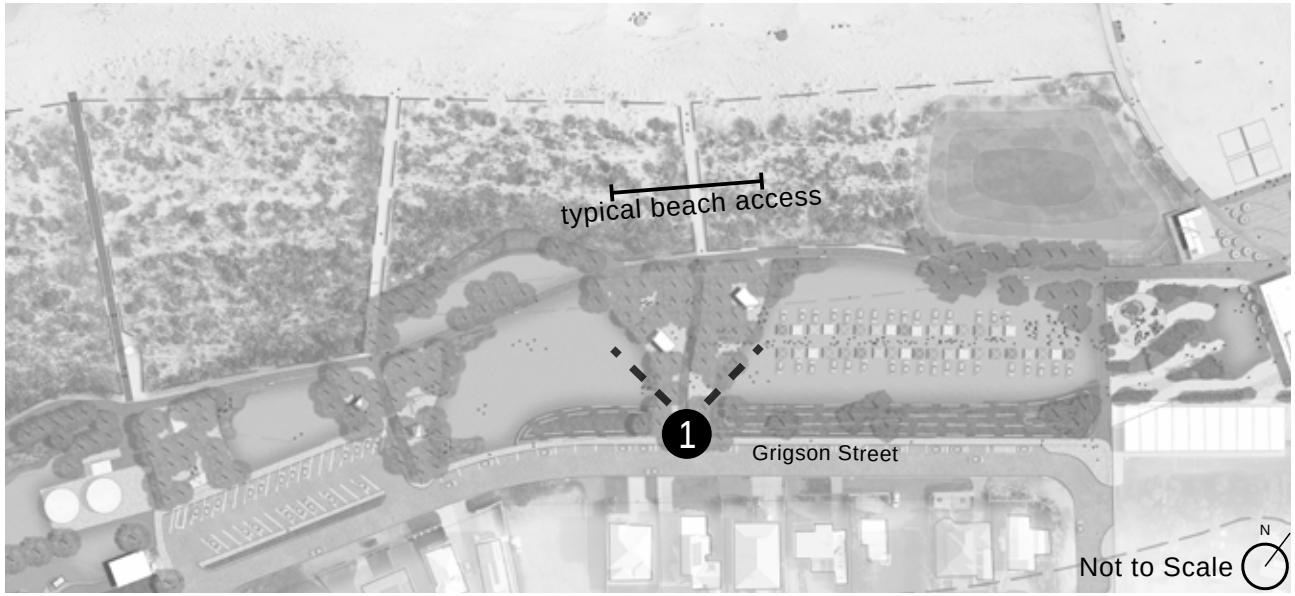


Figure 10. Fauntleroy Park location plan



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



1 Tree planting around bbq nodes, Fauntleroy Park



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



Image 12. Markets Source: theurbanlist.com

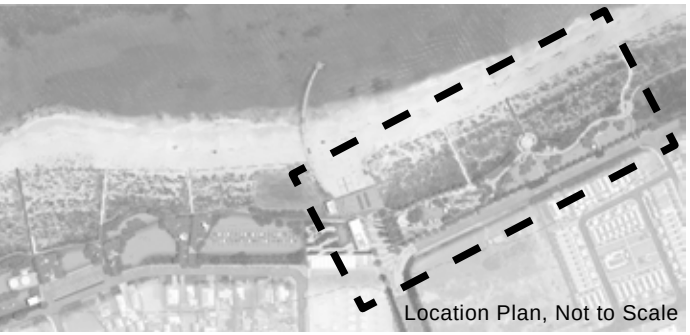
3.9 Dobbyn Park

Objectives

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



Section B Scale | 1:250



Key

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

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

Dune fencing

Beach access slats

Realigned beach access

Playground

Picnic area, opportunity for future playground expansion

Snorkel trail interp node

Heaton Street

Existing infrastructure

Youth plaza, includes skate park, wheeled sports track and basketball half court

Youth meeting space and storage

Section B

Roberts Street

Doust Street

N

0m 25m 50m 100m 200m

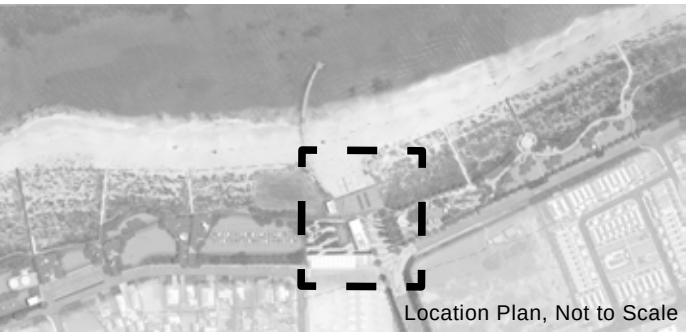
3.10 Town Square

Objectives

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



Image 13. Henley Square, SA Source: TCL



Location Plan, Not to Scale



Key

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

Amenity Building ❶

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



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



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



Amenity building concept (TRCB)



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

Food and Beverage Offering ❷

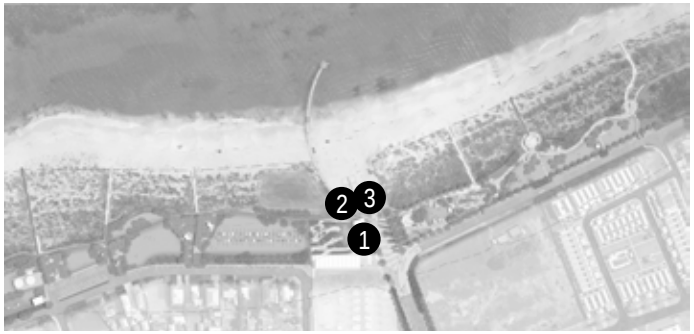
- Provides evening activation for the foreshore.
- Orientated to provide shelter from the wind but maximise connection to the jetty and beach.
- Shipping container style offers flexibility for expansion and a marine aesthetic.
- Privately developed and managed.



Image 17. Shipping container restaurant Source: Pintrest



Image 18. Shipping container restaurant, London Source: Dezeen



Location Plan, Not to Scale



Image 19. Shipping container construction Source: Pintrest

Beach Access Deck ❸

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



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



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



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

3.11 Roberts Street

Objectives

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

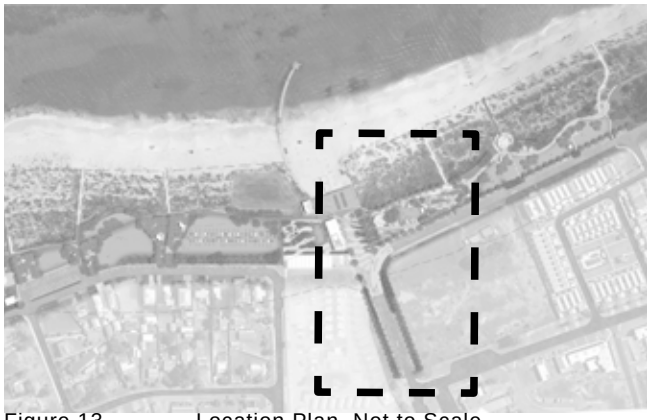


Figure 13. Location Plan, Not to Scale



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



Figure 14. Location Plan, Not to Scale

3.12 Custom Landscape Elements

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



Figure 15. Custom landscape elements location plan

1

Main playground

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

Potential Partners: Lotterywest, Artists.



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



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

3

Secondary Playground

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

Potential Partners: Men's Shed, Schools



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



Image 26. Keast Park playground Source: Landezine

4

Custom Seating

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

Potential Partners: Men's Shed, Artists

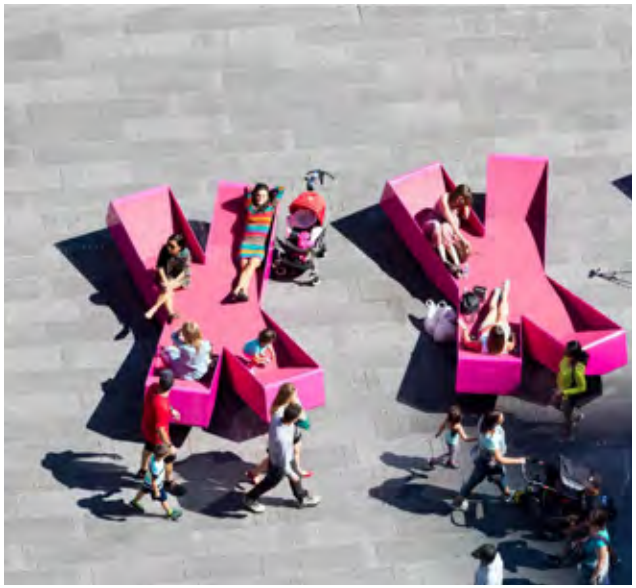


Image 27. Playful seating, New York Source: UAP



Image 28. Henley Square, SA Source: TCL

5

Youth Plaza

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

Potential Partners: Lotterywest



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



Image 31. Bibra Lake skate park Source: UDLA



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



Image 32. Fremantle youth plaza Source: UDLA



Image 33. Bibra Lake skate park Source: Nearmap

Public Art and Interpretation

The foreshore promenade provides an opportunity for linear story telling focused at beach access points. The existing themes used in Dobbyn Park of coastal flora, fauna and environment should be continued with a consistent signage palette. There is opportunity for artwork to be incorporated in the public realm through the ground surfaces and in furniture and fixings, stand-alone sculptures that could form a series along Turquoise Way, as well as signal to users where beach access points are located.

Reuse or relocate quality existing items such as the jetty pylon seating features to the paved area adjacent the playground, and the change huts built by the men's shed. There are also multiple types of interpretive signage, the content is of high quality but the styles and number of signs should be consolidated.

Potential Partners: Community groups, Artists, Lotterywest



Image 34. Storytelling Interpretation Source: UDLA



Image 35. Artwork integrated into shade shelter Source: UDLA



Image 37. Etching to timber deck Source: UDLA



Image 36. Sandblasting in concrete paving Source: UDLA

6

Snorkel Trail Interp Node

Enhance and improve the existing Reef Balls, Rest in Reef and Marine Park signage and interpretation. Opportunity for seating, shade, signage and sculptural use of the reef ball forms.



Snorkel trail node perspective

6

Iconic Sculpture

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



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



Image 39. Scarborough Foreshore entry artwork Source: UDLA

3.13 Events

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

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

Fauntleroy Park events examples



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



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

Town square events examples



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



Image 43. Food/coffee truck Source: pintrest

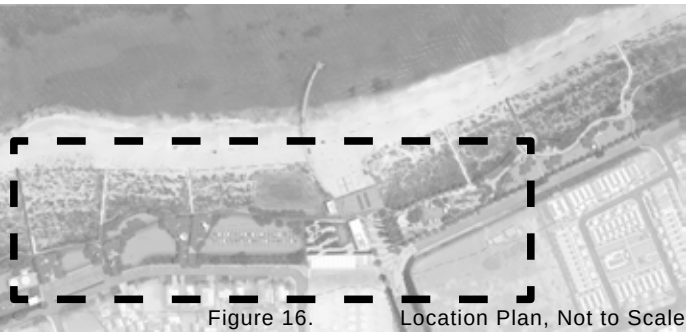


Figure 16. Location Plan, Not to Scale

Calculation rates

Standing - 2 people per 1m2

Markets - 16m2 per stall

Picnics - 1.2 people per 1m2

Fauntleroy Total
Standing: 15,990 people
Picnic: 9594 people
Markets: 75 stalls
Plus over flow areas to south and west.

South Fauntleroy: 2745m2
Standing: 5490 people
Picnic: 3294 people
Markets: 30 stalls

North Fauntleroy: 5250m2
Standing: 10,500 people
Picnic: 6300 people
Markets: 45 stalls

Town Square: 1250m2
Standing: 2500 people
Markets: 25 stalls

Grigson Street
Heaton Street
White Street
Cook Street
Roberts Street
N

Figure 17. Event capacity, not to scale

3.14 Future Development

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

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

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

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

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



Figure 18. Jurien Bay Foreshore with Lot 602 developed Scale 1:500

Image 44. Jurien Bay Change Huts (right) Source: UDLA



3.15 Staging

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

Refer to Appendix C for Jurien Bay Foreshore cost estimate.

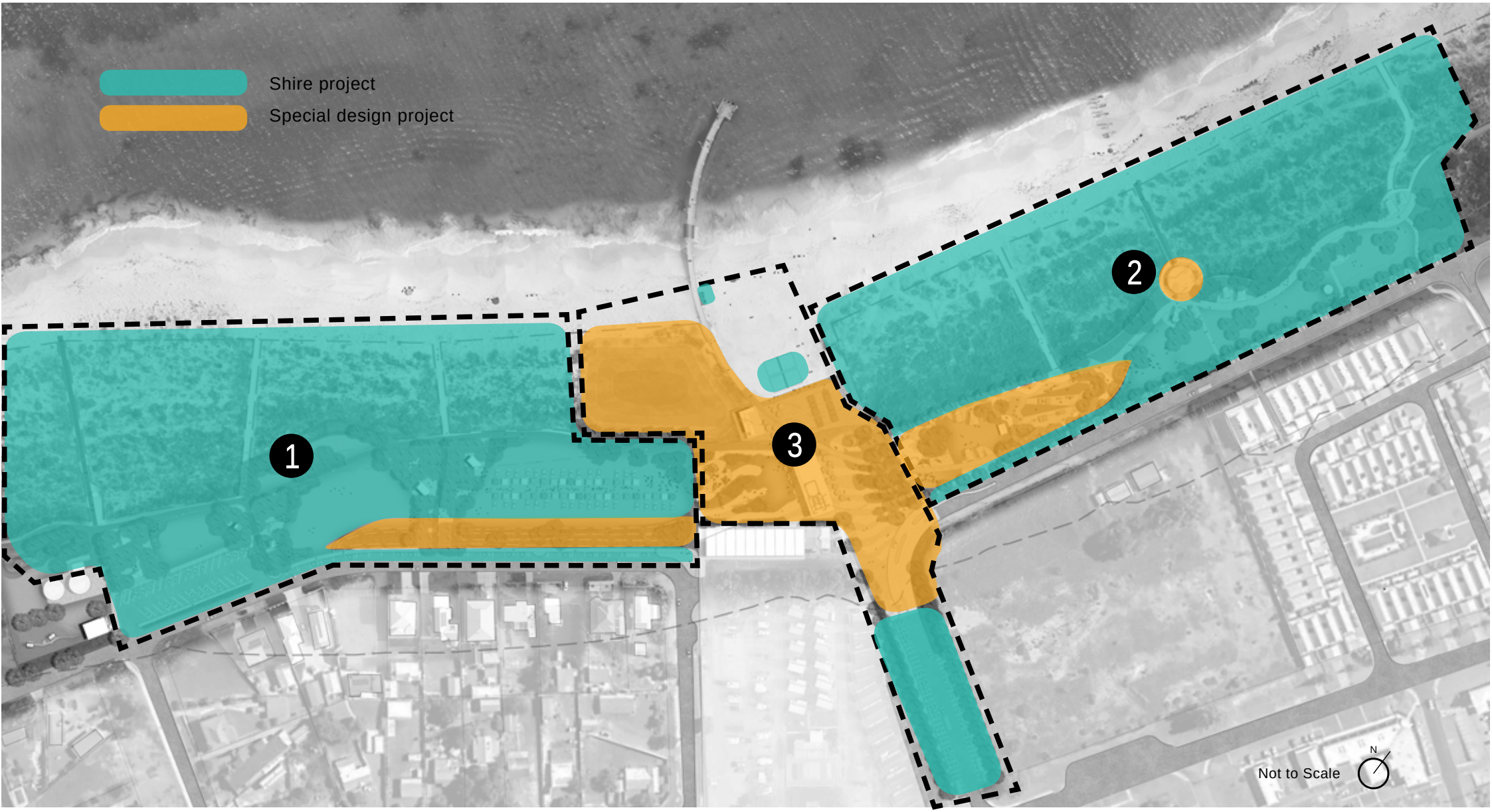


Figure 19. Jurien Bay Foreshore Staging Plan

4.0 Cervantes Foreshore Masterplan



4.1 Cervantes Foreshore

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

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

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

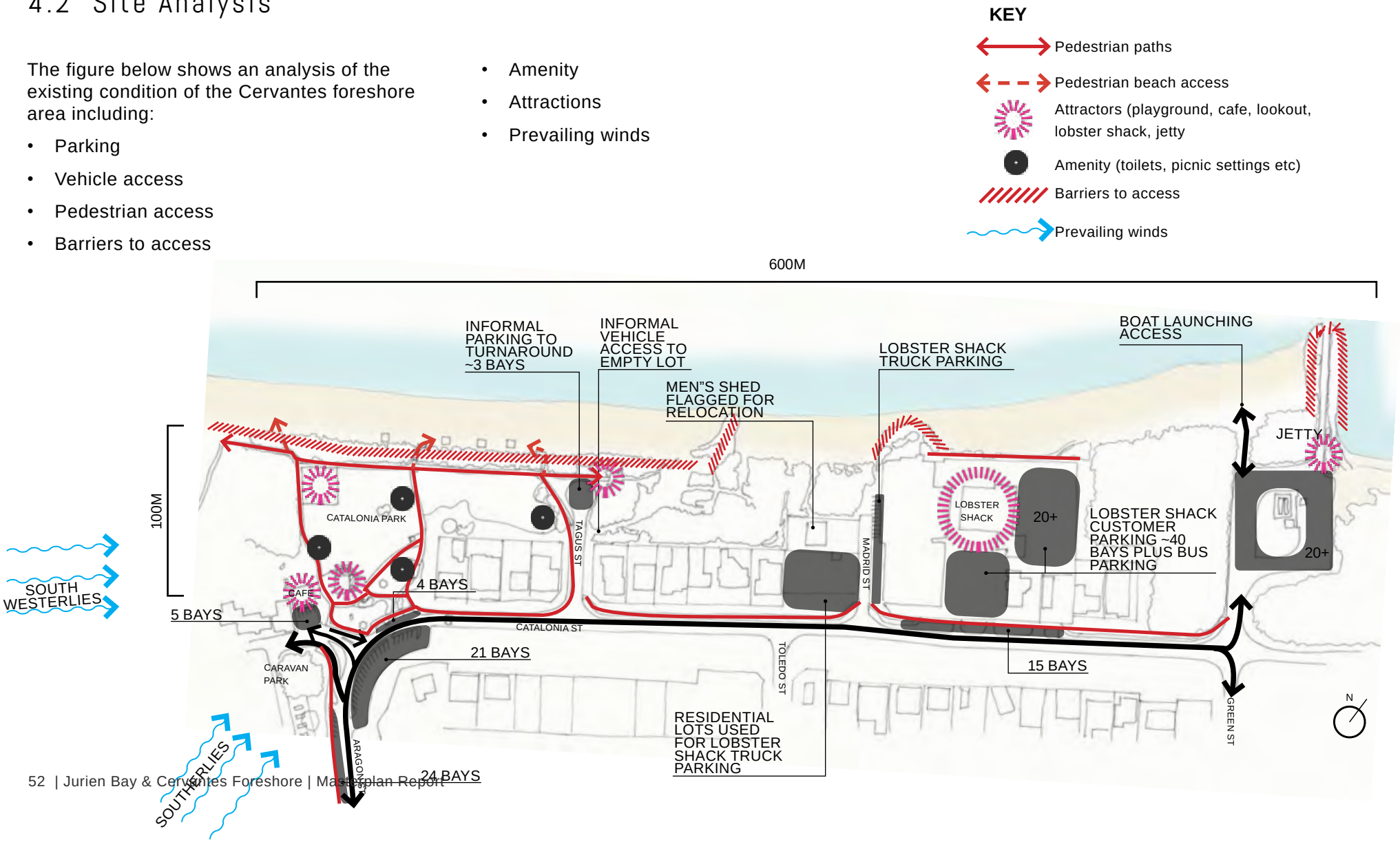
Foreshore Masterplan Site



4.2 Site Analysis

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

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



4.3 Opportunities and Directions

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



Image 45. Undeveloped foreshore area looking North Source: UDLA

4.4 Schematic Plan

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



Continuous water front trail



Improved beach access nodes



Connect the Park and the Beach

Improve safety of the Aragon/ Catalonia Street corner



Extend dune and showcase endemic species including windflowers



Improve Catalonia Park



Create a sense of arrival to the foreshore and Catalonia Park

Create continuous beach access



Uniquely Cervantes art and interpretation



Figure 20. Cervantes foreshore schematic plan

4.5 Masterplan

Extent of Works

Red Asphalt

Paving Treatment

Road Paving Treatment

Timber Boardwalk/Decking

Turf

Low Coastal Planting

Trees

Shelter

Market Umbrellas

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

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

Playground

Public Toilets

Café/restaurant

Coastal Erosion Hazard Mapping

Inland Boundary of Predicted Vulnerability

Source: Produced by Cardno 20/03/2017 as part of 'Coastal Hazard Risk Management and Adaptation Plan June 2018 for the Shire of Dandaragan.

2016

2030

2070

2110

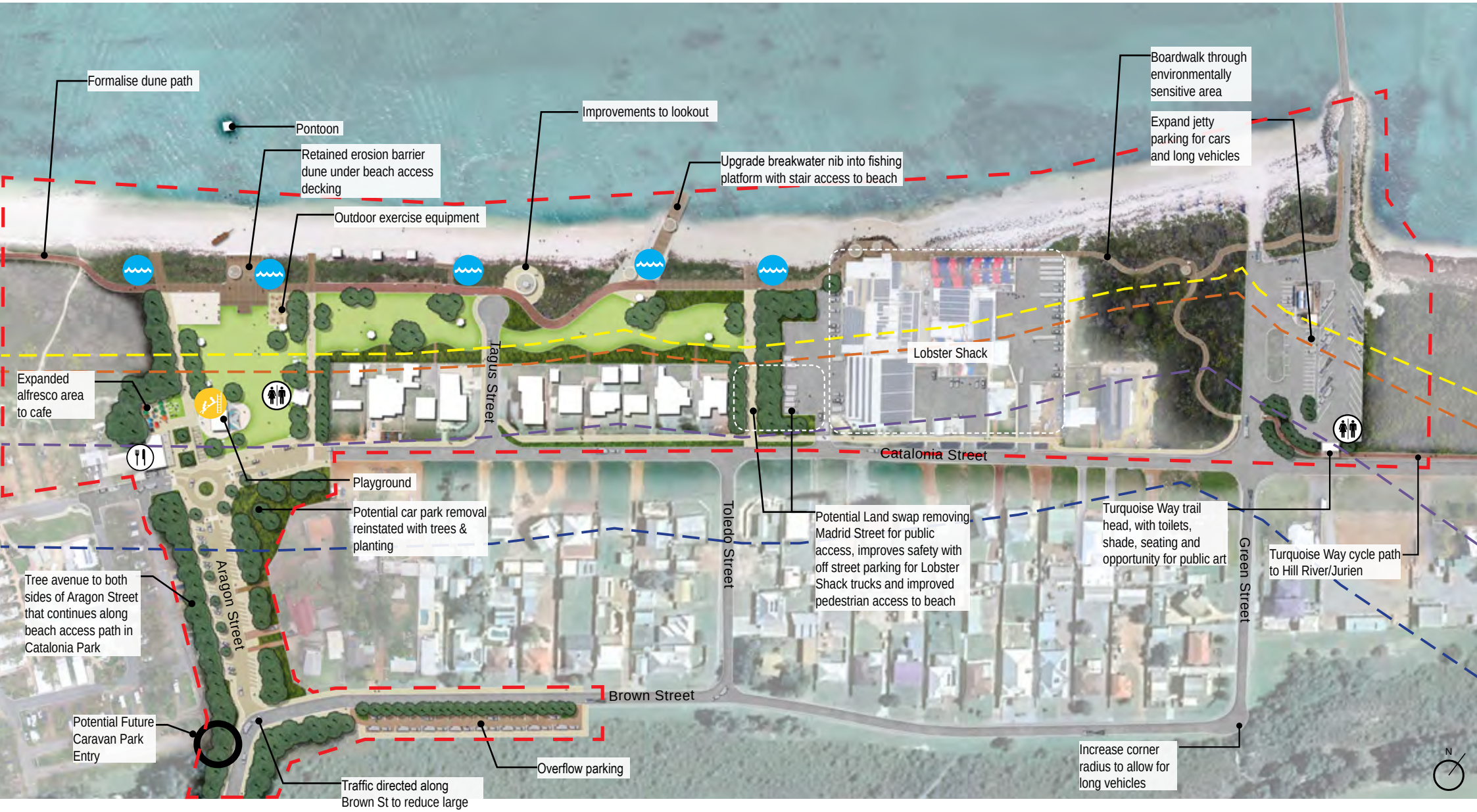


Figure 21. Cervantes foreshore masterplan

4.6 Parking

Objectives

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

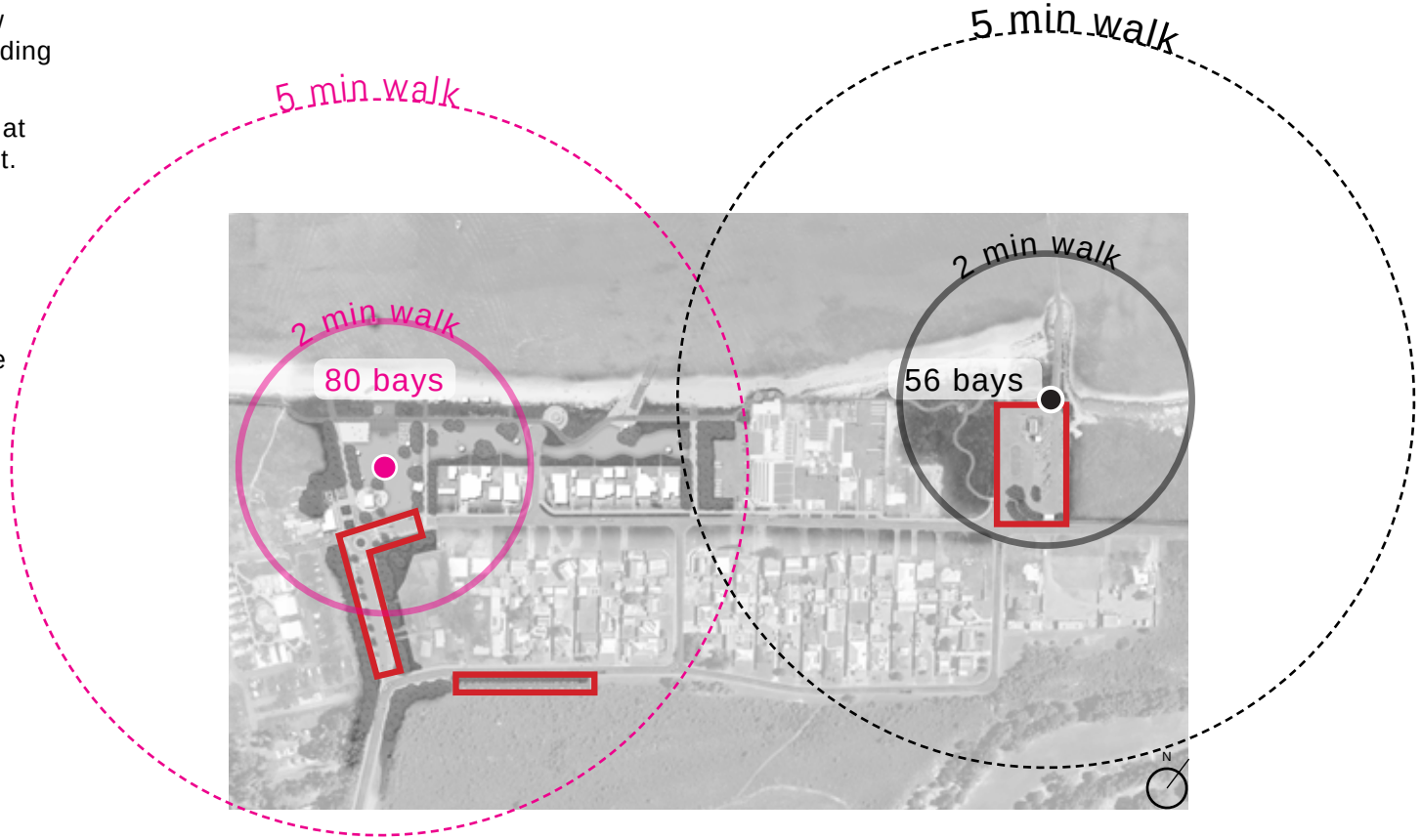


Figure 22. Proposed public parking walking times

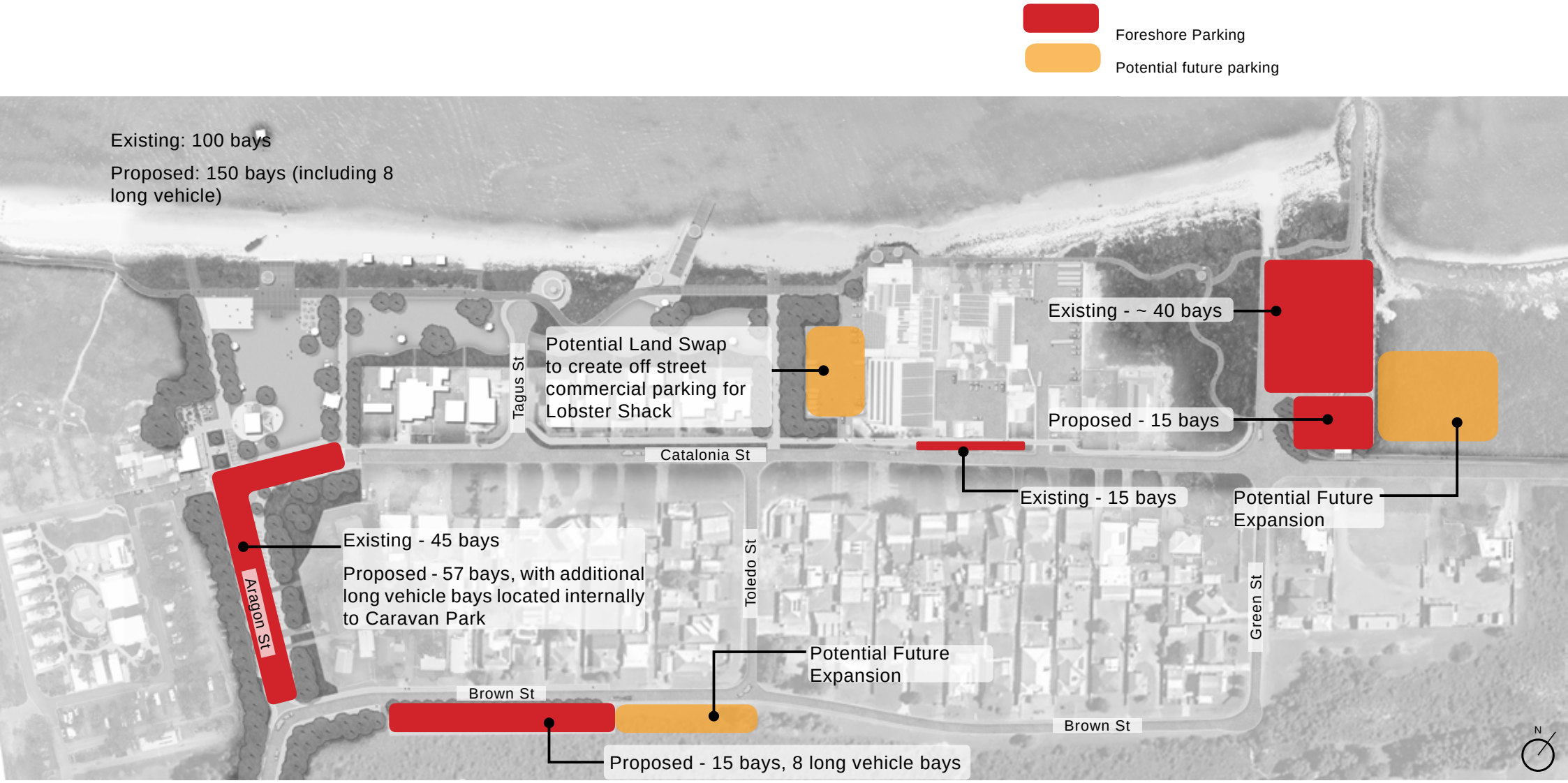


Figure 23. Public parking provision

4.7 Access

Objectives

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



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

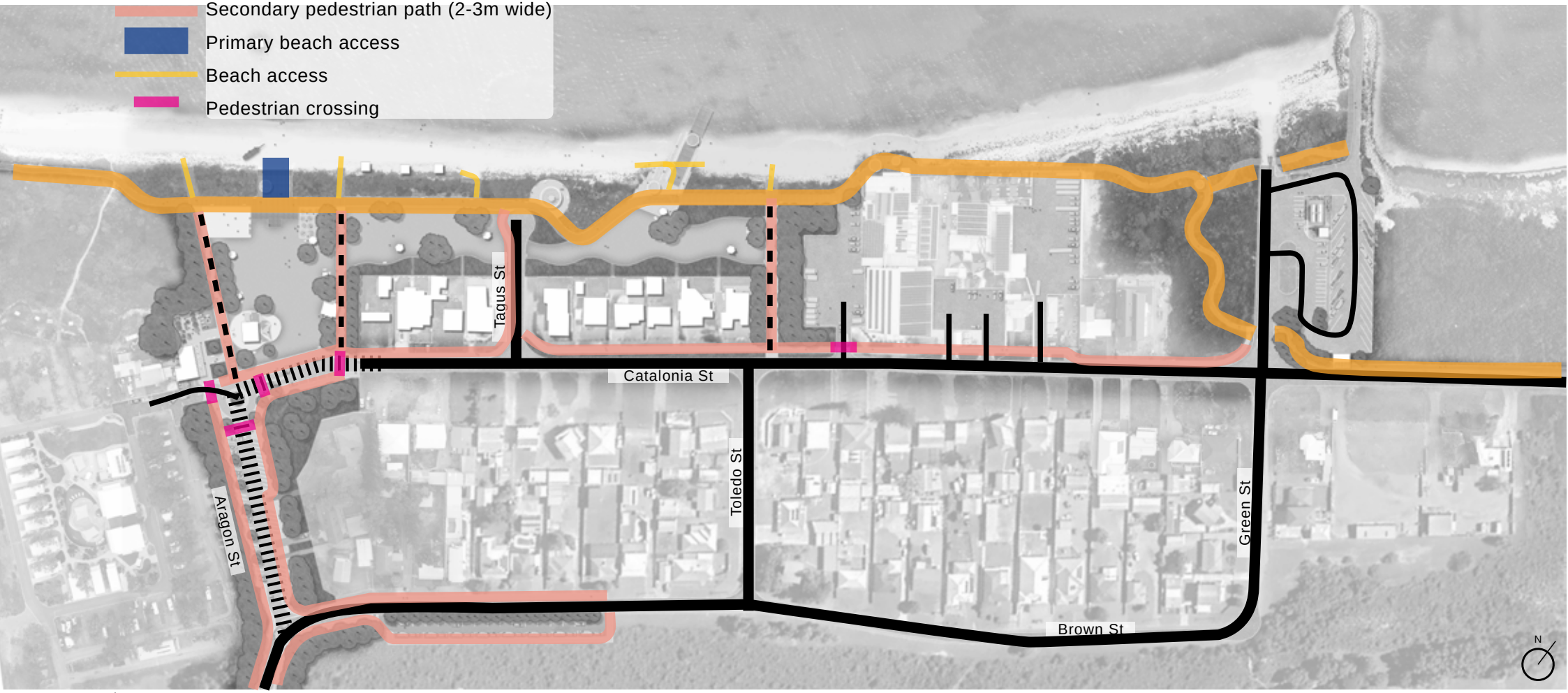


Figure 24. Access

Foreshore path

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



Figure 25. Location plan, not to scale



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

Continuous Beach Access

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



Image 47. Fishing platform Source: Pintrest

Traffic Diversion

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

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

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

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

Aragon Street Slow Condition

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

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

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



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



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

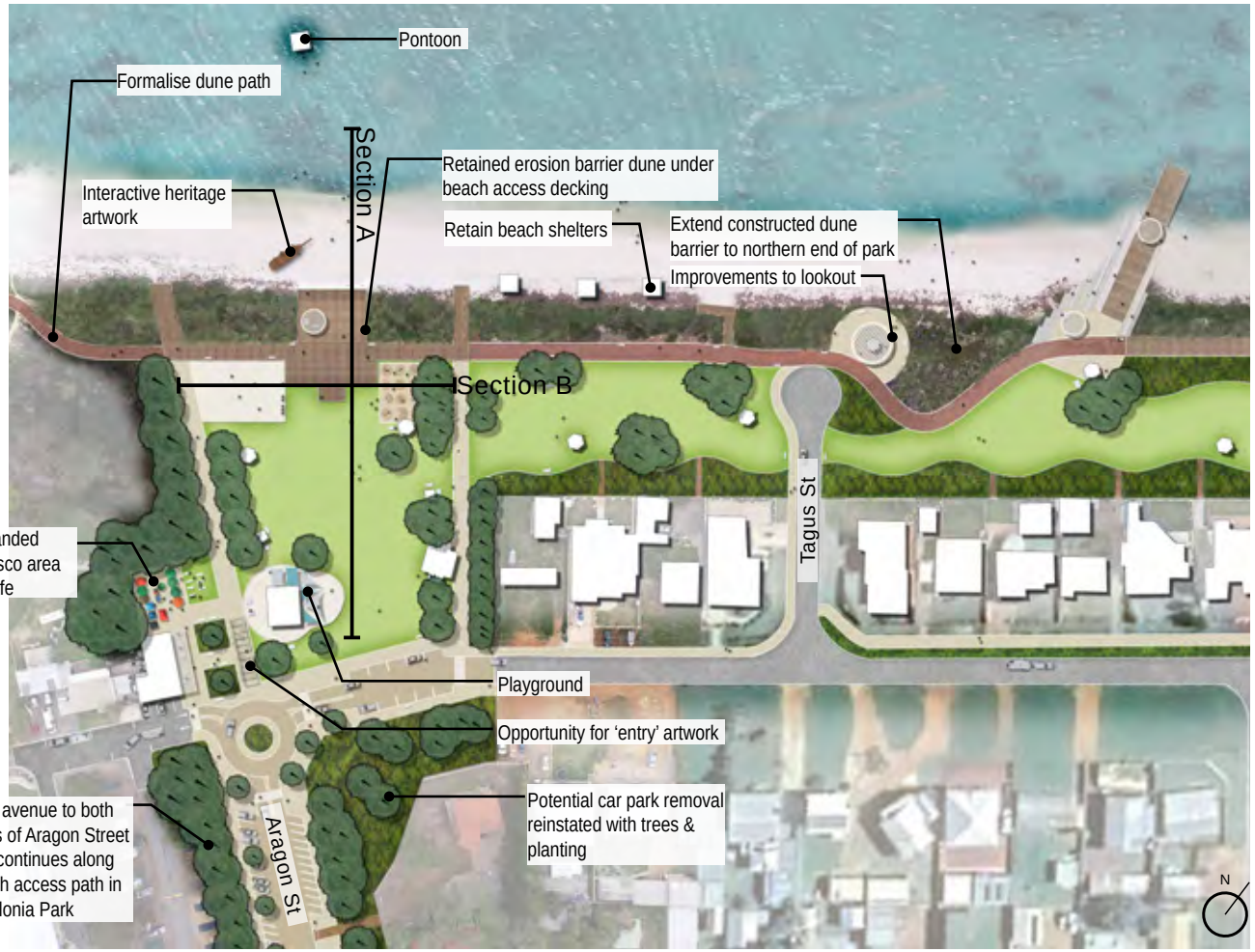


Figure 26. Road diversion and condition

4.8 Catalonia Park

Objectives

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



Tree Planting

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

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



Image 50. Dunsborough foreshore Source: UDLA



Image 51. Leighton Beach, North Fremantle Source: UDLA



Figure 27. Section A Scale 1:500

Beach Access Deck

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

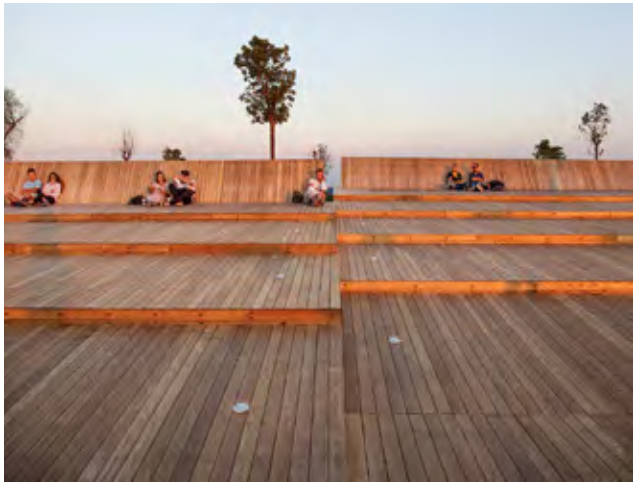


Image 52. ‘Sunset lounge’, Turkey Source: Landezine



Image 53. Keast Park, Melbourne Source: Landezine



Figure 28. Section B Scale 1:500

Image 54. Cervantes cafe Source: UDLA


Peters
Peters

4.9 Public Art and Interpretation

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

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

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



Figure 29. Art and Interp location plan



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



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



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

4.10 Staging

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

Refer Appendix D for Cervantes Foreshore cost estimate



Figure 30. Staging

5.0 Foreshore Palettes



5.1 Furniture

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

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

Furniture should be able to withstand the corrosive coastal environment.



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



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



Image 59. Accessible BBQ Source: Christie Barbecues



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



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

5.2 Planting

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



Agonis flexuosa, Peppermint Tree

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



Araucaria heterophylla, Norfolk Island Pine

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



Araucaria columnaris, Cook Island Pine

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



Eucalyptus gomphcephala, Tuart

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



Eucalyptus utilis, Coastal Moort

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



Ficus macrophylla, Moreton Bay Fig

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



Melaleuca quinquinervia, Narrow Leaf Paperbark

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



Phoenix canariensis, Date Palm

Considerations: Potential selection for avenue planting.

5.3 Materials

Materials across both sites should be robust and suitable for the coastal condition.

The palette has been kept reasonably simple with standardised materials across both foreshore sites. Feature paving could differ between sites.



Red asphalt



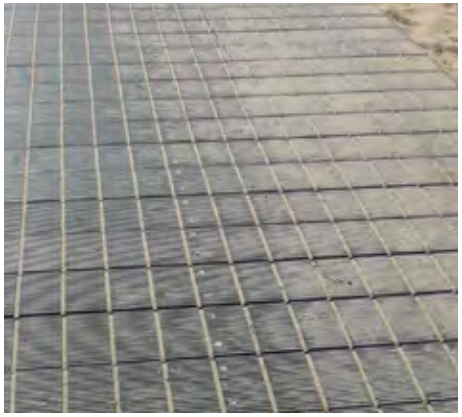
Salt seeded concrete



Feature paving



Crushed limestone



Beach access slats



Timber deck and boardwalk

6.0 Conclusion



6.1 Next Steps

The foreshore masterplans have been developed to guide change within the Cervantes and Jurien Bay foreshores in both the long and short term, and to ensure future development responds to the desired outcomes that the community values.

The masterplan can be treated on a project by project basis, allowing SoD to assess available funding and priority to stage future works. This includes identifying projects that can be undertaken by SoD, and those requiring external consultants to be engaged.

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

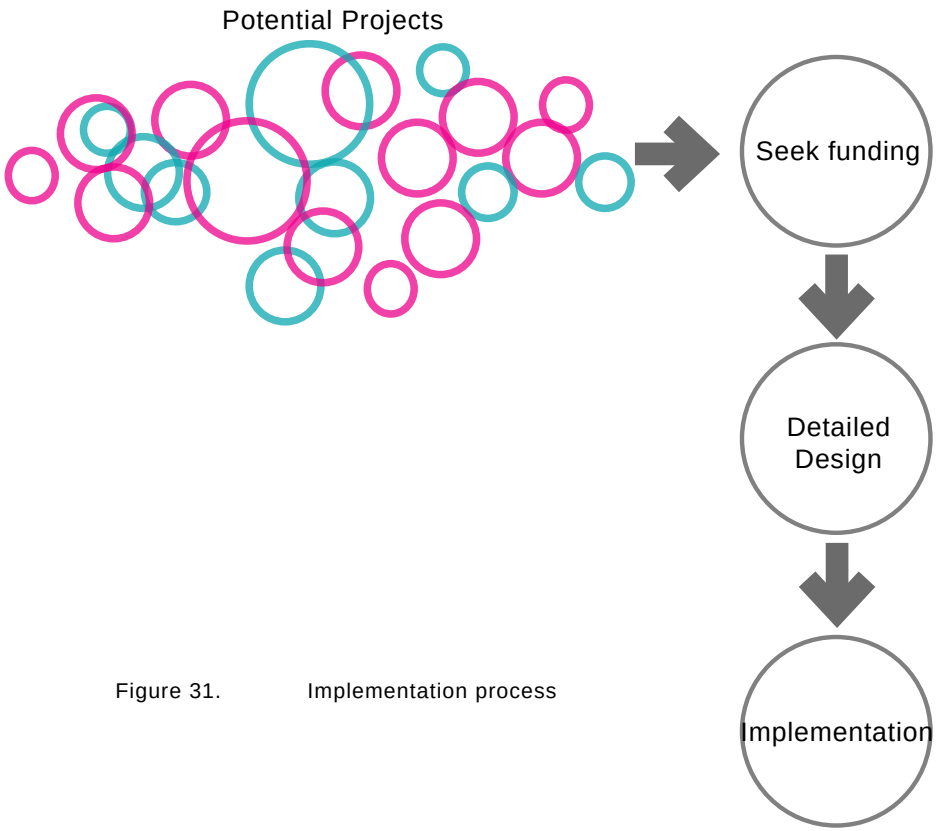


Figure 31. Implementation process

Appendix A-Jurien Bay Foreshore Masterplan



Appendix B-Jurien Bay Foreshore Cost Estimate



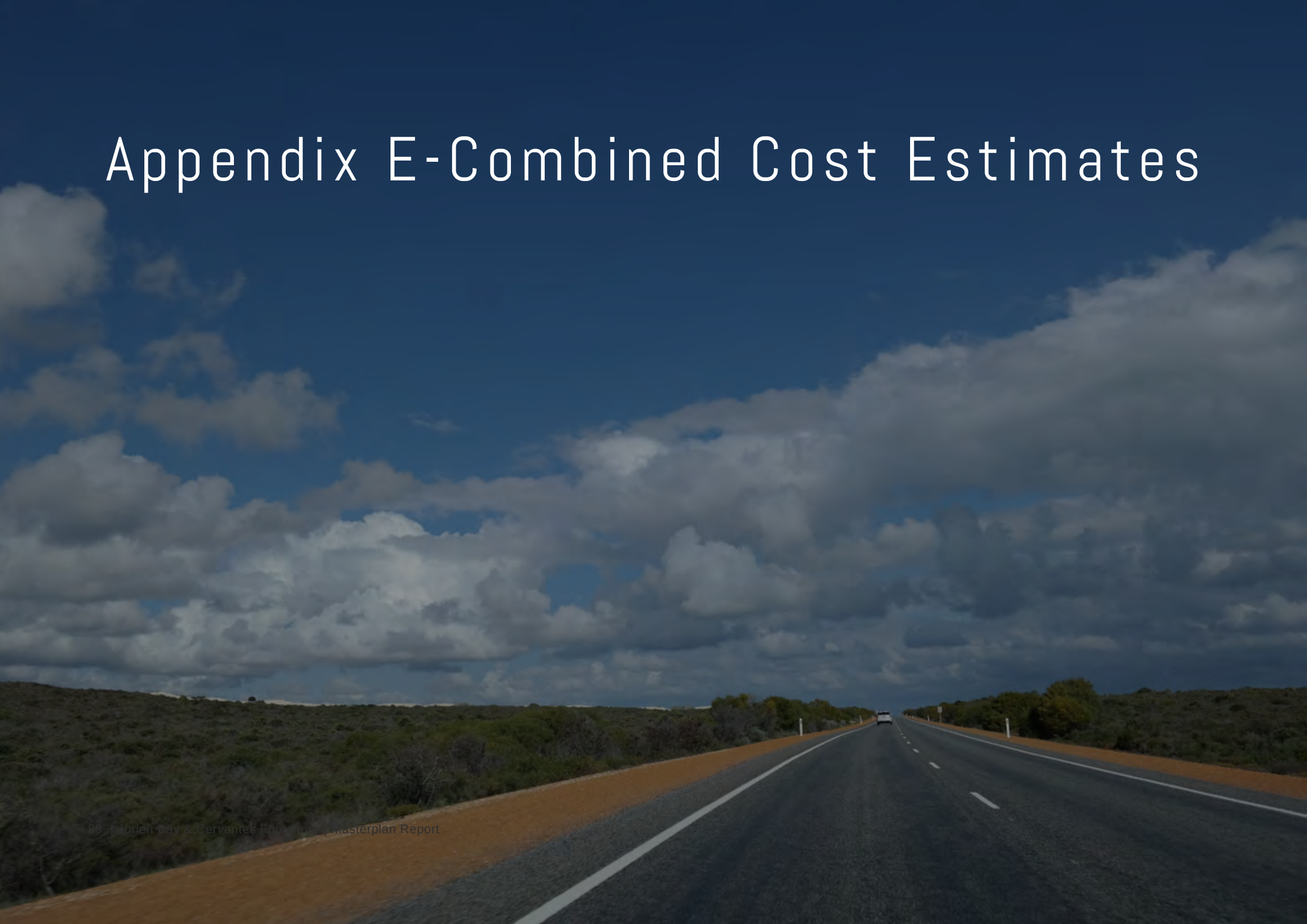
Appendix C-Cervantes Foreshore Masterplan



Appendix D-Cervantes Foreshore Cost Estimate



Appendix E-Combined Cost Estimates



Appendix F-Workshop Presentations



Appendix G-Community Engagement Summaries



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Fremantle WA 6160
08 93367577
www.udla.com.au

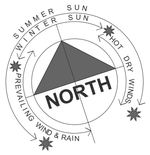
NEW IDEAS THROUGH
SHARED DESIGN-THINKING

Transmittal History

Issue	Drawing ID	Name	Revision	Changes
01, Transmittal Set, 15/10/2025 10:20 AM				
	1	MASTER PLAN	01	
	2	STRATA PLAN	01	
	3	CONTOURS PLAN	01	
02, Transmittal Set, 27/11/2025 9:36 AM				
	1	MASTER PLAN	02	Ch-1

Attachment 1

Attachment: 9.3.4





LEGEND:

1. OFFICE / RECEPTION
2. WC / L'DRY
3. SHED
4. SCREENED BINS (81,000L)
5. GUEST BOAT / CARAVAN / BUS BAY
6. PARKING BAY
7. CAFE / RESTAURANT
8. POOL 1 / ENTERTAINING AREA
9. BBQ / PLAYGROUND
10. POOL 2 / PARK
11. PARK
12. LINEN STORE
13. HEAT PUMP STORE

A. TYPICAL LOT (RESIDENCE)
B. TYPICAL LOT (RESIDENCE)
C. TYPICAL LOT (SHORT STAY)
D. NON TYPICAL LOT (RESIDENCE)

PLOTS:

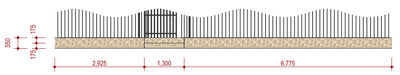
A. 11M x 32M (no.15)
B. 13.5M x 25M - 28M (no.10)
C. 7.5M x 28M (no.77)
D. IRREGULAR SHAPE (no.2)

10 Max. 10 km/h SPEED LIMIT
SPEED HUMP + PED. CROSSING

NOTE: ALL INTERNAL PARKING BAYS NOT ALLOCATED TO UNITS WILL BE FOR CAFE USE WITH ACCESS FROM RECEPTION

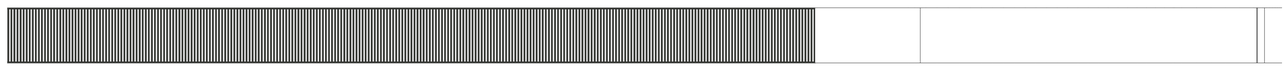


600mm KNEE HIGH FENCE BETWEEN 'TYPE A' PLOTS



WEST RESIDENTIAL FENCE ELEVATION
1:100

PLOT MASTER PLAN
1:500



ELEVATION
1:100

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REV.	ITEMS	DRN	PM	DATE
M16	AMD	DR	YA	07/05/2025
M17	AMD	JC	YA	15/05/2025
M18	AMD	DR	YA	17/06/2025
M19	AMD	DU	YA	16/07/2025
M20	AMD	DR	YA	10/09/2025
M21	AMD	DR	YA	19/09/2025
M22	AMD	DR	YA	23/09/2025
M23	AMD	DR	YA	27/11/2025

MASTER PLAN

PROJECT: PROPOSED SURVEY STRATA SUBDIVISION OF JURIEN BAY
SHIRE OF DANDARAGAN

CLIENT NAME: JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY

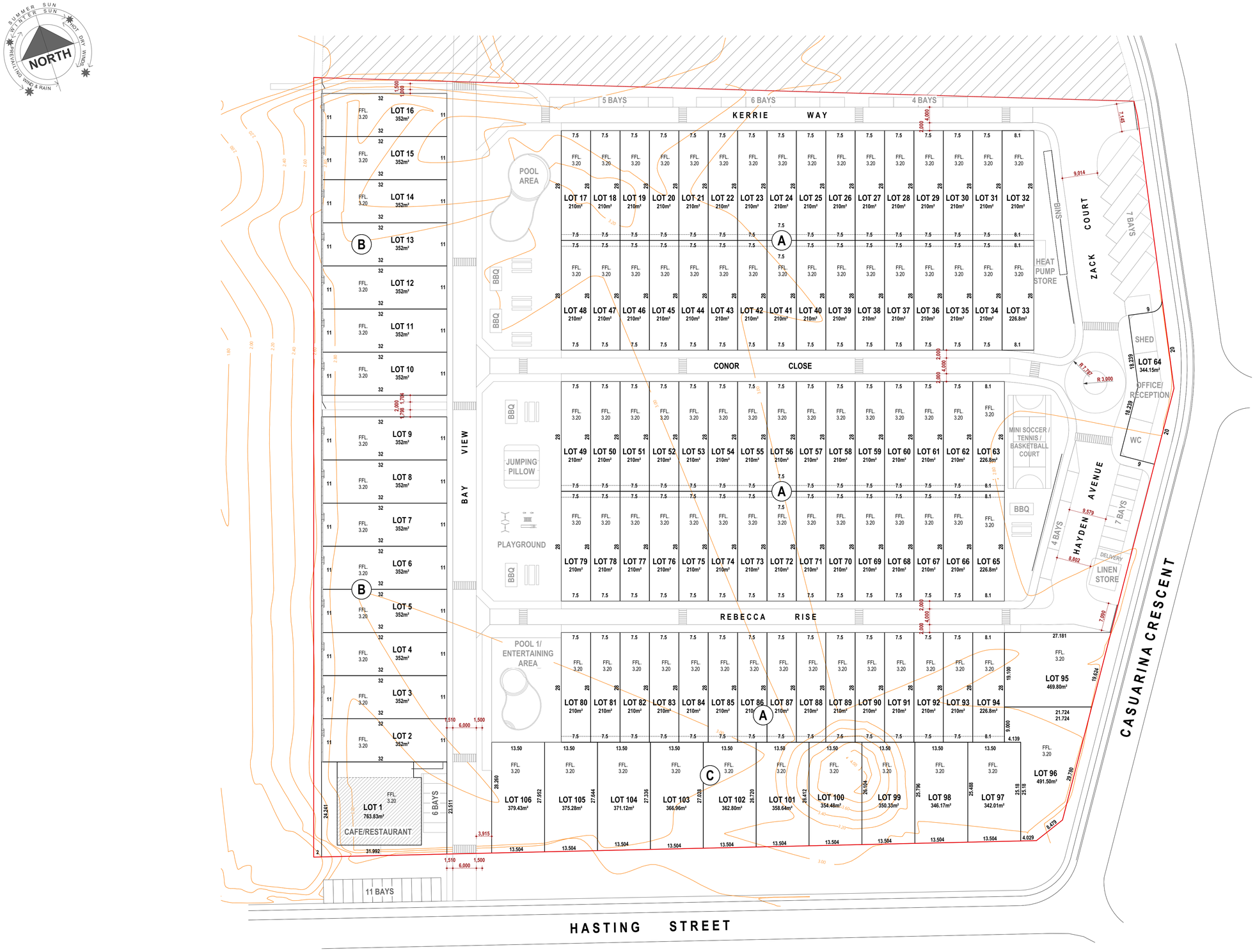
SHEET: MASTER PLAN

INITIAL DESIGNER: YA

DATE PRINTED: 27/11/2025

PAPER PRINTED: @A1

DRAWING No.: 1 of 3



STRATA PLAN
1:500

REV.	ITEMS	DRN	PM	DATE
M16	AMD	DR	YA	07/05/2025
M17	AMD	JC	YA	15/05/2025
M18	AMD	DR	YA	17/06/2025
M19	AMD	DU	YA	16/07/2025
M20	AMD	DR	YA	19/09/2025
M21	AMD	DR	YA	19/09/2025
M22	AMD	DR	YA	23/09/2025
M23	AMD	DR	YA	27/11/2025

MASTER PLAN

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SHEET
STRATA PLAN

INITIAL DESIGNER	DATE PRINTED
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@A1	2 of 3



CONTOURS MASTER PLAN
1:500

REV.	ITEMS	DRN	PM	DATE
M16	AMD	DR	YA	07/05/2025
M17	AMD	JC	YA	15/05/2025
M18	AMD	DR	YA	17/06/2025
M19	AMD	DU	YA	16/07/2025
M20	AMD	DR	YA	10/09/2025
M21	AMD	DR	YA	19/09/2025
M22	AMD	DR	YA	23/09/2025
M23	AMD	DR	YA	27/11/2025

MASTER PLAN

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SHEET	CONTOURS PLAN
INITIAL DESIGNER	YA
DATE PRINTED	27/11/2025
PAPER PRINTED	@A1
DRAWING No.	3 of 3

Attachment: 9.3.4

Attachment 2

Transmittal History

Issue	Drawing ID	Name	Revision	Changes
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	1	3D ELEVATION	01	
	2	COMPLIANCE NOTES	01	
	3	SITE PLAN	01	
	4	GF SLAB LAYOUT	01	
	5	UF SLAB LAYOUT	01	
	6	GF FLOOR PLAN	01	
	7	UF FLOOR PLAN	01	
	8	ROOF PLAN	01	
	9	ELEVATIONS	01	
	10	ELECTRICAL	01	
	11	SECTION	01	
	12	DETAILS	01	
	13	INTERNAL LAYOUTS	01	
	14	WINDOW & DOOR SCHEDULE	01	
	15	3D PERSPECTIVES	01	
02, Transmittal Set, 5/11/2025 11:25 AM				
	13	STAIR LAYOUT	02	Ch-01
03, Transmittal Set, 6/11/2025 4:35 PM				
	3	SITE PLAN	03	Ch-02
	4	GF SLAB LAYOUT	03	Ch-02
	5	UF SLAB LAYOUT	03	Ch-02
	6	GF FLOOR PLAN	03	Ch-02
	7	UF FLOOR PLAN	03	Ch-02
	9	ELEVATIONS	03	Ch-02
	10	ELECTRICAL	03	Ch-02
	11	SECTION	03	Ch-02
	13	STAIR LAYOUT	03	Ch-02
	14	INTERNAL LAYOUTS	03	Ch-02
	15	WINDOW & DOOR SCHEDULE	03	Ch-02
04, Transmittal Set, 28/11/2025 12:06 PM				
	6	GF FLOOR PLAN	04	Ch-03
	7	UF FLOOR PLAN	04	Ch-03
	9	ELEVATIONS	04	Ch-03
	10	ELECTRICAL	04	Ch-03
	11	SECTION	04	Ch-03
	14	INTERNAL LAYOUTS	04	Ch-03



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SHEET
3D ELEVATION

PROJECT
1 CASUARINA CRESCENT, JURIEN BAY

REV	INITIAL DESIGNER	DATE PRINTED
C14	**YA**	**28/11/2025**

PAPER PRINTED	DRAWING No.
@A3	**1 of 16**

DESIGN COMPLIANCE SPECIFICATION

THIS SPECIFICATION IS TO BE READ IN CONJUNCTION WITH THE CERTIFICATE OF DESIGN COMPLIANCE, FINAL ARCHITECTURAL DRAWINGS, BUILDER'S SPECIFICATIONS, AND ANY TECHNICAL CERTIFICATES (ENERGY EFFICIENCY DOCUMENTATION, STRUCTURAL ENGINEERS' DRAWINGS).

IT IS THE RESPONSIBILITY OF THE BUILDING PERMIT OWNER (BUILDER) TO ENSURE ALL CONDITIONS OF THIS SPECIFICATION, AS STATED UNDER SECTION 3, ARE STRICTLY ADHERED TO. DEVIATION FROM THE PRESCRIBED CERTIFICATION CONDITIONS WOULD RENDER THE WORKS NON-COMPLIANT, AND FURTHER APPROVALS MAY BE REQUIRED BEFORE WORKS MAY CONTINUE.

1. BUILDING CHARACTERISTICS

- **BUILDING DESCRIPTION: RESIDENTIAL DWELLING**
- **BUILDING CLASSIFICATION: CLASS 1a, 10a, 10b**

2. PRECAUTIONS DURING CONSTRUCTION

ANY WORKS THAT MAY ADVERSELY AFFECT LAND ON ADJOINING PROPERTY, OR THAT ENCROACH BEYOND THE BOUNDARIES OF THE WORKS LAND, MUST NOT BE UNDERTAKEN WITHOUT THE RELEVANT NECESSARY CONSENTS BEING OBTAINED, AS REQUIRED BY PART 6 DIVISION 2 OF THE BUILDING ACT 2011. IN ACCORDANCE WITH PART 6 DIVISION 3 OF THE BUILDING ACT 2011, NOTABLE EVENTS THAT REQUIRE SUCH CONSENTS ARE IDENTIFIED AS -

A. PART OF A BUILDING OR STRUCTURE IS PLACED INTO, ONTO OR OVER LAND BEYOND THE BOUNDARIES OF THE WORKS LAND;
B. LAND BEYOND THE BOUNDARIES OF THE WORKS LAND IS ADVERSELY AFFECTED;
C. A PROTECTION STRUCTURE IS PLACED INTO OR ONTO LAND BEYOND THE BOUNDARIES OF THE WORKS LAND;
D. THE STRUCTURAL, WATERPROOFING, OR NOISE INSULATION CAPACITY OF A PARTY WALL OR A SUBSTANTIAL DIVIDING FENCE SHARED WITH THE WORKS LAND, OR A BOUNDARY RETAINING WALL THAT PROTECTS LAND BEYOND THE BOUNDARIES OF THE WORKS LAND, IS AFFECTED;
E. A FENCE, GATE OR OTHER BARRIER TO LAND ON OR BEYOND THE BOUNDARIES OF THE WORKS LAND IS REMOVED;
F. IN DOING THE WORK A PERSON GOES ONTO OTHER LAND.

AS PER THE TERMS DEFINED IN THE BUILDING ACT 2011, ADVERSELY AFFECT LAND INCLUDES

A. REDUCE THE STABILITY OR BEARING CAPACITY OF THE LAND OR A BUILDING OR STRUCTURE ON THE LAND; OR
B. DAMAGE, OR REDUCE THE STRUCTURAL ADEQUACY OF, A BUILDING OR STRUCTURE ON THE LAND; OR
C. THE CHANGING OF THE NATURAL SITE DRAINAGE IN A WAY THAT REDUCES THE EFFECTIVENESS OF THE DRAINAGE OF THE LAND OR EXISTING OR FUTURE BUILDINGS OR STRUCTURES ON THE LAND.

3. CONDITIONS OF COMPLIANCE

1. A NOTICE AND REQUEST FOR CONSENT TO WORK AFFECTING OTHER LAND (BA20A FORM) IS TO BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION WHERE:

   - THERE IS A NEED TO REMOVE A DIVIDING FENCE (S 80 OF THE BUILDING ACT 2011).
   - ACCESS THE ADJOINING LAND IS REQUIRED (S 81 OF THE BUILDING ACT 2011).
   - WORK AFFECTS A PARTY WALL, SUBSTANTIAL DIVIDING FENCE OR A BOUNDARY RETAINING WALL (S79 OF THE BUILDING ACT 2011).

2. ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS, APPLICABLE CONSTRUCTION MANUALS AND NCC PART.

3. ANY WORKS SHOWN AS "FUTURE" OR "PART OF NEXT STAGE" OR MARKED AS SUCH ON THE APPROVED PLANS ARE NOT INCLUDED IN THIS APPROVAL. THESE WORKS MAY REQUIRE SEPARATE CERTIFICATE OF DESIGN COMPLIANCE APPROVAL.

4. CONCRETE TO COMPLY WITH AS 3600.

5. ALL STORMWATER MUST BE CONTAINED ON-SITE AND BE DESIGNED & INSTALLED IN ACCORDANCE WITH AS 3500.3.

6. TIMBER FRAMING MUST ADHERE TO AS 1684 PART 1 OR PART 2, AS APPLICABLE TO THE WIND REGION (CYCLONIC OR NON-CYCLONIC).

7. METAL SHEET ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH AS 1562.1.

8. ALL GLAZING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH AS 2047 AND AS 1288, AS APPLICABLE.

9. MECHANICAL VENTILATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH AS 1668. EXHAUST SYSTEMS WITHIN ANY KITCHEN, LAUNDRY, BATHROOM OR SANITARY COMPARTMENT MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS, PART 10.6.2.

10. HARD-WIRED, INTERCONNECTED SMOKE ALARMS MUST BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISION, PART 9.5 AND AS 3786. SMOKE ALARMS ARE TO BE INSTALLED BETWEEN THE KITCHEN AND SLEEPING AREAS FOR GROUND FLOOR DWELLINGS AND MUST BE INSTALLED BETWEEN THE KITCHEN AND SLEEPING AREAS AND THE TOP & BOTTOM OF ANY INTERNAL CONNECTING STAIRWAYS IN DWELLING MORE THAN SINGLE STOREY.

11. PROTECTIVE COATINGS FOR STEELWORK MUST COMPLY WITH ABCB HOUSING PROVISIONS, PART 6.3.9.

12. WATERPROOFING OF WET AREAS MUST COMPLY WITH ABCB HOUSING PROVISIONS, PART 10.2.

13. WEATHERPROOFING OF MASONRY MUST COMPLY WITH ABCB HOUSING PROVISIONS, PART 5.7.

14. VAPOR BARRIERS AND DAMP-PROOF MEMBRANES MUST COMPLY WITH ABCB HOUSING PROVISIONS, PART 4.2.8.

15. PHYSICAL TERMITE BARRIERS MUST SATISFY THE INSTALLATION REQUIREMENTS OF AS 3660.1 AND BE INSTALLED ALONG THE EXTERNAL BOUNDARY WALLS.

    IF SPRAY TERMITE BARRIER IS TO BE USED, REFER TO APPROVED NCC PERFORMANCE SOLUTION.

16. A DURABLE NOTICE, FOR THE REGISTRATION OF PESTICIDES (TERMITE TREATMENT) MUST BE FIXED TO THE BUILDING IN A PROMINENT AND ACCESSIBLE LOCATION - PREFERABLY THE EXTERNAL ELECTRICAL DISTRIBUTION/METER BOX.

17. THE CONCRETE SLAB SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS 2870, WITH TERMITE COLLARS ON ANY PIPE PENETRATIONS THROUGH THE SLAB.

18. UPPER FLOOR BEDROOM WINDOWS, WHERE THE SILL IS LESS THAN 1.7M ABOVE THE FINISHED FLOOR LEVEL (OF THE EXTERNAL SURFACE) MUST BE PROTECTED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS, PART 11.3.7.

19. THICKNESS AND TYPE OF GLAZING SHALL BE SELECTED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS, PART 8.

20. DOWNPIPES WILL BE INSTALLED TO THAT THEY DO NOT SERVE MORE THAN 12M OF GUTTER EACH AND LOCATED AS CLOSE AS POSSIBLE TO VALLEYS. THE SIZE OF DOWNPIPES AND GUTTER SHALL ADHERE WITH ABCB HOUSING PROVISIONS, PART 7.4.5.

21. RESIDENTIAL CROSSOVERS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AUTHORITY'S GUIDELINES/POLICY.

22. CONSTRUCTION OF STAIRS SHALL ADHERE WITH ABCB HOUSING PROVISIONS, PART 11.2. PARTICULARS INCLUDE -

    - NOT MORE THAN 18 & NOT LESS THAN 2 RISERS IN EACH FLIGHT.
    - GOING IN RISER DIMENSIONS IN ACCORDANCE WITH TABLE 11.2.2a.
    - CONSTANT GOING & RISER DIMENSIONS.
    - NO OPENINGS GREATER THAN 125MM.

23. CARE IS TO BE TAKEN SO AS NOT TO UNDERMINE ANY EXISTING STRUCTURES ON THE ADJOINING PROPERTIES.

24. THE EXTERNAL FINISHED SURFACE SURROUNDING THE SLAB ON GROUND MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING. TYPICALLY, THE FINISHED SURFACE MUST BE GRADED 50MM OVER THE FIRST 1M FROM THE BUILDING. ALTERNATIVELY, THE SLAB ON GROUND MUST BE FINISHED AT A HEIGHT OF NO LESS THAN 100MM ABOVE THE FINISHED GROUND LEVEL (INCREASED TO 150MM IN CLAY AREAS).

    IF FLUSH THRESHOLD, REFER TO APPROVED NCC PERFORMANCE SOLUTION.

25. DOORS TO ROOMS WITH A TOILET, WHERE THERE IS NOT 1.2M CLEARANCE BETWEEN THE DOOR AND THE TOILET, WILL BE PROVIDED WITH LIFT-OFF HINGES.

26. SELECTED TIMBER & COMPOSITE WALL/FAÇADE CLADDING MUST BE SELECTED AND INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS, PART 7.5.

27. OPENINGS IN EXTERNAL WALL CLADDING MUST BE FLASHED WITH MATERIALS COMPLYING WITH ABCB HOUSING PROVISIONS, PART 7.5.6 AND AS/NZS 2904.

28. BUILDING ELEMENTS IN WET AREAS MUST BE WATERPROOF AND WATER RESISTANT IN ACCORDANCE WITH ABCB HOUSING PROVISIONS, PART 10.2.

29. FOR SINGLE SKIN FRAMED EXTERNAL WALLS, A PLIABLE BUILDING MEMBRANE MUST BE INSTALLED. THIS MEMBRANE MUST COMPLY WITH AS/NZS 4200.1, BE INSTALLED IN ACCORDANCE WITH AS 4200.2, AND BE LOCATED ON THE EXTERIOR SIDE OF THE INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL BUILDING ENVELOPE.

30. WALL CLADDING SYSTEMS SHALL CONFORM WITH THE SELECTED MANUFACTURERS INSTALLATION GUIDE.

UPDATED: 01/05/2025

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C07	DA SET DRR 4	DR	DR	17/06/2025
C08	DA SET DRR 5	DR	DR	02/09/2025
C09	PRELIM BP SET	DR	DR	08/09/2025
C10	BP SET	PV	DR	24/09/2025
C11	BP SET DRR1	DR	DR	14/10/2025
C12	BP SET - STAIR PLAN	PV	DR	31/10/2025
C13	BP SET - SPA UNIT CONVERSION	DR	DR	06/11/2025
C14	BP SET - SPA UNIT DRR 1	DR	DR	28/11/2025

BAY SPA UNIT

PROJECT
1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

CLIENT NAME
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SHEET
COMPLIANCE NOTES

INITIAL DESIGNER	DATE PRINTED
YA	**28/11/2025**
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@A3	**2 of 16**

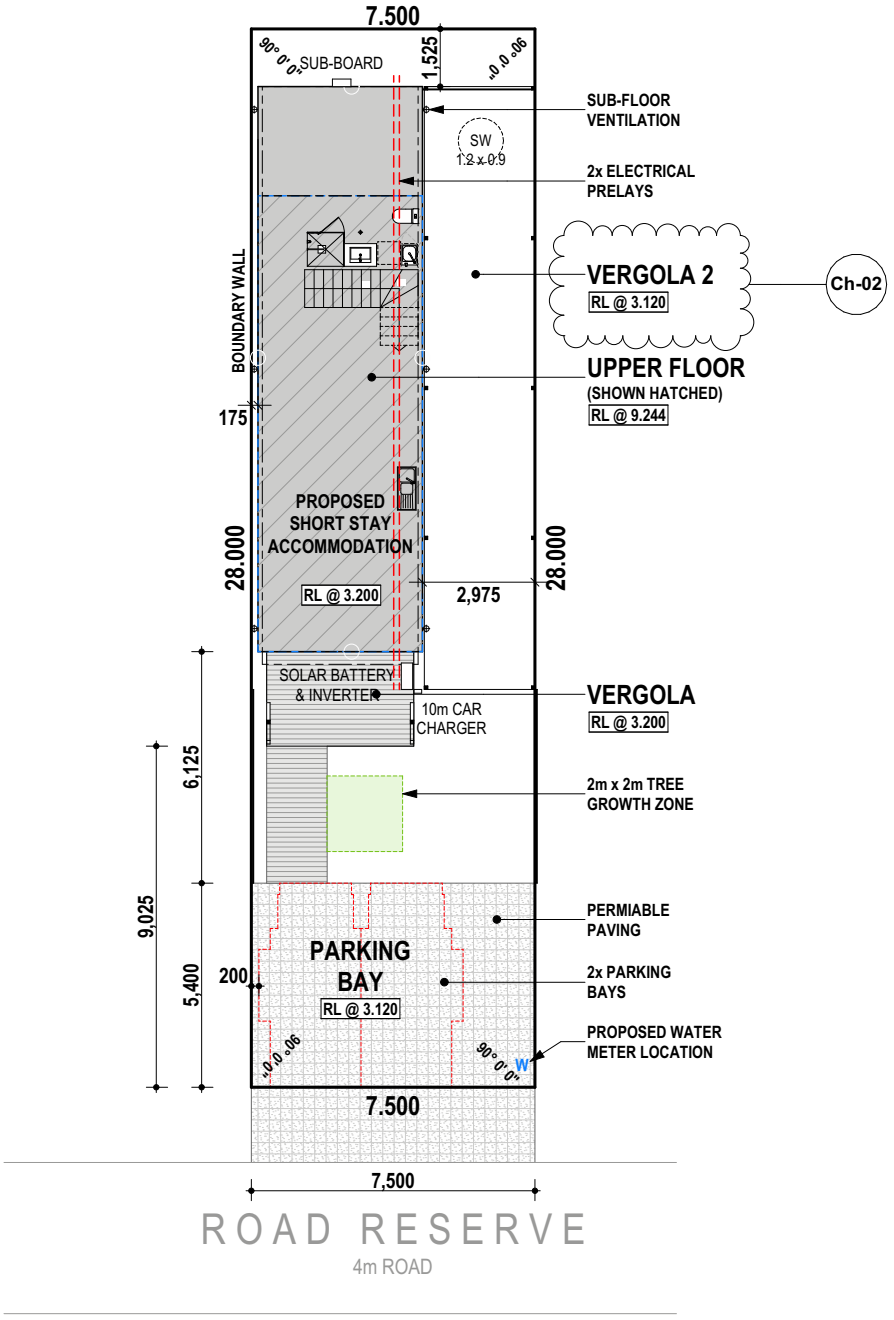
SITE COVERAGE

ZONED	**R40**
% ALLOWED	**55%**
SITE AREA	**210.00m^2**
SITE COVER	**65.03m^2**

SITE COV. =31.0%

Soak Well Type	No.	
SW 1200x900	1	1.0 m3
Total Capacity		1.0 m3
Roof Area GF		12.0 m2
Roof Area UF		51.0 m2
Total Area		**63.0 m2**
Capacity Required (Area x 0.0125)		**0.8 m3**
Extra Capacity Provided		**0.2 m3**

COASTAL AREA



SITE PLAN
1:200

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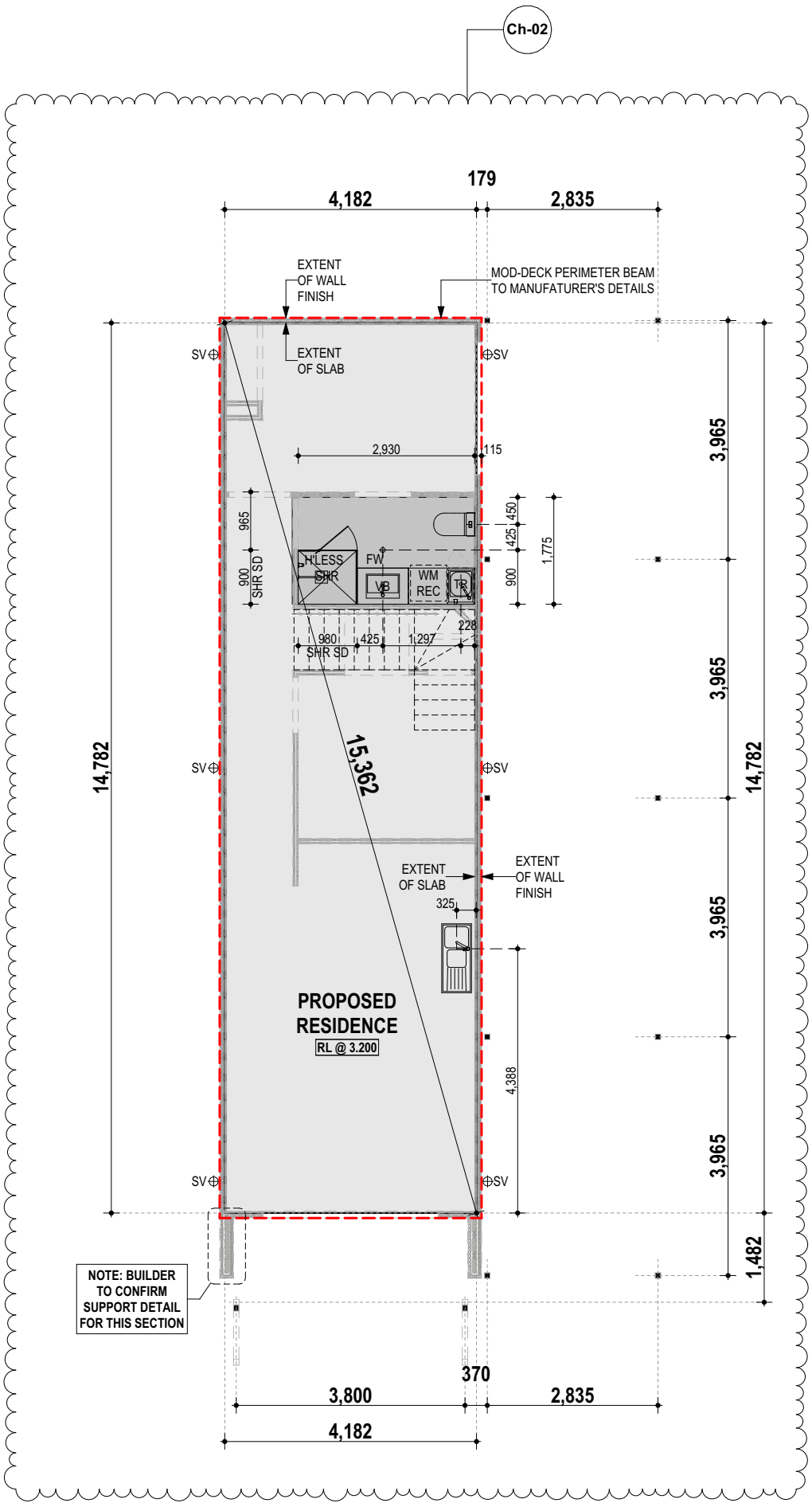
BAY SPA UNIT

PROJECT
1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

CLIENT NAME
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SHEET
SITE PLAN

INITIAL DESIGNER	DATE PRINTED
YA	**28/11/2025**
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@A3	**3 of 16**



GF SLAB SETOUT
1:100

GENERAL NOTES:
- ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK.
- ALL DIMENSIONS STRICTLY TO TAKE PREFERENCE OVER SCALING.
- ANY DISCREPANCIES WHICH MAY ARISE ARE TO BE QUERIED WITH THE BUILDER BEFORE CONTINUING.
- ANY DISCREPANCIES MUST BE REFERRED TO THE BUILDER OR THE SUBCONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR WORKS.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS AND OTHER CONSULTANTS DETAILS.
- REFER TO ENGINEER'S DETAILS FOR CONCRETE SLAB & FOOTING SPECIFICATIONS.
- ALL WORKS TO BE CARRIED OUT TO RELEVANT AUSTRALIAN STANDARDS, NCC REQUIREMENTS & RELEVANT AUTHORITIES. WORK TO BE DONE IN A GOOD AND WORKMAN LIKE MANNER AND TO THE ENTIRE SATISFACTION OF THE BUILDER.

SETOUT NOTES:
- SLAB & PLUMBING SETOUT MEASURED FROM EDGE OF SLAB

TERMITE MANAGEMENT NOTE:
- TERMITE TREATMENT TO COMPLY WITH BCA 3.1.4 AND AS3660.1 INCLUDING BOUNDARY TREATMENT

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C13	BP SET - SPA UNIT CONVERSION	DR	DR	06/11/2025
C14	BP SET - SPA UNIT DRR 1	DR	DR	28/11/2025

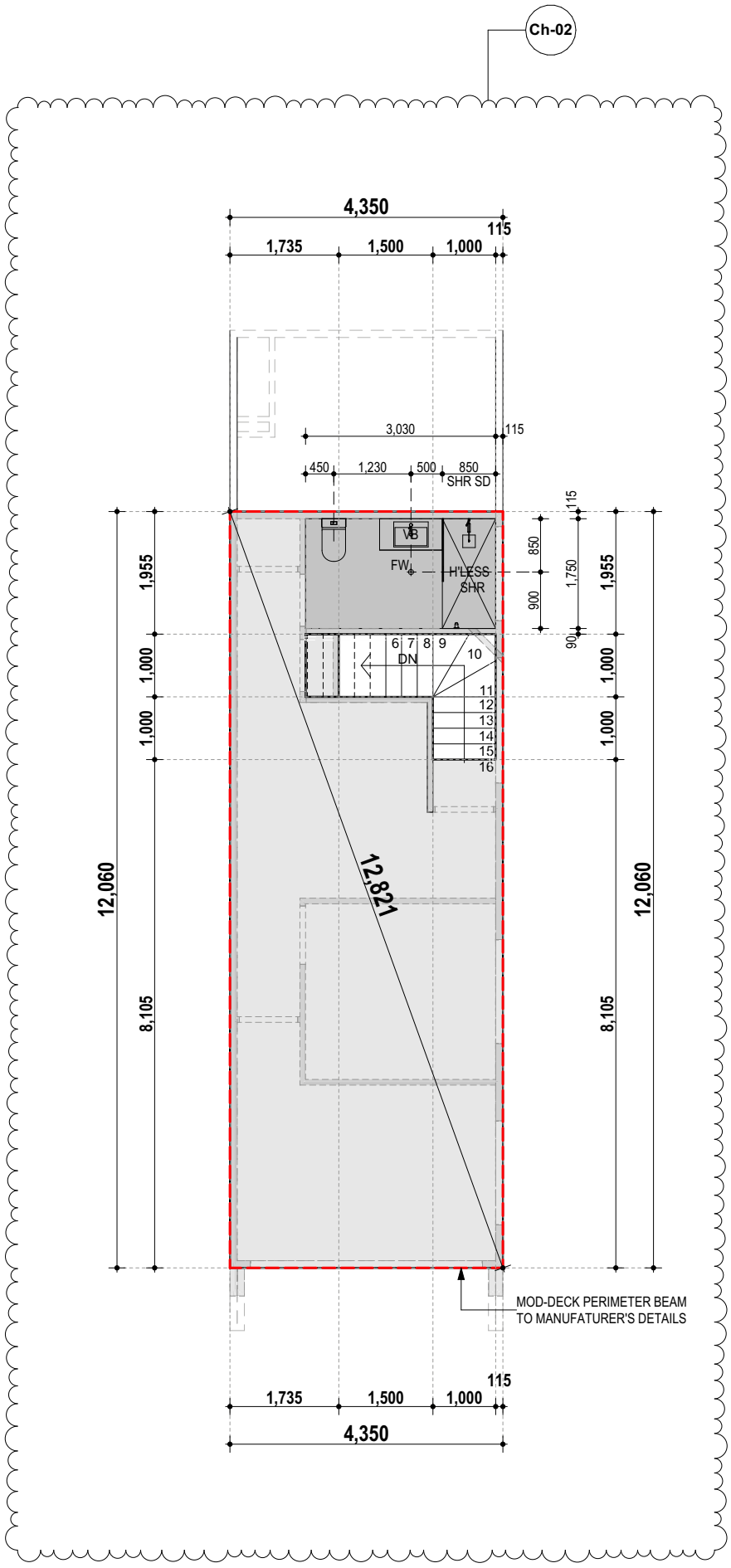
BAY SPA UNIT

PROJECT
1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

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JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY

SHEET
GF SLAB LAYOUT

INITIAL DESIGNER	DATE PRINTED
YA	28/11/2025
PAPER PRINTED	DRAWING No.
@A3	4 of 16



UF SLAB SETOUT
1:100

GENERAL NOTES:
- ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK.
- ALL DIMENSIONS STRICTLY TO TAKE PREFERENCE OVER SCALING.
- ANY DISCREPANCIES WHICH MAY ARISE ARE TO BE QUERIED WITH THE BUILDER BEFORE CONTINUING.
- ANY DISCREPANCIES MUST BE REFERRED TO THE BUILDER OR THE SUBCONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR WORKS.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DETAILS AND OTHER CONSULTANTS DETAILS.
- REFER TO ENGINEER'S DETAILS FOR CONCRETE SLAB & FOOTING SPECIFICATIONS.
- ALL WORKS TO BE CARRIED OUT TO RELEVANT AUSTRALIAN STANDARDS, NCC REQUIREMENTS & RELEVANT AUTHORITIES. WORK TO BE DONE IN A GOOD AND WORKMAN LIKE MANNER AND TO THE ENTIRE SATISFACTION OF THE BUILDER.

SETOUT NOTES:
- SLAB & PLUMBING SETOUT MEASURED FROM EDGE OF SLAB

TERMITE MANAGEMENT NOTE:
- TERMITE TREATMENT TO COMPLY WITH BCA 3.1.4 AND AS3660.1 INCLUDING BOUNDARY TREATMENT

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C07	DA SET DRR 4	DR	DR	17/06/2025
C08	DA SET DRR 5	DR	DR	02/09/2025
C09	PRELIM BP SET	DR	DR	08/09/2025
C10	BP SET	PV	DR	24/09/2025
C11	BP SET DRR1	DR	DR	14/10/2025
C12	BP SET - STAIR PLAN	PV	DR	31/10/2025
C13	BP SET - SPA UNIT CONVERSION	DR	DR	06/11/2025
C14	BP SET - SPA UNIT DRR 1	DR	DR	28/11/2025

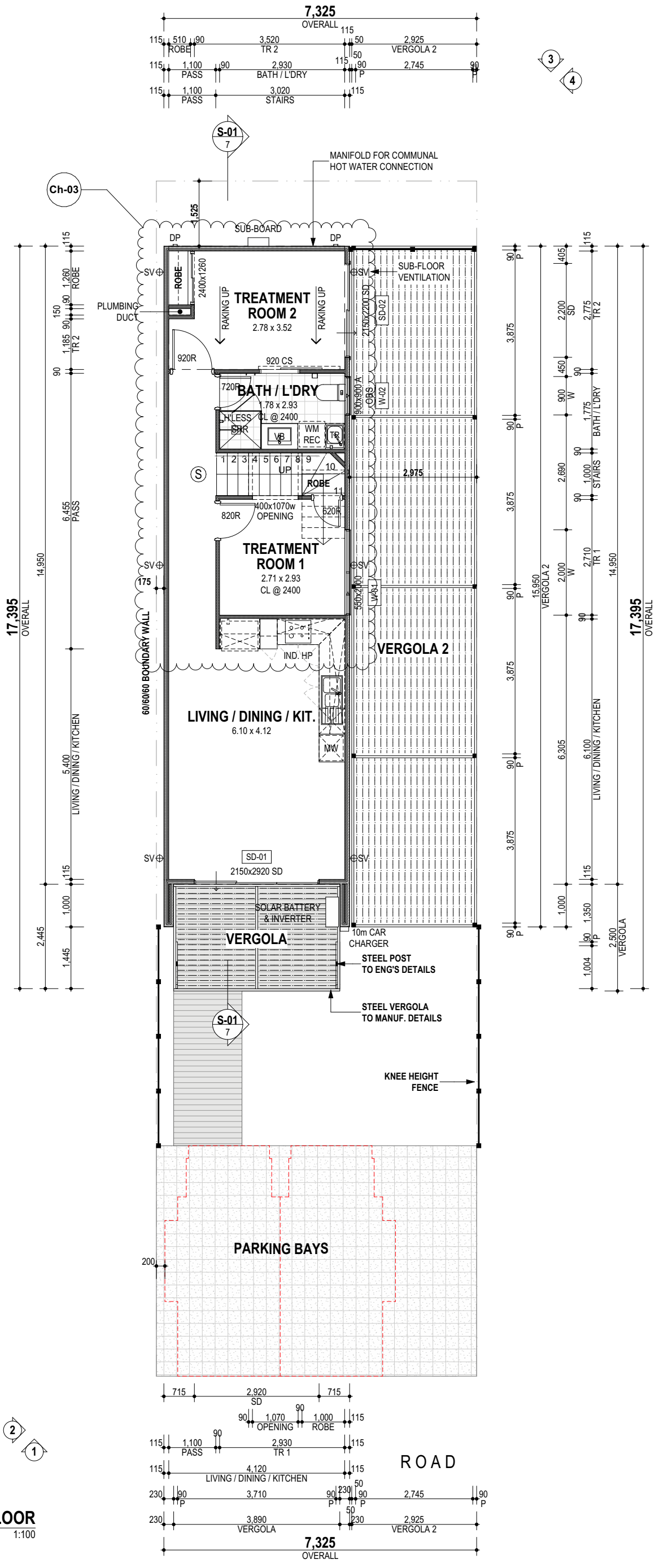
BAY SPA UNIT

PROJECT
1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

CLIENT NAME
JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY

SHEET
UF SLAB LAYOUT

INITIAL DESIGNER	DATE PRINTED
YA	**28/11/2025**
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@A3	**5 of 16**



GROUND FLOOR
1:100

AREAS:

GF HOUSE AREA	65.03
UF HOUSE AREA	52.46
VERGOLA 2 AREA	46.65
VERGOLA AREA	9.72
	173.86 m²

ROOF AREAS:

GF HOUSE AREA	11.90
UF ROOF AREA	51.07

WALL LEGEND:

EXT. 115mm JBR SIGNATURE SIPS PANELS

INT. 90mm JBR SIGNATURE SIPS PANELS

COASTAL AREA

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SOIL REPORT, STRUCTURAL DRAWING, ENERGY REPORT, BAL REPORT, AND ACOUSTIC REPORT.

TERMITE MANAGEMENT NOTE:
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SETOUT AND SETBACK NOTES:
- DIMENSIONS ARE TO BE TAKEN FROM WALL FINISH TO BOUNDARY.

BUILDER NOTES:
- BOUNDARY LOCATION SHOWN IN THIS DRAWING IS INDICATIVE ONLY. LICENSED SURVEYOR TO LOCATE THE PEGS AT TRUE BOUNDARY.
- BUILDER TO CHECK ALL SETBACKS FROM THE TRUE B'DRY. IF ANY ISSUE, CONTACT THE OFFICE PRIOR TO CONSTRUCTION.

ENERGY ITEMS LIST:

ROOF:
TIMBER FRAMING
KLIP-LOK - UNVENTED
NO INSULATION REQUIRED

CEILINGS:
R6.0 BULK INSULATION TO FLAT CEILING
R5.0 TO RAKED CEILING

WALLS:
EXTERNAL
115w JBR SIPS PANELS

INTERNAL
90w JBR SIPS PANELS

FLOOR:
MOD-DECK SLAB

GLAZING:
DOUBLE GLAZED ALUMINUM

**ENERGY ASSESSOR IS TO CONTACT KDG IF ANY CHANGE*

CONSTRUCTION METHOD:

GROUND FLOOR	-	MOD-DECK SLAB
UPPER FLOOR	-	MOD-DECK SLAB
EXTERNAL WALL	-	115w JBR SIPS PANELS
INTERNAL WALL	-	90w JBR SIPS PANELS
ROOF FRAME	-	TIMBER
ROOF COVER	-	KLIP-LOK
DOORS & WINDOWS	-	DOUBLE GLAZED ALUM.

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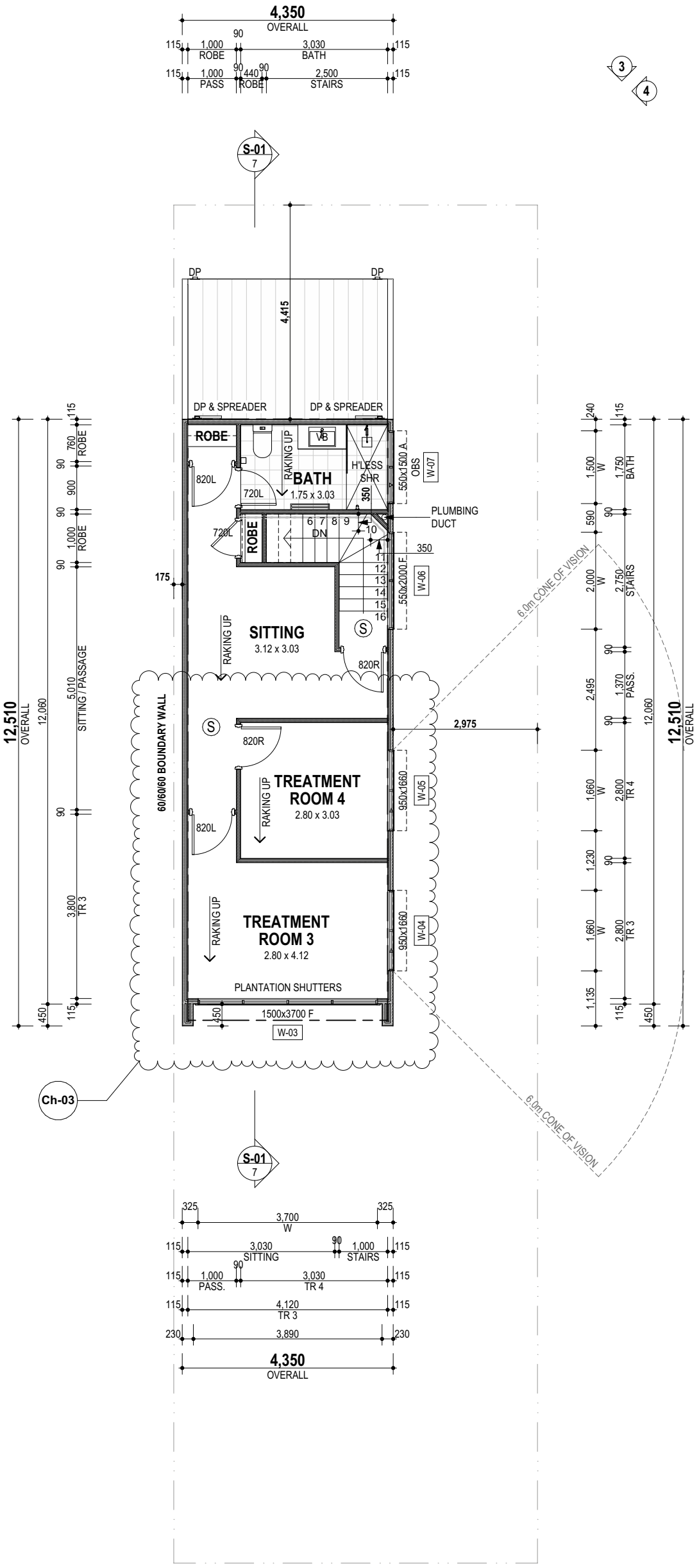
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JURIEN BAY
SHIRE OF DANDARAGAN

CLIENT NAME
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SHEET
GF FLOOR PLAN

INITIAL DESIGNER	DATE PRINTED
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UPPER FLOOR
1:100

AREAS:

GF HOUSE AREA	65.03
UF HOUSE AREA	52.46
VERGOLA 2 AREA	46.65
VERGOLA AREA	9.72
	173.86 m²

ROOF AREAS:

GF HOUSE AREA	11.90
UF ROOF AREA	51.07

WALL LEGEND:

- EXT. 115mm JBR SIGNATURE SIPS PANELS
- INT. 90mm JBR SIGNATURE SIPS PANELS

COASTAL AREA

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EXTERNAL
115w JBR SIPS PANELS

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90w JBR SIPS PANELS

FLOOR:
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GLAZING:
DOUBLE GLAZED ALUMINUM

**ENERGY ASSESSOR IS TO CONTACT KDG IF ANY CHANGE*

CONSTRUCTION METHOD:

GROUND FLOOR	-	MOD-DECK SLAB
UPPER FLOOR	-	MOD-DECK SLAB
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ROOF FRAME	-	TIMBER
ROOF COVER	-	KLIP-LOK
DOORS & WINDOWS	-	DOUBLE GLAZED ALUM.

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BAY SPA UNIT

PROJECT
1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

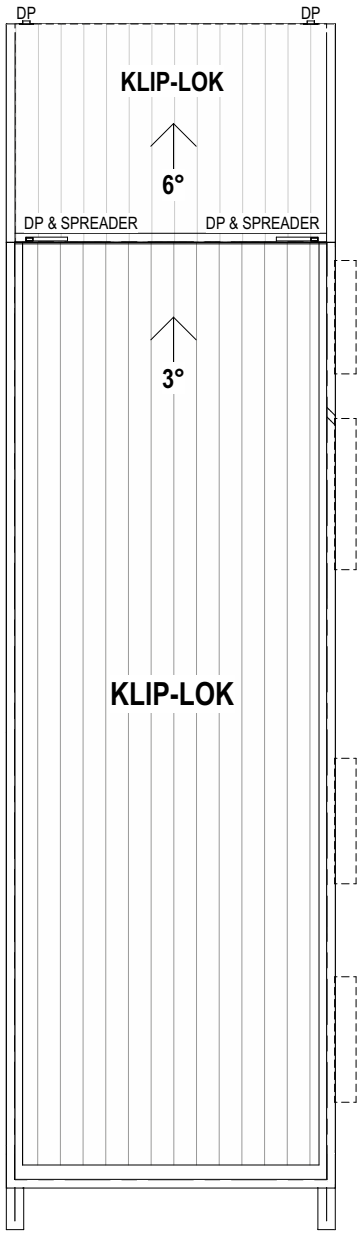
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SHEET
UF FLOOR PLAN

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ROOF AREAS:

GF HOUSE AREA	11.90
UF ROOF AREA	51.07



ROOF PLAN
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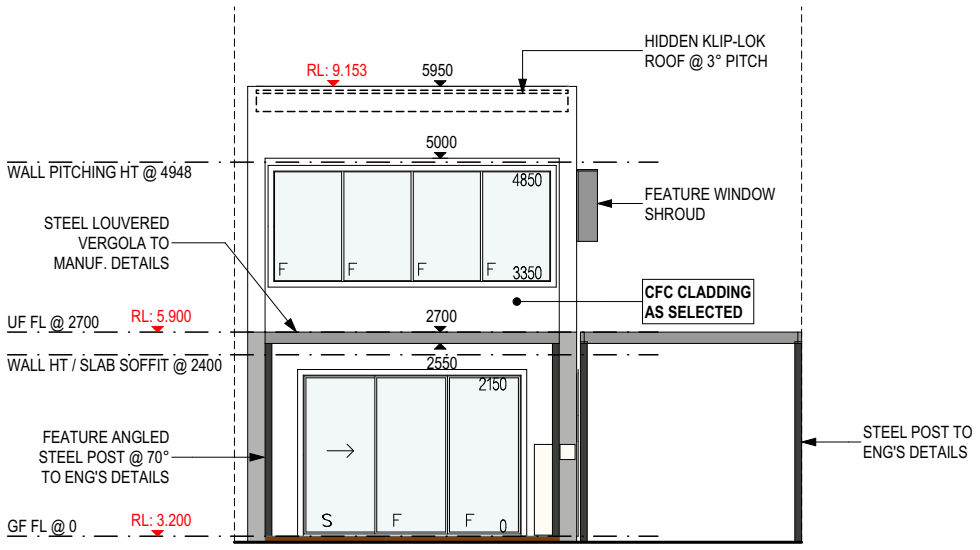
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PROJECT
1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

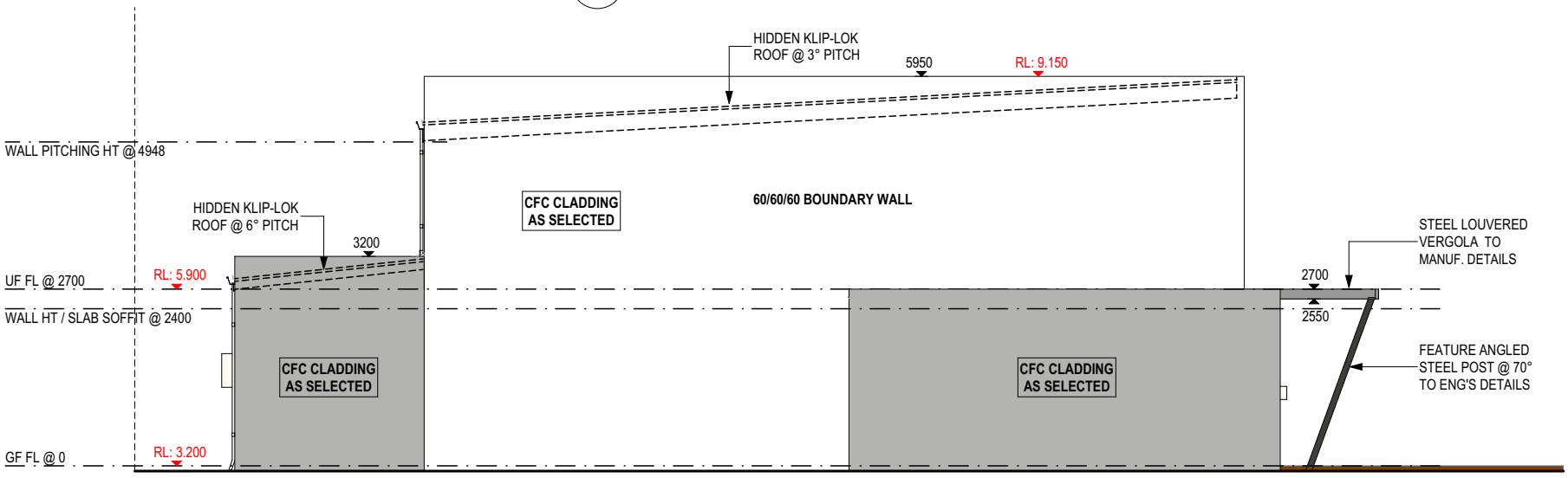
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SHEET
ROOF PLAN

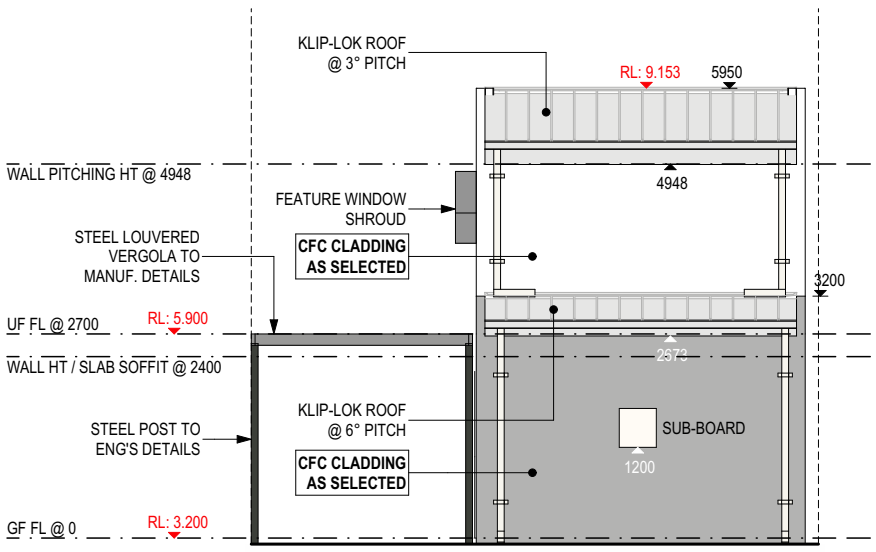
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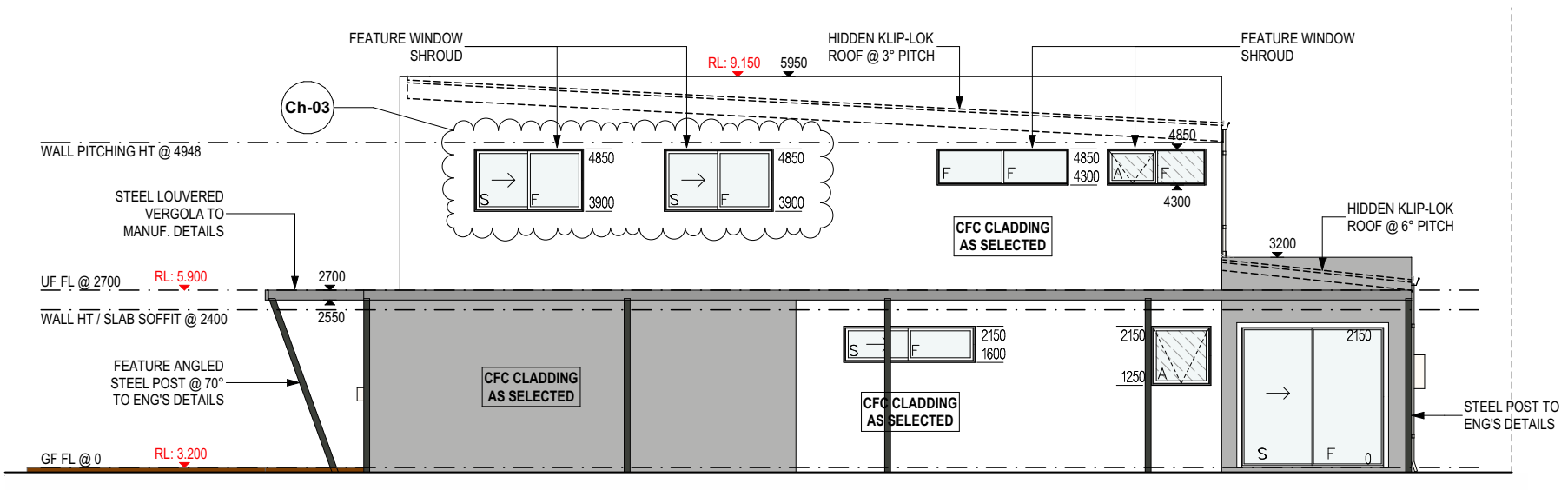
1 ELEVATION
1:100



2 ELEVATION
1:100



3 ELEVATION
1:100



4 ELEVATION
1:100

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SHEET
ELEVATIONS

INITIAL DESIGNER
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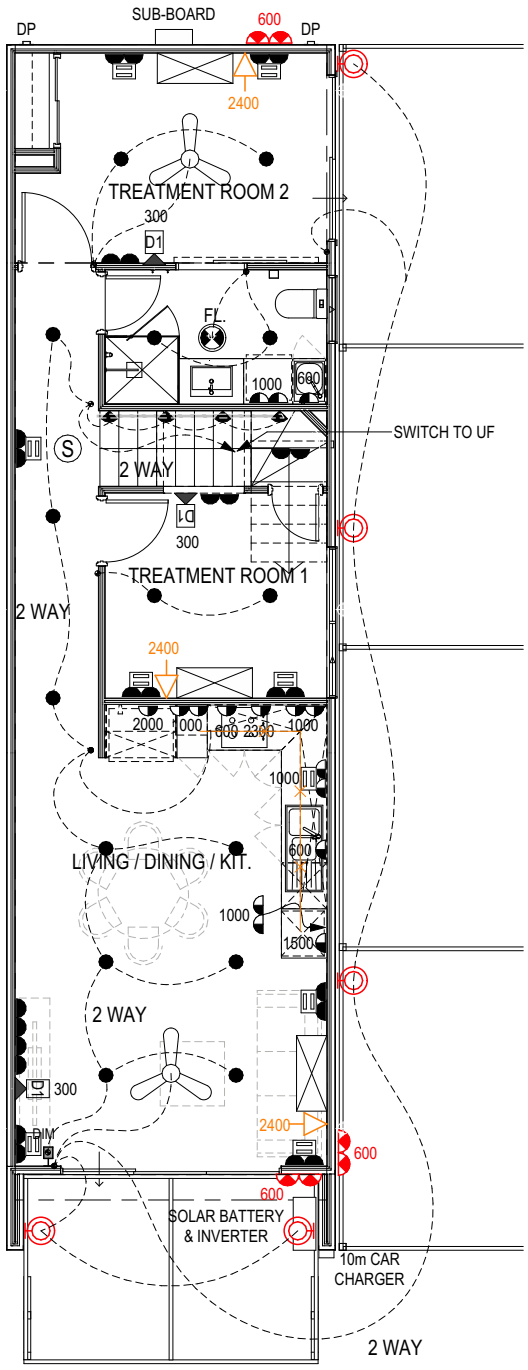
DRAWING No.
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ELECTRICAL LEGEND - GROUND FLOOR

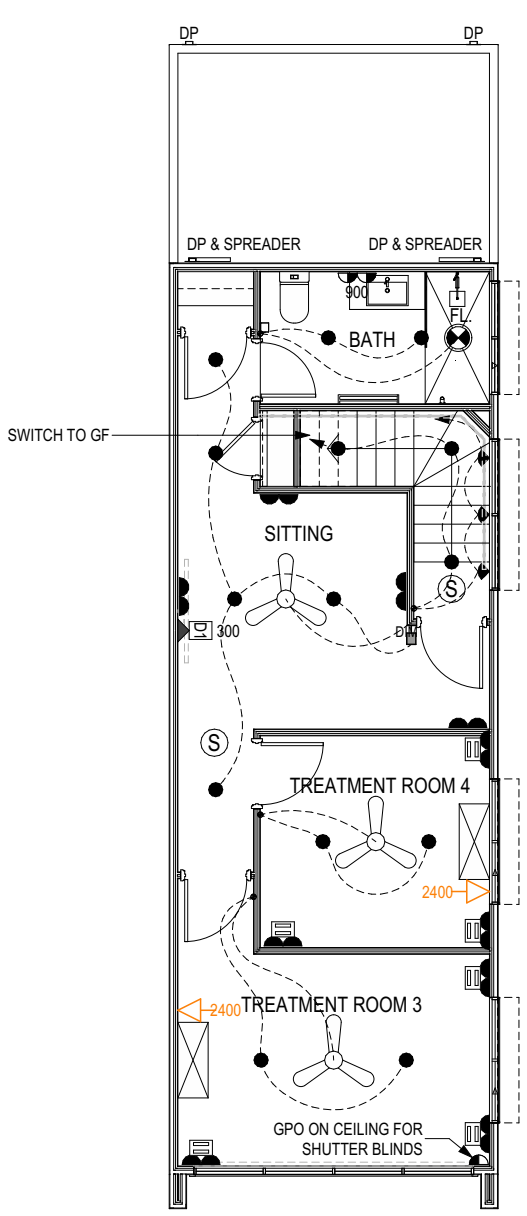
No.	SYMBOL	TYPE
2		1800mm CEILING FAN (1m DROP)
4	2 WAY	2 WAY CIRCUIT
1		4 GPOs @ 300 AFL
3		A/C SPLIT SYSTEM WALL UNIT
3	300 D1	DATA POINT
1	DIM	DIMMER SWITCH DIM
3		DOUBLE GPO @ 300 AFL
8		DOUBLE GPO @ 300 AFL W/USB + USB-C
4		DOUBLE GPO @ NOTED HT
1		DOUBLE GPO @ NOTED HT W/USB + USB-C
3		DOUBLE WATER PROOF GPO
1		EXHAUST FAN FLUMED
5		EXTERNAL WALL LIGHT
1	S	H.WIRED SMOKE DETECTOR
3		ISOLATION SWITCH
2		LED LIGHT STRIP
15		RECESSED LED DOWN-LIGHT
6		SINGLE GPO @ NOTED HT
4		STAIR TREAD LIGHT - 150mm AFL

ELECTRICAL LEGEND - UPPER FLOOR

No.	SYMBOL	TYPE
3		1800mm CEILING FAN (1m DROP)
2		A/C SPLIT SYSTEM WALL UNIT
1	300 D1	DATA POINT
1	DIM	DIMMER SWITCH DIM
4		DOUBLE GPO @ 300 AFL
6		DOUBLE GPO @ 300 AFL W/USB + USB-C
1		DOUBLE GPO @ NOTED HT
1		EXHAUST FAN FLUMED
2	S	H.WIRED SMOKE DETECTOR
2		ISOLATION SWITCH
14		RECESSED LED DOWN-LIGHT
1		SINGLE GPO @ NOTED HT
3		STAIR TREAD LIGHT - 150mm AFL



GF ELECTRICAL
1:100



Ch-03

UF ELECTRICAL
1:100

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BAY SPA UNIT

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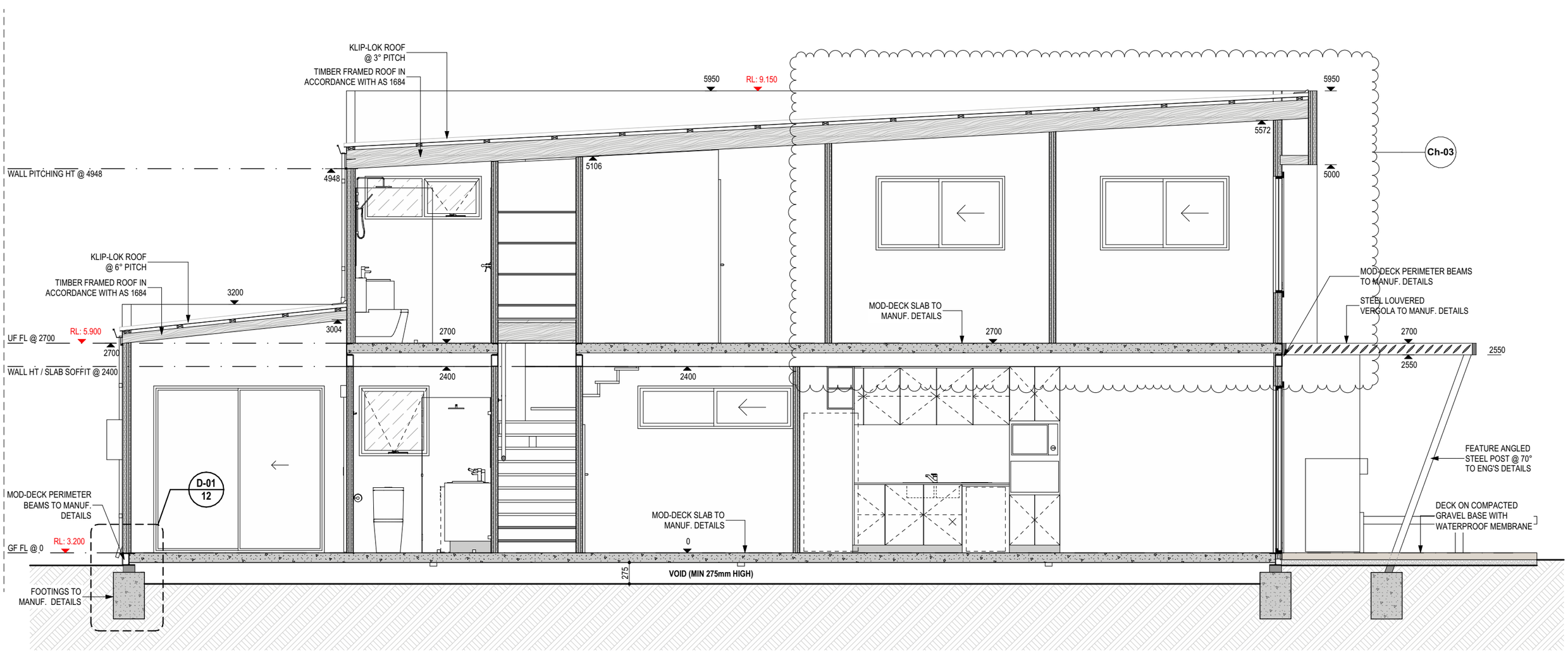
SHEET
ELECTRICAL

INITIAL DESIGNER
YA

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10 of 16



S-01 SECTION
1:50

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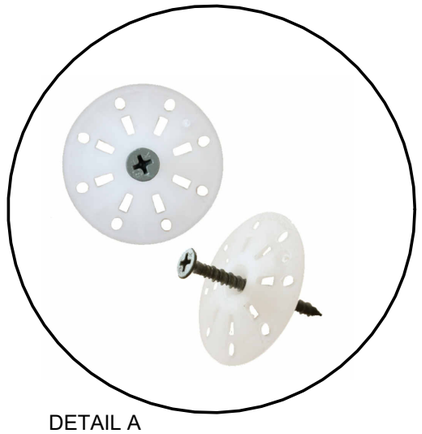
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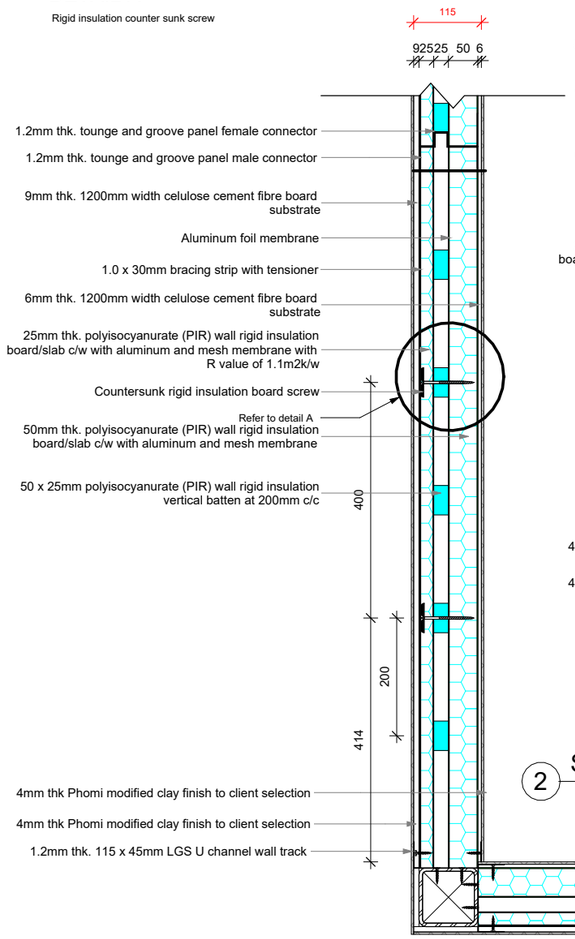
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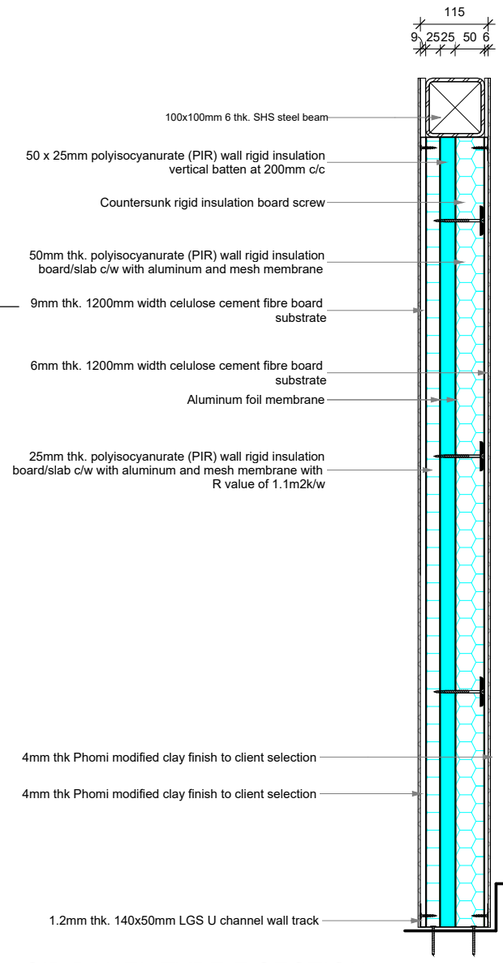
DETAIL A

Rigid insulation counter sunk screw



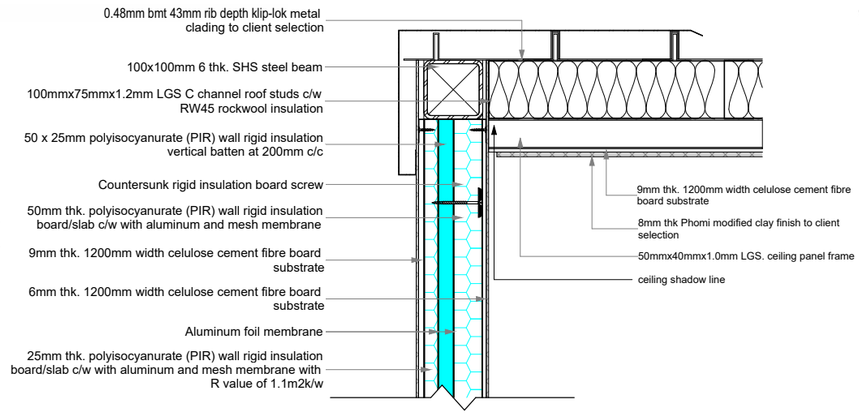
1 SIP PANEL TYPE E PLAN VIEW

1 : 5



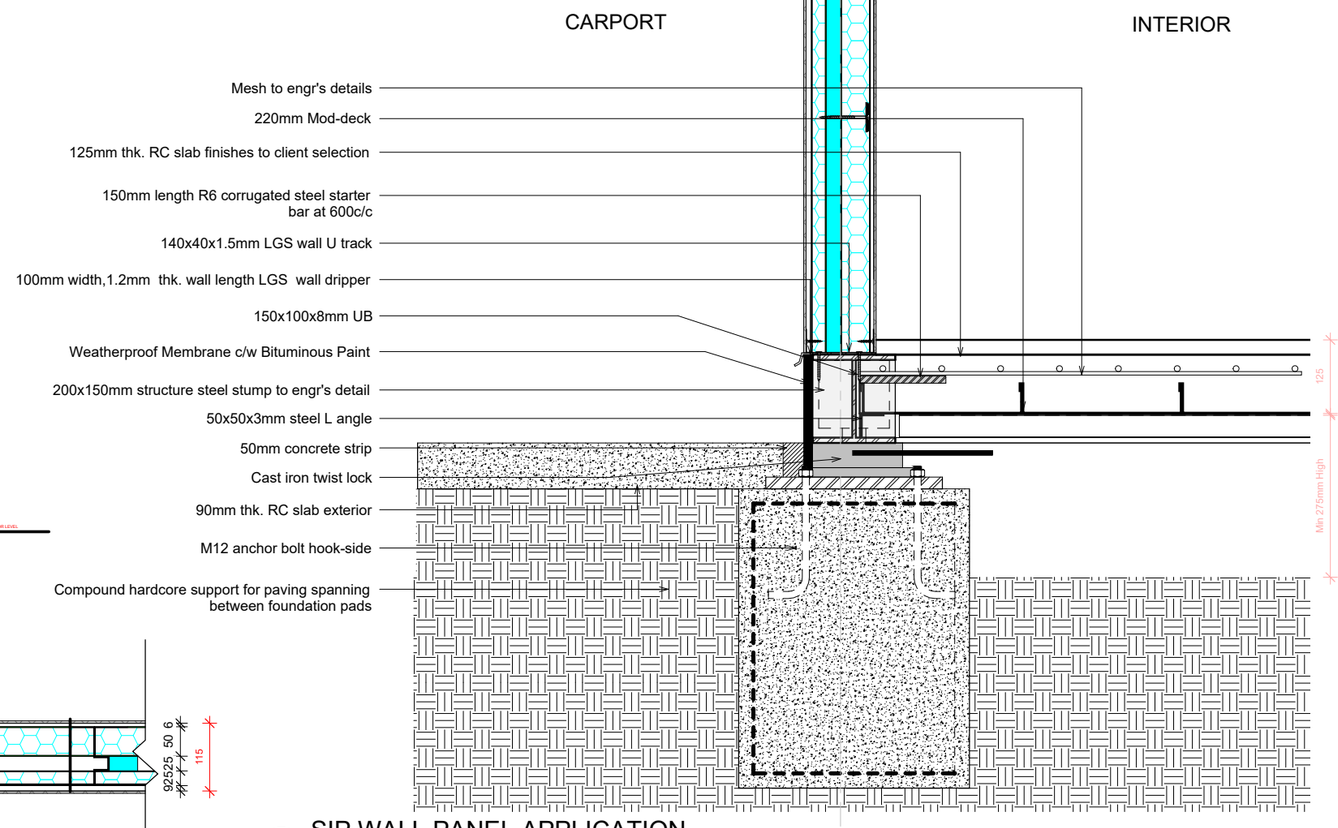
2 SIP PANEL TYPE E SECTION

1 : 5



3 SIP PANEL TYPE E SECTION CEILING

1 : 5



4 SIP WALL PANEL APPLICATION

1 : 5

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BAY SPA UNIT

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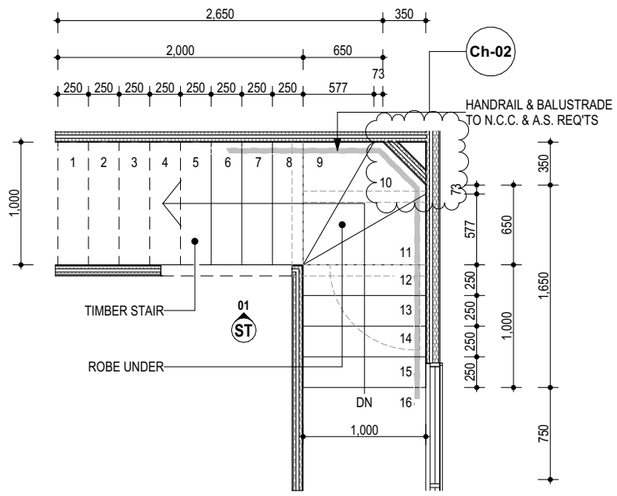
SHEET
DETAILS

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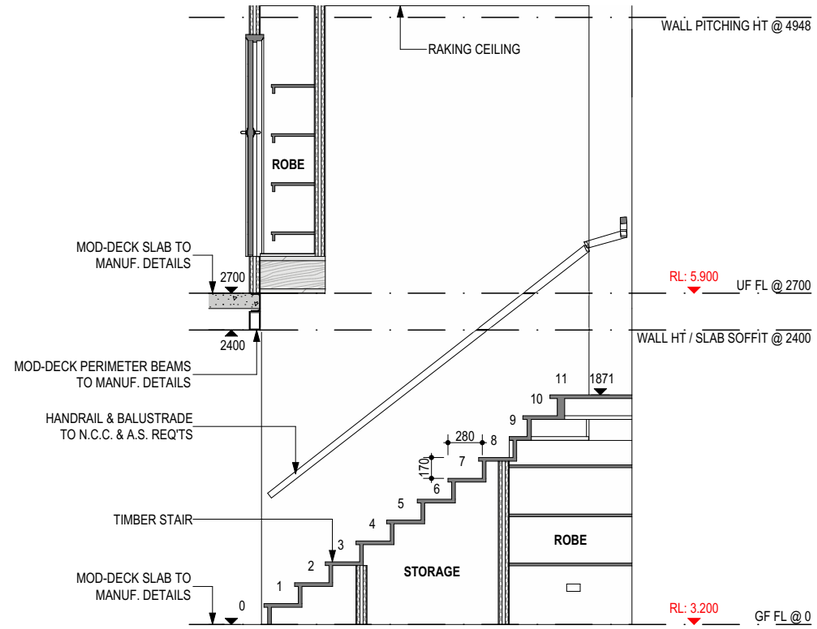
11 **D-01 Detail**
1:1

STAIRS NOTE:
CONSTRUCTION OF BALUSTRADES SHALL ADHERE WITH ABCB HOUSING PROVISIONS PART 11.2
- NO OPENINGS GREATER THAN 125mm

16 RISERS @ 170/RISER
15 TREADS @ 280/TREAD



STAIR LAYOUT
1:50



ST 01
1:50

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REV.	ITEMS	DRN	PM	DATE
C07	DA SET DRR 4	DR	DR	17/06/2025
C08	DA SET DRR 5	DR	DR	02/09/2025
C09	PRELIM BP SET	DR	DR	08/09/2025
C10	BP SET	PV	DR	24/09/2025
C11	BP SET DRR1	DR	DR	14/10/2025
C12	BP SET - STAIR PLAN	PV	DR	31/10/2025
C13	BP SET - SPA UNIT CONVERSION	DR	DR	06/11/2025
C14	BP SET - SPA UNIT DRR 1	DR	DR	28/11/2025

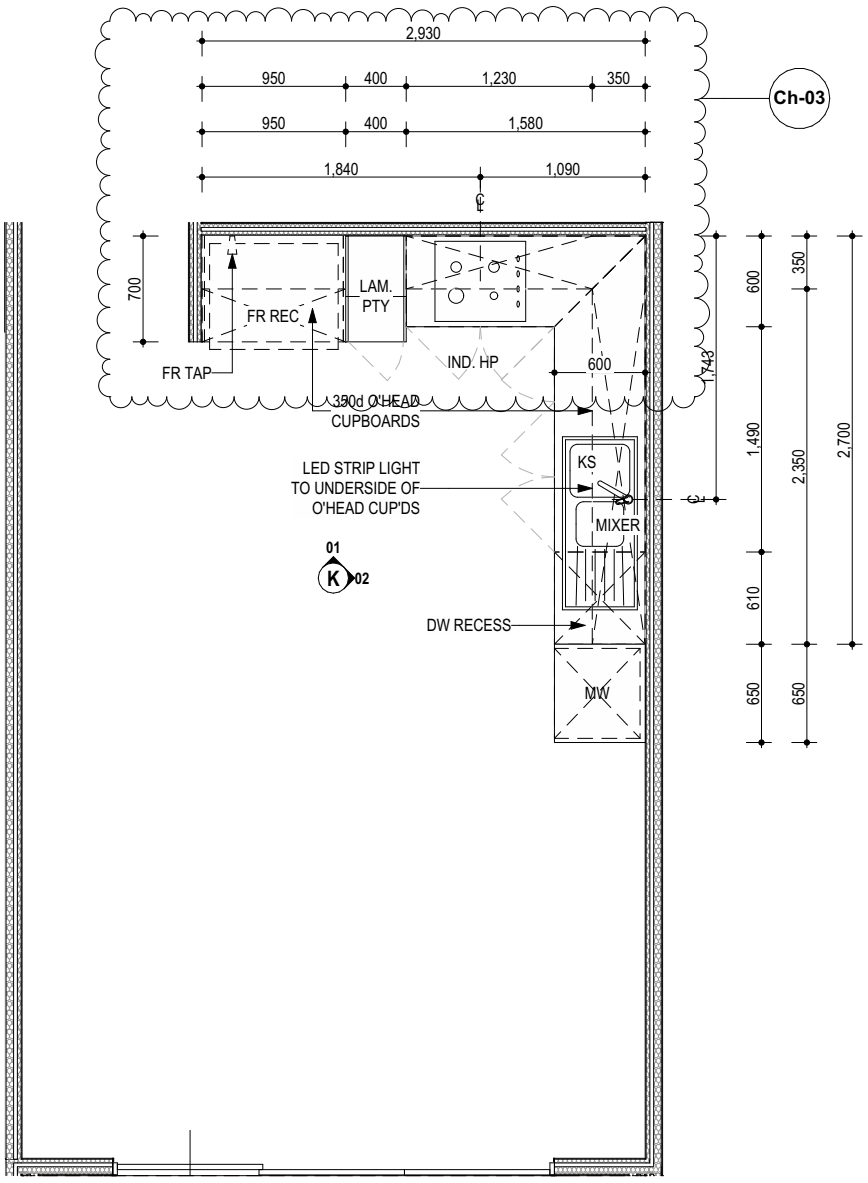
BAY SPA UNIT

PROJECT
1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

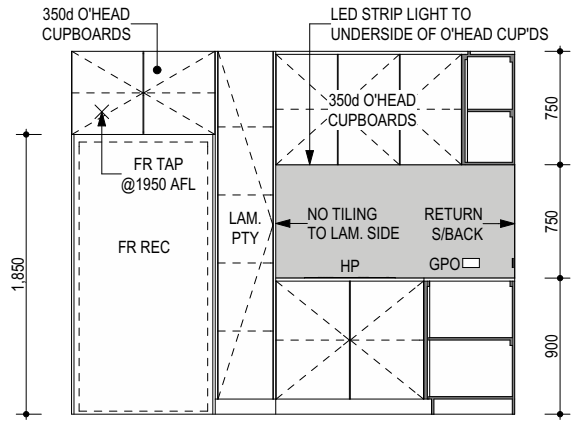
CLIENT NAME
JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY

SHEET
STAIR LAYOUT

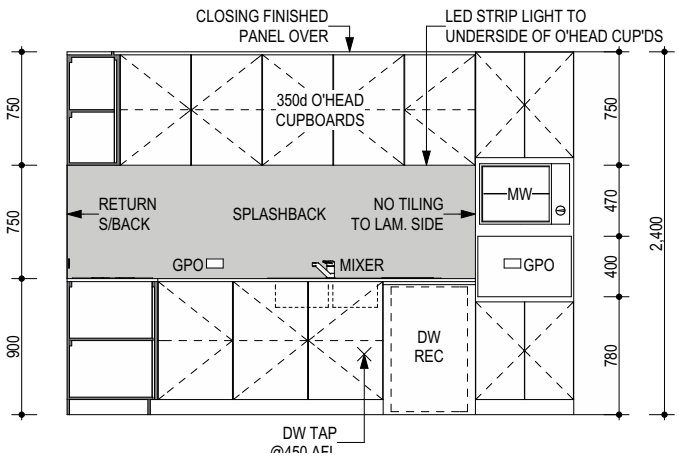
INITIAL DESIGNER	DATE PRINTED
YA	**28/11/2025**
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@A3	**13 of 16**



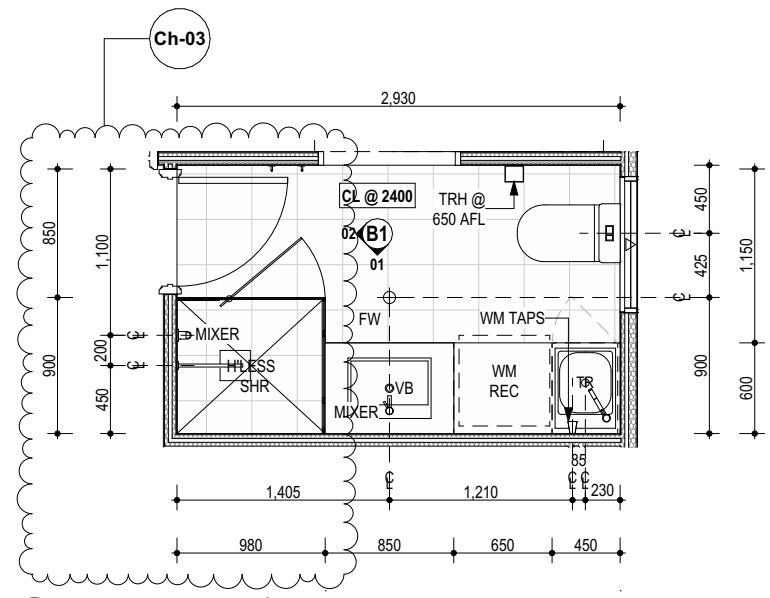
KITCHEN LAYOUT
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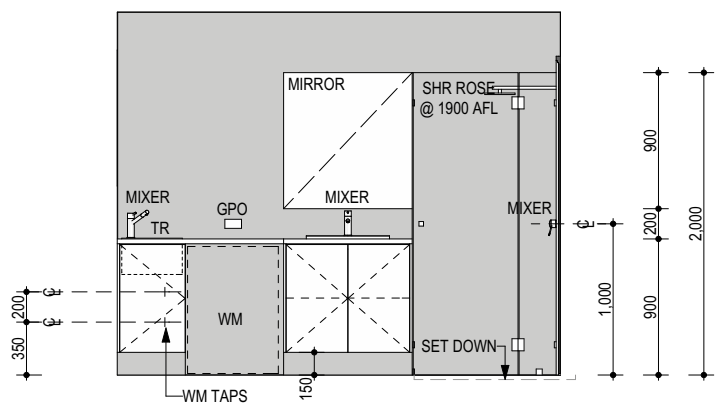
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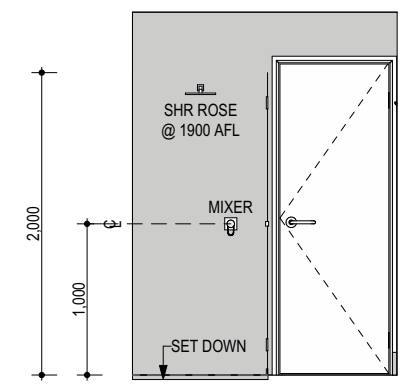
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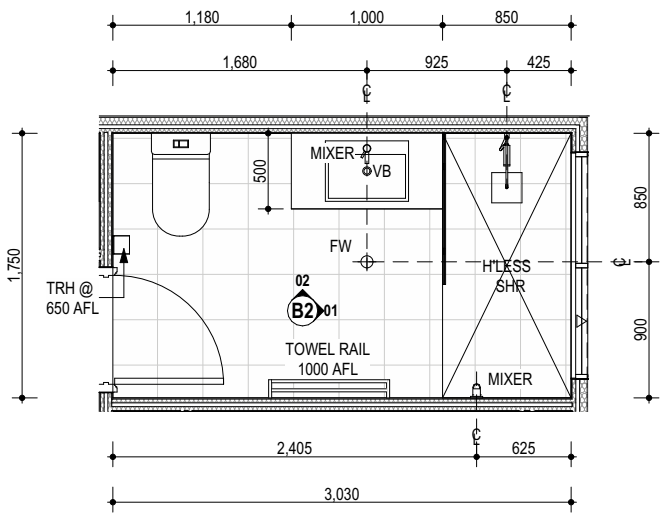
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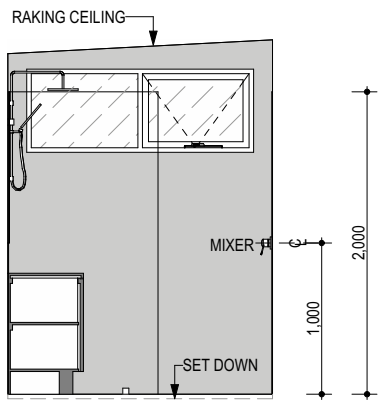
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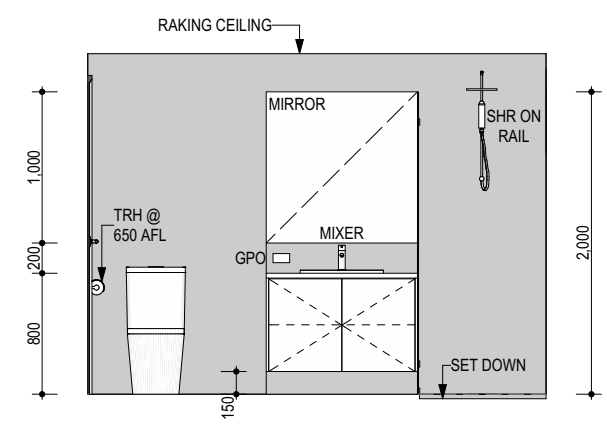
B1 02
1:50



BATH 2 LAYOUT
1:50



B2 01
1:50



B2 02
1:50

CLIENT NOTE:
- LOCATION OF APPLIANCES ARE APPROX. AND MAY ALTER SLIGHTLY TO SUIT CABINETWORK AT THE DISCRETION OF THE CABINETMAKER.
- LOCATION OF JOINTS IN THE BENCHTOPS ARE AT THE DISCRETION OF THE CABINETMAKER.
- DIMENSIONS SHOWN ON PLAN ARE STRUCTURAL SIZES. PLEASE ALLOW AN EXTRA 13mm TO EACH WALL FOR PLASTER AND SET.
- IT IS THE RESPONSIBILITY OF THE OWNERS TO ENSURE THAT APPLIANCE RECESSES AS INDICATED ON THESE PLANS ARE OF ADEQUATE SIZE TO SUIT THEIR APPLIANCES. IF HOWEVER, THE SIZE IS NOT SUITABLE, THE BUILDER MUST BE NOTIFIED PRIOR TO CONSTRUCTION, OTHERWISE NO RESPONSIBILITY CAN BE ACCEPTED FOR INCORRECT SIZES.

TILING NOTE:
- SHADED FILL DENOTES TILING EXTENT. REFER TO ADDENDA FOR LAYING PATTERN.

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C11	BP SET DRR1	DR	DR	14/10/2025
C12	BP SET - STAIR PLAN	PV	DR	31/10/2025
C13	BP SET - SPA UNIT CONVERSION	DR	DR	06/11/2025
C14	BP SET - SPA UNIT DRR 1	DR	DR	28/11/2025

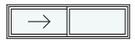
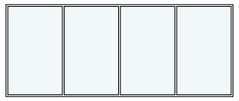
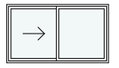
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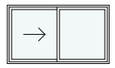
PROJECT
1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

CLIENT NAME
JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY

SHEET
INTERNAL LAYOUTS

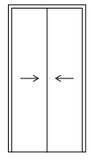
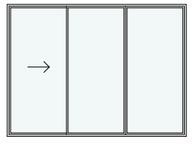
INITIAL DESIGNER	DATE PRINTED
YA	28/11/2025
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WINDOW SCHEDULE				
ID	W-01	W-02	W-03	W-04
QUANTITY	1	1	1	1
RELATED ZONE NAME	TREATMENT ROOM 1	BATH / L'DRY	TREATMENT ROOM 3	TREATMENT ROOM 3
HEIGHT	550	900	1,500	950
WIDTH	2,000	900	3,700	1,660
VIEW FROM EXTERNAL SIDE				
OPENING TYPE	SLIDER	AWNING	FIXED	SLIDER
GLAZING	DOUBLE GLAZED; CLEAR	DOUBLE GLAZED; OBSCURED	DOUBLE GLAZED; CLEAR	DOUBLE GLAZED; CLEAR
FRAME	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM

WINDOW SCHEDULE			
ID	W-05	W-06	W-07
QUANTITY	1	1	1
RELATED ZONE NAME	TREATMENT ROOM 4		BATH
HEIGHT	950	550	550
WIDTH	1,660	2,000	1,500
VIEW FROM EXTERNAL SIDE			
OPENING TYPE	SLIDER	FIXED	AWNING
GLAZING	DOUBLE GLAZED; CLEAR	DOUBLE GLAZED; CLEAR	DOUBLE GLAZED; OBSCURED
FRAME	ALUMINUM	ALUMINUM	ALUMINUM

Ch-02

WINDOW SCHEDULE
1:1

D61	SD-01	
1	1	
TREATMENT ROOM 2	LIVING / DINING / KIT.	
2,345	2,150	
1,260	2,920	
		
	SLIDER	
Clear	DOUBLE GLAZED; CLEAR	
Metal	ALUMINUM	

DOOR SCHEDULE
1:1

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C10	BP SET	PV	DR	24/09/2025
C11	BP SET DRR1	DR	DR	14/10/2025
C12	BP SET - STAIR PLAN	PV	DR	31/10/2025
C13	BP SET - SPA UNIT CONVERSION	DR	DR	06/11/2025
C14	BP SET - SPA UNIT DRR 1	DR	DR	28/11/2025

BAY SPA UNIT

PROJECT
1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

CLIENT NAME
JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY

SHEET
WINDOW & DOOR SCHEDULE

INITIAL DESIGNER	DATE PRINTED
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C10	BP SET	PV	DR	24/09/2025
C11	BP SET DRR1	DR	DR	14/10/2025
C12	BP SET - STAIR PLAN	PV	DR	31/10/2025
C13	BP SET - SPA UNIT CONVERSION	DR	DR	06/11/2025
C14	BP SET - SPA UNIT DRR 1	DR	DR	28/11/2025

BAY SPA UNIT

PROJECT
1 CASUARINA CRESCENT
JURIEN BAY
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SHEET
3D PERSPECTIVES

INITIAL DESIGNER	DATE PRINTED
YA	**28/11/2025**
PAPER PRINTED	DRAWING No.
@A3	**16 of 16**

Attachment: 9.3.4

Attachment 3

Transmittal History

Issue	DrawingID	Name	Revision	Changes
01, Transmittal Set, 20/10/2025 2:27 PM				
	1	3D ELEVATIONS	01	
	2	COMPLIANCE NOTES	01	
	3	SITE PLAN	01	
	4	GF SLAB SETOUT	01	
	5	UF SLAB SETOUT	01	
	6	ROOF TERRACE SLAB SETOUT	01	
	7	GF FLOOR PLAN	01	
	8	UF FLOOR PLAN	01	
	9	ROOF TERRACE PLAN	01	
	10	ELEVATIONS	01	
	11	GF ELECTRICAL	01	
	12	UF ELECTRICAL	01	
	13	ROOF TERRACE ELECTRICAL	01	
	14	SECTION	01	
	15	DETAILS	01	
	16	INTERNAL LAYOUTS	01	
	17	INTERNAL LAYOUTS	01	
	18	INTERNAL LAYOUTS	01	
	19	WINDOWS & DOORS SCHEDULE	01	
	20	3D PERSPECTIVES	01	
	21	3D PERSPECTIVES	01	
02, Transmittal Set, 5/11/2025 9:48 AM				
	10	ELEVATIONS	02	Ch-01
	14	SECTION	02	Ch-01
	16	STAIRS LAYOUT	02	Ch-01
03, Transmittal Set, 6/11/2025 2:19 PM				
	8	UF FLOOR PLAN	03	Ch-02
	10	ELEVATIONS	03	Ch-02
	14	SECTION	03	Ch-02
04, Transmittal Set, 9/02/2026 9:21 AM				
	4	GF SLAB SETOUT	02	Ch-03
	5	UF SLAB SETOUT	02	Ch-03
	7	GF FLOOR PLAN	02	Ch-03
	8	UF FLOOR PLAN	04	Ch-03
	9	ROOF TERRACE PLAN	02	Ch-03
	10	ELEVATIONS	04	Ch-03
	11	GF ELECTRICAL	02	Ch-03
	12	UF ELECTRICAL	02	Ch-18
	14	SECTION	04	Ch-03
	17	INTERNAL LAYOUTS	02	Ch-03
	19	INTERNAL LAYOUTS	02	Ch-03
	20	WINDOWS & DOORS SCHEDULE	02	Ch-03
05, Transmittal Set, 25/02/2026 2:47 PM				
	8	UF FLOOR PLAN	05	Ch-04
	10	ELEVATIONS	05	Ch-04
	20	WINDOWS & DOORS SCHEDULE	03	Ch-04
06, Transmittal Set, 3/03/2026 10:12 AM				
	3	SITE PLAN	02	Ch-05
	7	GF FLOOR PLAN	03	Ch-05
	11	GF ELECTRICAL	03	Ch-05



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REV.	ITEMS	DRN	PM	DATE
B08	CHANGE BUILD METHODOLOGY	DR	DR	24/09/2025
B09	ADDITION OF ROOF TERRACE	DR	DR	08/10/2025
B10	BP SET	MD	DR	17/10/2025
B11	BP SET - STAIR PLAN	PV	DR	04/11/2025
B12	BP SET - AMENDMENTS	DR	DR	06/11/2025
B13	BP SET - CLIENT AMENDMENTS	DR	DR	06/02/2026
B14	BP SET - CLIENT AMENDMENTS	DR	DR	25/02/2026
B15	BP SET - CLIENT AMENDMENTS	DR	DR	03/03/2026

TYPE B LOT - HASTING'S VILLA

PROJECT
1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

CLIENT NAME
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SHEET
3D ELEVATIONS

INITIAL DESIGNER	DATE PRINTED
DR	**3/03/2026**
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DESIGN COMPLIANCE SPECIFICATION

THIS SPECIFICATION IS TO BE READ IN CONJUNCTION WITH THE CERTIFICATE OF DESIGN COMPLIANCE, FINAL ARCHITECTURAL DRAWINGS, BUILDER'S SPECIFICATIONS, AND ANY TECHNICAL CERTIFICATES (ENERGY EFFICIENCY DOCUMENTATION, STRUCTURAL ENGINEERS' DRAWINGS).

IT IS THE RESPONSIBILITY OF THE BUILDING PERMIT OWNER (BUILDER) TO ENSURE ALL CONDITIONS OF THIS SPECIFICATION, AS STATED UNDER SECTION 3, ARE STRICTLY ADHERED TO. DEVIATION FROM THE PRESCRIBED CERTIFICATION CONDITIONS WOULD RENDER THE WORKS NON-COMPLIANT, AND FURTHER APPROVALS MAY BE REQUIRED BEFORE WORKS MAY CONTINUE.

1. BUILDING CHARACTERISTICS

- **BUILDING DESCRIPTION: RESIDENTIAL DWELLING**
- **BUILDING CLASSIFICATION: CLASS 1a, 10a, 10b**

2. PRECAUTIONS DURING CONSTRUCTION

ANY WORKS THAT MAY ADVERSELY AFFECT LAND ON ADJOINING PROPERTY, OR THAT ENCROACH BEYOND THE BOUNDARIES OF THE WORKS LAND, MUST NOT BE UNDERTAKEN WITHOUT THE RELEVANT NECESSARY CONSENTS BEING OBTAINED, AS REQUIRED BY PART 6 DIVISION 2 OF THE BUILDING ACT 2011. IN ACCORDANCE WITH PART 6 DIVISION 3 OF THE BUILDING ACT 2011, NOTABLE EVENTS THAT REQUIRE SUCH CONSENTS ARE IDENTIFIED AS -

A. PART OF A BUILDING OR STRUCTURE IS PLACED INTO, ONTO OR OVER LAND BEYOND THE BOUNDARIES OF THE WORKS LAND;
B. LAND BEYOND THE BOUNDARIES OF THE WORKS LAND IS ADVERSELY AFFECTED;
C. A PROTECTION STRUCTURE IS PLACED INTO OR ONTO LAND BEYOND THE BOUNDARIES OF THE WORKS LAND;
D. THE STRUCTURAL, WATERPROOFING, OR NOISE INSULATION CAPACITY OF A PARTY WALL OR A SUBSTANTIAL DIVIDING FENCE SHARED WITH THE WORKS LAND, OR A BOUNDARY RETAINING WALL THAT PROTECTS LAND BEYOND THE BOUNDARIES OF THE WORKS LAND, IS AFFECTED;
E. A FENCE, GATE OR OTHER BARRIER TO LAND ON OR BEYOND THE BOUNDARIES OF THE WORKS LAND IS REMOVED;
F. IN DOING THE WORK A PERSON GOES ONTO OTHER LAND.

AS PER THE TERMS DEFINED IN THE BUILDING ACT 2011, ADVERSELY AFFECT LAND INCLUDES

A. REDUCE THE STABILITY OR BEARING CAPACITY OF THE LAND OR A BUILDING OR STRUCTURE ON THE LAND; OR
B. DAMAGE, OR REDUCE THE STRUCTURAL ADEQUACY OF, A BUILDING OR STRUCTURE ON THE LAND; OR
C. THE CHANGING OF THE NATURAL SITE DRAINAGE IN A WAY THAT REDUCES THE EFFECTIVENESS OF THE DRAINAGE OF THE LAND OR EXISTING OR FUTURE BUILDINGS OR STRUCTURES ON THE LAND.

3. CONDITIONS OF COMPLIANCE

1. A NOTICE AND REQUEST FOR CONSENT TO WORK AFFECTING OTHER LAND (BA20A FORM) IS TO BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION WHERE:

   - THERE IS A NEED TO REMOVE A DIVIDING FENCE (S 80 OF THE BUILDING ACT 2011).
   - ACCESS THE ADJOINING LAND IS REQUIRED (S 81 OF THE BUILDING ACT 2011).
   - WORK AFFECTS A PARTY WALL, SUBSTANTIAL DIVIDING FENCE OR A BOUNDARY RETAINING WALL (S79 OF THE BUILDING ACT 2011).

2. ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS, APPLICABLE CONSTRUCTION MANUALS AND NCC PART.

3. ANY WORKS SHOWN AS "FUTURE" OR "PART OF NEXT STAGE" OR MARKED AS SUCH ON THE APPROVED PLANS ARE NOT INCLUDED IN THIS APPROVAL. THESE WORKS MAY REQUIRE SEPARATE CERTIFICATE OF DESIGN COMPLIANCE APPROVAL.

4. CONCRETE TO COMPLY WITH AS 3600.

5. ALL STORMWATER MUST BE CONTAINED ON-SITE AND BE DESIGNED & INSTALLED IN ACCORDANCE WITH AS 3500.3.

6. TIMBER FRAMING MUST ADHERE TO AS 1684 PART 1 OR PART 2, AS APPLICABLE TO THE WIND REGION (CYCLONIC OR NON-CYCLONIC).

7. METAL SHEET ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH AS 1562.1.

8. ALL GLAZING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH AS 2047 AND AS 1288, AS APPLICABLE.

9. MECHANICAL VENTILATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH AS 1668. EXHAUST SYSTEMS WITHIN ANY KITCHEN, LAUNDRY, BATHROOM OR SANITARY COMPARTMENT MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS, PART 10.6.2.

10. HARD-WIRED, INTERCONNECTED SMOKE ALARMS MUST BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISION, PART 9.5 AND AS 3786. SMOKE ALARMS ARE TO BE INSTALLED BETWEEN THE KITCHEN AND SLEEPING AREAS FOR GROUND FLOOR DWELLINGS AND MUST BE INSTALLED BETWEEN THE KITCHEN AND SLEEPING AREAS AND THE TOP & BOTTOM OF ANY INTERNAL CONNECTING STAIRWAYS IN DWELLING MORE THAN SINGLE STOREY.

11. PROTECTIVE COATINGS FOR STEELWORK MUST COMPLY WITH ABCB HOUSING PROVISIONS, PART 6.3.9.

12. WATERPROOFING OF WET AREAS MUST COMPLY WITH ABCB HOUSING PROVISIONS, PART 10.2.

13. WEATHERPROOFING OF MASONRY MUST COMPLY WITH ABCB HOUSING PROVISIONS, PART 5.7.

14. VAPOR BARRIERS AND DAMP-PROOF MEMBRANES MUST COMPLY WITH ABCB HOUSING PROVISIONS, PART 4.2.8.

15. PHYSICAL TERMITE BARRIERS MUST SATISFY THE INSTALLATION REQUIREMENTS OF AS 3660.1 AND BE INSTALLED ALONG THE EXTERNAL BOUNDARY WALLS.

    IF SPRAY TERMITE BARRIER IS TO BE USED, REFER TO APPROVED NCC PERFORMANCE SOLUTION.

16. A DURABLE NOTICE, FOR THE REGISTRATION OF PESTICIDES (TERMITE TREATMENT) MUST BE FIXED TO THE BUILDING IN A PROMINENT AND ACCESSIBLE LOCATION - PREFERABLY THE EXTERNAL ELECTRICAL DISTRIBUTION/METER BOX.

17. THE CONCRETE SLAB SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS 2870, WITH TERMITE COLLARS ON ANY PIPE PENETRATIONS THROUGH THE SLAB.

18. UPPER FLOOR BEDROOM WINDOWS, WHERE THE SILL IS LESS THAN 1.7M ABOVE THE FINISHED FLOOR LEVEL (OF THE EXTERNAL SURFACE) MUST BE PROTECTED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS, PART 11.3.7.

19. THICKNESS AND TYPE OF GLAZING SHALL BE SELECTED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS, PART 8.

20. DOWNPIPES WILL BE INSTALLED TO THAT THEY DO NOT SERVE MORE THAN 12M OF GUTTER EACH AND LOCATED AS CLOSE AS POSSIBLE TO VALLEYS. THE SIZE OF DOWNPIPES AND GUTTER SHALL ADHERE WITH ABCB HOUSING PROVISIONS, PART 7.4.5.

21. RESIDENTIAL CROSSOVERS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AUTHORITY'S GUIDELINES/POLICY.

22. CONSTRUCTION OF STAIRS SHALL ADHERE WITH ABCB HOUSING PROVISIONS, PART 11.2. PARTICULARS INCLUDE -

    - NOT MORE THAN 18 & NOT LESS THAN 2 RISERS IN EACH FLIGHT.
    - GOING IN RISER DIMENSIONS IN ACCORDANCE WITH TABLE 11.2.2a.
    - CONSTANT GOING & RISER DIMENSIONS.
    - NO OPENINGS GREATER THAN 125MM.

23. CARE IS TO BE TAKEN SO AS NOT TO UNDERMINE ANY EXISTING STRUCTURES ON THE ADJOINING PROPERTIES.

24. THE EXTERNAL FINISHED SURFACE SURROUNDING THE SLAB ON GROUND MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING. TYPICALLY, THE FINISHED SURFACE MUST BE GRADED 50MM OVER THE FIRST 1M FROM THE BUILDING. ALTERNATIVELY, THE SLAB ON GROUND MUST BE FINISHED AT A HEIGHT OF NO LESS THAN 100MM ABOVE THE FINISHED GROUND LEVEL (INCREASED TO 150MM IN CLAY AREAS).

    IF FLUSH THRESHOLD, REFER TO APPROVED NCC PERFORMANCE SOLUTION.

25. DOORS TO ROOMS WITH A TOILET, WHERE THERE IS NOT 1.2M CLEARANCE BETWEEN THE DOOR AND THE TOILET, WILL BE PROVIDED WITH LIFT-OFF HINGES.

26. SELECTED TIMBER & COMPOSITE WALL/FAÇADE CLADDING MUST BE SELECTED AND INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS, PART 7.5.

27. OPENINGS IN EXTERNAL WALL CLADDING MUST BE FLASHED WITH MATERIALS COMPLYING WITH ABCB HOUSING PROVISIONS, PART 7.5.6 AND AS/NZS 2904.

28. BUILDING ELEMENTS IN WET AREAS MUST BE WATERPROOF AND WATER RESISTANT IN ACCORDANCE WITH ABCB HOUSING PROVISIONS, PART 10.2.

29. FOR SINGLE SKIN FRAMED EXTERNAL WALLS, A PLIABLE BUILDING MEMBRANE MUST BE INSTALLED. THIS MEMBRANE MUST COMPLY WITH AS/NZS 4200.1, BE INSTALLED IN ACCORDANCE WITH AS 4200.2, AND BE LOCATED ON THE EXTERIOR SIDE OF THE INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL BUILDING ENVELOPE.

30. WALL CLADDING SYSTEMS SHALL CONFORM WITH THE SELECTED MANUFACTURERS INSTALLATION GUIDE.

UPDATED: 01/05/2025

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REV.	ITEMS	DRN	PM	DATE
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B11	BP SET - STAIR PLAN	PV	DR	04/11/2025
B12	BP SET - AMENDMENTS	DR	DR	06/11/2025
B13	BP SET - CLIENT AMENDMENTS	DR	DR	06/02/2026
B14	BP SET - CLIENT AMENDMENTS	DR	DR	25/02/2026
B15	BP SET - CLIENT AMENDMENTS	DR	DR	03/03/2026

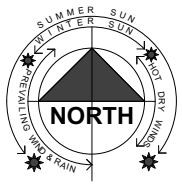
TYPE B LOT - HASTING'S VILLA

PROJECT
1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

CLIENT NAME
JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY

SHEET
COMPLIANCE NOTES

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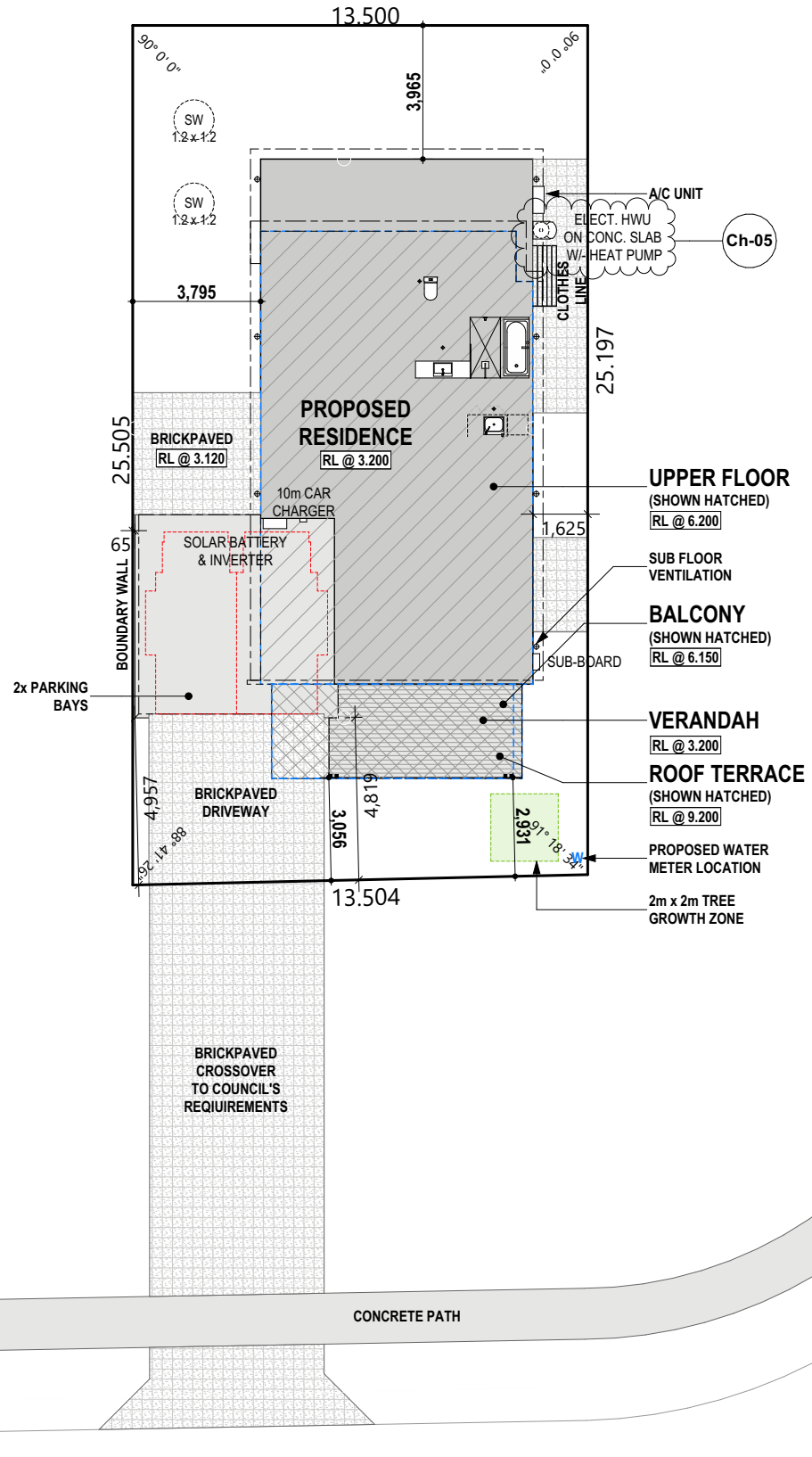
SITE COVERAGE

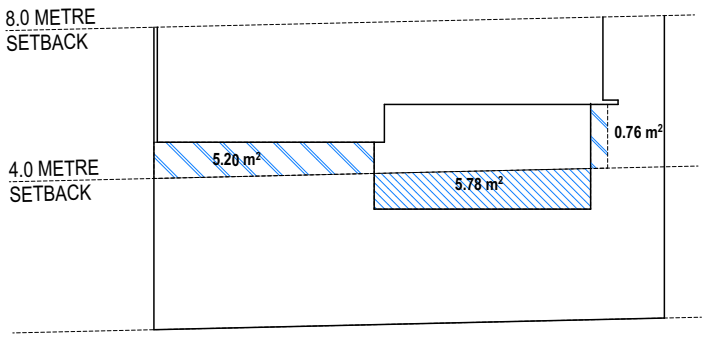
ZONED	R20
% ALLOWED	50%
SITE AREA	342.24m2
SITE COVER	150.68m2

SITE COV. =44.0%

Soak Well Type	No.	
SW 1200x1200	2	2.7 m3
Total Capacity		2.7 m3
Roof Area GF		44.3 m2
Roof Area UF		138.3 m2
Total Area		**182.6 m2**
Capacity Required (Area x 0.0125)		**2.3 m3**
Extra Capacity Provided		**0.4 m3**

COASTAL AREA





SET-BACK AVERAGING	
	BEHIND 4m LINE
	5.20
	0.76
	Total = 5.96m2
	IN FRONT OF 4m LINE
	5.78
	Total = 5.78m2
5.96m2 -5.78m2 = 0.18m2	

SITE PLAN
1:200

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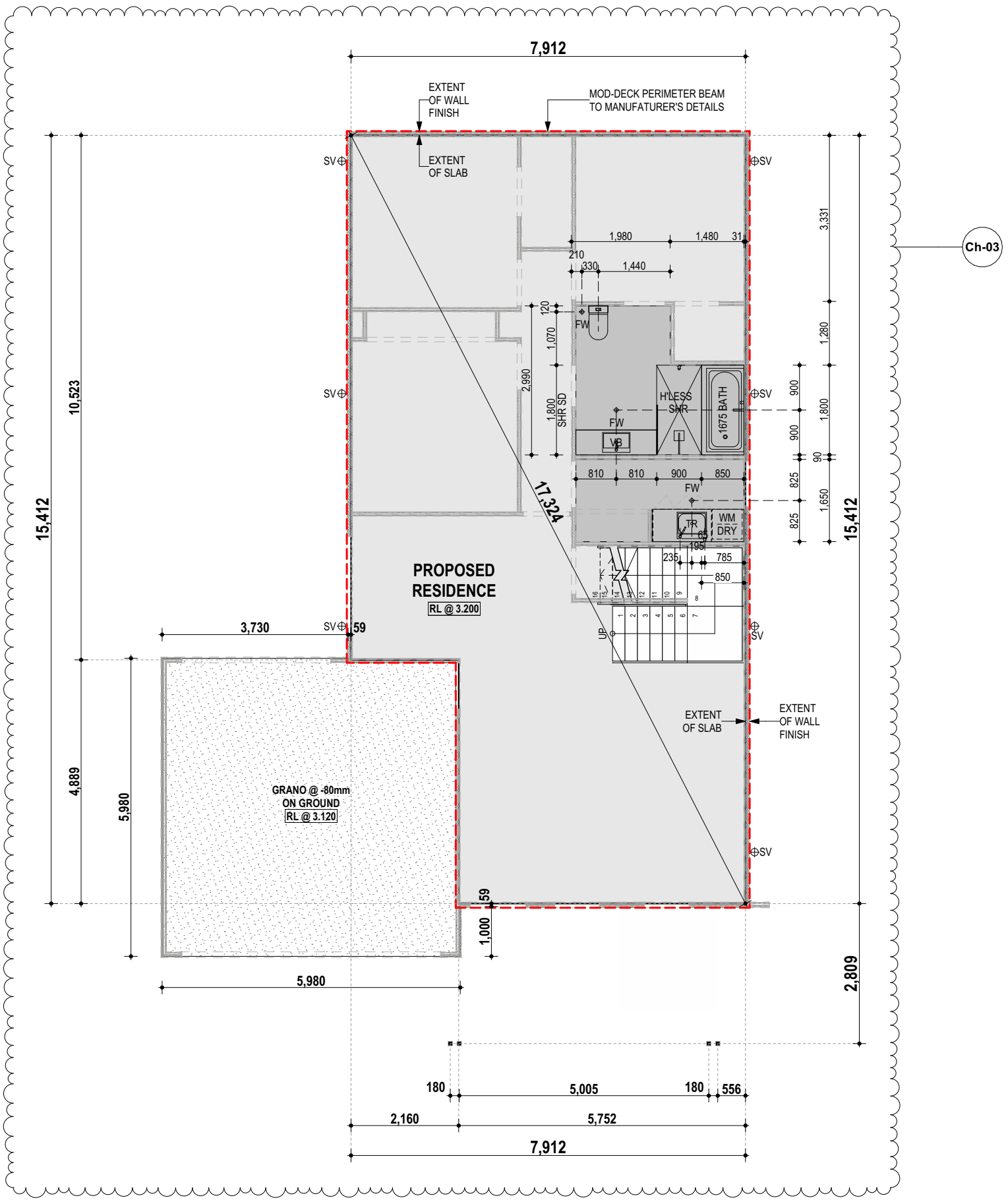
TYPE B LOT - HASTING'S VILLA

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SHEET
SITE PLAN

INITIAL DESIGNER	DATE PRINTED
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GF SLAB SETOUT
1:100

GENERAL NOTES:
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- ALL DIMENSIONS STRICTLY TO TAKE PREFERENCE OVER SCALING.
- ANY DISCREPANCIES WHICH MAY ARISE ARE TO BE QUERIED WITH THE BUILDER BEFORE CONTINUING.
- ANY DISCREPANCIES MUST BE REFERRED TO THE BUILDER OR THE SUBCONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR WORKS.
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- REFER TO ENGINEER'S DETAILS FOR CONCRETE SLAB & FOOTING SPECIFICATIONS.
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SETOUT NOTES:
- SLAB & PLUMBING SETOUT MEASURED FROM EDGE OF SLAB

TERMITE MANAGEMENT NOTE:
- TERMITE TREATMENT TO COMPLY WITH BCA 3.1.4 AND AS3660.1 INCLUDING BOUNDARY TREATMENT

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B15	BP SET - CLIENT AMENDMENTS	DR	DR	03/03/2026

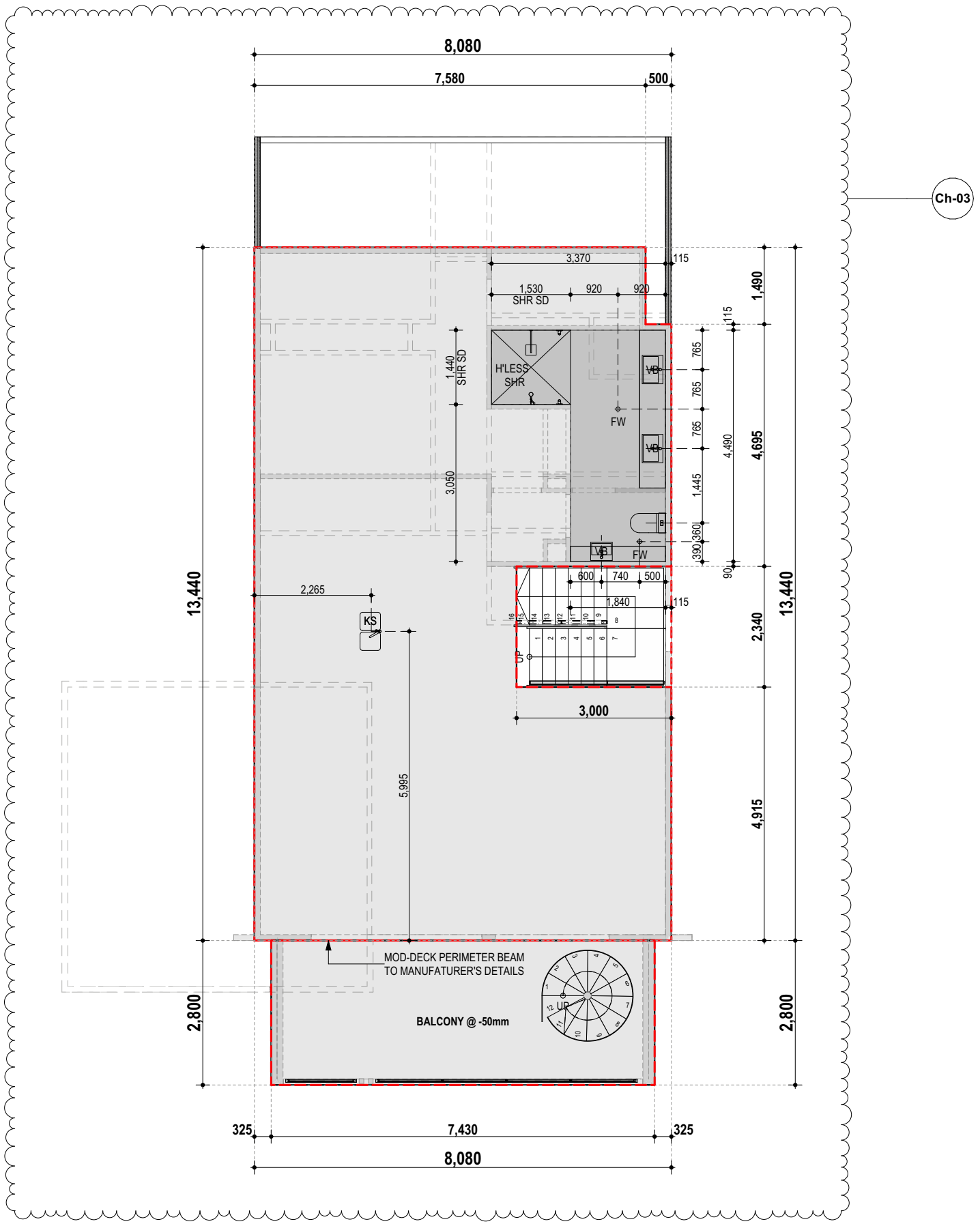
TYPE B LOT - HASTING'S VILLA

PROJECT
1 CASUARINA CRESCENT
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CLIENT NAME
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SHEET
GF SLAB SETOUT

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UF SLAB SETOUT
1:100

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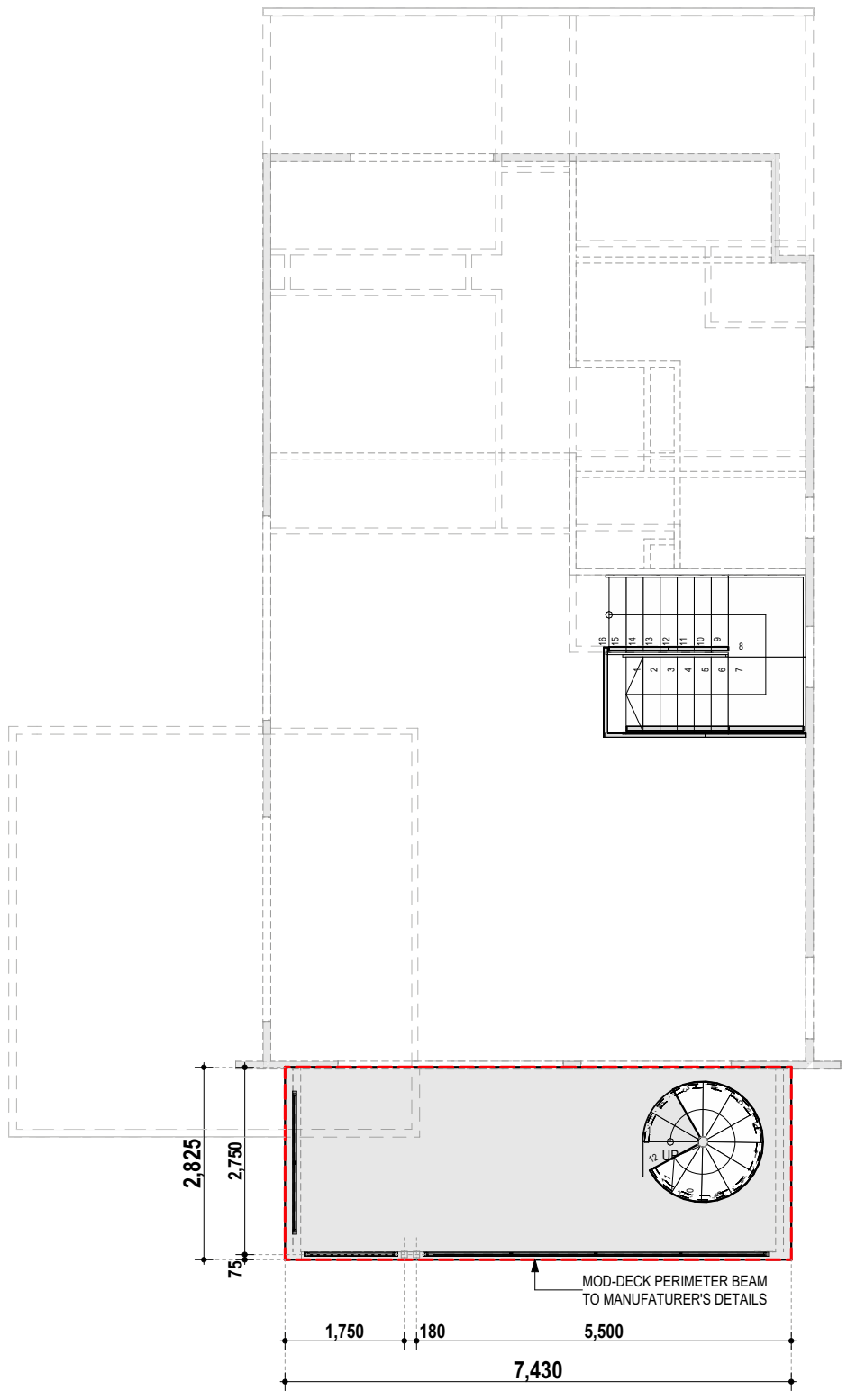
TYPE B LOT - HASTING'S VILLA

PROJECT
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SHIRE OF DANDARAGAN

CLIENT NAME
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SHEET
UF SLAB SETOUT

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ROOF TERRACE SLAB SETOUT
1:100

GENERAL NOTES:
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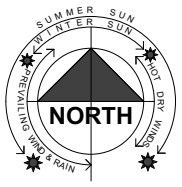
TYPE B LOT - HASTING'S VILLA

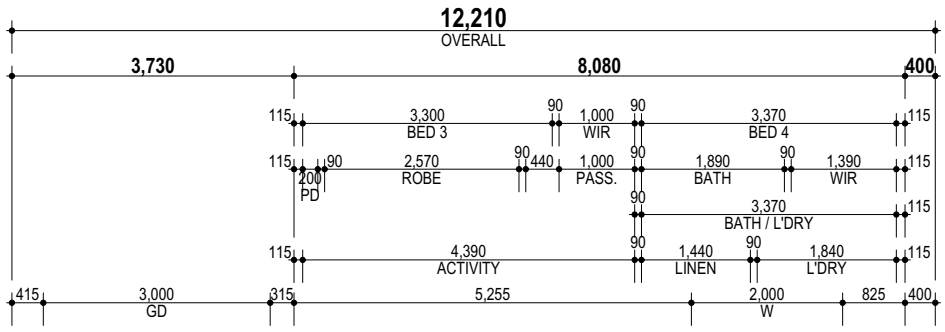
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SHEET
ROOF TERRACE SLAB SETOUT

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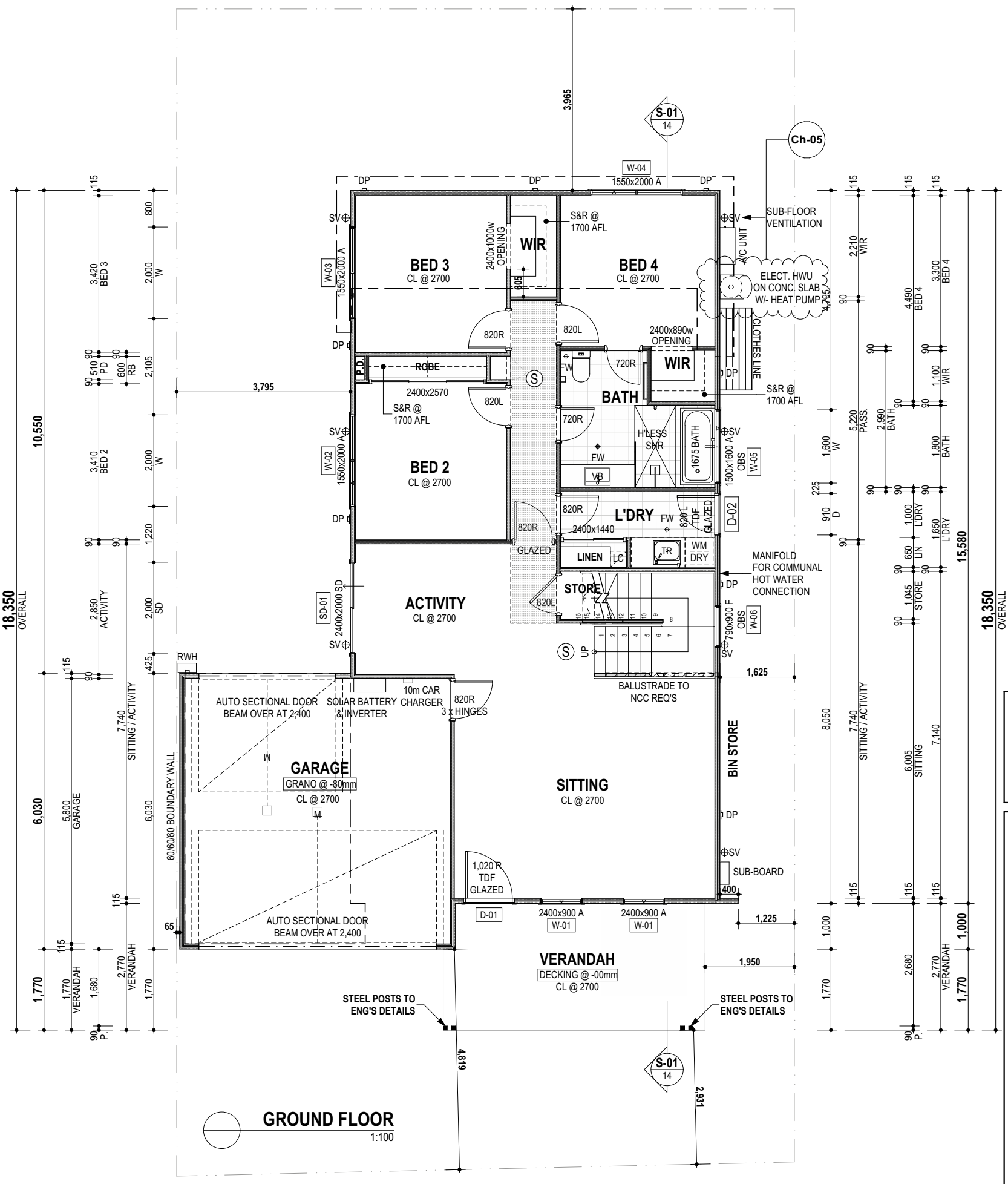


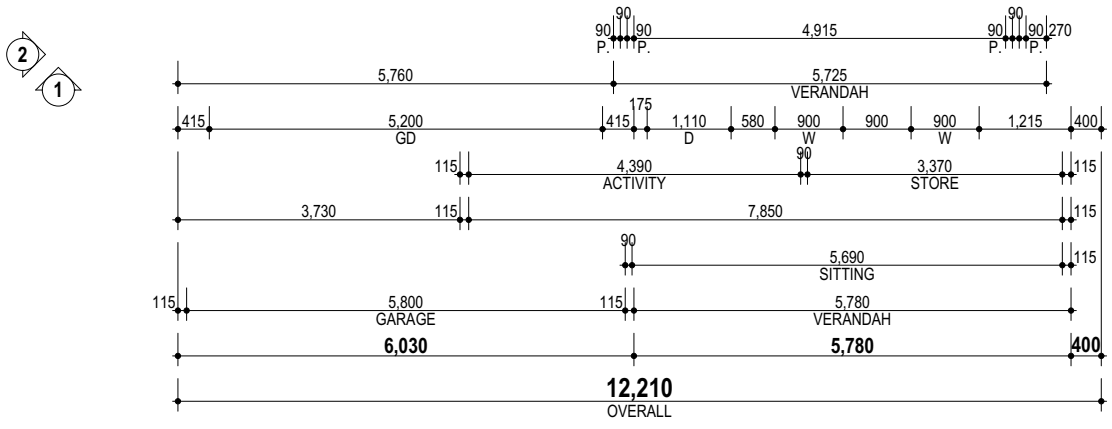
AREAS:

GARAGE AREA	35.53
GF HOUSE AREA	115.15
ROOF TERRACE AREA	20.10
UF BALCONY AREA	20.80
UF HOUSE AREA	107.85
VERANDAH AREA	15.59
	315.02 m²

ROOF AREAS:

GF ROOF AREA	44.28
UF ROOF AREA	138.32





WALL LEGEND:

- EXT. 115mm JBR SIGNATURE SIPS PANELS
- INT. 90mm JBR SIGNATURE SIPS PANELS

COASTAL AREA

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SOIL REPORT, STRUCTURAL DRAWING, ENERGY REPORT, BAL REPORT, AND ACOUSTIC REPORT.

TERMITE MANAGEMENT NOTE:

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- DIMENSIONS ARE TO BE TAKEN FROM WALL FINISH TO BOUNDARY.

BUILDER NOTES:

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- BUILDER TO CHECK ALL SETBACKS FROM THE TRUE B'DRY. IF ANY ISSUE, CONTACT THE OFFICE PRIOR TO CONSTRUCTION.

ENERGY ITEMS LIST:

ROOF:
TIMBER FRAMING
KLIP-LOK - UNVENTED
NO INSULATION REQUIRED

CEILINGS:
R6.0 BULK INSULATION TO FLAT CEILING
R5.0 TO RAKED CEILING

WALLS:
EXTERNAL
115w JBR SIPS PANELS

INTERNAL
90w JBR SIPS PANELS

FLOOR:
MOD-DECK SLAB

GLAZING:
DOUBLE GLAZED ALUMINUM

**ENERGY ASSESSOR IS TO CONTACT KDG IF ANY CHANGE*

CONSTRUCTION METHOD:

GROUND FLOOR	-	MOD-DECK SLAB
UPPER FLOOR	-	MOD-DECK SLAB
EXTERNAL WALL	-	115w JBR SIPS PANELS
INTERNAL WALL	-	90w JBR SIPS PANELS
ROOF FRAME	-	TIMBER
ROOF COVER	-	KLIP-LOK
DOORS & WINDOWS	-	DOUBLE GLAZED ALUM.

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B15	BP SET - CLIENT AMENDMENTS	DR	DR	03/03/2026

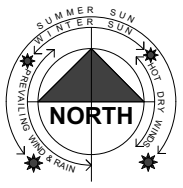
TYPE B LOT - HASTING'S VILLA

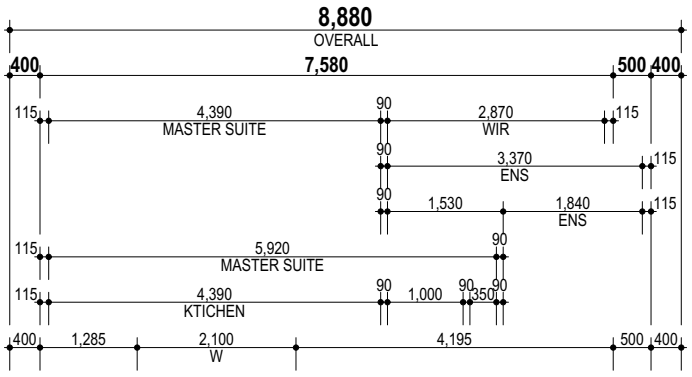
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SHEET
GF FLOOR PLAN

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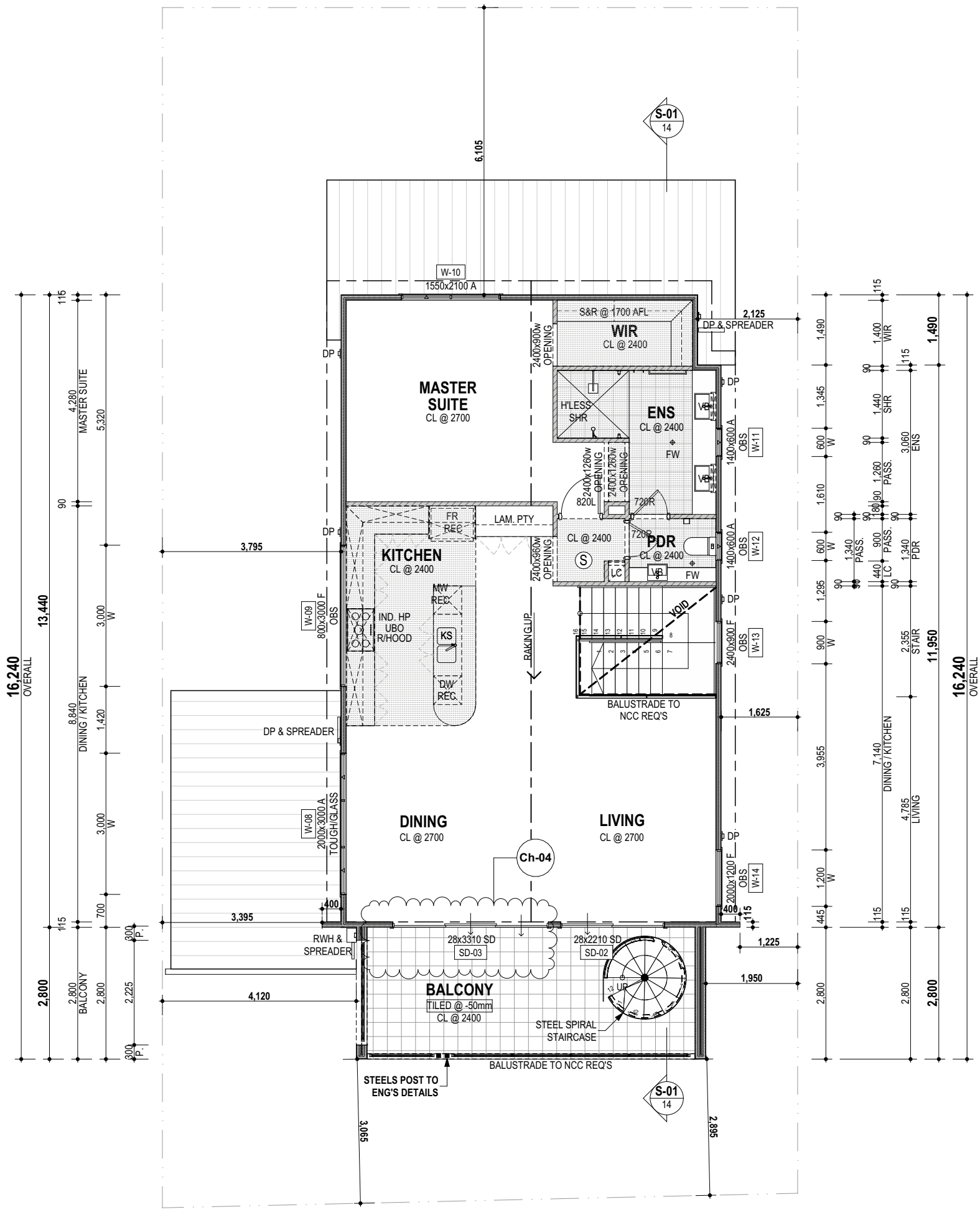
AREAS:

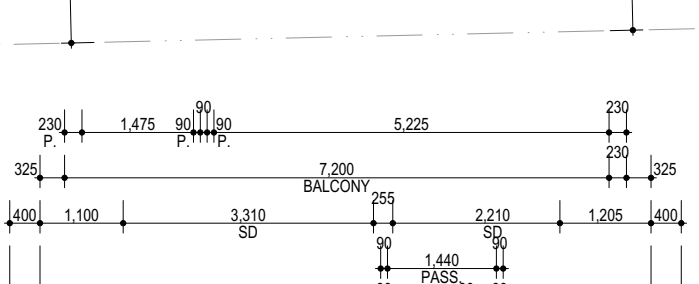
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UF BALCONY AREA	20.80
UF HOUSE AREA	107.85
VERANDAH AREA	15.59
	315.02 m²

ROOF AREAS:

GF ROOF AREA	44.28
UF ROOF AREA	138.32

3
4





2
1

UPPER FLOOR
1:100

WALL LEGEND:

EXT. 115mm JBR SIGNATURE SIPS PANELS

INT. 90mm JBR SIGNATURE SIPS PANELS

COASTAL AREA

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TERMITE MANAGEMENT NOTE:
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90w JBR SIPS PANELS

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GLAZING:
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ROOF COVER	-	KLIP-LOK
DOORS & WINDOWS	-	DOUBLE GLAZED ALUM.

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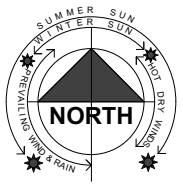
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SHEET
UF FLOOR PLAN

INITIAL DESIGNER **DR**	DATE PRINTED **3/03/2026**
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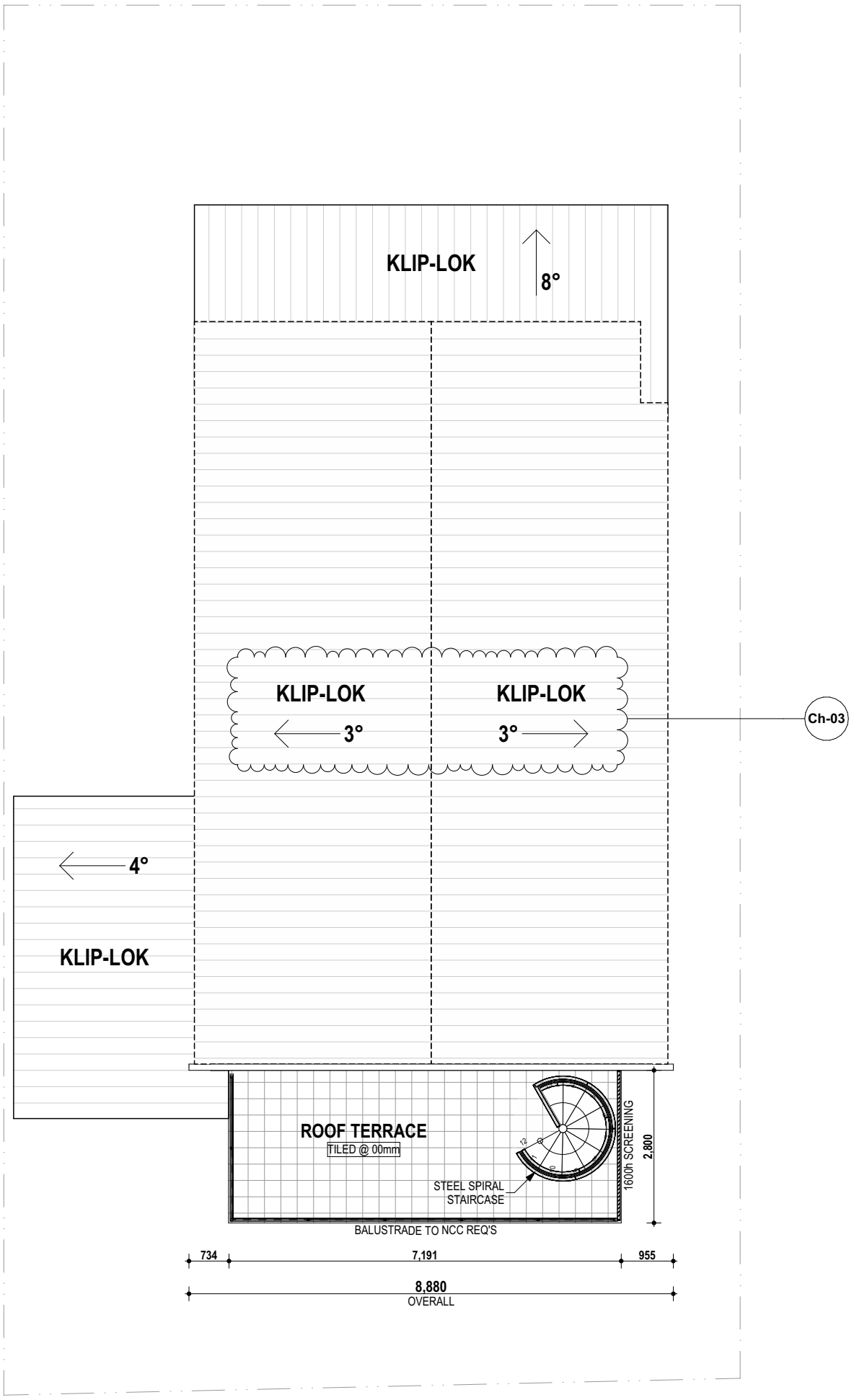


AREAS:

GARAGE AREA	35.53
GF HOUSE AREA	115.15
ROOF TERRACE AREA	20.10
UF BALCONY AREA	20.80
UF HOUSE AREA	107.85
VERANDAH AREA	15.59
	315.02 m²

ROOF AREAS:

GF ROOF AREA	44.28
UF ROOF AREA	138.32



ROOF TERRACE
1:100

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REV.	ITEMS	DRN	PM	DATE
B08	CHANGE BUILD METHODOLOGY	DR	DR	24/09/2025
B09	ADDITION OF ROOF TERRACE	DR	DR	08/10/2025
B10	BP SET	MD	DR	17/10/2025
B11	BP SET - STAIR PLAN	PV	DR	04/11/2025
B12	BP SET - AMENDMENTS	DR	DR	06/11/2025
B13	BP SET - CLIENT AMENDMENTS	DR	DR	06/02/2026
B14	BP SET - CLIENT AMENDMENTS	DR	DR	25/02/2026
B15	BP SET - CLIENT AMENDMENTS	DR	DR	03/03/2026

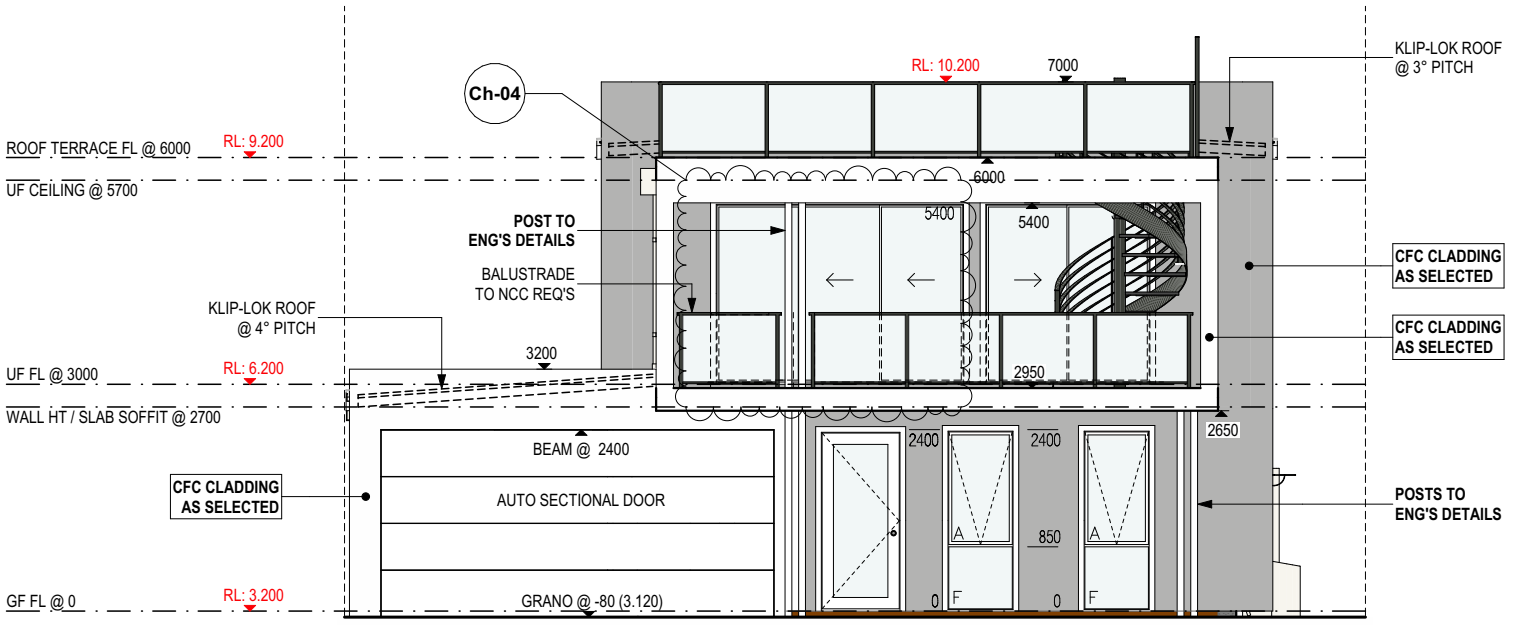
TYPE B LOT - HASTING'S VILLA

PROJECT
1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

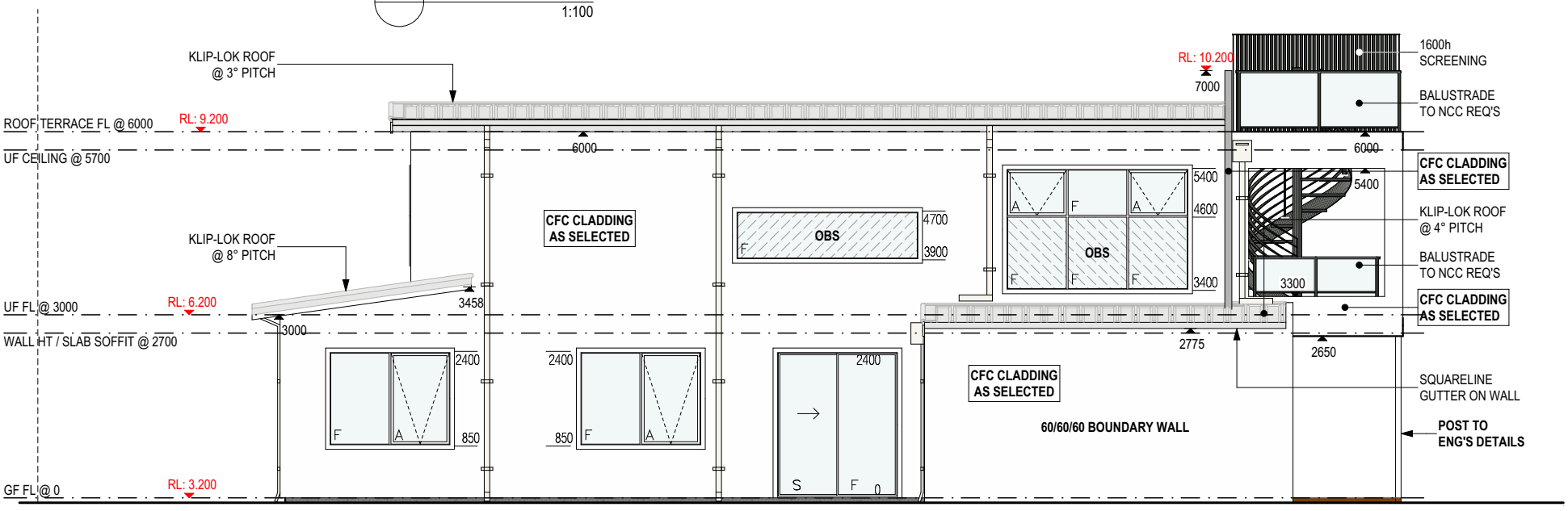
CLIENT NAME
JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY

SHEET
ROOF TERRACE PLAN

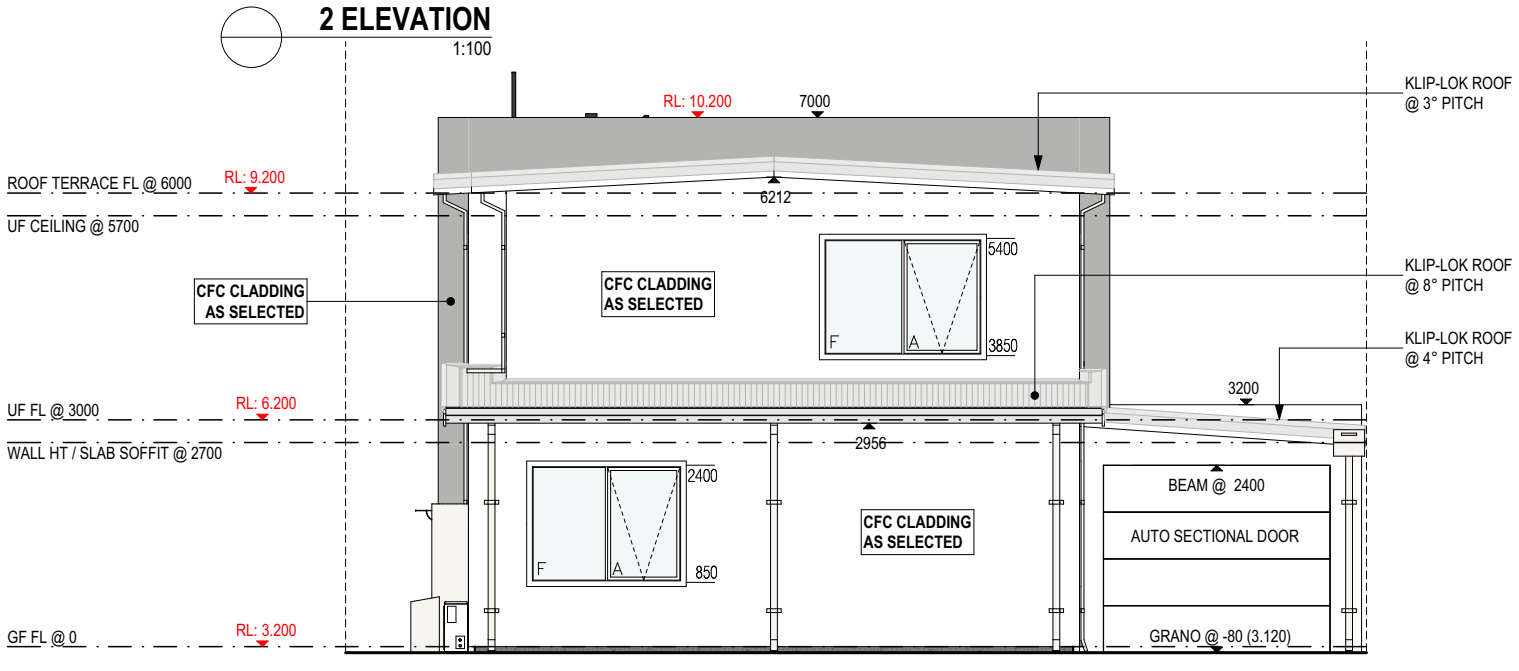
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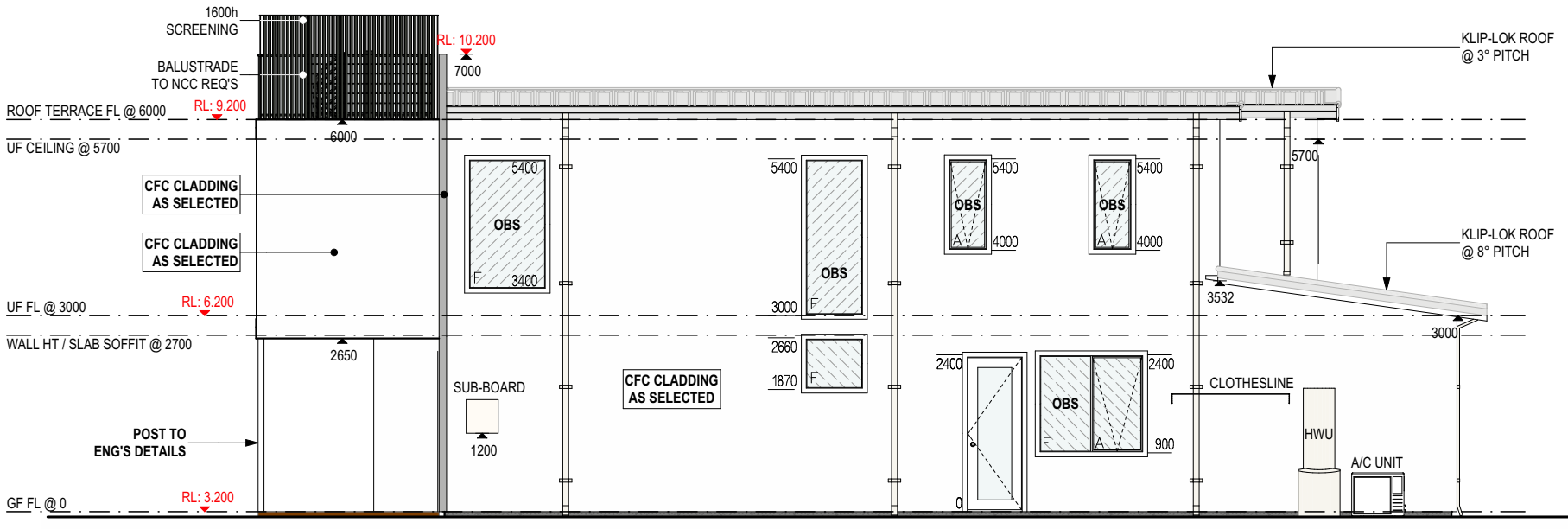
1 ELEVATION
1:100



2 ELEVATION
1:100



3 ELEVATION
1:100



4 ELEVATION
1:100

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B13	BP SET - CLIENT AMENDMENTS	DR	DR	06/02/2026
B14	BP SET - CLIENT AMENDMENTS	DR	DR	25/02/2026
B15	BP SET - CLIENT AMENDMENTS	DR	DR	03/03/2026

TYPE B LOT - HASTING'S VILLA

PROJECT
1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

CLIENT NAME
JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY

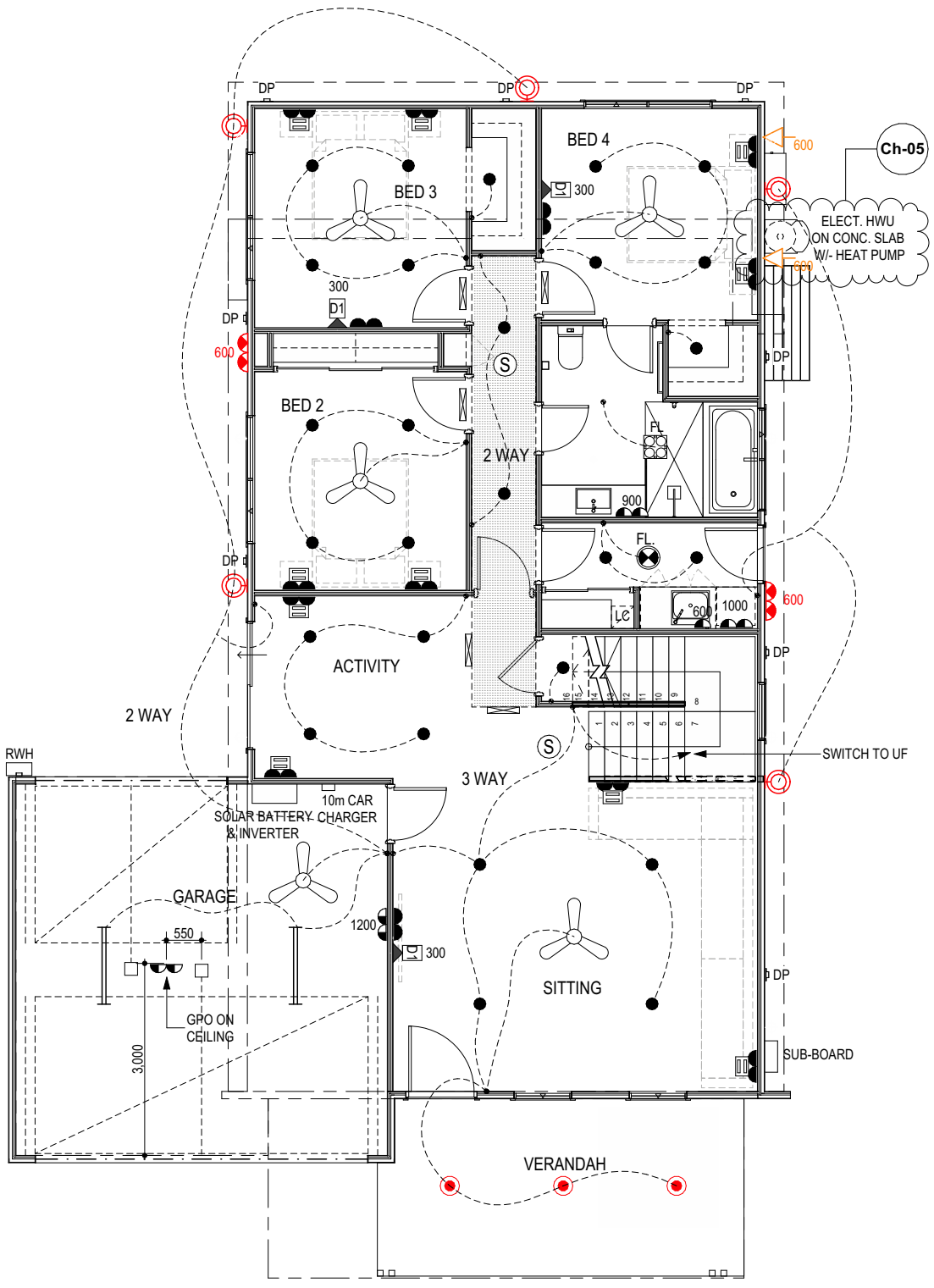
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ELEVATIONS

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ELECTRICAL LEGEND - GROUND FLOOR		
No.	**SYMBOL**	**TYPE**
2		1200L LED LIGHT BAR
5		1800mm CEILING FAN (1m DROP)
2	2 WAY	2 WAY CIRCUIT
1	3 WAY	3 WAY CIRCUIT
1	FL	4x HEATER/FAN/LIGHT FLUMED
5		A/C LINEAR WALL VENT
3	300 D1	DATA POINT
3		DOUBLE GPO @ 300 AFL
10		DOUBLE GPO @ 300 AFL W/USB + USB-C
4		DOUBLE GPO @ NOTED HT
2		DOUBLE WATER PROOF GPO
1		EXHAUST FAN FLUMED
5		EXTERNAL WALL LIGHT
2	S	H.WIRED SMOKE DETECTOR
2		ISOLATION SWITCH
3		RECESSED EXTERNAL LED DOWN-LIGHT
27		RECESSED LED DOWN-LIGHT
1		SINGLE GPO @ NOTED HT

ELECTRICAL NOTES:

- ALL LIGHT SWITCHES TO BE POSITIONED AT 1350 AFL
- ALL NOMINATED DOWNLIGHTS ARE UNVENTED
- ALL RANGEHOOD AND EXHAUST FANS TO BE SEALED WITH SELF-CLOSING DAMPER
- ALL SMOKE DETECTOR TO BE HARD WIRED AND TO COMPLY WITH AS 3786
- ALL EXTERNAL WALL LIGHTS AND MOTION SENSORS AT 2000 AFL
- ALL INTERNAL WALL LIGHTS AT 1800 AFL
- ALL UNLESS NOTED OTHERWISE



GF ELECTRICAL
1:100

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B13	BP SET - CLIENT AMENDMENTS	DR	DR	06/02/2026
B14	BP SET - CLIENT AMENDMENTS	DR	DR	25/02/2026
B15	BP SET - CLIENT AMENDMENTS	DR	DR	03/03/2026

TYPE B LOT - HASTING'S VILLA

PROJECT
1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

CLIENT NAME
JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY

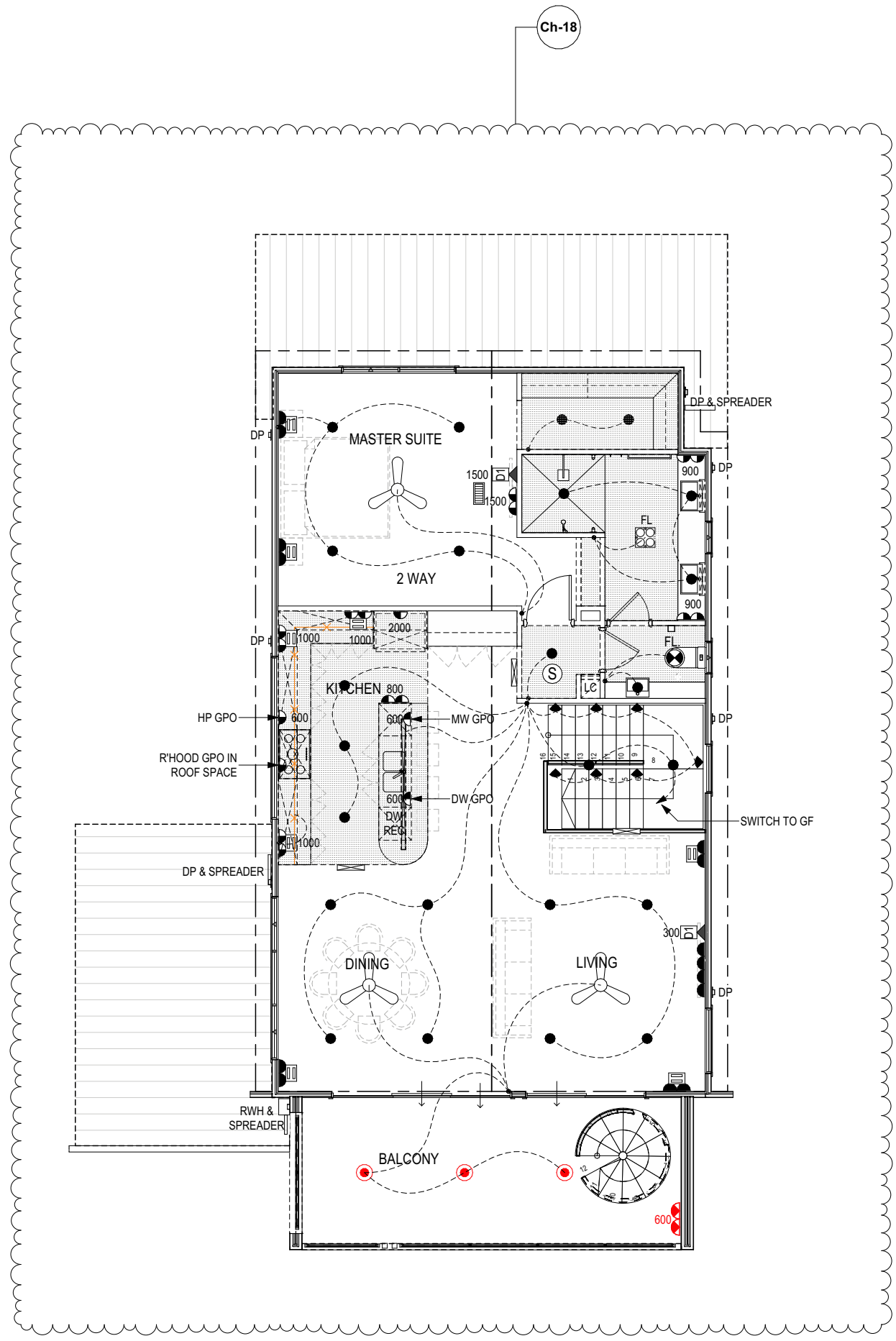
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GF ELECTRICAL

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ELECTRICAL LEGEND - UPPER FLOOR		
No.	**SYMBOL**	**TYPE**
3		1800mm CEILING FAN (1m DROP)
1	2 WAY	2 WAY CIRCUIT
1		4 GPOs @ 300 AFL
1	FL	4x HEATER/FAN/LIGHT FLUMED
1		A/C CEILING DIFFUSER
3		A/C LINEAR WALL VENT
2	TV DATA	DATA POINT
5		DOUBLE GPO @ 300 AFL W/USB + USB-C
4		DOUBLE GPO @ NOTED HT
3		DOUBLE GPO @ NOTED HT W/USB + USB-C
1		DOUBLE WATER PROOF GPO
1		EXHAUST FAN FLUMED
1	S	H.WIRED SMOKE DETECTOR
2		LED LIGHT STRIP
3		RECESSED EXTERNAL LED DOWN-LIGHT
24		RECESSED LED DOWN-LIGHT
5		SINGLE GPO @ NOTED HT
7		STAIR TREAD LIGHT - 150mm AFL
1		SUSPENDED LED LIGHT BAR

ELECTRICAL NOTES:

- ALL LIGHT SWITCHES TO BE POSITIONED AT 1350 AFL
- ALL NOMINATED DOWNLIGHTS ARE UNVENTED
- ALL RANGEHOOD AND EXHAUST FANS TO BE SEALED WITH SELF-CLOSING DAMPER
- ALL SMOKE DETECTOR TO BE HARD WIRED AND TO COMPLY WITH AS 3786
- ALL EXTERNAL WALL LIGHTS AND MOTION SENSORS AT 2000 AFL
- ALL INTERNAL WALL LIGHTS AT 1800 AFL
- ALL UNLESS NOTED OTHERWISE



UF ELECTRICAL
1:100

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B15	BP SET - CLIENT AMENDMENTS	DR	DR	03/03/2026

TYPE B LOT - HASTING'S VILLA

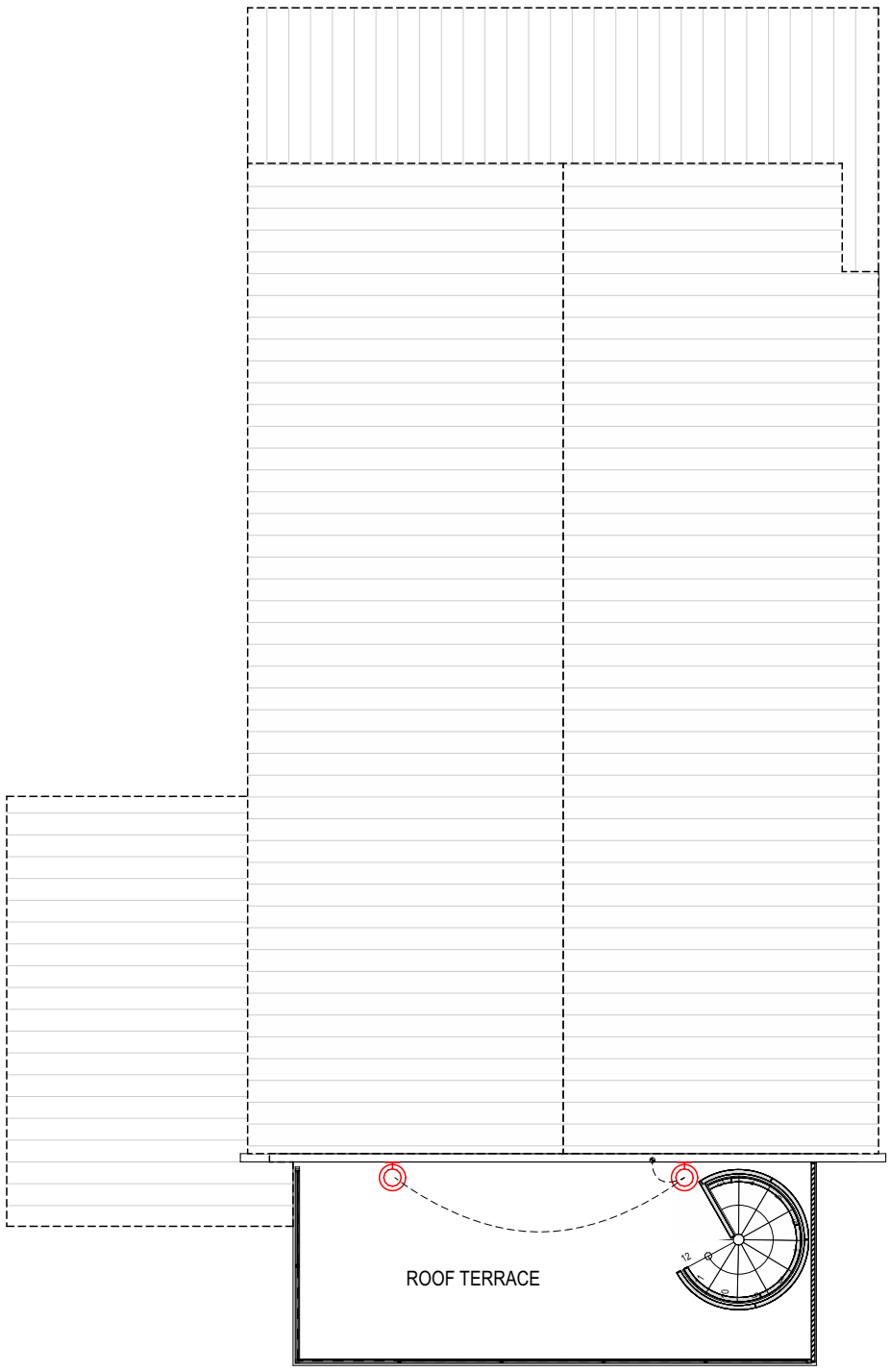
PROJECT
1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

CLIENT NAME
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SHEET
UF ELECTRICAL

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ELECTRICAL LEGEND ROOF TERRACE		
No.	**SYMBOL**	**TYPE**
2		EXTERNAL WALL LIGHT



ROOF TERRACE
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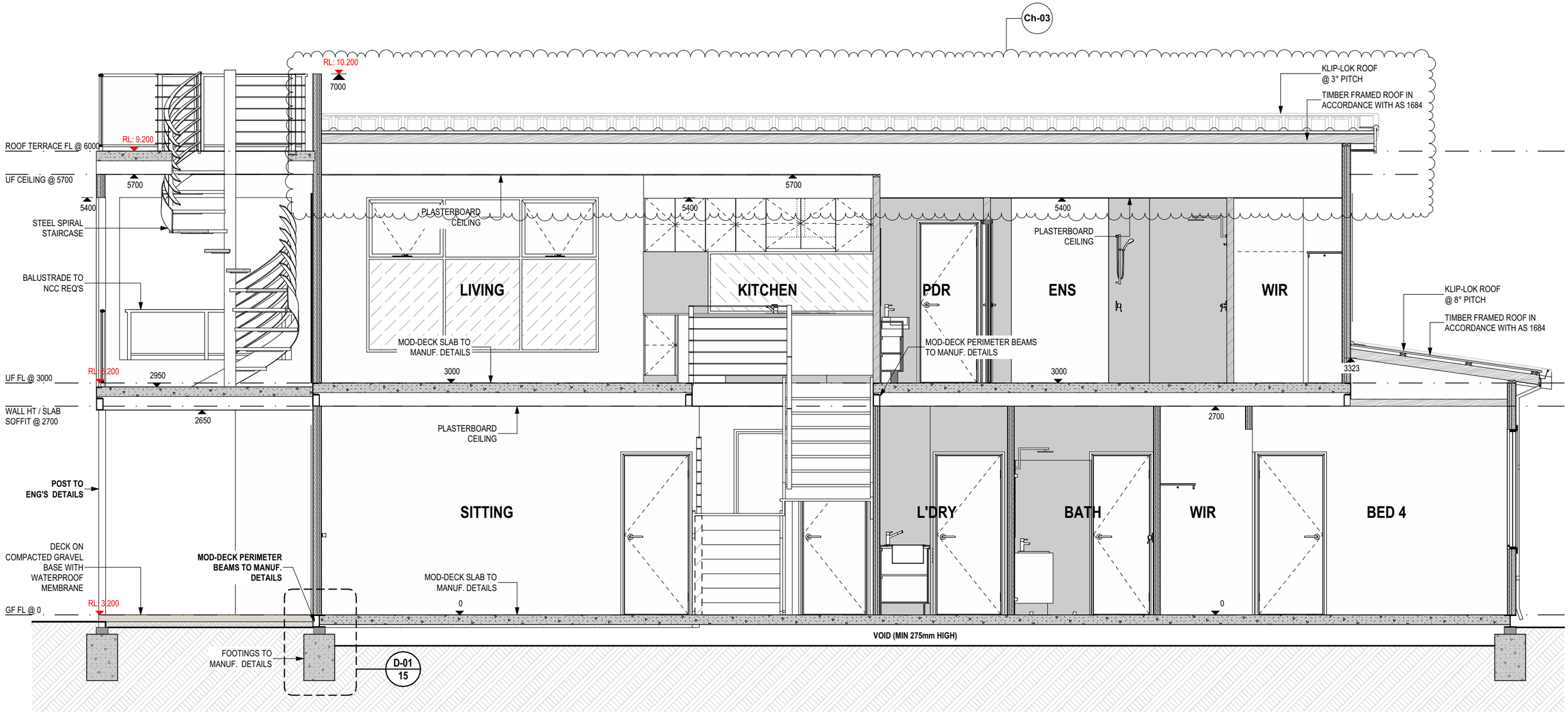
TYPE B LOT - HASTING'S VILLA

PROJECT
1 CASUARINA CRESCENT
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SHEET
ROOF TERRACE ELECTRICAL

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S-01 SECTION

1:50

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B15	BP SET - CLIENT AMENDMENTS	DR	DR	03/03/2026

TYPE B LOT - HASTING'S VILLA

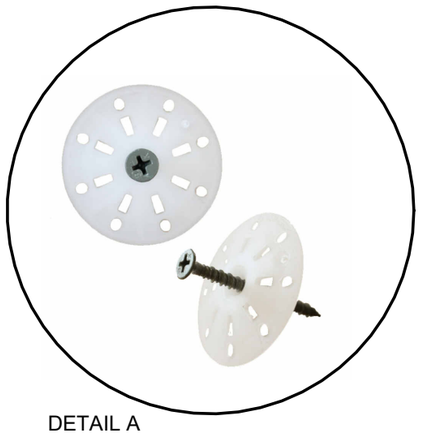
PROJECT

1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

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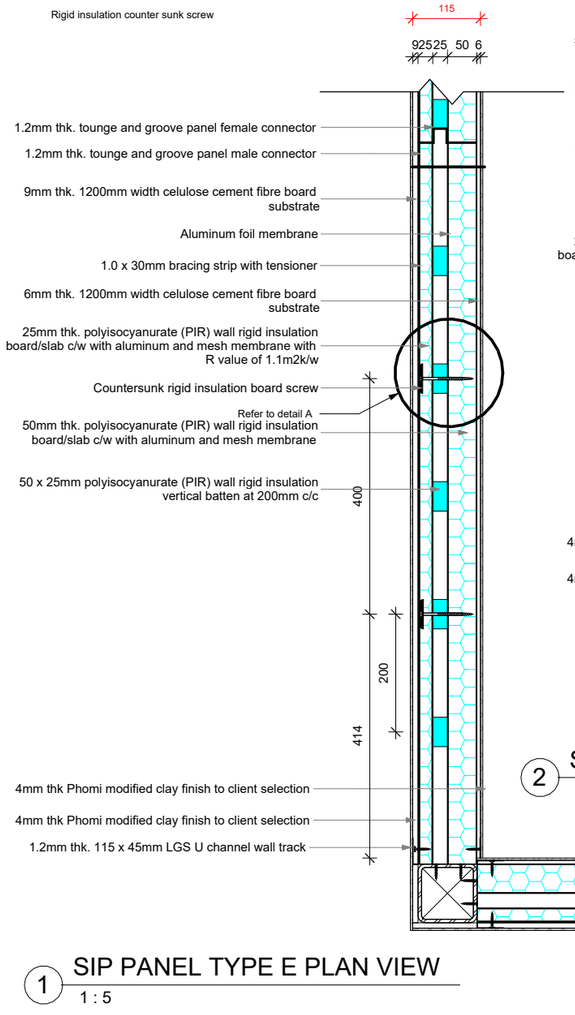
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SECTION

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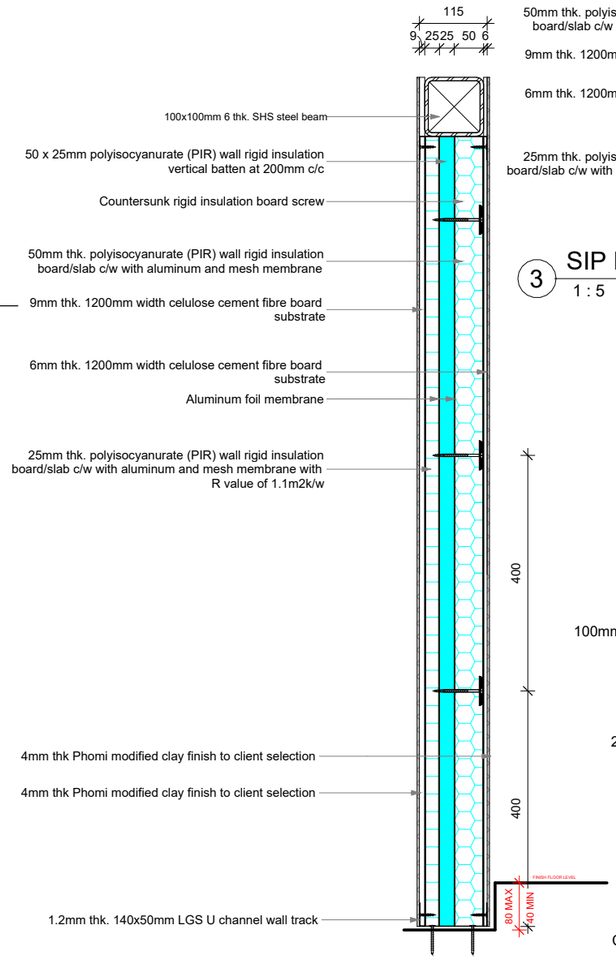
DETAIL A

Rigid insulation counter sunk screw



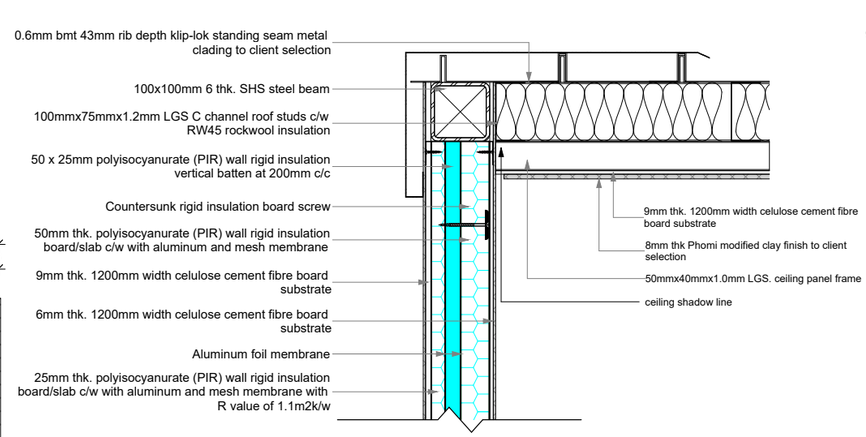
1 SIP PANEL TYPE E PLAN VIEW

1 : 5



2 SIP PANEL TYPE E SECTION

1 : 5

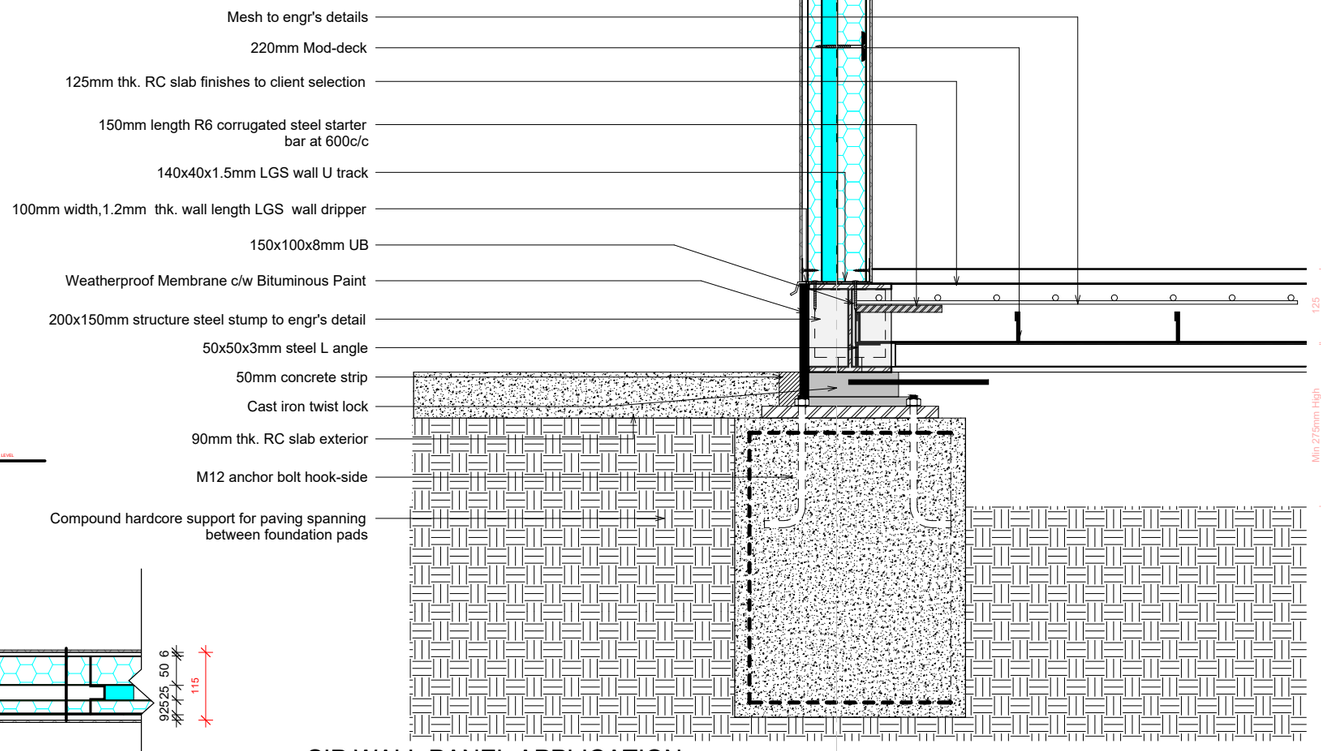


3 SIP PANEL TYPE E SECTION CEILING

1 : 5

CARPORT

INTERIOR



4 SIP WALL PANEL APPLICATION

1 : 5

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TYPE B LOT - HASTING'S VILLA

PROJECT

1 CASUARINA CRESCENT
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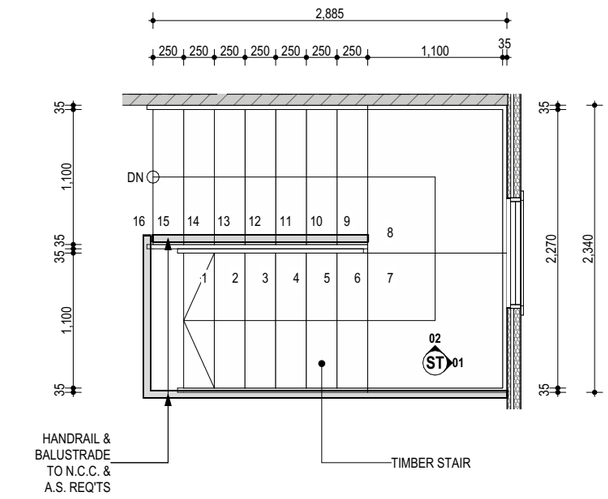
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DETAILS

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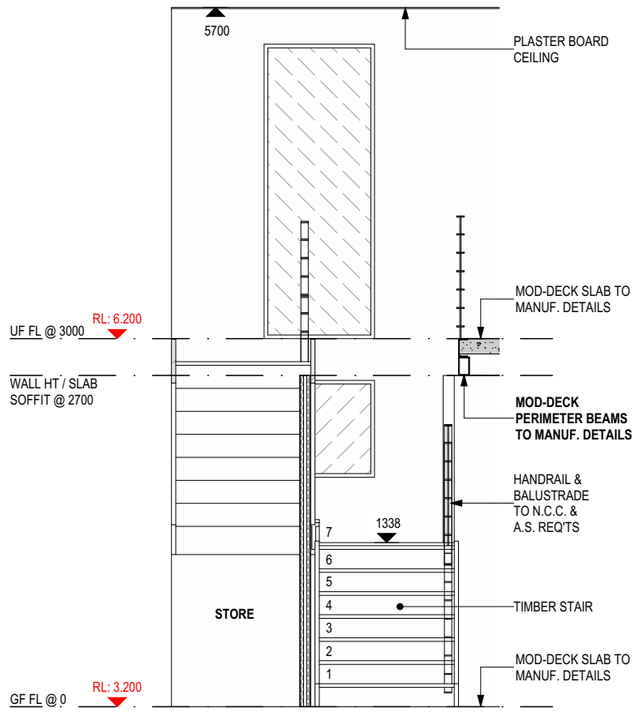
STAIRS NOTE:
CONSTRUCTION OF BALUSTRADES SHALL ADHERE WITH PART 3.9 OF THE NCC VOLUME TWO.
- NO OPENINGS GREATER THAN 125mm

16 RISERS @ 188/RISER
15 TREADS @ 280/TREAD

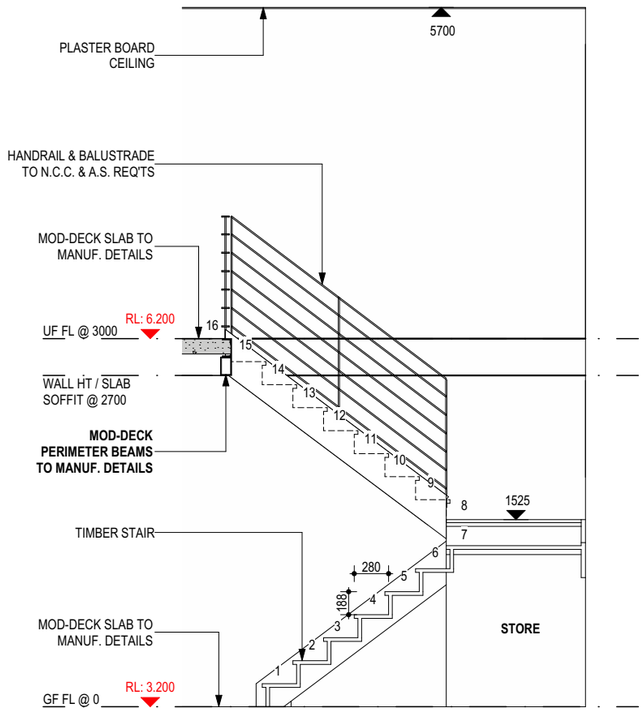
Ch-01



STAIRS LAYOUT
1:50



ST 01
1:50



ST 02
1:50

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TYPE B LOT - HASTING'S VILLA

PROJECT
1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

CLIENT NAME
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STAIRS LAYOUT

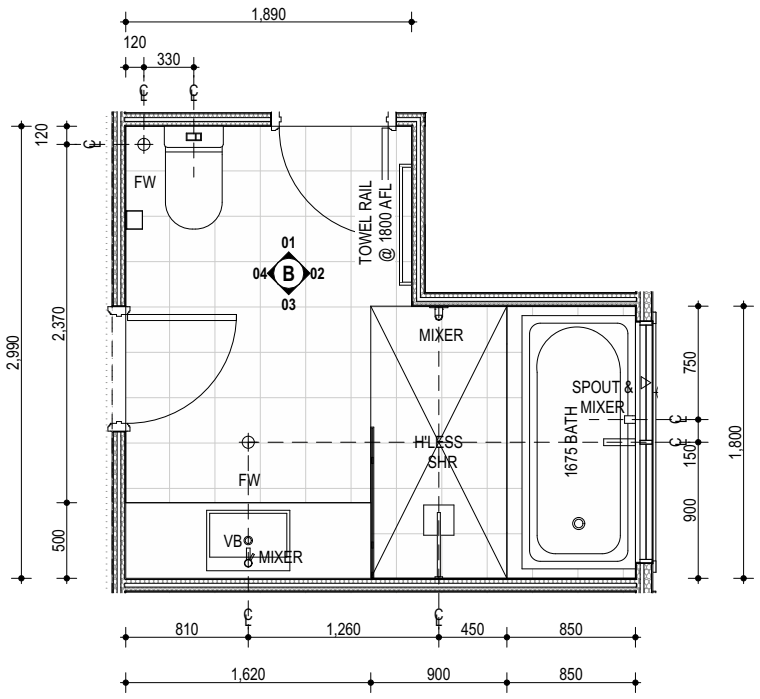
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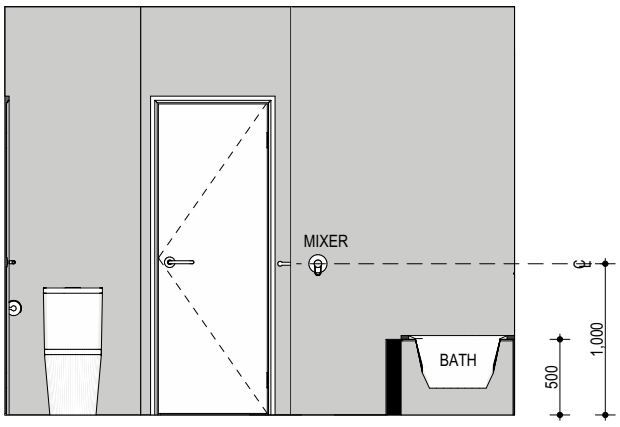
- LOCATION OF APPLIANCES ARE APPROX. AND MAY ALTER SLIGHTLY TO SUIT CABINETWORK AT THE DISCRETION OF THE CABINETMAKER.
- LOCATION OF JOINTS IN THE BENCHTOPS ARE AT THE DISCRETION OF THE CABINETMAKER.
- DIMENSIONS SHOWN ON PLAN ARE STRUCTURAL SIZES. PLEASE ALLOW AN EXTRA 13mm TO EACH WALL FOR PLASTER AND SET.
- IT IS THE RESPONSIBILITY OF THE OWNERS TO ENSURE THAT APPLIANCE RECESSES AS INDICATED ON THESE PLANS ARE OF ADEQUATE SIZE TO SUIT THEIR APPLIANCES. IF HOWEVER, THE SIZE IS NOT SUITABLE, THE BUILDER MUST BE NOTIFIED PRIOR TO CONSTRUCTION, OTHERWISE NO RESPONSIBILITY CAN BE ACCEPTED FOR INCORRECT SIZES.

TILING NOTE:

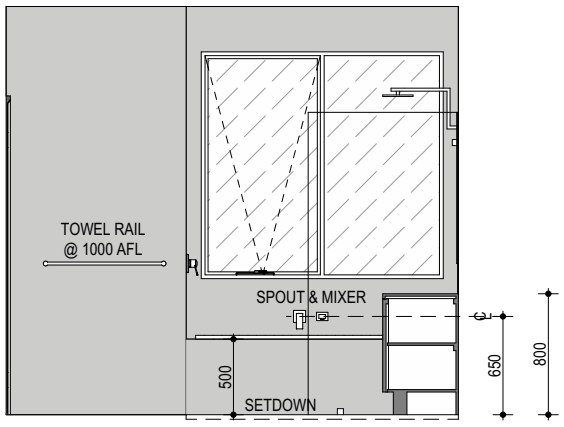
- SHADED FILL DENOTES TILING EXTENT. REFER TO ADDENDA FOR LAYING PATTERN.



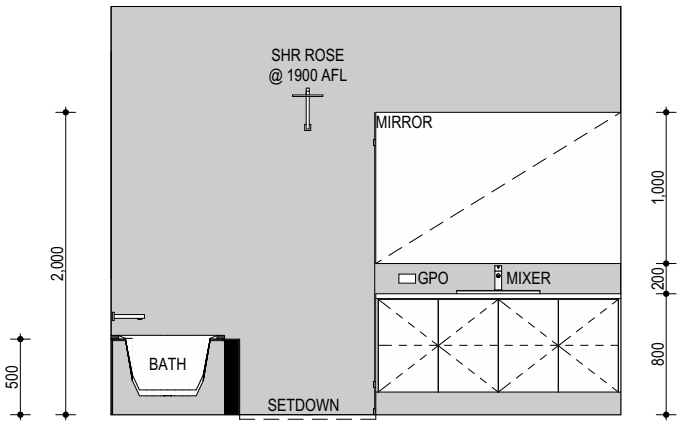
BATH LAYOUT
1:50



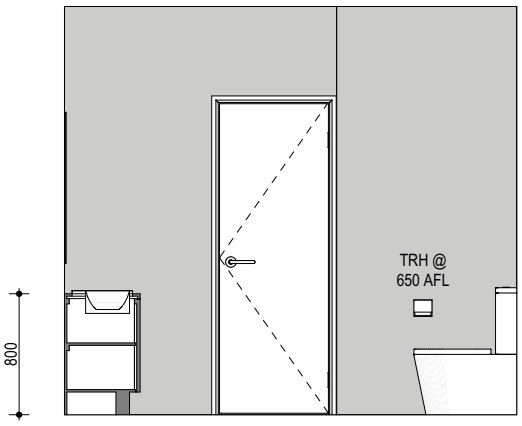
B 01
1:50



B 02
1:50

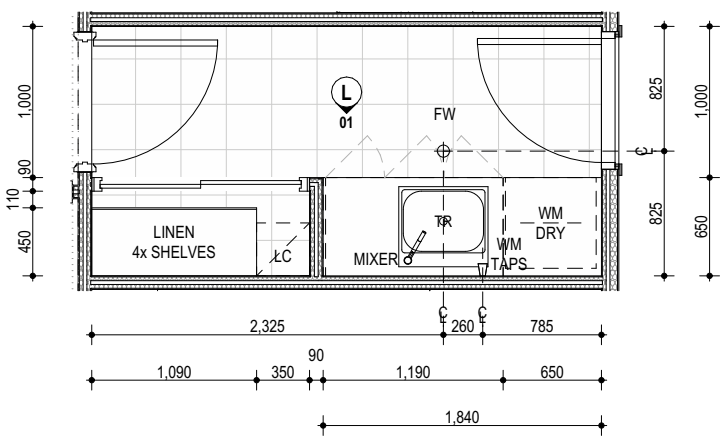


B 03
1:50

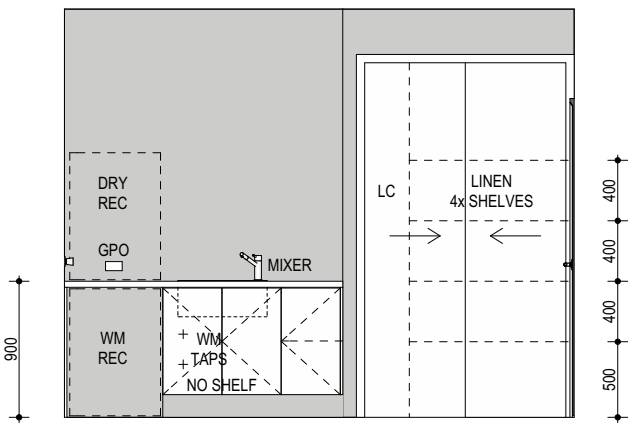


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Ch-03



L'DRY LAYOUT
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REV.	ITEMS	DRN	PM	DATE
B08	CHANGE BUILD METHODOLOGY	DR	DR	24/09/2025
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B13	BP SET - CLIENT AMENDMENTS	DR	DR	06/02/2026
B14	BP SET - CLIENT AMENDMENTS	DR	DR	25/02/2026
B15	BP SET - CLIENT AMENDMENTS	DR	DR	03/03/2026

TYPE B LOT - HASTING'S VILLA

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PROJECT
1 CASUARINA CRESCENT
JURIEN BAY
SHIRE OF DANDARAGAN

CLIENT NAME
JURIEN BAY RESORT PTY LTD, 10 DAVENPORT STREET, KARRINYUP, WA 6018. C/O TOM TIERNEY

SHEET
INTERNAL LAYOUTS

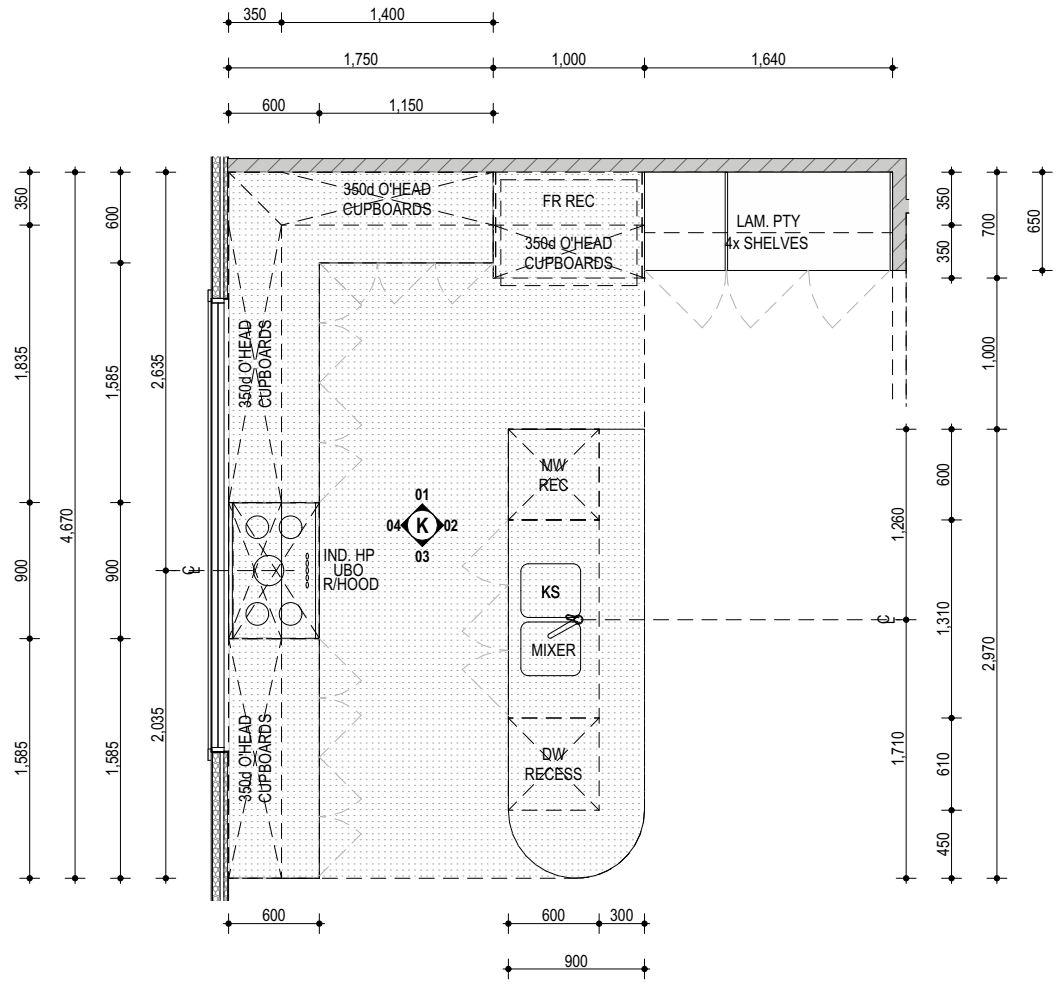
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DATE PRINTED **3/03/2026**
PAPER PRINTED **@A3**
DRAWING No. **17 of 22**

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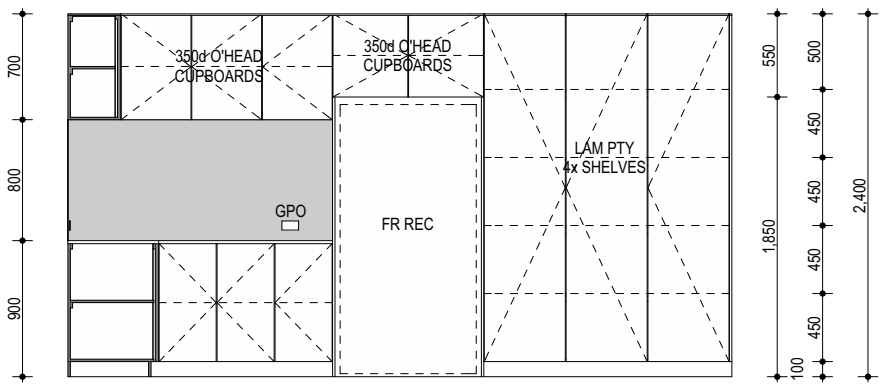
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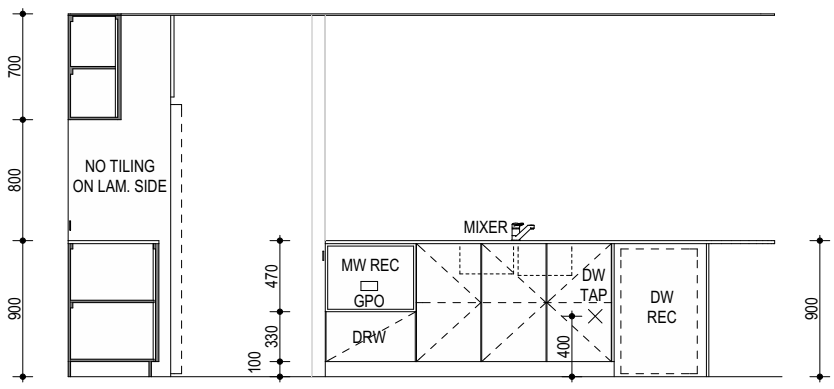
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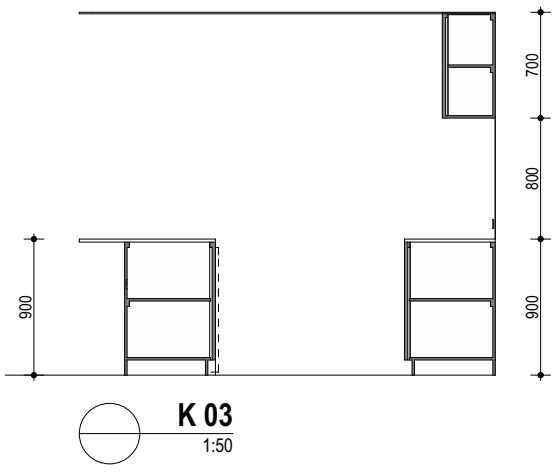
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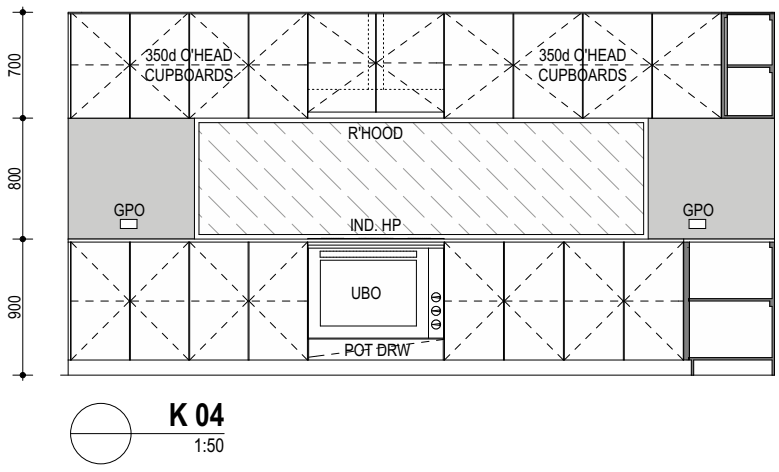
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K 03
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TYPE B LOT - HASTING'S VILLA

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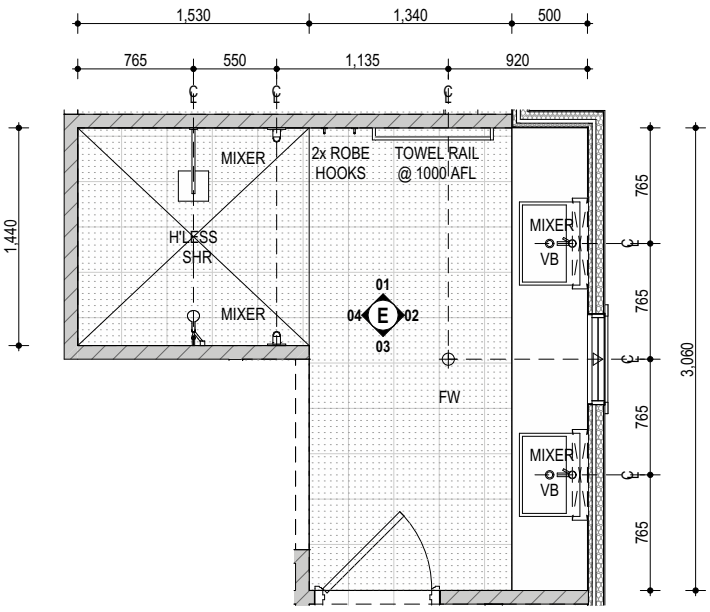
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DR	**3/03/2026**
PAPER PRINTED	DRAWING No.
@A3	**18 of 22**

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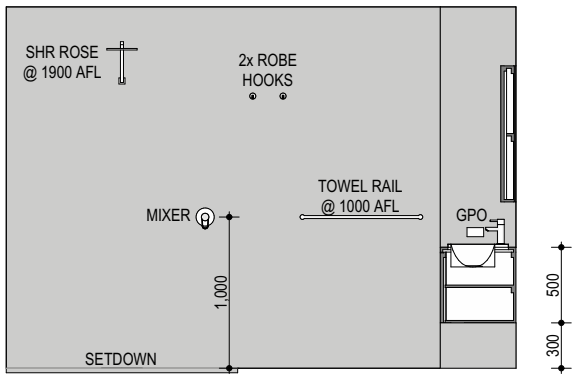
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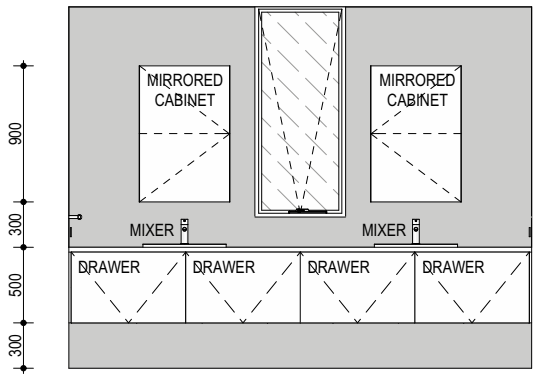


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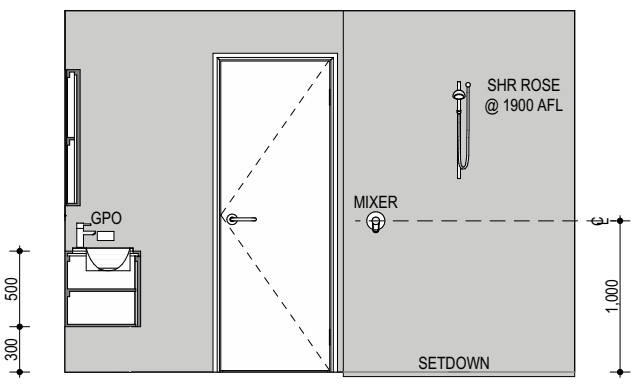
Ch-03



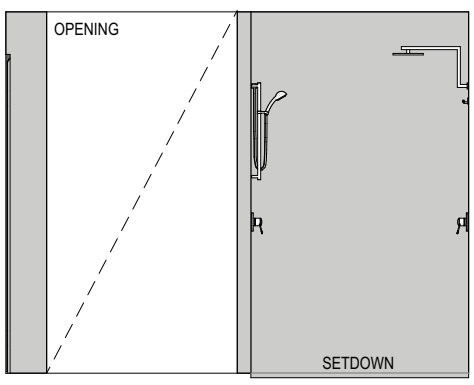
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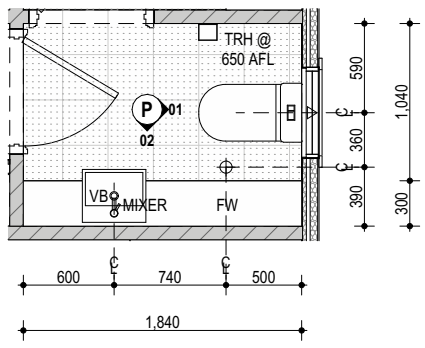
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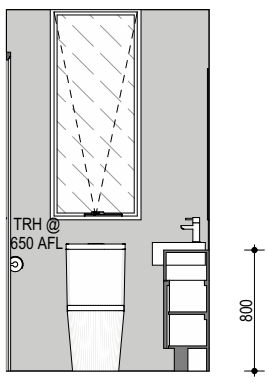
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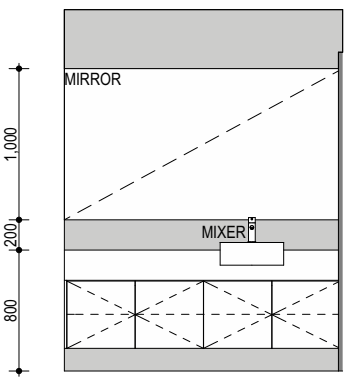
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PDR LAYOUT
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P 01
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P 02
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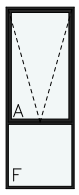
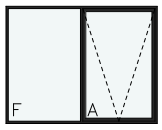
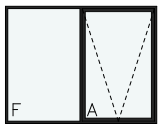
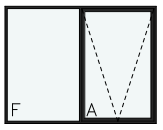
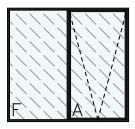
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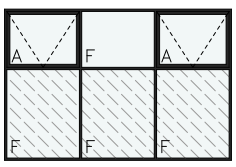
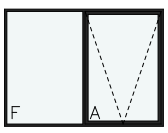
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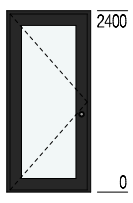
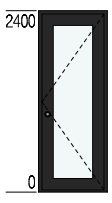
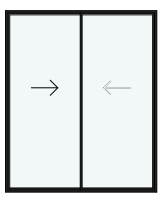
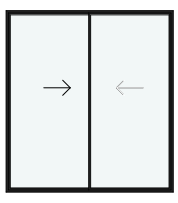
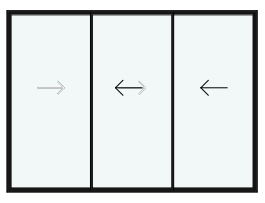
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DR	**3/03/2026**
PAPER PRINTED	DRAWING No.
@A3	**19 of 22**

WINDOW SCHEDULE					
ID	W-01	W-02	W-03	W-04	W-05
QUANTITY	2	1	1	1	1
RELATED ZONE NAME	SITTING	BED 2	BED 3	BED 4	BATH
HEIGHT	2,400	1,550	1,550	1,550	1,500
WIDTH	900	2,000	2,000	2,000	1,600
VIEW FROM EXTERNAL SIDE					
OPENING TYPE	AWNING	AWNING	AWNING	AWNING	AWNING
GLAZING	DOUBLE GLAZED ; CLEAR	DOUBLE GLAZED ; CLEAR	DOUBLE GLAZED ; CLEAR	DOUBLE GLAZED ; CLEAR	DOUBLE GLAZED ; OBSCURED
FRAME	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM

WINDOW SCHEDULE					
ID	W-06	W-08	W-09	W-10	W-11
QUANTITY	1	1	1	1	1
RELATED ZONE NAME		DINING	KITCHEN	MASTER SUITE	ENS
HEIGHT	790	2,000	800	1,550	1,400
WIDTH	900	3,000	3,000	2,100	600
VIEW FROM EXTERNAL SIDE					
OPENING TYPE	FIXED	AWNING	FIXED	AWNING	AWNING
GLAZING	DOUBLE GLAZED ; CLEAR	DOUBLE GLAZED ; CLEAR	DOUBLE GLAZED ; OBSCURED	DOUBLE GLAZED ; CLEAR	DOUBLE GLAZED ; CLEAR
FRAME	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM

WINDOW SCHEDULE			
ID	W-12	W-13	W-14
QUANTITY	1	1	1
RELATED ZONE NAME	PDR		LIVING
HEIGHT	1,400	2,400	2,000
WIDTH	600	900	1,200
VIEW FROM EXTERNAL SIDE			
OPENING TYPE	AWNING	FIXED	FIXED
GLAZING	DOUBLE GLAZED ; CLEAR	DOUBLE GLAZED ; CLEAR	DOUBLE GLAZED ; CLEAR
FRAME	ALUMINUM	ALUMINUM	ALUMINUM

Ch-04

DOOR SCHEDULE					
ID	D-01	D-02	SD-01	SD-02	SD-03
QUANTITY	1	1	1	1	1
RELATED ZONE NAME	SITTING	L'DRY	ACTIVITY	LIVING	LIVING
HEIGHT	2,400	2,400	2,400	2,400	2,400
WIDTH	1,110	910	2,000	2,210	3,310
VIEW FROM EXTERNAL SIDE					
OPENING TYPE	HINGED	HINGED	SLIDING	SLIDING	SLIDING
GLAZING	DOUBLE GLAZED ; CLEAR	DOUBLE GLAZED ; CLEAR	DOUBLE GLAZED ; CLEAR	DOUBLE GLAZED ; CLEAR	DOUBLE GLAZED ; CLEAR
FRAME	ALUMINUM - STANDARD	ALUMINUM	ALUMINUM	ALUMINUM	ALUMINUM

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SHEET
WINDOWS & DOORS SCHEDULE

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SHEET
3D PERSPECTIVES

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3D PERSPECTIVES

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@A3	**22 of 22**



Location:

Lot 1136, (1) Casuarina Crescent, Jurien Bay

Applicant:

Planning Horizons

Folder Path: SODR-1262144384-29257

Disclosure of Interest:	Nil.
Date:	14 July 2025
Author:	Alex MacKenzie, Manager Planning and Building Services
Senior Officer:	Louis Fouche, Executive Manager Development Services

PROPOSAL

The current application proposes the construction of a tourist resort and 27 grouped dwellings. The tourism use will comprise 81 short-stay units and incidental facilities including:

- café / restaurant
- swimming pools x 2
- office / reception
- jumping pillow
- barbeque facilities

While a 'Resort' is a Permitted (P) use within the zone and a 'Grouped Dwelling' a Discretionary (D) use; neither use is exempt from the need for approval under Clause 61 of the Deemed Provisions and referral to Council is required in accordance with the Shire's Delegations Register.

Location Plan - Lot 1136, (1) Casuarina Crescent, Jurien Bay

BACKGROUND

The subject site is zoned 'Tourist' under the Shire's Local Planning Scheme No.7 and is located in a generally lower density residential development area. Shire managed Reserve 28541 (vested for 'Parks and Recreation') abuts the site to the west. Reserve 28541 currently comprises Memorial Park (featuring the War Memorial, ablutions and water tank) and approximately 9.75 acres of vegetation. Unallocated Crown Land Lot 1137 (subject to the Yued ILUA Settlement) borders the site to the north.

An application submitted by Jurien Bay Beach Resort for a 76-unit 'Resort' was approved on the site in 2007, however, the project never progressed with the property subsequently sold in 2012.

COMMENT

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

Local Planning Framework - Zoning and Use Permissibility

As a Permitted use within the Tourist zone, the land use definition of a "Resort" allows for incidental facilities such as swimming pools, restaurant / cafe, and a reception / office. While "Grouped Dwellings" are a discretionary use within the tourist zone; clause 3.2 of the Scheme allows for *"limited residential use where appropriate and subsidiary to the tourism use"*. Comprising 25% of the total accommodation on-site, the residential use will be subsidiary to the predominant tourism use and is therefore consistent with the objectives of the zone.

As set out in the 'Statutory' section of this report, the development fits with the planning direction of the Shire's Local Planning Strategy, Jurien Bay City Centre Strategy Plan and Tourism Local Planning Strategy, under which the subject site is earmarked *tourism-residential* development.

Site and Development Requirements

Table 2 of the Scheme does not ascribe specific site and development requirements for development within the Tourist zone, meaning that considerations such as built form setbacks, height, scale, and density must be assessed with regard for the broader planning framework and local context.

While the Shire's Tourism Strategy (2012) clearly states that an R-Code density should not be applied to tourism development, (noting the critical role that the dwelling component can play in overall project feasibility); the City Centre Strategy Plan details an indicative density of R25 for the 'northern' precinct which includes the subject site. An assessment of the current application has shown that the number of dwellings relative to site area will be similar to a density of R20 with 384m^2 per unit. For comparison, the 'intensity' of proposed development is between a density of R20 (450m^2 average per dwelling) and R25 (350m^2 per dwelling). This is not inconsistent with the broader densities of existing residential development surrounding the site which range from R12.5 to R25.

Residential Design Codes (R-Codes)

Assessment of the 15 residential dwellings shown on submitted plans has been undertaken with reference to the R-Codes and the design provisions applicable to grouped dwelling development at a density of R20. The development as proposed are considered to comply with all Part 5 deemed-to-comply provisions relating to open space, outdoor living, access, street fences, visual privacy, building height, boundary setbacks and landscaping.

Site Servicing, Dust, Noise, Light, and Waste Management

Sewer - The applicant has confirmed that the development will be connected to reticulated sewer. Noting the site's designation as a sewage sensitive location under the Planning Strategy (2020), it is recommended that an advice note be included in the approval to advise the proponent that connection to reticulated sewage is required to the Water Corporation's satisfaction.

Waste Management – the applicant has provided a waste management plan which has detailed arrangements with Avon Waste for the collection of waste. It is recommended that approval be conditioned to require finalisation of waste management arrangements in compliance with the Shire's Health Local Laws.

Dust – Prior to commencement of site works a dust management plan shall be prepared by the applicant for approval by the Shire. It is recommended that approval will also be conditioned to require adherence to the Shire's Site Erosion and Sand Drift Prevention Local Law (2019).

Noise - The development and use (both during construction and operationally) will be required to comply with the Environmental Protection (Noise) Regulations 1997 (the Noise Regulations). Under the Noise Regulations no work is permitted without prior (Shire) approval before 7am or after 7pm Monday to Saturday or on a Sunday or Public Holiday. All audible mechanical units (i.e. air conditioners) and pool/air pumps will be required (under conditions of approval) to be located so as to minimise transmission of noise and/or vibrations to adjoining properties.

Light - It is recommended that approval be conditioned to require that all lighting on-site is to comply with Dark Sky principles of lighting management. This is a standard condition applied to development approval (typically for larger scale projects) and should address concerns of neighbouring property owners around the potential for light pollution.

Car Parking – Local Planning Policy 9.6

The residential (grouped dwelling) component of the development complies with the parking requirements of the R-Codes. Assessment of the application with consideration for the Shire's Car Parking Local Planning Policy is summarised below.

Use	Bays Required	Provided
Cafe/Restaurant	27	17
Office/Reception	2	2
Short-Stay Units	81	158
Staff	10	10

It is noted that in addition to the above, 15 car parking bays and five bus bays will be provided on-site. Under LPP 9.6 four bus bays are required (1 bay per 50 short-stay beds) with five provided. While the cafe/restaurant presents with a shortfall of ten parking bays (based on there being seating capacity of 108 with 1 bay required for every 4 seats), there will be 25 parking bays in surplus across the development (within 150m from the cafe/restaurant). As it is expected that occupants of the resort will be visiting the restaurant, it is appropriate to apply the principle of reciprocal car parking, giving credit to the excess parking provided for the short stay units. On this basis, the application is considered to comply with relevant car parking requirements.

Reserve 28541

The application proposes to clear approximately 0.5 acres of vegetation (calculated as being <5% of existing vegetation in the reserve) to achieve a low fuel zone for bushfire management purposes. The proponent wishes to then manage the regrowth of approximately 1 acre (4000m^2) and undertake revegetation and some planting within this portion.

The intention would be to maintain the area from a fire management perspective whilst also enhancing the aesthetics of what would be a partial bush, partial landscaped area.

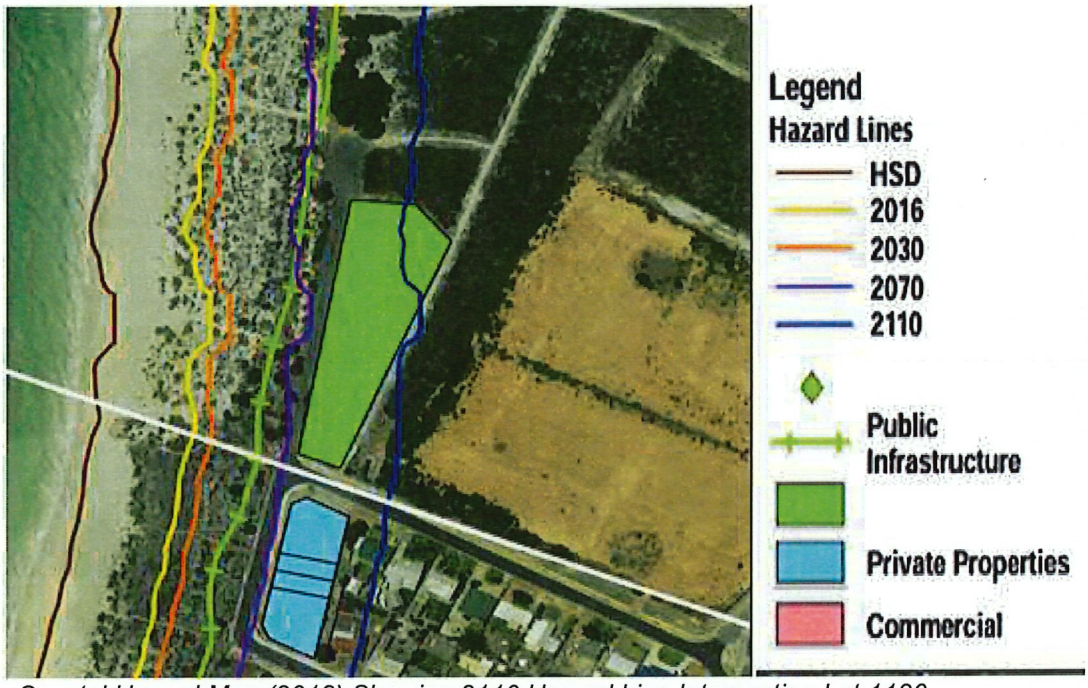
While this approach could be perceived as being about ensuring access to views for the adjoining residences; it is acknowledged that a two-storey dwelling would enjoy access to ocean views over the existing vegetation regardless of whether clearing was undertaken.

Advice received from the Shire's Emergency Management Services has confirmed that this approach is consistent with how the Shire has approached similar development proposals adjoining Shire (and other) vegetated reserve land. An example can be seen to the north of the site where portions of Reserve 28541 have been cleared and subsequently maintained (with lawn) for some six properties along Casuarina Crescent.

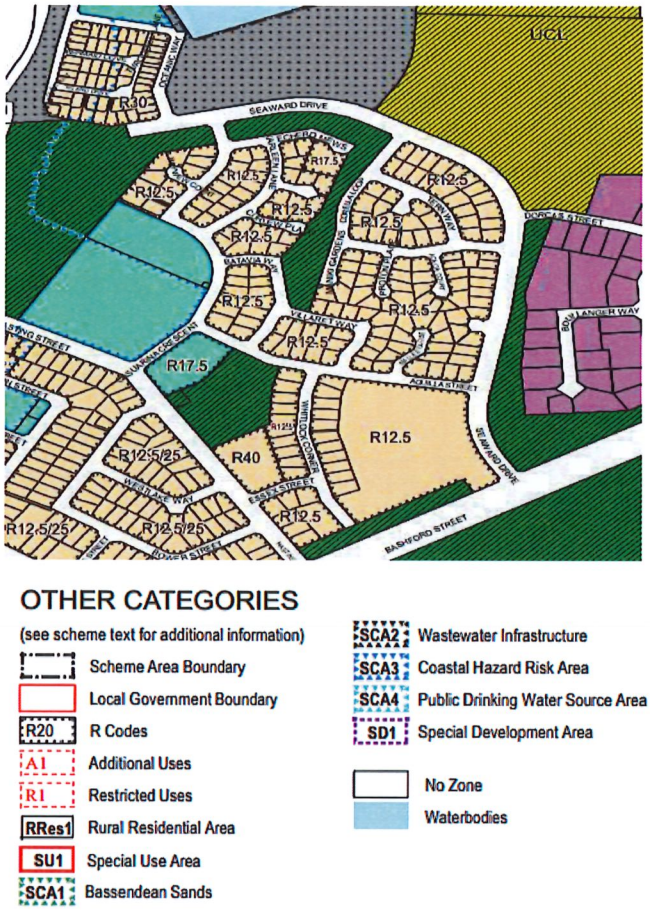
The developer has confirmed their willingness to incorporate ongoing management responsibility for maintenance of vegetation and landscaping into the by-laws of the development. Areas of Reserve 28541 subject to this arrangement are shown on approved plans (refer to Attachment marked 9.3.4). Planting and management arrangements would be guided by a recognition of the need to stabilise this area, particularly where adjoining pedestrian connection may exist.

Coastal Planning Policy 2.6 and Special Control Area 3

The whole of the subject property is located within 'Special Control Area 3 – Coastal Hazard Risk Area' under the Local Planning Scheme. However, under the Shire of Dandaragan Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) only a portion of the property is expected to be impacted by coastal processes over the 100-year planning timeframe as shown below.



Coastal Hazard Map (2018) Showing 2110 Hazard Line Intersecting Lot 1136, (1) Casuarina Crescent, Jurien Bay



Plan showing Special Control Area No.3 in relation to Lot 1136, (1) Casuarina Crescent, Jurien Bay

As the south-west corner of the subject site intersects with a coastal hazard (inundation) risk designation and further to the requirements of State Planning Policy 2.6, the applicant will be required to have a coastal hazard assessment prepared as a condition of approval. Additionally, noting that the site is located within a vulnerable coastal area and further to clause 5.4.5 of the Scheme; it is recommended that approval be conditioned upon a Section 70 Notification being placed on title.

Tourism Local Planning Strategy (2012)

The Shire's 2012 Tourism Local Planning Strategy (the 'Tourism Strategy') contains a number of important provisions of relevance to the current proposal. The Tourism Strategy is clear in pointing to the need for the tourist use, being short-stay accommodation, to be the predominant use for any development within the tourist zone. In the case of the current application, the proposal complies. The Tourism Strategy is also clear in recommending that tourism components of a development should occupy the *'highest tourism amenity areas'* of a site. As detailed on submitted site plans, approximately 75% of the tourist offering will be located within an area of the site featuring the highest amount of experiential facilities intended to provide the highest tourism amenity for guests. Short-stay units will enjoy access to swimming pools, a tennis and

basketball court, jumping pillow, BBQ areas, and the resorts cafe/restaurant. From this perspective, the application is considered to satisfy the intent of the Tourism Strategy.

Another key component of the Shire's Tourism Local Planning Strategy sets out expectations around how development within the Tourist zone should be undertaken to ensure that tourism will remain the predominant use on a site at all times. Specifically, the Tourism Strategy provides that a *"maximum percentage of permanent residential units/development on the site shall comply with the following at all stages of the development of the site:*

i) The proportion of residential units relative to the total number of accommodation units on the site shall be equal to or less than the approved percentage."

Accordingly, it is recommended that approval be conditioned to require compliance with (i), above.

A key concern that has been raised in the community consultation process is that development of the site could, as has been seen with a number of other proposals, end up with partially completed components. To ensure that development is progressed in a way that will see a functioning tourism use on-site as per the objectives of the Shire's planning framework, it is recommended that approval be conditioned to require that *"The short-stay accommodation and tourism use must be established as the predominant use on-site prior to clearance of titles for the residential component of development."*

CONSULTATION

The application was advertised for public comment via the Shire's social media platforms (website and Facebook) inviting submissions to be made over a 30-day period. Letters were also sent to the owners of properties along Hastings Street and Casuarina Crescent located directly adjacent to the subject site. Allowing for mail delivery, property owners were given at least 21-days' notice to register their comments.

Five submissions were received. Please refer to Attachment marked 9.3.4

STATUTORY ENVIRONMENT

Local Planning Scheme No.7

4.24 Development in the Tourist Zone

Development in the Tourist Zone shall be in accordance with the following:

- *Development to be in accordance with the Jurien Bay City Centre Strategy Plan or any successive document; and*
- *Development shall address matters including but not limited to achieving high quality-built form, site responsive design, landscaping, efficient access and parking to the satisfaction of the local government.*

5.4 Special Control Area No.3 - Coastal Hazard Risk Area

5.4.1 The purpose of the Special Control Area is to provide guidance as to the appropriate scope of land use and development to be permitted within the coastal erosion and inundation hazard risk area.

5.4.5 In granting development approval on a lot located within the Special Control Area, the Shire shall apply a condition requiring the proponent to place the following notification on the certificate of title (s) in accordance with SECTION 70A of the Transfer of Land Act 1987 and SPP 2.6:

VULNERABLE COASTAL AREA – This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100-years.

4.25 State Planning Policy 2.6

4.25.1 The provisions of State Planning Policy 2.6 (SPP 2.6) State Coastal Planning Policy shall apply as if they were part of this scheme. All coastal development is to comply with the provisions of SPP 2.6.

POLICY IMPLICATIONS

State Planning Policy 3.6 - Residential Design Codes
Assessment of the residential component of the development was undertaken with reference to the design requirements applicable under Part 5, Table 1, and Tables 2a and 2b, with the application seen to comply.

Local Planning Policy 9.6 – Car Parking

See 'Comment' section of report.

FINANCIAL IMPLICATIONS
A fee of $34,196 was received by the Shire for the application in accordance with the Shire's Fees and Charges.

STRATEGIC IMPLICATIONS

Local Planning Strategy
4.4 Tourism – Strategic Directions

4.4.1 Plan for a range of tourism accommodation options to meet the needs of short-stay visitors.

4.4.4 Include provisions in the Scheme, in accordance with State policy and the recommendations of the Local Tourism Planning Strategy, to provide occupancy and residential unit restrictions within the Tourism zone and apply height restriction for the Tourism, Regional Centre and Commercial zones.

Jurien Bay City Centre Strategy Plan (2012)

Lot 1136 Casuarina is designated within the 'Northern Precinct' being primarily for mixed tourism and residential development. Lot 1136 is detailed to be retained as a tourist site.

Tourism Local Planning Strategy (2012)

4.1.5.1 Development

The following standard requirements for a tourism development proposed with a residential component are recommended to be included in a Local Planning Policy for Tourism Development:

- *Those areas of the site providing the highest tourism amenity, e.g. the beachfront, the best part of the site (in its entirety) should be retained for tourism purposes.*
- *The location of all units on the site shall provide for ease of tourism access throughout the site and facilitate easy access of areas of high amenity within or adjoining the site.*
- *The maximum proportion of permanent residential units shall be such that the site retains a dominant tourism function and character and shall be determined by the Council between zero and 49 per cent inclusive. In determining the percentage of permanent residential use on a site, the Council will take into consideration such matters as the size of the site, the viability of the resultant tourism product and the standard of tourism facilities and amenities.*
- *The maximum percentage of permanent residential units/development on the site shall comply with the following at all stages of the development of the site:*
  - *i) The proportion of residential units relative to the total number of accommodation units on the site shall be equal to or less than the approved percentage.*
  - *ii) The site area occupied by the permanent residential units, and any areas designated for the specific use of the occupiers of those units, relative to the area occupied by the short-stay development shall be equal to or less than the approved percentage. In calculating the area occupied by the short-stay development, those facilities available for common use, such as reception and recreation facilities.*

4.1.5.2 Strata Titling

Notification(s) in accordance with section 6 of the Strata Titles Act 1985 are to be placed on the Certificates of Title of the proposed lot(s) confirming that the units are to be used for short stay occupancy only. The Notice(s) are to be included on the Deposited Plan. The Notice(s) are to state as follows:

"No person shall occupy any Tourist Accommodation Unit for more than a total of 3 months in any one 12-month period."

Shire of Dandaragan Council Plan

Prosperity	The region will experience economic and population growth with increasing economic opportunities, diversifying primary production and a vibrant visitor economy.
Outcomes	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:
- Site Plan (Doc ID: SODR-1262144384-29215)
- Type A Unit (Doc ID: SODR-1262144384-28434)
- Type B Unit (Doc ID: SODR-1262144384-28435)
- Type C Unit (Doc ID: SODR-1262144384-28433)
- Landscaping Plan (Doc ID: SODR-1262144384-28442)
- Bushfire Management Plan (Doc ID: SODR-1262144384-28766)
- Office/Reception Floor Plans (Doc ID: SODR-1262144384-29226)
- Office/Reception Plans (Doc ID: SODR-1262144384-30153)
- Café/Restaurant Plans (Doc ID : SODR-1262144384-30152)
- Schedule of Submissions (Doc ID : SODR-1262144384-29697)

(Marked 9.3.4)

VOTING REQUIREMENT
Simple majority.

OFFICER RECOMMENDATION / COUNCIL DECISION
Moved Cr Clarke, seconded Cr Young
That Council grant Development Approval for a Resort and Twenty-Seven (27) Grouped Dwellings at Lot 1136 (1) Casuarina Crescent, Jurien Bay, subject to the following conditions and advice notes:

1. **All development shall be in accordance with the approved development plans dated 27 March 2025, to the specifications and satisfaction of the Shire of Dandaragan.**
2. **This approval is for 27 grouped dwellings and a Resort consisting of eighty-one (81) short-stay units,**

cafe/restaurant, a reception/office, and incidental facilities as shown on approved plans.

3. Land use and development on the site shall comply with the following at all stages:
   i) The proportion of residential dwellings relative to the total number of short-stay accommodation units on site shall not be more than twenty-five (25) per cent.
   ii) The short-stay accommodation and tourism use must be established as the predominant use on-site prior to clearance of titles for the residential component of development.
4. That a notification be applied to the Certificate of Title for the strata lots to be used for short stay occupancy only so that no person shall occupy any unit for more than a total of three months in any one 12-month period.
5. All external lighting shall comply with the requirements of AS4282 – Control of Obtrusive Effects of Outdoor Lighting and the Western Australian Planning Commission's Dark Sky Principles to prevent light spill from the site to the satisfaction of the Shire of Dandaragan.
6. Prior to the operation of the development, the applicant must submit and have approved by the Shire of Dandaragan and thereafter implement to the satisfaction of the Shire of Dandaragan, an Operational Management Plan addressing the following matters:
   i. Details on the future ongoing management of the waste bins and the waste bin storage areas, including cleaning, rotation and moving waste bins to and from the waste bin collection areas.
   ii. All bin storage areas must comply with clause 4.2.7 of the Shire's Health Local Laws 2005 'Suitable Enclosure'. Appropriate floor waste and an adequate water supply is required in the bin store area.
7. The Waste Management Plan must be implemented at all times to the satisfaction of the Shire of Dandaragan.
8. Prior to lodging an application for a building permit, the applicant must submit and have approved by the Shire of Dandaragan, and thereafter implement to the satisfaction of the Shire of Dandaragan, a construction management plan addressing the following matters:
   (a) How materials and equipment will be delivered and removed from the site;
   (b) How materials and equipment will be stored on the site;
   (c) Parking arrangements for contractors;
   (d) Construction waste disposal strategy and location of waste disposal bins;
   (e) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
   (f) How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works; and

(g) Other matters likely to impact on the surrounding properties.

9. The applicant must implement all of the recommendations contained in the Bushfire Management Plan prepared by Bushfire Smart, dated 3 May 2025, and approved by the Local Government for the duration of the development.
10. Prior to occupation or use of the development the approved parking plan must be implemented, constructed and thereafter maintained to the satisfaction of the Shire of Dandaragan, for the life of the development.
11. Prior to lodging an application for a building permit, stormwater disposal plans, details and calculations must be submitted for approval by the Shire of Dandaragan and thereafter implemented, constructed and maintained to the satisfaction of the Shire of Dandaragan.
12. All stormwater must be contained and disposed of on-site at all times, to the satisfaction of the Shire of Dandaragan.
13. Prior to the commencement of any site works, a Dust Management Plan shall be prepared in accordance with the Shire's *Engineering Policy 7.7 Dust Management Requirements for Development Works within the Shire of Dandaragan* to the satisfaction of the Shire of Dandaragan. The approved plan shall be implemented, and all work shall be carried out in accordance with the approved plan.
14. Prior to lodging an application for a building permit, a Coastal Hazard Assessment Report prepared for the site in accordance with State Planning Policy 2.6 is to be submitted to the satisfaction of the Shire. All recommendations from the Coastal Hazard Assessment Report are to be implemented to the satisfaction of the Shire of Dandaragan.
15. This development approval shall expire upon the earliest occurrence of any one of the following events:
    a. the most landward part of the Horizontal Shoreline Datum being within 40 m of the most seaward part of any building; or
    b. a public road no longer being available or able to provide legal access to a lot in the development; or
    c. when water, sewerage or electricity to a lot is no longer available as they have been removed / decommissioned by the relevant authority due to coastal hazards.
16. Upon the expiration of the development approval in accordance with Condition 15, the proponent shall at the proponent's cost:
    a. remove the development; and
    b. rehabilitate the land to its pre-development condition, to the specifications and satisfaction of the Shire of Dandaragan.
17. A schedule of the colour and texture of the building materials, demonstrating that the proposed development complements the surrounding area, must be submitted to

and approved by the Shire of Dandaragan, prior to lodging an application for a building permit. The development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the Local Government, prior to occupation of the development.

18. All piped, ducted and wired services, air conditioners, hot water systems, water storage tanks, service meters and bin storage areas must be located to minimise any visual and noise impact on the occupants of nearby properties and screened from view from the street. Design plans for the location, materials and construction for screening of any proposed external building plant must be submitted to and approved by the Shire of Dandaragan, prior to lodging an application for a building permit.
19. Prior to lodging an application for a building permit, a detailed landscaping and reticulation plan for the subject site and/or the road verge(s) must be submitted to, and approved to, the satisfaction of the Local Government, and must include the following:
    (a) The location, number and type of proposed trees and shrubs including planter and/or tree pit sizes and planting density;
    (b) Any lawns to be established;
    (c) Any existing vegetation and/or landscaped areas to be retained;
    (d) Any verge treatments;
    (e) Evidence that the proposed landscaping will not, at maturity, negatively impact the development or adjoining properties.

    The approved landscaping and reticulation plan must be fully implemented within the first available planting season after the initial occupation of the development, and maintained thereafter, to the satisfaction of the Local Government. Any species which fail to establish within the first two planting seasons following implementation must be replaced in consultation with and to the satisfaction of the Local Government.
20. Prior to the sale of lots, a copy of the Strata Scheme inclusive of by-laws showing incorporation of management responsibilities for landscaping and improvements within Reserve 28541 is to be provided to the satisfaction of the Shire of Dandaragan.

Advice Notes

A. The development and use of the land is required to comply with the Environmental (Noise) Regulations 1997.
B. Under the Environmental Protection (Noise) Regulations 1997 no work is to be permitted or suffered to be carried out without prior approval:
    i. Before 7am or after 7pm Monday to Saturday inclusive or on a Sunday or on a Public Holiday.

C. All audible mechanical units (including air conditioner unit(s) and pool pump(s)) shall be suitably located so as to minimise the transmission of noise/vibration to adjoining dwelling/properties and installed so not to cause a nuisance. All equipment noise must comply with the Environmental (Noise) Regulations 1997.
D. An application is to be made to the Department of Health for aquatic facilities to be formally assessed and approved.
E. Compliance with Food Act 2008, the Food Regulations 2009, the Australia New Zealand Food Standards Code and the Australian Standard AS4674:2004 Design, construction and fit-out of food premises. Detailed fit-out plans, including elevations, are to be submitted with the building licence application showing all fixtures, fittings and finishes.
F. The café must have it its own refuse storage enclosure, the bin store area must comply with clause 4.2.7 of the Shire's Health Local Laws 2005 'Suitable Enclosure'. Appropriate floor waste and an adequate water supply is required in the bin store area.
G. As the development is located in a Sewer Sensitive area, connection to the reticulated sewer network from the Water Corporation is required.
H. The food premise must have a grease trap installed to the satisfaction of the Water Corporation.
I. The owner / occupier of the land must comply with the Site Erosion and Sand Drift Prevention Local Law 2019 at all times.

CARRIED 5 / 0

FOR: Cr O'Gorman, Cr Clarke, Cr Glasfurd, Cr Young, Cr Lethlean

AGAINST: Nil

9.4 GOVERNANCE & ADMINISTRATION

9.4.1 POLICY UPDATE: C-2SH04 - SHIRE HOUSING

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	SODR-430439565-19069
Disclosure of Interest:	None
Date:	11 July 2025
Author:	Lauren Miles, Human Resources Coordinator
Senior Officer:	Rebecca Pink, Executive Manager Corporate Services

SHIRE OF DANDARAGAN

DELEGATIONS REGISTER

AS REVIEWED AND ADOPTED AT THE ORDINARY MEETING OF COUNCIL HELD ON 22 FEBRUARY 2024

SHIRE OF DANDARAGAN

DELEGATION REGISTER

Current as reviewed and adopted by Council at its
Ordinary Meeting on Council held on 22 February 2024

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CEO	**Chief Executive Officer**
EMCS	**Executive Manager Corporate Services**
EMDS	**Executive Manager Development Services**
EMI	**Executive Manager Infrastructure**
MEH	**Manager Environmental Health**
MPB	**Manager Development Planning**
CESC	**Community Emergency Services Coordinator**
MOCS	**Manager Operations & Community Safety**

OFFICER DELEGATION MATRIX

DELG. NO.	DELEGATION DESCRIPTION	CEO	EMCS	EMDS	EMI	MEH	MDP	MOCS	CESC	Other Officer Delegation
1.1.1	Audit, Risk and Improvement Committee									
1.2.1	Appoint Authorised Persons	√	√	√	√					
1.2.2	Performing Functions Outside the District	√	√							
1.2.3	Compensation for Damage Incurred when Performing Executive Functions	√								
1.2.4	Powers of Entry	√	√	√	√	√	√	√	√	Senior Ranger, Ranger
1.2.5	Declare Vehicle is Abandoned Vehicle Wreck	√		√		√		√	√	Senior Ranger, Ranger
1.2.6	Confiscated or Uncollected Goods	√	√	√						
1.2.7	Disposal of Sick or Injured Animals	√		√	√	√		√	√	Ranger, Senior Ranger
1.2.8	Close Thoroughfares to Vehicles	√		√	√					

1.2.9	Obstruction of Footpaths and Thoroughfares	√		√	√					
1.2.10	Gates Across Public Thoroughfares	√		√	√					
1.2.11	Public Thoroughfare – Dangerous Excavations	√		√	√					
1.2.12	Crossing – Construction, Repair and Removal	√		√	√					
1.2.13	Private Works on, over or under Public Places	√		√	√					
1.2.14	Give Notice to Prevent Damage to Local Government Property from Wind Erosion and Sand Drift	√		√		√	√	√	√	Ranger, Senior Ranger
1.2.15	Expressions of Interest for Goods and Services	√	√	√	√					
1.2.16	Tenders for Goods and Services	√	√	√	√					
1.2.17	Common Seal	√								

DELG. NO.	DELEGATION DESCRIPTION	CEO	EMCS	EMDS	EMI	MEH	MDP	MOCS	CESC	Other Officer Delegation
1.2.18	Legal Advice	√	√	√	√					
1.2.19	Disposing of Property	√	√		√					
1.2.20	Payments from the Municipal or Trust Funds	√	√	√	√					
1.2.21	Defer, Grant Discounts, Waive or Write Off Debts	√	√							
1.2.22	Power to Invest and Manage Investments	√	√	√	√					
1.2.23	Rate Record Amendment	√	√							
1.2.24	Agreement as to Payment of Rates and Service Charges	√	√							
1.2.25	Recovery of Rates or Service Charges	√	√							

1.2.26	Recovery of Rates Debts – Require Lessee to Pay Rent	√	√							
1.2.27	Recovery of Rates Debts – Actions to Take Possession of the Land	√	√							
1.2.28	Rate Record – Objections	√	√							
1.3.1	Determine if an Emergency for Emergency Powers of Entry	√	√	√	√					
1.3.2	Determine and Manage Conditions on Approvals to Obstruct a Public Thoroughfare	√		√	√					
1.3.3	Determine and Manage Conditions on Permission for Dangerous Excavations on or on land adjoining Public Thoroughfares	√		√	√		√			
1.3.4	Electoral Enrolment Eligibility Claims and Electoral Roll	√	√							
1.3.5	Destruction of Electoral Papers	√	√							
1.3.6	Information to be Available to the Public	√	√							
1.3.7	Financial Management Systems and Procedures	√	√							See authorised persons listing – 2373 Doc ID: 12373

DELG. NO.	DELEGATION DESCRIPTION	CEO	EMCS	EMDS	EMI	MEH	MDP	MOCS	CESC	Other Officer Delegation
1.3.8	Infringement Notices	√		√						
1.3.9	Grant Discounts or Waive Hire Charges – Family Resource Centre (Jurien Bay)	√	√							
1.4.1	Infrastructure Control – Template Activities in Thoroughfares and Public Places and Trading Local Law	√		√	√					

1.4.2	Trading, Stallholders, Performing and Outdoor Dining – Activities in Thoroughfares and Public Places and Trading Local Law	√		√		√	√			
1.4.3	Shire of Dandaragan Pest Plants Local Law	√		√		√		√	√	Ranger, Senior Ranger
1.4.4	Local Government Property Local Law	√	√	√	√	√				Manager Customer and Community Services
2.1.1	Grant a Building Permit	√		√		√	√			Principal Building Surveyor
2.1.2	Demolition Permits	√				√	√			Principal Building Surveyor
2.1.3	Occupancy Permits or Building Approval Certificates	√		√		√	√			Principal Building Surveyor
2.1.4	Designate Employees as Authorised Persons	√		√		√	√			Principal Building Surveyor
2.1.5	Building Orders	√		√		√	√			Principal Building Surveyor (Conditional)
2.1.6	Inspection and Copies of Building Records	√		√		√	√			Principal Building Surveyor
2.1.7	Referrals and Issuing Certificates	√		√		√	√			
2.1.8	Private Pool Barrier – Alternative and Performance Solutions	√		√		√	√			Principal Building Surveyor
2.1.9	Smoke Alarms – Alternative Solutions	√		√		√	√			Principal Building Surveyor
2.1.10	Building - Miscellaneous			√		√	√			Principal Building Surveyor (Conditional)
3.1.1	Make Request to FES Commissioner – Control of Fire	√								

DELG. NO.	DELEGATION DESCRIPTION	CEO	EMCS	EMDS	EMI	MEH	MDP	MOCS	CESC	Other Officer Delegation
3.1.2	Prohibited Burning Times – Vary									Shire President and Chief Bush Fire Control Officer (jointly)

3.1.3	Prohibited Burning Times – Control Activities	√								
3.1.4	Restricted Burning Times – Vary and Control Activities	√								
3.1.5	Control of Operations Likely to Create Bush Fire Danger	√								
3.1.6	Burning Garden Refuse/Open Air Fires	√								
3.1.7	Firebreaks	√								
3.1.8	Appoint Bush Fire Control Officer/s and Fire Weather Officer	√								
3.1.9	Control and Extinguishment of Bush Fires	√								
3.1.10	Apply for Declaration as an Approved Area	√								
3.1.11	Recovery of Expenses Incurred through Contraventions of this Act	√								
3.1.12	Prosecution of Offences	√								
4.1.1	Cat Registrations	√			√			√	√	Senior Ranger
4.1.2	Cat Control Notices	√			√			√	√	Ranger, Senior Ranger
4.1.3	Approval to Breed Cats	√			√					Senior Ranger
4.1.4	Appoint Authorised Persons	√			√					
4.1.5	Applications to Keep Additional Cats	√			√			√		Senior Ranger
4.2.1	Infringement Notices – Extensions and Withdrawals	√			√					
5.1.1	Refuse or Cancel Registration	√			√			√		
5.1.2	Appoint Authorised Persons	√			√					

DELG. NO.	DELEGATION DESCRIPTION	CEO	EMCS	EMDS	EMI	MEH	MDP	MOCS	CESC	Other Officer Delegation
5.1.3	Recovery of Moneys Due Under this Act	√	√		√					
5.1.4	Dispose of or Sell Dogs Liable to be Destroyed	√			√			√		Senior Ranger
5.1.5	Declare Dangerous Dog	√			√			√		Senior Ranger
5.1.6	Dangerous Dog Declared or Seized – Deal with Objections and Determine when to Revoke	√			√			√		Senior Ranger
5.1.7	Dog Control	√			√					
6.1.1	Prohibition Orders					√				
6.1.2	Food Business Registrations					√				
6.1.3	Appoint Authorised Officers and Designated Officers					√				
6.1.4	Debt Recovery and Prosecutions			√						
6.1.5	Abattoir Inspections and Fees			√		√				
6.1.6	Food Businesses List – Public Access			√						
7.1.1	Give Notice Requiring Obliteration of Graffiti	√		√		√	√		√	
7.1.2	Notices – Deal with Objections and Give Effect to Notices	√		√						
7.1.3	Obliterate Graffiti on Private Property	√		√						
7.1.4	Powers of Entry	√		√		√	√	√		
8.1.1	Appoint Authorised Officer or Approved Officer (Asbestos Regs)	√								
8.1.2	Enforcement Agency Reports to the Chief Health Officer					√				
8.1.3	Designate Authorised Officers					√				
8.1.4	Commence Proceedings	√								

DELG. NO.	DELEGATION DESCRIPTION	CEO	EMCS	EMDS	EMI	MEH	MDP	MOCS	CESC	Other Officer Delegation
9.1.1	Town Planning – Residential Development	√		√			√			
9.1.2	Town Planning – Other Use and Development	√		√			√			
9.1.3	Town Planning – Advertising	√		√			√			
9.1.4	Town Planning – Signage	√		√			√			
9.1.5	Town Planning – Sub-division Applications	√		√			√			
9.1.6	Town Planning - Miscellaneous	√		√			√			

1 Local Government Act 1995 Delegations

1.1 Council to Committees of Council

1.1.1 Audit, Risk and Improvement Committee

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.16 Delegation of some powers and duties to certain committees s.7.1B Delegation of some powers and duties to audit committees
Express Power or Duty Delegated:	*Local Government Act 1995*: s.7.12A(2), (3) & (4) Duties of Local Government with respect to audits
Delegate:	**Audit, Risk and Improvement Committee**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to meet with the Shire's Auditor at least once every year on behalf of the Council [s.7.12A(2)]. 2. Authority to: i. examine the report of the Auditor and determine matters that require action to be taken by the Shire of Dandaragan; and ii. ensure that appropriate action is taken in respect of those matters [s.7.12A(3)]. 3. Authority to review and endorse the Shire of Dandaragan's report on any actions taken in response to an Auditor's report, prior to it being forwarded to the Minister [s.7.12A(4)].
Council Conditions on this Delegation:	a. This delegation is not to be used where a Management Letter or Audit Report raises significant issues and the Local Government's meeting with the Auditor must be directed to the Council.
Express Power to Sub-Delegate:	Nil. Sub-delegation is prohibited by s.7.1B.

Compliance Links:	*Department of Local Government, Sport and Cultural Industries Operational Guideline No. 09 - The appointment, function and responsibilities of Audit Committees* *Audit, Risk and Improvement Committee Terms of Reference*
Record Keeping:	*Audit Committee Minutes shall record and identify each decision made under this delegation in accordance with the requirements of Administration Regulation 19.*

1. Local Government Act 1995 Delegations

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	Reviewed and updated by Council at Ordinary Council Meeting 28 November 2019
3	Audit, Risk and Improvement Committee name updated 18 February 2026

1. Local Government Act 1995 Delegations

1.2 Council to CEO

1.2.1 Appoint Authorised Persons

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.3.24 Authorising persons under this subdivision [Part 3, Division 3, Subdivision 2 – Certain provisions about land] s.9.10 Appointment of authorised persons
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to appoint persons or classes of persons as authorised persons for the purpose of fulfilling prescribed functions within the Local Government Act 1995 and its subsidiary legislation, including Local Government Act Regulations, the *Local Government (Miscellaneous Provisions) Act 1960* and Local Laws made under the Local Government Act. [s.3.24 and s.9.10]. 2. Authority to appoint 'authorised officers' section 9.16 of the *Local Government Act 1995* for the purposes of issuing *Building Act 2011* Infringement Notices in accordance with Regulation 70(2) of the Building Regulations 2012 and section 6(b) of the *Criminal Procedures Act 2004*. 3. Authority to appoint authorised person for the purposes of the Graffiti Vandalism Act 2016, which prescribes Part 9 of the *Local Government Act 1995* as the enabling power [s.15 of the *Graffiti Vandalism Act 2016*]. 4. Authority to appoint authorised person for the purposes of the *Caravan Parks and Camping Grounds Act 1995 in order* to perform functions conferred on the local government as per the *Caravan Parks and Camping Grounds Regulations 1997.*
Council Conditions on this Delegation:	a. A register of Authorised Persons is to be maintained as a Local Government Record. b. Only persons who are appropriately qualified and trained may be appointed as Authorised persons.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Corporate Services** **Executive Manager Development Services** **Executive Manager Infrastructure**
CEO Conditions on this Sub-Delegation:	Nil

1. Local Government Act 1995 Delegations

Conditions on the original delegation also apply to the sub-delegations.	

Compliance Links:	*Local Government Act 1995 s 9.10* (Building Reg.70(2) prescribes s.9.10(1) of the *Local Government Act 1995* as the enabling power for appointment of 'authorised officers'.) *Authorised Persons register*
Record Keeping:	*Instruments or Certificates of Authorisation – Copies are to be retained on the Authorised Person's personnel file.* *A record of each Authorisation is to be retained in the Authorised Persons Register, retained as a Local Government Record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	Reviewed and updated by Council at Ordinary Council Meeting 28 November 2019
3	EMCS position title updated 17 February 2026

1. Local Government Act 1995 Delegations

1.2.2 Performing Functions Outside the District

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.3.20(1) Performing functions outside district
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Determine the circumstances where it is appropriate for the Local Government's functions to be performed outside the District and prior to implementing such a decision, obtain the consent of the landowner/s and occupier/s and any other person that has control or management of the land impacted by the performance of the function [s.3.20(1)].
Council Conditions on this Delegation:	a. A decision to undertake a function outside the District, can only be made under this delegation where there is a relevant allocation within the Annual Budget and the performance of the functions does not negatively impact service levels within the District. Where these conditions are not met the matter must be referred for Council decision.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Corporate Services**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	
Record Keeping:	*A record of all financial transactions are to be retained as a Local Government Record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	Reviewed and updated by Council at Ordinary Council Meeting 28 November 2019
3	EMCS position title updated 17 February 2026

1. Local Government Act 1995 Delegations

1.2.3 Compensation for Damage Incurred when Performing Executive Functions

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.3.22(1) Compensation s.3.23 Arbitration
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. In accordance with the s.3.22 procedures, assess and determine the extent of damage to private property arising directly from performance of executive functions and make payment of compensation [s.3.22(1)]. 2. Where compensation is unable to be determined and agreed between parties, give effect to arbitration in accordance with s.3.23.
Council Conditions on this Delegation:	a. Delegation is limited to settlements which do not exceed a material value of $1,000.
Express Power to Sub-Delegate:	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	Nil
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	Nil
Record Keeping:	*A record of all financial transactions are to be retained as a Local Government Record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	Reviewed and updated by Council at Ordinary Council Meeting 28 November 2019

1. Local Government Act 1995 Delegations

1.2.4 Powers of Entry

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.3.28 When this Subdivision applies s.3.32 Notice of entry s.3.33 Entry under warrant s.3.34 Entry in an emergency s.3.36 Opening fences
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to exercise powers of entry to enter onto land to perform any of the local Government functions under this Act, other than entry under a Local Law [s.3.28]. 2. Authority to give notice of entry [s.3.32]. 3. Authority to seek and execute an entry under warrant [s.3.33]. 4. Authority to execute entry in an emergency, using such force as is reasonable [s.3.34(1) and (3)]. 5. Authority to give notice and effect entry by opening a fence [s.3.36].
Council Conditions on this Delegation:	a. Delegated authority may only be used, where there is imminent or substantial risk to public safety or property.
Express Power to Sub-Delegate:	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Corporate Services** **Executive Manager Development Services** **Manager Environmental Health** **Manager Development Planning** **Community Emergency Services Coordinator** **Manager Operations & Community Safety** **Senior Ranger**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Local Government Act 1995*: s.9.10 Appointment of authorised persons – refer also s.3.32(2)] Part 3, Division 3, Subdivision 3 – prescribes statutory processes for Powers of Entry

1. Local Government Act 1995 Delegations

	s.3.34(2) Entry in an emergency – Refer to CEO Delegation
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	Delegations to Development Services Staff Updated by CEO – 5 October 2022
3	Delegations to Community Emergency Services Coordinator updated and adopted by Council 22 February 2024
4	EMCS and MDP position title updated 17 February 2026
5	Delegations to MOCS and Senior Ranger Updated by CEO – 27 February 2026

1. Local Government Act 1995 Delegations

1.2.5 Declare Vehicle is Abandoned Vehicle Wreck

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.3.40A(4) Abandoned vehicle wreck may be taken
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Declare that an impounded vehicle is an abandoned vehicle wreck [s.3.40A(4)].
Council Conditions on this Delegation:	a. Disposal of a declared abandoned vehicle wreck to be undertaken in accordance with Delegated Authority 1.2.6 Disposing of Confiscated or Uncollected Goods or alternatively, referred for Council decision.
Express Power to Sub-Delegate:	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Environmental Health** **Community Emergency Services Coordinator** **Manager Operations & Community Safety** **Senior Ranger** **Ranger**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	Delegations to Development Services Staff Updated by CEO – 5 October 2022
3	Delegations to Community Emergency Services Coordinator updated and adopted by Council 22 February 2024
4	Delegations to MOCS, Senior Ranger and Ranger Updated by CEO – 27 February 2026

1. Local Government Act 1995 Delegations

1.2.6 Confiscated or Uncollected Goods

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.3.46 Goods May be withheld until costs paid s.3.47 Confiscated or uncollected goods, disposal of s.3.48 Impounding expenses, recovery of
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to refuse to allow goods impounded under s.3.39 or 3.40A to be collected until the costs of removing, impounding and keeping them have been paid to the local government. [s.3.46] 2. Authority to sell or otherwise dispose of confiscated or uncollected goods or vehicles that have been ordered to be confiscated under s.3.43 [s.3.47]. 3. Authority to recover expenses incurred for removing, impounding, and disposing of confiscated or uncollected goods [s.3.48].
Council Conditions on this Delegation:	a. Disposal of confiscated or uncollected goods, including abandoned vehicles, with a market value less than $20,000 may, in accordance with Functions and General Regulation 30, be disposed of by any means considered to provide best value, provided the process is transparent and accountable.
Express Power to Sub-Delegate:	*Local Government Act 1995*: s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Corporate Services** **Executive Manager Development Services**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Local Government Act 1995*:Part 3, Division 3, Subdivision 3 s.3.58 Disposing of Property – applies to the sale of goods under s.3.47 as if they were property referred to in that section.
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

1. Local Government Act 1995 Delegations

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	EMCS position title updated 17 February 2026

1. Local Government Act 1995 Delegations

1.2.7 Disposal of Sick or Injured Animals

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	Local Government Act 1995: s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.3.47A Sick or injured animals, disposal of s.3.48 Impounding expenses, recovery of
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to determine when an impounded animal is ill or injured, that treating it is not practicable, and to humanely destroy the animal and dispose of the carcass [s.3.47A(1)]. 2. Authority to recover expenses incurred for removing, impounding, and disposing of confiscated or uncollected goods [s.3.48].
Council Conditions on this Delegation:	a. Delegation only to be used where the Delegate's reasonable efforts to identify and contact an owner have failed.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Infrastructure** **Manager Environmental Health** **Community Emergency Services Coordinator** **Manager Operations & Community Safety** **Senior Ranger** **Ranger**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	
Record Keeping	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	Delegations to Development Services Staff Updated by CEO – 5 October 2022
3	Delegations to Community Emergency Services Coordinator updated and adopted by Council 22 February 2024
4	Delegations to MOCS and Senior Ranger Updated by CEO – 27 February 2026

1. Local Government Act 1995 Delegations

1.2.8 Close Thoroughfares to Vehicles

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.3.50 Closing certain thoroughfares to vehicles s.3.50A Partial closure of thoroughfare for repairs or maintenance s.3.51 Affected owners to be notified of certain proposals
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to close a thoroughfare (wholly or partially) to vehicles or particular classes of vehicles for a period not exceeding 4-weeks [s.3.50(1)]. 2. Authority to determine to close a thoroughfare for a period exceeding 4-weeks and before doing so, to: • give; public notice, written notice to the Commissioner of Main Roads and written notice to prescribed persons and persons that own prescribed land; and • consider submissions relevant to the road closure/s proposed [s.3.50(1a), (2) and (4)]. 3. Authority to revoke an order to close a thoroughfare [s.3.50(6)]. 4. Authority to partially and temporarily close a thoroughfare without public notice for repairs or maintenance, where it is unlikely to have significant adverse effect on users of the thoroughfare [s.3.50A] 5. Before doing anything to which section 3.51 applies, take action to notify affected owners and give public notice that allows reasonable time for submissions to be made and consider any submissions made before determining to fix or alter the level or alignment of a thoroughfare or draining water from a thoroughfare to private land [s3.51].
Council Conditions on this Delegation:	a. If, under s.3.50(1), a thoroughfare is closed without giving local public notice, local public notice is to be given as soon as practicable after the thoroughfare is closed [s.3.50(8)]. b. Access to adjoining land should be maintained via alternate routes or under traffic management control wherever possible [s.3.52(3)]
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

1. Local Government Act 1995 Delegations

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Executive Manager Infrastructure**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Local Law – Activities on Thoroughfares and Trading in Thoroughfares and Public Places.*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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1. Local Government Act 1995 Delegations

1.2.9 Obstruction of Footpaths and Thoroughfares

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government (Uniform Local Provisions) Regulations 1996*: r.5(2) Interfering with, or taking from, local government land r.6 Obstruction of public thoroughfare by things placed and left - Sch. 9.1 cl. 3(1)(a) r.7A Obstruction of public thoroughfare by fallen things – Sch.9.1 cl.3(1)(b) r.7 Encroaching on public thoroughfare – Sch.9.1. cl.3(2)
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to determine, by written notice served on a person who is carrying out plastering, painting or decorating operations (the work) over or near a footpath on land that is local government property, to require the person to cover the footpath during the period specified in the notice so as to: a. prevent damage to the footpath; or b. prevent inconvenience to the public or danger from falling materials [ULP r.5(2)]. 2. Authority to provide permission including imposing appropriate conditions or to refuse to provide permission, for a person to place on a specified part of a public thoroughfare one or more specified things that may obstruct the public thoroughfare. [ULP r.6(2) and (4)]. 3. Authority to renew permission to obstruct a thoroughfare and to vary any condition imposed on the permission effective at the time written notice is given to the person to whom permission is granted [ULP r.6(6)]. 4. Authority to require an owner or occupier of land to remove any thing that has fallen from the land or from anything on the land, which is obstructing a public thoroughfare [ULP r.7A]. 5. Authority to require an owner occupier of land to remove any part of a structure, tree or plant that is encroaching, without lawful authority on a public thoroughfare [ULP r.7].
Council Conditions on this Delegation:	a. Actions under this Delegation must comply with procedural requirements detailed in *the* *Local Government (Uniform Local Provisions) Regulations 1996*. b. Permission may only be granted where, the proponent has:

1. Local Government Act 1995 Delegations

	i. Where appropriate, obtained written permission from each owner of adjoining or adjacent property which may be impacted by the proposed obstruction. ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good public assets damaged by the obstruction at the completion of works. iii. Provided evidence of sufficient Public Liability Insurance. iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Executive Manager Infrastructure**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	Determination of Bond Value and Conditions - refer to CEO Delegation 1.3.2 – Public Thoroughfare Obstruction – Determine Conditions Local Government (Uniform Local Provisions) Regulations 1996 Penalties under the Uniform Local Provisions Regulations are administered in accordance with Part 9, Division 2 of the *Local Government Act 1995* *Local Law – Activities on Thoroughfares and Trading in Thoroughfares and Public Places.*
Record Keeping	*Notices issued under this delegated authority are to be held as a Local Government record.*

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1. Local Government Act 1995 Delegations

1.2.10 Gates Across Public Thoroughfares

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government (Uniform Local Provisions) Regulations 1996*: r.9 Permission to have gate across public thoroughfare – Sch.9.1 cl.5(1)
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to provide, or refuse to provide, permission to have a gate or other device across a local government thoroughfare that permits the passage of vehicle traffic and prevents livestock straying [ULP r.9(1)]. 2. Authority to require an applicant to publish a notice of the application in a manner thought fit for the purpose of informing persons who may be affected by the proposed gate or device [r.9(2)]. 3. Authority to impose conditions on granting permission [ULP r.9(4)]. 4. Authority to renew permission, or at any other time vary any condition, effective upon written notice to the person to whom permission was granted [ULP r.9(5)]. 5. Authority to cancel permission by written notice, and request the person to whom permission was granted to remove the gate or device within a specified time [ULP r.9(6)].
Council Conditions on this Delegation:	a. Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*. b. Each approval provided must be recorded in the Shire of Dandaragan's statutory Register of Gates in accordance with Uniform Local Provisions Regulation 8.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Executive Manager Infrastructure**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

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Compliance Links:	*Local Government (Uniform Local Provisions) Regulations 1996* – prescribe applicable statutory procedures Penalties under the Uniform Local Provisions Regulations are administered in accordance with Part 9, Division 2 of the *Local Government Act 1995* *Local Law – Activities on Thoroughfares and Trading in Thoroughfares and Public Places.*
Record Keeping:	Shire of Dandaragan Register of Gates

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1. Local Government Act 1995 Delegations

1.2.11 Public Thoroughfare – Dangerous Excavations

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government (Uniform Local Provisions) Regulations 1996*: r.11(1), (4), (6) & (8) Dangerous excavation in or near public thoroughfare – Sch.9.1 cl.6
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to determine if an excavation in or on land adjoining a public thoroughfare is dangerous and take action to fill it in or fence it or request the owner / occupier in writing to fill in or securely fence the excavation [ULP r.11(1)]. 2. Authority to determine to give permission or refuse to give permission to make or make and leave an excavation in a public thoroughfare or land adjoining a public thoroughfare [ULP r.11(4)]. 3. Authority to impose conditions on granting permission [ULP r.11(6)]. 4. Authority to renew a permission granted or vary at any time, any condition imposed on a permission granted [ULP r.11(8)].
Council Conditions on this Delegation:	a. Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*. b. Permission may only be granted where, the proponent has: i. Where appropriate, obtained written permission from or entered into a legal agreement with, each owner of adjoining or adjacent property which may be impacted by the proposed works. ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good the public assets at the completion of works. iii. Provided evidence of sufficient Public Liability Insurance. iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

1. Local Government Act 1995 Delegations

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Executive Manager Infrastructure**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	Determination of Bond Value and Conditions - refer to CEO Delegation 1.3.3 – Determine and Manage Conditions on Permission for Dangerous Excavations on or on land adjoining Public Thoroughfares *Local Government (Uniform Local Provisions) Regulations 1996* – prescribe applicable statutory procedures Penalties under the Uniform Local Provisions Regulations are administered in accordance with Part 9, Division 2 of the *Local Government Act 1995* Local Law Extractive Industries
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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1. Local Government Act 1995 Delegations

1.2.12 Crossing – Construction, Repair and Removal

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995*: s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government (Uniform Local Provisions) Regulations 1996*: r.12(1) Crossing from public thoroughfare to private land or private thoroughfare – Sch.9.1 cl.7(2) r.13(1) Requirement to construct or repair crossing – Sch.9.1 cl.7(3)
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to approve or refuse to approve, applications for the construction of a crossing giving access from a public thoroughfare to land or private thoroughfare serving land [ULP r.12(1)]. 2. Authority to determine the specifications for construction of crossings to the satisfaction of the Local Government [ULP r.12(1)(a)]. 3. Authority to give notice to an owner or occupier of land requiring the person to construct or repair a crossing [ULP r.13(1)]. 4. Authority to initiate works to construct a crossing where the person fails to comply with a notice requiring them to construct or repair the crossing and recover 50% of the cost of doing so as a debt due from the person [ULP r.13(2)].
Council Conditions on this Delegation:	.a. Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Executive Manager Infrastructure**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Local Government (Uniform Local Provisions) Regulations 1996* – prescribe applicable statutory procedures Penalties under the Uniform Local Provisions Regulations are administered in accordance with Part 9, Division 2 of the *Local Government Act 1995*

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	Refer also Delegation 1.4.1 under the *Template Activities in Thoroughfares and Public Places and Trading Local Law* *Local Law Activities on Thoroughfares and Trading Thoroughfares and Public Places Local Law*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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1. Local Government Act 1995 Delegations

1.2.13 Private Works on, over or under Public Places

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: r.17 Private works on, over, or under public places – Sch.9.1 cl.8
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to grant permission or refuse permission to construct a specified thing on, over, or under a specified public thoroughfare or public place that is local government property [ULP r.17(3)]. 2. Authority to impose conditions on permission including those prescribed in r.17(5) and (6) [ULP r.17(5)].
Council Conditions on this Delegation:	a. Actions under this Delegation must comply with procedural requirements detailed in the *Local Government (Uniform Local Provisions) Regulations 1996*. b. Permission may only be granted where, the proponent has: i. Where appropriate, obtained written permission from or entered into a legal agreement with, each owner of adjoining or adjacent property which may be impacted by the proposed private works. ii. Provided a bond, sufficient to the value of works that may be required if the proponent does not satisfactorily make good the public place at the completion of works. iii. Provided evidence of sufficient Public Liability Insurance. iv. Provided pedestrian and traffic management plans which are sufficient for the protection of public safety and amenity.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Executive Manager Infrastructure**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

1. Local Government Act 1995 Delegations

Compliance Links:	*Local Government (Uniform Local Provisions) Regulations 1996* *Determination of Bond Value and Conditions - refer to CEO Delegation 1.3.4 Determine and Manage Conditions on Permission for Private Works on, over, or under Public Places* *Penalties under the Uniform Local Provisions Regulations are administered in accordance with Part 9, Division 2 of the Local Government Act 1995*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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1	Adopted by Council at Ordinary Council Meeting 13 December 2018
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1. Local Government Act 1995 Delegations

1.2.14 Give Notice to Prevent Damage to Local Government Property from Wind Erosion and Sand Drift

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government (Uniform Local Provisions) 1996*: r.21(1) Wind erosion and sand drifts – Sch.9.1 cl.12
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to give notice to an owner / occupier of land if it is considered that clearing the owner / occupier's land might cause local government land having a common boundary, will be adversely affected by wind erosion or sand drift [ULP r.21(1)].
Council Conditions on this Delegation:	Nil.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Environmental Health** **Manager Development Planning** **Community Emergency Services Coordinator** **Ranger** **Manager Operations & Community Safety** **Senior Ranger**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Local Government (Uniform Local Provisions) Regulations 1996 – prescribe applicable statutory procedures* *Penalties under the Uniform Local Provisions Regulations are administered in accordance with Part 9, Division 2 of the Local Government Act 1995*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	Reviewed and adopted by Council at Ordinary Council Meeting 27 January 2022
3	Delegations to Development Services Staff Updated by CEO – 5 October 2022
4	Delegations to Community Emergency Services Coordinator updated and adopted by Council 22 February 2024
5	MDP position title updated 17 February 2026
6	Delegations to MOCS and Senior Ranger Updated by CEO – 27 February 2026

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1.2.15 Expressions of Interest for Goods and Services

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.3.57 Tenders for providing goods or services *Local Government (Functions and General) Regulations 1996:* r.21 Limiting who can tender, procedure for r.23 Rejecting and accepting expressions of interest to be acceptable tenderer
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to determine when to seek Expressions of Interest and to invite Expressions of Interest for the supply of goods or services [F&G r.21]. 2. Authority to consider Expressions of Interest which have not been rejected and determine those which are capable of satisfactorily providing the goods or services, for listing as acceptable tenderers [F&G r.23].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Corporate Services** **Executive Manager Development Services** **Executive Manager Infrastructure**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Local Government (Functions and General) Regulations 1996 – prescribe applicable statutory procedures* *WALGA Subscription Service – Procurement Toolkit* *Council Policy 1.15 Purchasing Policy*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	EMCS position title updated 17 February 2026

1. Local Government Act 1995 Delegations

1.2.16 Tenders for Goods and Services

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.3.57 Tenders for providing goods or services *Local Government (Functions and General) Regulations 1996:* r.11 When tenders have to be publicly invited r.13 Requirements when local government invites tenders though not required to do so r.14 Publicly inviting tenders, requirements for r.18 Rejecting and accepting tenders r.20 Variation of requirements before entry into contract r.21A Varying a contract for the supply of goods or services
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to call tenders [F&G r.11(1)]. 2. Authority to, because of the unique nature of the goods or services or for any other reason it is unlikely that there is more than one supplier, determine a sole supplier arrangement [F&G r.11(f)]. 3. Authority to undertake tender exempt procurement, in accordance with the Purchasing Policy requirements, where the total consideration under the resulting contract is $250,000 or less and the expense is included in the adopted Annual Budget [F&G.r.11(2). 4. Authority to invite tenders although not required to do so [F&G r.13]. 5. Authority to determine in writing, before tenders are called, the criteria for acceptance of tenders [F&G r.14(2a)]. 6. Authority to determine the information that is to be disclosed to those interested in submitting a tender [F&G r.14(4)(a)]. 7. Authority to vary tender information after public notice of invitation to tender and before the close of tenders, taking reasonable steps to ensure each person who has sought copies of the tender information is provided notice of the variation [F&G r.14(5)]. 8. Authority to evaluate tenders, by written evaluation, and decide which is the most advantageous [F&G r.18(4)]. 9. Authority to accept, or reject tenders, only within the $value detailed as a condition on this Delegation and in accordance with the requirements of the Functions and General Regulations [F&G r.18(2) and (4)].

1. Local Government Act 1995 Delegations

	10. Authority to determine that a variation proposed is minor in context of the total goods or services sought through the invitation to tender, within the $value detailed as a condition on this Delegation, and to then enter into minor variations with the successful tenderer before entering into a contract [F&G r.20(1) and (3)]. 11. Authority to seek clarification from tenderers in relation to information contained in their tender submission [F&G r.18(4a)]. 12. Authority to decline any tender [F&G r.18(5)]. 13. If the chosen tenderer is unable or unwilling to form a contract OR the minor variation cannot be agreed with the successful tenderer, so that the tenderer ceases to be the chosen tenderer, authority to choose the next most advantageous tender to accept [F&G r.20(2)] 14. Authority to: i. Vary a contract that has been entered into with a successful tenderer, provided the variation does not change the scope of the original contract ii. Exercise an extension option that was included in the original tender specification and contract in accordance with r.11(2)(j). [F&G r.21A]. 15. Authority to accept another tender where within 6-months of either accepting a tender, a contract has not been entered into OR the successful tenderer agrees to terminate the contract [F&G r.18(6) & (7)].
Council Conditions on this Delegation:	a. Sole supplier arrangements may only be approved where a record is retained that evidences: i. A detailed specification; ii. The outcomes of market testing of the specification; iii. The reasons why market testing has not met the requirements of the specification; and iv. Rationale for why the supply is unique and cannot be sourced through other suppliers; b. Tenders may only be called where there is an adopted budget for the proposed goods or services, with the exception being in the period immediately prior to the adoption of a new Annual Budget and where the: • proposed goods or services are required to fulfil a routine contract related to the day to day operations of the Local Government, • current supply contract expiry is imminent, • value of the proposed new contract has been included in the draft Annual Budget proposed for adoption, and

1. Local Government Act 1995 Delegations

	• The tender specification includes a provision that the tender will only be awarded subject to the budget adoption by the Council. c. In accordance with s.5.43, tenders may only be accepted and panels of pre-qualified suppliers established, where the total consideration under the resulting contract is $250,000 or less and the expense is included in the adopted Annual Budget.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Corporate Services** **Executive Manager Development Services** **Executive Manager Infrastructure**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Local Government (Functions and General) Regulations 1996 – prescribe applicable statutory procedures* *WALGA Subscription Service – Procurement Toolkit* *Council Policy 1.15 Purchasing Policy*
Record Keeping:	*Shire of Dandaragan Tender Register*

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1. Local Government Act 1995 Delegations

1.2.17 Common Seal

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO s 9.49 A (2)
Express Power or Duty Delegated:	*Local Government (Functions and General) Regulation 1996*: Part 6 – Miscellaneous – 34.
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	The Common Seal of the local government is not to be affixed to any document except as authorised by the local government or the Chief Executive Officer.
Council Conditions on this Delegation:	The Chief Executive Officer is delegated authority to affix the common seal of the Shire of Dandaragan to any document which requires the affixing of the Common Seal to be validly executed.

Compliance Links:	*Local Government Act 1995 Section 9.49 A* *Local Government (Functions and General) Regulations 1996 – Part 6 Miscellaneous - 34.* *Local Law – Standing Orders*
Record Keeping:	*Common Seal Register*

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1. Local Government Act 1995 Delegations

1.2.18 Legal Advice

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO s 9.49 A (2)
Express Power or Duty Delegated:	*Local Government (Functions and General) Regulation 1996*: Part 6 – Miscellaneous – 34.
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	Where legal advice needs to be sought
Council Conditions on this Delegation:	The Chief Executive Officer is delegated authority to obtain from an appropriate solicitor such legal advice and opinions as is deemed necessary in the exercise of the management of the Shire subject to provision being made in the budget for legal expenses.
Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Corporate Services** **Executive Manager Infrastructure** **Executive Manager Development Services**
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	1. Executive Managers are limited to obtaining legal advice to matters applicable to their Directorates

Compliance Links:	*Annual Budget – Legal Expenses*
Record Keeping:	*Legal advice received under this delegation is to be retained as a Local Government record.*

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1. Local Government Act 1995 Delegations

1.2.19 Disposing of Property

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.3.58(2) & (3) Disposing of Property
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to dispose of property to: (a) to the highest bidder at public auction [s.3.58(2)(a)]. (b) to the person who at public tender called by the local government makes what is considered by the delegate to be, the most acceptable tender, whether or not it is the highest tenders [s.3.58(2)(b)] 2. Authority to dispose of property by private treaty only in accordance with section 3.58(3) and prior to the disposal, to consider any submissions received following the giving of public notice [s.3.58(3)]. If adverse submissions are received from the public notice period, the matter will be referred to Council for decision.
Council Conditions on this Delegation:	a. Disposal of land or building assets is limited to matters specified in the Annual Budget and in any other case, a Council resolution is required. b. In accordance with s.5.43(d), disposal of property, for any single project or where not part of a project but part of a single transaction, is limited to a maximum value of $75,000 or less. c. When determining the method of disposal: • Where a public auction is determined as the method of disposal: o Reserve price has been set by independent valuation. o Where the reserve price is not achieved at auction, negotiation may be undertaken to achieve the sale at up to a -10% variation on the set reserve price. • Where a public tender is determined as the method of disposal and the tender does not achieve a reasonable price for the disposal of the property, then the CEO is to determine if better value could be achieved through another disposal method and if so, must determine not to accept any tender and use an alternative disposal method.

1. Local Government Act 1995 Delegations

	• Where a private treaty is determined [s.3.58(3)] as the method of disposal, authority to: ○ Negotiate the sale of the property up to a -10% variance on the valuation; and ○ Consider any public submissions received and where there are no adverse submissions proceed with the disposal, ensuring that full and transparent records of the decision are recorded. d. Where the market value of the property is determined as being less than $20,000 (F&G r.30(3) excluded disposal) may be undertaken: • Without reference to Council for resolution; and • In any case, be undertaken to ensure that the best value return is achieved however, where the property is determined as having a nil market value, then the disposal must ensure environmentally responsible disposal.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Corporate Services** **Executive Manager Infrastructure**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	1. Sub-delegates are only provided with delegation to execute disposal of property in relation to trades of plant and equipment in accordance with budget provisions.

Compliance Links:	*Local Government Act 1995 – s.3.58 Disposal of Property* *Local Government (Functions and General) Regulations 1995 – r.30 Dispositions of property excluded from Act s. 3.58*
Record Keeping:	*Items disposed of under this delegation are to be recorded in the Monthly Statement of Financial Activity.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	EMCS position title updated 17 February 2026
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1. Local Government Act 1995 Delegations

1.2.20 Payments from the Municipal or Trust Funds

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government (Financial Management) Regulations1996*: r.12(1)(a) Payments from municipal fund or trust fund, restrictions on making
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to make payments from the municipal or trust funds [r.12(1)(a)].
Council Conditions on this Delegation:	a. As per the requirements of the Local Government (Financial Management) Regulations 1996, r.13. b. Where a local government has delegated to the Chief Executive Officer the exercise of its power to make payments from the municipal fund or the trust fund, each payment from the municipal fund or the trust fund is to be noted on a list compiled for each month which is to be presented to the next ordinary meeting of Council. c. The CEO is to establish and maintain procedures aligned to the Council's purchasing policy to comply with the Local Government Act 1995 and associated Regulations relating to this delegation.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Corporate Services** **Executive Manager Development Services** **Executive Manager Infrastructure**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	a. Delegates must comply with the Procedures approved by the Chief Executive Officer in accordance with Financial Management Regulation 5. b. The Chief Executive Officer delegates to the Executive Manager Development Services and the Executive Manager Infrastructure, in that order of precedence, on all cheques and EFT transactions. c. The Chief Executive Officer may also delegate to any one of either the Executive Manager Development Services, Executive Manager Infrastructure, or Executive Manager

1. Local Government Act 1995 Delegations

	Corporate Services as secondary signatories to sign all cheques and EFT's. d. In the absence of these authorised staff members, the President and Deputy President may sign as either the primary or secondary signature. e In the absence of any of the authorised signatories, officers acting in these positions are also authorised to sign all cheques and EFT transactions.

Compliance Links:	*Local Government Act 1995* *Local Government (Financial Management) Regulations 1996 - refer specifically r.13 Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.* *Local Government (Audit) Regulations 1996* *Department of Local Government, Sport and Cultural Industries Operational Guideline No.11 – Use of Corporate Credit Cards* *Department of Local Government, Sport and Cultural Industries: Accounting Manual*
Record Keeping:	*Monthly Statement of Accounts to be provided to Council in addition to the Monthly Statement of Financial Activity.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	EMCS position title updated 17 February 2026
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1. Local Government Act 1995 Delegations

1.2.21 Defer, Grant Discounts, Waive or Write Off Debts

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.6.12 Power to defer, grant discounts, waive or write off debts
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Waive a debt which is owed to the Shire of Dandaragan [s.6.12(1)(b)]. 2. Grant a concession in relation to money which is owed to the Shire of Dandaragan [s.6.12(1)(b)]. 3. Write off an amount of money which is owed to the Shire of Dandaragan including rates penalty interest where the cost of recovering the debt is greater than the debt itself [s.6.12(1)(c)]
Council Conditions on this Delegation:	a. This Delegation does not apply to debts, which are prescribed as debts that are taken to be a rate or service charge which exceed $20 outstanding. b. A debt may only be waived where: i. the total value of the debt is valued below $250 or cumulative debts of a debtor valued below $500. ii. the total value of the debt has been found to be raised in error. c. A debt may only be written off where all necessary measures have been taken to locate / contact and recover amounts outstanding through the debtor and where costs associated continued action to recover the debt will outweigh the net value of the debt if recovered by the Shire of Dandaragan. d. Other debts proposed to be waived must be considered by Council.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Corporate Services**
CEO Conditions on this Sub-Delegation:	Nil

1. Local Government Act 1995 Delegations

Conditions on the original delegation also apply to the sub-delegations.	

Compliance Links:	
Record Keeping:	*A report must be prepared for the Council Information Bulletin on an annual basis on the exercise of this delegation.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	EMCS position title updated 17 February 2026

1. Local Government Act 1995 Delegations

1.2.22 Power to Invest and Manage Investments

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.6.14 Power to invest *Local Government (Financial Management) Regulations 1996*: r.19 Investments, control procedures for
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to invest money held in the municipal fund or trust fund that is not, for the time being, required for any other purpose [s.6.14(1)]. 2. Authority to establish and document internal control procedures to be followed in the investment and management of investments [FM r.19].
Council Conditions on this Delegation:	a. All investment activity must comply with the Financial Management Regulation 19C and Council Policy 2.1 Investment Policy. b. A report detailing the investment portfolio's performance, exposures and changes since last reporting, is to be provided as part of the Monthly Financial Reports. c. Procedures are to be systematically documented and retained in accordance with the Record Keeping Plan, and must include references that enable recognition of statutory requirements and assign responsibility for actions to position titles. d. Procedures are to be administratively reviewed for continuing compliance and confirmed as 'fit for purpose' and subsequently considered by the Audit, Risk and Improvement Committee at least once each financial year. [Audit r.17]
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Corporate Services** **Executive Manager Development Services** **Executive Manager Infrastructure**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	1. A decision to invest must be jointly confirmed by two Delegates.

1. Local Government Act 1995 Delegations

	2. Investment decisions are limited to a maximum of $2,000,000 per transaction on the short-term money market including such instruments as term deposits.

Compliance Links:	*Local Government (Financial Management) Regulations 1996 – refer r.19C Investment of money, restrictions on (Act s.6.14(2)(a))* *Council Policy 2.1 Investment Policy*
Record Keeping:	*Investments issued under this delegated authority are to be reported in the Monthly Statement of Financial Activity.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	EMCS position title updated 17 February 2026
3	Audit, Risk and Improvement Committee name updated 18 February 2026

1. Local Government Act 1995 Delegations

1.2.23 Rate Record Amendment

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.6.39(2)(b) Rate record
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to determine any requirement to amend the rate record for the 5-years preceding the current financial year [s.6.39(2)(b)].
Council Conditions on this Delegation:	a. Delegates must comply with the requirements of s.6.40 of the Act.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Corporate Services**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Local Government Act 1995* – s.6.40 prescribes consequential actions that may be required following a decision to amend the rate record. Note – Decisions under this delegation may be referred for review by the State Administration Tribunal
Record Keeping:	*Amendments issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	EMCS position title updated 17 February 2026
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1. Local Government Act 1995 Delegations

1.2.24 Agreement as to Payment of Rates and Service Charges

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.6.49 Agreement as to payment of rates and service charges
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to make an agreement with a person for the payment of rates or service charges [s.6.49].
Council Conditions on this Delegation:	a. Agreements must be in writing and must ensure acquittal of the rates or service charge debt before the next annual rates or service charges are levied unless extenuating circumstances are evident in which case by the end of the following financial year.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Corporate Services**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	Not applicable
Record Keeping:	*Agreements issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	EMCS position title updated 17 February 2026

1. Local Government Act 1995 Delegations

1.2.25 Recovery of Rates or Service Charges

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.6.56 Rates or service charges recoverable in court
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to recover rates or service charges, as well as costs of proceedings for the recovery, in a court of competent jurisdiction [s.6.56(1)].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Corporate Services**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	Not applicable
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	EMCS position title updated 17 February 2026
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1. Local Government Act 1995 Delegations

1.2.26 Recovery of Rates Debts – Require Lessee to Pay Rent

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.6.60 Local Government may require lessee to pay rent
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to give notice to a lessee of land in respect of which there is an unpaid rate or service charge, requiring the lessee to pay its rent to the Shire of Dandaragan [s.6.60(2)]. 2. Authority to recover the amount of the rate or service charge as a debt from the lessee if rent is not paid in accordance with a notice [s.6.60(4)].
Council Conditions on this Delegation:	a. Nil
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Corporate Services**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Local Government Act 1995* – refer sections 6.61 and 6.62 and Schedule 6.2 prescribe procedures relevant to exercise of authority under s.6.60.
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	EMCS position title updated 17 February 2026
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1. Local Government Act 1995 Delegations

1.2.27 Recovery of Rates Debts - Actions to Take Possession of the Land

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.6.64(1) & (3) Actions to be taken s,6.69(2) Right to pay rates, service charges and costs, and stay proceedings s.6.71 Power to transfer land to Crown or local government s.6.74 Power to have land revested in Crown if rates in arrears 3 years
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to take possession of land and hold the land against a person having an estate or interest in the land where rates or service charges have remained unpaid for at least three years [s.6.64(1)], including: i. lease the land, or ii. sell the land; or where land is offered for sale and a contract of sale has not been entered into after 12 months: I. cause the land to be transferred to the Crown [s.6.71 and s.6.74]; or II. cause the land to be transferred to the Shire of Dandaragan [s.6.71]. 2. Authority to lodge (and withdraw) a caveat to preclude dealings in respect of land where payment of rates or service charges imposed on that land is in arrears [s.6.64(3)]. 3. Authority to agree terms and conditions with a person having estate or interest in land and to accept payment of outstanding rates, service charges and costs within 7 days of and prior to the proposed sale [s.6.69(2)].
Council Conditions on this Delegation:	a. In accordance with s.6.68(3A), this delegation cannot be used where a decision relates to exercising a power of sale without having, within the previous 3-years attempted to recover the outstanding rates / changes through a court under s.6.56, as s.6.68(3A) requires that the reasons why court action has not been pursued must be recorded in Council Minutes.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

1. Local Government Act 1995 Delegations

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Corporate Services**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Local Government Act 1995* – Part 6, Division 6 Subdivision 6 and Schedule.6.3 prescribe procedures relevant to exercise of authority under this delegation. *Local Government (Financial Management) Regulations 1996* – regulations 72 – 78 prescribe forms and procedures relevant to exercise of authority under this delegation.
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	EMCS position title updated 17 February 2026
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1. Local Government Act 1995 Delegations

1.2.28 Rate Record – Objections

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Act 1995*: s.6.76 Grounds of objection
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to extend the time for a person to make an objection to a rate record [s.6.76(4)]. 2. Authority to consider an objection to a rate record and either allow it or disallow it, wholly or in part, providing the decision and reasons for the decision in a notice promptly served upon the person whom made the objection [s.6.76(5)].
Council Conditions on this Delegation:	a. A delegate who has participated in any matter contributing to a decision related to the rate record, which is the subject of a Rates Record Objection, must NOT be party to any determination under this Delegation.
Express Power to Sub-Delegate:	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Corporate Services**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	Note – Decisions under this delegation may be referred for review by the State Administration Tribunal
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	EMCS position title updated 17 February 2026

1. Local Government Act 1995 Delegations

1.3 CEO to Employees

1.3.1 Determine if an Emergency for Emergency Powers of Entry

Delegator: *Power / Duty assigned in legislation to:*	Chief Executive Officer
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees
Express Power or Duty Delegated:	*Local Government Act 1995*: s.3.34(2) Entry in emergency
Delegate/s:	**Executive Manager Development Services** **Executive Manager Corporate Services** **Executive Manager Infrastructure**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to determine on behalf of the CEO that an emergency exists for the purposes of performing local government functions [s.3.34(2)].
CEO Conditions on this Delegation:	1. CEO to be informed of the use of this delegation as soon as practical after implementation.
Express Power to Sub-Delegate:	Nil.

Compliance Links:	Not applicable
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	EMCS position title updated 17 February 2026
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1. Local Government Act 1995 Delegations

1.3.2 Determine and Manage Conditions on Approvals to Obstruct a Public Thoroughfare

Delegator: *Power / Duty assigned in legislation to:*	Chief Executive Officer
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees
Express Power or Duty Delegated:	*Local Government (Uniform Local Provisions) Regulations 1996*: r.6(4)(d) Obstruction of public thoroughfare by things placed and left - Sch. 9.1 cl. 3(1)(a)
Delegate/s:	**Executive Manager Development Services** **Executive Manager Infrastructure**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	When determining to grant permission to obstruct a public footpath or thoroughfare under Delegated Authority 1.2.10: 1. Authority to determine the sum sufficient to cover the cost of repairing damage to the public thoroughfare resulting from the placement of a thing or a protective structure, on the basis that the local government may retain from that sum the amount required for the cost of repairs by the local government if the damage is not made good by the applicant [ULP r.6(4)(d)]]. 2. Authority to determine the requirements for protective structures, during such time as it is considered necessary for public safety and convenience [ULP r.6(5)(b). 3. Authority to determine and require in writing, that the person granted permission to obstruct a public thoroughfare repair damage caused by things placed on the thoroughfare and authority to determine if such repairs are to the satisfaction of the local government [ULP r.6(5)(d)].
CEO Conditions on this Delegation:	a. Decisions under this Delegation must be exercised in alignment with Council's Delegated Authority 1.2.10 Obstruction of Footpaths and Thoroughfares. b. Actions under this Delegation must comply with the procedural requirements detailed in *the Local Government (Uniform Local Provisions) Regulations 1996*.
Express Power to Sub-Delegate:	Nil.

Compliance Links:	*This delegated authority is effective only in alignment with Delegated Authority 1.2.10 Obstructions of Footpaths and Thoroughfares.* *Local Government (Uniform Local Provisions) Regulations 1996*

1. Local Government Act 1995 Delegations

	Penalties under the Uniform Local Provisions Regulations are administered in accordance with Part 9, Division 2 of the Local Government Act 1995 *Local Law – Activities on Thoroughfares and Trading Thoroughfares and Public Place Local Law*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

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1. Local Government Act 1995 Delegations

1.3.3 Determine and Manage Conditions on Permission for Dangerous Excavations on or on land adjoining Public Thoroughfares

Delegator: *Power / Duty assigned in legislation to:*	Chief Executive Officer
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees
Express Power or Duty Delegated:	Local Government (Uniform Local Provisions) Regulations 1996: r.11(6)(c) and (7)(c) Dangerous excavation in or near public thoroughfare – Sch. 9.1 cl.6
Delegate/s:	**Executive Manager Development Services** **Executive Manager Infrastructure** **Manager Development Planning**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	When determining to grant permission to for a dangerous excavation under Delegated Authority 1.2.12: 1. Authority to determine, as a condition of granting permission, the sum sufficient to deposit to cover the cost of repairing damage to the public thoroughfare or adjoining land resulting from the excavation or a protective structure, on the basis that the local government may retain from that sum the amount required for the cost of repairs by the local government if the damage is not made good by the applicant [r.11(6)(c)]. 2. Authority to determine, as a condition of granting permission, requirements for protective structures and for the protective structures to be maintained and kept in satisfactory condition necessary for public safety and convenience [r.11(7)(c)]. 3. Authority to determine if repairs to damage resulting from excavation or protective structures have been repaired satisfactorily.
CEO Conditions on this Delegation:	a. Decisions under this Delegation must be exercised in alignment with Council's Delegated Authority 1.2.12 Public Thoroughfares – Dangerous Excavations. b. Actions under this Delegation must comply with the procedural requirements detailed in *the Local Government (Uniform Local Provisions) Regulations 1996*.
Express Power to Sub-Delegate:	Nil.

Compliance Links:	*This delegated authority is effective only in alignment with Delegated Authority 1.2.12 Public Thoroughfares – Dangerous Excavations.* *Local Government (Uniform Local Provisions) Regulations 1996*

1. Local Government Act 1995 Delegations

	Penalties under the Uniform Local Provisions Regulations are administered in accordance with Part 9, Division 2 of the Local Government Act 1995 *Local Laws – Extractive Industries*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	Reviewed and updated by Council at Ordinary Council Meeting 28 November 2019
3	Reviewed and updated by Council at Ordinary Council Meeting 27 January 2022
4	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
5	Delegations to Community Emergency Services Coordinator updated and adopted by Council 22 February 2024
6	MDP position title updated 17 February 2026

1. Local Government Act 1995 Delegations

1.3.4 Electoral Enrolment Eligibility Claims and Electoral Roll

Delegator: *Power / Duty assigned in legislation to:*	Chief Executive Officer
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees
Express Power or Duty Delegated:	*Local Government Act 1995*: s.4.32(4), (5A) & (5) Eligibility to enrol under s.4.30, how to claim s.4.34 Accuracy of enrolment details to be maintained s.4.35 Decision that eligibility to enrol under s.4.30 has ended s.4.37 New roll for each election *Local Government (Elections) Regulations 1995*: r.11(1a) Nomination of co-owners or co-occupiers — s.4.31 r.13(2) & (4)Register - s.4.32(6)
Delegate/s:	**Executive Manager Corporate Services**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to require the written notice for co-owners or co-occupiers to be incorporated into Form 2 [r.11(1a)]. 2. Authority to decide whether or not the claimant is eligible under s.4.30(1)(a) and (b) and accept or reject the claim accordingly [s.4.32(4)]. 3. Authority to decide to accept or reject a claim made before the close of enrolments, but less than 14-days before the close of nominations [s.3.42(5A)]. 4. Authority to make any enquiries necessary in order to make a decision on an eligibility claim [s.4.32(5)]. 5. Authority to approve the omission of an elector's address from the Owners and Occupiers Register on the basis of a declaration from the elector that the publication of this information would place the elector's or their families safety at risk [Elections r.13(2)]. 6. Authority to amend the Owners and Occupiers Register from time to time to make sure that the information recorded in it is accurate [Elections r.13(4)]. 7. Authority to ensure that the information about electors that is recorded from enrolment eligibility claims is maintained in an up to date and accurate form [s.4.34]. 8. Authority to decide that a person is no longer eligible under s.4.30 to be enrolled on the Owners and Occupiers Electoral Roll [s.4.35(1)] and to give notice [s.4.35(2)] and consider submissions [s.4.35(6)], before making such determination. 9. Authority to determine to take any action necessary to give effect to advice received from the Electoral Commissioner [s.4.35(5)].

1. Local Government Act 1995 Delegations

	10. Decide, with the approval of the Electoral Commissioner, that a new electoral roll is not required for an election day which is less than 100 days since the last election day [s.4.37(3)].
CEO Conditions on this Delegation:	a. Decisions on enrolment eligibility are to be recorded in the Enrolment Eligibility Register in accordance with s.4.32(6) and s.4.35(7).
Express Power to Sub-Delegate:	Nil.

Compliance Links:	*Department of Local Government, Sport and Cultural Industries: Returning Officer Manual*
Record Keeping:	*Enrolment Eligibility Register*

Version Control:

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2	Reviewed and updated by Council at Ordinary Council Meeting 28 November 2019
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4	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
5	EMCS position title updated 17 February 2026

1. Local Government Act 1995 Delegations

1.3.5 Destruction of Electoral Papers

Delegator: *Power / Duty assigned in legislation to:*	Chief Executive Officer
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees
Express Power or Duty Delegated:	*Local Government (Elections) Regulations 1996*: r.82(4) Keeping election papers – s4.84(a)
Delegate/s:	**Executive Manager Corporate Services**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to, after a period of 4-years, destroy the parcels of election papers in the presence of at least 2 other employees [Elect. r.82(4)].
CEO Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	Nil.

Compliance Links:	Department of Local Government, Sport and Cultural Industries: Returning Officer Manual
Record Keeping:	*Records of destruction issued under this delegated authority are to be held as a Local Government record.*

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3	Reviewed and updated by Council at Ordinary Council Meeting 27 January 2022
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5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	EMCS position title updated 17 February 2026

1. Local Government Act 1995 Delegations

1.3.6 Information to be Available to the Public

Delegator: *Power / Duty assigned in legislation to:*	Chief Executive Officer
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees
Express Power or Duty Delegated:	*Local Government (Administration) Regulations 1996*: r.29(2) &(3) Information to be available for public inspection (Acts s.5.94) r.29B Copies of certain information not to be provided (Act s.5.96) *Local Government Act 1995:* s.9.95(1)(b) & (3)(b) Limits on right to inspect local government information
Delegate/s:	**Executive Manager Corporate Services**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to determine the public right to inspect information, by determining if the information requested relates to a part of a meeting that could have been closed to members of the public but was not [Admin. r.29(2)]. 2. Authority to determine the public right to inspect information in an agenda or minutes, by determining if the information requested would be part of the meeting which is likely to be closed to members of the public [Admin. r.29(3)]. 3. Authority to determine the manner and form by which a person may request copies of rates record information [s.5.94(m)] or owners and occupiers register and electoral rolls [s5.94(s)] and to make the information available, if satisfied, by statutory declaration or otherwise, that the information will not be used for commercial purposes [Admin r.29B]. 4. Authority to determine not to provide a right to inspect information, where it is considered that in doing so would divert a substantial and unreasonable portion of the local government's resources away from its other functions [s5.95(1)(b)]. 5. Authority to determine not to provide a right to inspect information contained in notice papers, agenda, minutes, or information tabled at a meeting, where it is considered that that part of the meeting could have been closed to members of the public but was not closed [s.5.94(3)(b)].
CEO Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	Nil.

1. Local Government Act 1995 Delegations

Compliance Links:	
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	EMCS position title updated 17 February 2026

1. Local Government Act 1995 Delegations

1.3.7 Financial Management Systems and Procedures

Delegator: *Power / Duty assigned in legislation to:*	Chief Executive Officer
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees
Express Power or Duty Delegated:	*Local Government (Financial Management) Regulations 1996*: r.5 CEO's Duties as to financial management
Delegate/s:	**Executive Manager Corporate Services**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to establish systems and procedures which give effect to internal controls and risk mitigation for the: a. Collection of money owed to the Shire of Dandaragan; b. Safe custody and security of money collected or held by the Shire of Dandaragan; c. Maintenance and security of all financial records, including payroll, stock control and costing records; d. Proper accounting of the Municipal and Trust Funds, including revenue, expenses and assets and liabilities; e. Proper authorisation of employees for incurring liabilities, including authority for initiating Requisition Orders, Purchase Orders and use of Credit and Transaction Cards (see authorised persons listing Doc ID: 129373) f. Making of payments in accordance with Delegated Authority 1.2.22 g. Preparation of budgets, budget reviews, accounts and reports as required by legislation or operational requirements. [FM r.5].
CEO Conditions on this Delegation:	a. Procedures are to be systematically documented and retained in accordance with the Record Keeping Plan, and must include references that enable recognition of statutory requirements and assign responsibility for actions to position titles. b. Procedures are to be administratively reviewed for continuing compliance and confirmed as 'fit for purpose' and subsequently considered by the Audit, Risk and Improvement Committee at least once each financial year. [Audit r.17]
Express Power to Sub-Delegate:	Nil.

1. Local Government Act 1995 Delegations

Compliance Links:	*Local Government Act 1995* *Local Government (Financial Management) Regulations 1996* *Local Government (Audit) Regulations 1996* *Department of Local Government, Sport and Cultural Industries Operational Guideline No.11 – Use of Corporate Credit Cards* *Council Policies 2.1 Investment Policy and 2.2 Self Supporting Loans*
Record Keeping:	*Financial records are to be maintained in accordance with statutory requirements.*

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3	Reviewed and updated by Council at Ordinary Council Meeting 27 January 2022
4	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	EMCS position title updated 17 February 2026
7	Audit, Risk and Improvement Committee name updated 18 February 2026

1. Local Government Act 1995 Delegations

1.3.8 Infringement Notices

Delegator: *Power / Duty assigned in legislation to:*	Chief Executive Officer
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees
Express Power or Duty Delegated:	*Local Government Act 1995*: s.9.13(6)(b) Onus of proof in vehicle offences may be shifted s.9.19 Extension of Time s.9.20 Withdrawal of Notice *Building Regulation 2012:* Regulation 70(1A), (1), (2) Approved officers and authorised officers
Delegate/s:	**Executive Manager Development Services**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to consider an owner of a vehicle's submission that the vehicle that is subject of an infringement notice, had been stolen or unlawfully taken at the time of the alleged offence [s.9.13(6)(b)]. 2. Authority to extend the 28-day period within which payment of a modified penalty may be paid, whether or not the period of 28-days has elapsed [s.9.19]. 3. Authority to withdraw an infringement notice within one year after the notice was given, whether or not the modified penalty has been paid by sending a withdrawal notice (in the prescribed form) to the alleged offender and if the modified penalty has been paid, providing a refund [s.9.20].
CEO Conditions on this Delegation:	a. A delegate who participated in a decision to issue an infringement notice, must NOT determine any matter related to that infringement notice under this Delegation. b. Delegation as an "Approved Officer" in accordance with *Building Regulation 70(1)* for the purposes of *Building Act 2011* Infringement Notices is limited to the following positions ONLY: (i) Manager Environmental Health (ii) Manager Development Planning c. The CEO has discretion to determine any conditions applicable to use of delegated CEO powers or duties.
Express Power to Sub-Delegate:	Nil.

Compliance Links:	*Local Government Act 1995 s. 9.13(6)(b), s.9.19, s.9.20; Building Regulation 70(1A), (1), (2)*
Record Keeping:	*Issue of Infringement Notices*

1. Local Government Act 1995 Delegations

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
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3	Reviewed and adopted by Council at Ordinary Council Meeting 27 January 2022
4	Delegations to Development Services Staff Updated by CEO – 5 October 2022
5	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
6	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
7	MDP position title updated 17 February 2026

1. Local Government Act 1995 Delegations

1.3.9 Grant Discounts or Waive Hire Charges – Family Resource Centre (Jurien Bay)

Delegator: *Power / Duty assigned in legislation to:*	Chief Executive Officer
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees
Express Power or Duty Delegated:	*Local Government Act 1995*:
Delegate/s:	**Executive Manager Corporate Services**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	To grant discounts or waive hire charges for the Family Resource Centre (Jurien Bay)
CEO Conditions on this Delegation:	Any hirer seeking this dispensation is required to put the request for waiver of hire charges in writing to the Chief Executive prior to authorisation of any such waiver, and the application will be assessed by the Chief Executive Officer against the following criteria: 1. the hirer is a charitable organisation 2. the hirer is a not for profit organisation 3. the hirer is a sub-committee of Council 4. the hirer is a related business or organisation of Council 5. the hirer is a newly formed community organisation with limited funds; or 6. the hirer is a community group undertaking a project for the improvement of the Shire and is a one-off request with infrequent usage of the Family Resource Centre. Should the requesting hirer not meet any of the criteria above then the waiver of hire charges will be brought before the Chief Executive Officer for determination.

Compliance Links:	Not applicable
Record Keeping:	*Decisions issued under this delegated authority are to be held as a Local Government record and included in the annual report of debts waived to the Council Information Bulletin.*

1. Local Government Act 1995 Delegations

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1. Local Government Act 1995 Delegations

1.4 Local Law Delegations to the CEO

1.4.1 Infrastructure Control – Activities in Thoroughfares and Public Places and Trading Local Law

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Activities in Thoroughfares and Public Places and Trading Local Law*: cl.2.5(2) Removal of redundant crossing cl.2.6 Interpretation – "acceptable material" cl.2.11 Notice to owner or occupier cl.2.15 Assignment of numbers cl.2.17(1) Signs cl.5.3 Declaration of flora road cl.5.5 Signposting of flora roads cl.5.7 Designation of special environmental areas cl.6.18 Obligations of permit holder (Outdoor Eating Facility) cl.7.1 Application for Permit cl.7.2 Decision on application for permit cl.7.3 Conditions which may be imposed on a permit cl.7.5 Compliance with and variation of conditions cl.7.7 Renewal of permit cl.7.8 Transfer of permit cl.7.10 Cancellation of permit cl.9.1 Notice to redirect or repair sprinkler cl.9.2 Hazardous plants cl.9.3 Notice to repair damage to thoroughfare cl.9.4 Notice to remove thing unlawfully placed on thoroughfare cl.10.2 Local government may undertake requirements of notice
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	**1. General Activity Control** 1A. Authority, limit to permits subject of this delegation, to: a. determine the form of a permit application [cl.7.1(1)(a)]; b. require an applicant to provide additional information reasonably required to determine the application [cl.7.1(3)]; c. require a permit applicant to give local public notice of the application for a permit [cl.7.1(4)]; d. refuse to consider a permit application which is not in accordance with the application form or fee requirements [cl.7.1(4)]; e. determine the form of the permit [cl.7.2(2)].

1. Local Government Act 1995 Delegations

	1B. Authority to approve [cl.7.2], renew [c;.7.7], transfer [cl.7.8] refuse [cl.7.2] or cancel [cl.7.10] permits, subject to conditions either prescribed in the Local Law [cl. 7.3] or a Policy adopted under cl.7.4 or determined as appropriate [cl.7.2(4)], limited to: a. Temporary vehicle crossing [cl.2.4(1)] b. Any activity described as requiring a permit under cl.2.2(1); i. dig or otherwise create a trench through or under a kerb or footpath; ii. throw, place or deposit anything on a verge; iii. cause any obstruction to a vehicle or person using a thoroughfare; iv. cause any obstruction to a water channel; v. throw, place or drain offensive, noxious or dangerous fluid onto a thoroughfare; vi. damage a thoroughfare; vii. light any fire or burn anything on a thoroughfare other than under a permit issued under cl.5.13; viii. fell any tree onto a thoroughfare; ix. lay pipes under or provide taps on any verge or place or install anything on any part of a thoroughfare; x. provide, erect, install or use in or on any building, structure or land abutting on a thoroughfare any hoist or other thing for use over the thoroughfare; xi. use or do anything so as to create a nuisance; xii. place or cause to be placed in on a thoroughfare a bulk rubbish container; xiii. interfere with the soil of or anything in a thoroughfare or take anything from a thoroughfare; c. Drive or take a vehicle on a closed thoroughfare [cl.2.19]; d. Erect or place an advertising or directional sign [cl.3.2] e. Use of portable signs [cl.3.4]; f. Erection or placement of an Election Sign on a thoroughfare [cl.3.5]; g. Leave an animal or vehicle in a public place or local government property [cl.4.1(1)];

1. Local Government Act 1995 Delegations

	h. Clear and maintain in a cleared state, the surface of a thoroughfare within 1m of the person's land [cl.5.11]. i. Burn, subject to the *Bush Fires Act 1954*, slash or apply herbicides to part of a thoroughfare to reduce fire hazard, with the method approved to be beneficial to the preservation and conservation of native flora and fauna [cl.5.15] b. Construct firebreaks on a thoroughfare [cl.5.17] 1C. Authority to determine conditions [cl.7.2(4)] to be complied with by a permit holder, and to vary conditions [cl.7.5] 1D. Authority to exempt a person from requiring a permit under cl.2.2(1) [cl.2.2(2)]. **2. Use of Public Places** 2A. Authority to determine conditions of use of a public place and to erect a sign to give effect to that decision [cl.2.17(1)]. **3. Crossings** 3A. Authority to give written notice, requiring an owner or occupier to remove any part or all of a crossing which does not give access to the land and reinstate the kerb, drain, footpath, verge and other thoroughfare infrastructure [cl.2.5(2)]. **4. Thoroughfares and Verges** 4A. Authority to determine and maintain the list of "acceptable materials"' which may be used as a verge treatment to create a hard stand and stable surface [cl.2.6]. 4B. Authority to give notice to an owner or occupier to make good the verge abutting their property, which is in breach of a provision of Verge Treatment requirements [cl.2.11]. 4C. Authority to assign a number to a lot and to assign another number to the lot instead of that previously assigned [cl.2.15]. 4D. Authority to give notice to the owner or occupier of land abutting a thoroughfare to: a. Alter the direction of a sprinkler or other watering equipment [cl.9.1]; b. Remove, cut, move or otherwise deal with a plant that is causing a hazard for any person using a thoroughfare [cl.9.2]; 4E. Authority to give notice to the owner or occupier of land abutting a thoroughfare, or any such person who may be responsible, to:

1. Local Government Act 1995 Delegations

	Repair or replace that portion of a thoroughfare, which a person has caused damage to [cl.9.3]; Remove any thing placed in a thoroughfare in contravention of this Local Law [cl.9.4]. 4F. Authority to do the thing specified in a notice, where a person fails to comply with the notice, and recover from the person as a debt, the costs incurred in doing so [cl.10.2]. **5. Flora and Fauna within Thoroughfares** 5A. Authority to declare a flora road and to signpost it, where roadside vegetation is determined as high quality [cl.5.3 and cl.5.5]. 5B. Authority to designate a thoroughfare, or any part of a thoroughfare, as a special environmental area which has protected or rare flora or fauna or has environmental, aesthetic or cultural significance [cl.5.7]. 5C. Authority to approve [cl.7.2], renew [c;.7.7], transfer [cl.7.8] refuse [cl.7.2] or cancel [cl.7.10] Permits, subject to conditions either prescribed in the Local Law [cl. 7.3] or a policy adopted under cl.7.4 or determined as appropriate [cl.7.2(4)], limited to: a. Collecting native flora and / or native flora seeds [cl.5.20]; b. Planting or sowing any plant seeds in a thoroughfare [cl.5.9]. 5D. Authority to determine conditions [cl.7.2(4) and cl.7.8] to be complied with by a permit holder, and to vary conditions [cl.7.5]
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	Local Government Act 1995: s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Executive Manager Infrastructure**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*A register of all special environmental areas must be maintained under cl.5.8 of the Activities in Thoroughfares and Public Places and Trading Local Law.* *Security deposits for Dangerous Excavations and Private Works in Public Places, are a permit condition determined in accordance with Regs 11 and 17*

1. Local Government Act 1995 Delegations

	of the Local Government (Uniform Local Provisions) Regulations 1996 – refer CEO Delegations 1.3.3 and 1.3.4. *Crossing permits are approved under Regulations 12 and 13 of the Local Government (Uniform Local Provisions) Regulations 1996 – refer Delegation 1.2.13 Crossings – Construction, Repair and Removal.* *Local Law – Activities on Thoroughfares and Trading Thoroughfares and Public Places* *Local Law – Extractive Industries*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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1. Local Government Act 1995 Delegations

1.4.2 Trading, Stallholders, Performing and Outdoor Dining – Activities in Thoroughfares and Public Places and Trading Local Law

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Activities in Thoroughfares and Public Places and Trading Local Law*: cl.6.6 Conditions of Permit (Stallholders and Traders) cl.6.18 Obligations of permit holder (Outdoor Eating Facility) cl.7.1 Application for Permit cl.7.2 Decision on application for permit cl.7.3 Conditions which may be imposed on a permit cl.7.5 Compliance with and variation of conditions cl.7.7 Renewal of permit cl.7.8 Transfer of permit cl.7.10 Cancellation of permit
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	**1. Permits General** 1A. Authority, limited to the permit types listed below, to: a. determine the form of a permit application [cl.7.1(1)(a)]; b. require an applicant to provide additional information reasonably required to determine the application [cl.7.1(3)]; c. require a permit applicant to give local public notice of the application for a permit [cl.7.1(4)]; d. refuse to consider a permit application which is not in accordance with the application form or fee requirements [cl.7.1(4)]; e. determine the form of the permit [cl.7.2(2)]. **2. Stallholder, Trading and Performing** 2A. Authority to approve [cl.7.2], renew [c;.7.7], transfer [cl.7.8] refuse [cl.7.2] or cancel [cl.7.10] Permits, subject to conditions either prescribed in the Local Law [cl.6.6 and cl.7.3] or a policy adopted under cl.7.4 or determined as appropriate, limited to: a. Stallholder [cl.6.2]; b. Trader [cl.6.3]; c. Perform in a public place [cl.6.10]. 2B. Authority to determine conditions [cl.7.2(4)] to be complied with by a permit holder, and to vary conditions [cl.7.5]

1. Local Government Act 1995 Delegations

	2C. Authority to authorise another person, as the permit holder's nominee for a specified period [cl.6.6(2)]. **3. Outdoor Eating Facilities** 3B. Authority to approve [cl.7.2], renew [c;.7.7], transfer [cl.7.8] refuse [cl.7.2] or cancel [cl.7.10] Permits, subject to conditions either prescribed in the Local Law [cl.6.18] or determined as appropriate, for the purposes of an outdoor eating facility [cl.6.16]. 3C. Authority to determine conditions [cl.7.2(4)] to be complied with by a permit holder, and to vary conditions [cl.7.5] 3D Authority to give notice to an outdoor eating facility permit holder requiring them to carry out work [cl.6.18(2)].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	Local Government Act 1995: s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Environmental Health** **Manager Development Planning**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Local Law – Activities on Thoroughfares and Trading Thoroughfares and Public Places*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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2	Reviewed and adopted by Council at Ordinary Council Meeting 27 January 2022
3	Delegations to Development Services Staff Updated by CEO – 5 October 2022
4	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
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6	MDP position title updated 17 February 2026

1. Local Government Act 1995 Delegations

1.4.3 Shire of Dandaragan Pest Plants Local Law

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	Shire of Dandaragan Pest Plant Local Law Clause 5
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to serve notice under the Shire of Dandaragan's Pest Plant Local Law Clause 5 and require an owner to destroy, eradicate or otherwise control any pest plant on that land.
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	Local Government Act 1995: s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Environmental Health** **Community Emergency Services Coordinator** **Manager Operations & Community Safety** **Senior Ranger** **Ranger**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Local Law – Pest Plants*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	Delegations to Development Services Staff Updated by CEO – 5 October 2022
3	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
4	Delegations to Community Emergency Services Coordinator updated and adopted by Council 22 February 2024
5	Delegations to MOCS and Senior Ranger Updated by CEO – 27 February 2026

1. Local Government Act 1995 Delegations

1.4.4 Local Government Property Local Law

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO
Express Power or Duty Delegated:	*Local Government Property Local Law*: cl.3.4(1) and (2) Conditions of Permit (Function) cl.3.6(1) Compliance with conditions cl.3.6(2) Variation to conditions of permit cl.3.10(2) Approve or refuse transfer of a permit. cl.3.12(1) Cancellation of permit cl,3.13(2) Exempt a person from requiring a permit cl.3.13(3) Exempt specific local government property from requiring a permit
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	**Decision on application for permit** Authority, limited to the permit types listed below, to determine a permit application [cl.3.1(1)(a) and (b)]: a. Plant any plant or sow any seeds on local government property b. Conduct a function on local government property c. Camp outside a facility (as per the Caravan Parks and Camping Grounds Regulations 1997) d. Possession and consumption of liquor
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	Local Government Act 1995: s.5.44 CEO may delegate some powers and duties to other employees

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Infrastructure** **Executive Manager Development Services** **Executive Manager Corporate Services** **Manager Customer and Community Services** **Manager Environmental Health**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Functions sub-delegated as listed: Executive Manager Infrastructure: a Executive Manager Development Services: c, d Executive Manager Corporate Services: b, d Manager Customer and Community Services: b, d Manager Environmental Health: c, d

Compliance Links:	*Local Law – Local Government Property Local Law*

1. Local Government Act 1995 Delegations

Record Keeping:	*Notices and permits issued under this delegated authority are to be held as a Local Government record.*

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2	Reviewed and updated by Council at Ordinary Council Meeting 28 November 2019
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4	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	EMCS position title updated 17 February 2026

2 Building Act 2011 Delegations

2.1 Council to CEO / Employees

2.1.1 Grant a Building Permit

Delegator: *Power / Duty assigned in legislation to:*	Permit Authority (Local Government)
Express Power to Delegate: *Power that enables a delegation to be made*	*Building Act 2011:* s.127(1) & (3) Delegation: special permit authorities and local government
Express Power or Duty Delegated:	*Building Act 2011*: s.18 Further Information s.20 Grant of building permit s.22 Further grounds for not granting an application s.27(1) and (3) Impose Conditions on Permit *Building Regulations 2012:* r.23 Application to extend time during which permit has effect (s.32) r.24 Extension of time during which permit has effect (s.32(3)) r.26 Approval of new responsible person (s.35(c))
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to require an applicant to provide any documentation or information required to determine a building permit application [s.18(1)]. 2. Authority to grant or refuse to grant a building permit [s.20(1) & (2) and s.22]. 3. Authority to impose, vary or revoke conditions on a building permit [s.27(1) and(3)]. 4. Authority to determine an application to extend time during which a building permit has effect [r.23]. i. Subject to being satisfied that work for which the building permit was granted has not been completed OR the extension is necessary to allow rectification of defects of works for which the permit was granted [r.24(1)] ii. Authority to impose any condition on the building permit extension that could have been imposed under s.27 [r.24(2)]. 5. Authority to approve, or refuse to approve, an application for a new responsible person for a building permit [r.26].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Building Act 2011*:

2. Building Act 2011 Delegations

	s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Development Planning** **Manager Environmental Health** **Principal Building Surveyor**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Building Act 2011* s.119 Building and demolition permits – application for review by SAT s.23 Time for deciding application for building or demolition permit s.17 Uncertified application to be considered by building surveyor *Building Regulations 2012 – r.25 Review of decision to refuse to extend time during which permit has effect (s.32(3)) – reviewable by SAT* *Building Services (Registration Act) 2011* – Section 7 *Home Building Contracts Act 1991* – Part 3A, Division 2 – Part 7, Division 2 *Building and Construction Industry Training Levy Act 1990* *Heritage of Western Australia Act 1990*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	Reviewed and adopted by Council at Ordinary Council Meeting 27 January 2022
3	Delegations to Development Services Staff Updated by CEO – 5 October 2022
4	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	MDP position title updated 17 February 2026

2. Building Act 2011 Delegations

2.1.2 Demolition Permits

Delegator: *Power / Duty assigned in legislation to:*	Permit Authority (Local Government)
Express Power to Delegate: *Power that enables a delegation to be made*	*Building Act 2011:* s.127(1) & (3) Delegation: special permit authorities and local government
Express Power or Duty Delegated:	*Building Act 2011*: s.18 Further Information s.21 Grant of demolition permit s.22 Further grounds for not granting an application s.27(1) and (3) Impose Conditions on Permit Building Regulations 2012 r.23 Application to extend time during which permit has effect (s.32) r.24 Extension of time during which permit has effect (s.32(3)) r.26 Approval of new responsible person (s.35(c))
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to require an applicant to provide any documentation or information required to determine a demolition permit application [s.18(1)]. 2. Authority to grant or refuse to grant a demolition permit on the basis that all s.21(1) requirements have been satisfied [s.20(1) & (2) and s.22]. 3. Authority to impose, vary or revoke conditions on a demolition permit [s.27(1) and(3)]. 4. Authority to determine an application to extend time during which a demolition permit has effect [r.23]. i. Subject to being satisfied that work for which the demolition permit was granted has not been completed OR the extension is necessary to allow rectification of defects of works for which the permit was granted [r.24(1)] ii. Authority to impose any condition on the demolition permit extension that could have been imposed under s.27 [r.24(2)]. 5. Authority to approve, or refuse to approve, an application for a new responsible person for a demolition permit [r.26].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)

Sub-Delegate/s:	**Executive Manager Development Services**

2. Building Act 2011 Delegations

Appointed by CEO	**Manager Development Planning** **Manager Environmental Health** **Principal Building Surveyor**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Building Act 2011* s.119 Building and demolition permits – application for review by SAT s.23 Time for deciding application for building or demolition permit *Building Services (Complaint Resolution and Administration) Act 2011* — Part 7, Division 2 *Building and Construction Industry Training Levy Act 1990* *Heritage of Western Australia Act 1990*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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6	MDP position title updated 17 February 2026

2. Building Act 2011 Delegations

2.1.3 Occupancy Permits or Building Approval Certificates

Delegator: *Power / Duty assigned in legislation to:*	Permit Authority (Local Government)
Express Power to Delegate: *Power that enables a delegation to be made*	*Building Act 2011:* s.127(1) & (3) Delegation: special permit authorities and local government
Express Power or Duty Delegated:	*Building Act 2011*: s.55 Further information s.58 Grant of occupancy permit, building approval certificate s.62(1) and (3) Conditions imposed by permit authority s.65(4) Extension of period of duration Building Regulations 2012 r.40 Extension of period of duration of time limited occupancy permit or building approval certificate (s.65)
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to require an applicant to provide any documentation or information required in order to determine an application [s.55]. 2. Authority to grant, refuse to grant or to modify an occupancy permit or building approval certificate [s.58]. 3. Authority to impose, add, vary or revoke conditions on an occupancy permit [s.62(1) and (3)]. 4. Authority to extend, or refuse to extend, the period in which an occupancy permit or modification or building approval certificate has effect [s.65(4) and r.40].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Development Planning** **Manager Environmental Health** **Principal Building Surveyor**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Building Act 2011* *s.59 time for granting occupancy permit or building approval certificate* *s.60 Notice of decision not to grant occupancy permit or grant building approval certificate*

2. Building Act 2011 Delegations

	s.121 Occupancy permits and building approval certificates – application for review by SAT *Building Services (Complaint Resolution and Administration) Act 2011 – Part 7, Division 2* *Building and Construction Industry Training Levy Act 1990* *Heritage of Western Australia Act 1990*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	MDP position title updated 17 February 2026

2. Building Act 2011 Delegations

2.1.4 Designate Employees as Authorised Persons

Delegator: *Power / Duty assigned in legislation to:*	Permit Authority (Local Government)
Express Power to Delegate: *Power that enables a delegation to be made*	*Building Act 2011:* s.127(1) & (3) Delegation: special permit authorities and local government
Express Power or Duty Delegated:	*Building Act 2011*: s.96(3) authorised persons s.99(3) Limitation on powers of authorised person
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to designate an employee as an authorised person [s.96(3)]. 2. Authority to revoke or vary a condition of designation as an authorised person or give written notice to an authorised person limiting powers that may be exercised by that person [s.99(3)].
Council Conditions on this Delegation:	a. Decisions under this delegated authority should be in accordance with r.5 of the Building Regulations 2012.
Express Power to Sub-Delegate:	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Development Planning** **Manager Environmental Health**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Building Act 2011:* *s.97 requires each person designated as an authorised person must have an identity card.* *r.5A Authorised persons (s.3) – definition*
Record Keeping:	*Authorised Persons Register*

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3	Delegations to Development Services Staff Updated by CEO – 5 October 2022
4	MDP position title updated 17 February 2026

2. Building Act 2011 Delegations

2.1.5 Building Orders

Delegator: *Power / Duty assigned in legislation to:*	Permit Authority (Local Government)
Express Power to Delegate: *Power that enables a delegation to be made*	*Building Act 2011:* s.127(1) & (3) Delegation: special permit authorities and local government
Express Power or Duty Delegated:	*Building Act 2011*: s.110(1) A permit authority may make a building order s.111(1) Notice of proposed building order other than building order (emergency) s.117(1) and (2) A permit authority may revoke a building order or notify that it remains in effect s.118(2) and (3) Permit authority may give effect to building order if non-compliance s.133(1) A permit authority may commence a prosecution for an offence against this Act
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to make Building Orders in relation to: a. Building work b. Demolition work c. An existing building or incidental structure [s.110(1)]. 2. Authority to give notice of a proposed building order and consider submissions received in response and determine actions [s.111(1)(c)]. 3. Authority to revoke a building order [s.117]. 4. If there is non-compliance with a building order, authority to cause an authorised person to: a. take any action specified in the order ; or b. commence or complete any work specified in the order; or c. if any specified action was required by the order to cease, to take such steps as are reasonable to cause the action to cease [s.118(2)]. 5. Authority to take court action to recover as a debt, reasonable costs and expense incurred in doing anything in regard to non-compliance with a building order [s.118(3)]. 6. Authority to initiate a prosecution pursuant to section 133(1) for non-compliance with a building order made pursuant to section 110 of the *Building Act 2011*.

2. Building Act 2011 Delegations

Council Conditions on this Delegation:	The authority in 5 and 6 excludes the Principal Building Surveyor.
Express Power to Sub-Delegate:	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Development Planning** **Manager Environmental Health** **Principal Building Surveyor**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Building Act 2011:* *Section 111 Notice of proposed building order other than building order (emergency)* *Section 112 Content of building order* *Section 113 Limitation on effect of building order* *Section 114 Service of building order* *Part 9 Review - s.122 Building orders – application for review by SAT*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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6	Reviewed and updated by Council at Ordinary Council Meeting 27 February 2025
7	MDP position title updated 17 February 2026

2. Building Act 2011 Delegations

2.1.6 Inspection and Copies of Building Records

Delegator: *Power / Duty assigned in legislation to:*	Permit Authority (Local Government)
Express Power to Delegate: *Power that enables a delegation to be made*	*Building Act 2011:* s.127(1) & (3) Delegation: special permit authorities and local government
Express Power or Duty Delegated:	*Building Act 2011*: s.131(2) Inspection, copies of building records
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to determine an application from an interested person to inspect and copy a building record [s.131(2)].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Development Planning** **Manager Environmental Health** **Principal Building Surveyor**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Building Act 2011 - s.146 Confidentiality*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	MDP position title updated 17 February 2026

2. Building Act 2011 Delegations

2.1.7 Referrals and Issuing Certificates

Delegator: *Power / Duty assigned in legislation to:*	Permit Authority (Local Government)
Express Power to Delegate: *Power that enables a delegation to be made*	*Building Act 2011:* s.127(1) & (3) Delegation: special permit authorities and local government
Express Power or Duty Delegated:	*Building Act 2011*: s.145A Local Government functions
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to refer uncertified applications under s.17(1) to a building surveyor who is not employed by the local government [s.145A(1)].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Development Planning** **Manager Environmental Health**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	Not applicable
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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6	MDP position title updated 17 February 2026

2. Building Act 2011 Delegations

2.1.8 Private Pool Barrier – Alternative and Performance Solutions

Delegator: *Power / Duty assigned in legislation to:*	Permit Authority (Local Government)
Express Power to Delegate: *Power that enables a delegation to be made*	*Building Act 2011:* s.127(1) & (3) Delegation: special permit authorities and local government
Express Power or Duty Delegated:	*Building Regulations 2012*: r.51 Approvals by permit authority
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to approve requirements alternative to a fence, wall, gate or other component included in the barrier, if satisfied that the alternative requirements will restrict access by young children as effectively as if there were compliance with AS 1926.1 [r.51(2)] 2. Authority to approve a door for the purposes of compliance with AS 1926.1, where a fence or barrier would cause significant structural or other problem which is beyond the control of the owner / occupier or the pool is totally enclosed by a building or a fence or barrier between the building and pool would create a significant access problem for a person with a disability [r.51(3)] 3. Authority to approve a performance solution to a Building Code pool barrier requirement if satisfied that the performance solution complies with the relevant performance requirement [r.51(5)].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Development Planning** **Manager Environmental Health** **Principal Building Surveyor**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	Not applicable
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

2. Building Act 2011 Delegations

Version Control:

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4	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
5	MDP position title updated 17 February 2026

2. Building Act 2011 Delegations

2.1.9 Smoke Alarms – Alternative Solutions

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Building Act 2011:* s.127(1) & (3) Delegation: special permit authorities and local government
Express Power or Duty Delegated:	*Building Regulations 2012:* r.55 Terms Used (alternative building solution approval) r.61 Local Government approval of battery powered smoke alarms
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to approve alternative building solutions which meet the performance requirement of the Building Code relating to fire detection and early warning [r.55]. 2. Authority to approve or refuse to approve a battery powered smoke alarm and to determine the form of an application for such approval [r.61].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Building Act 2011*: s.127(6A) Delegation: special permit authorities and local governments (powers of sub-delegation limited to CEO)

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Development Planning** **Manager Environmental Health** **Principal Building Surveyor**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	Not applicable
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	MDP position title updated 17 February 2026

2. Building Act 2011 Delegations

2.1.10 Building – Miscellaneous

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Building Act 2011:* s.127(1) & (3) Delegation: special permit authorities and local government
Express Power or Duty Delegated:	*Building Act 2011:* s.127(1) & (3) Delegation: special permit authorities and local government
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. To address all matters which arise out of the imposition of conditions on a building permit and provide clarification where required. 2. To obtain legal advice in relation to a building matter/s within budget allocations.
Council Conditions on this Delegation:	Nil
	The Chief Executive Officer may further delegate (sub-delegate) to employees which the CEO has determined as being suitably capable of fulfilling the powers and duties contained in this Delegation.

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Development Planning** **Manager Environmental Health** **Principal Building Surveyor**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	a. The CEO is to be informed of and endorse all requests for legal advice. b. The authority in 2 excludes the Principal Building Surveyor.

Compliance Links:	*Building Act 2011*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

2. Building Act 2011 Delegations

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2	Reviewed and adopted by Council at Ordinary Council Meeting 27 January 2022
3	Delegations to Development Services Staff Updated by CEO – 5 October 2022
4	Delegations to EMDS, PEHRO & PPBO updated and adopted by Council 22 February 2024
5	Review and adopted by Council at Ordinary Council Meeting 27 February 2025
6	MDP position title updated 17 February 2026

3 Bush Fires Act 1954 Delegations

3.1 Council to CEO, Shire President and Bush Fire Control Officer

3.1.1 Make Request to FES Commissioner – Control of Fire

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Bush Fires Act 1954:* s.48 Delegation by local government
Express Power or Duty Delegated:	*Bush Fires Act 1954:* s.13(4) Duties and powers of bush fire liaison officers
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to request on behalf of the Shire of Dandaragan that the FES Commissioner authorise the Bush Fire Liaison Officer or another person to take control of fire operations [s.13(4)].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*NIL – Sub-delegation is prohibited by s.48(3)*

Compliance Links:	Not applicable
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024

3. Bush Fires Act 1954 Delegations

3.1.2 Prohibited Burning Times - Vary

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Bush Fires Act 1954:* s.48 Delegation by local government
Express Power or Duty Delegated:	*Bush Fires Act 1954:* s.17(7) Prohibited burning times may be declared by Minister *Bush Fire Regulations 1954:* r.15 Permit to burn (Act s.18), form of and apply for after refusal etc. r.38C Harvesters, power to prohibit use of on certain days in restricted or prohibited burning times r.39B Crop dusters etc., use of in restricted or prohibited burning times
Delegate:	**Shire President and Chief Bush Fire Control Officer (jointly)**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority, where seasonal conditions warrant it, to determine a variation of the prohibited burning times, after consultation with an authorised CALM Act officer [s.17(7)].
Council Conditions on this Delegation:	a. Decisions under s,17(7) must be undertake jointly by both the Shire President and the Chief Bush Fire Control Officer and must comply with the procedural requirements of s.17(7B) and (8).
Express Power to Sub-Delegate:	*NIL – Sub-delegation is prohibited by s.48(3)*

Compliance Links:	*Bush Fires Act 1954:* *s.17(7) Prohibited burning times may be declared by Minister* *Bush Fire Regulations 1954:* *r.15 Permit to burn (Act s.18), form of and apply for after refusal etc.* *r.38C Harvesters, power to prohibit use of on certain days in restricted or prohibited burning times* *r.39B Crop dusters etc., use of in restricted or prohibited burning times*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024

3. Bush Fires Act 1954 Delegations

3.1.3 Prohibited Burning Times – Control Activities

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Bush Fires Act 1954:* s.48 Delegation by local government
Express Power or Duty Delegated:	*Bush Fires Act 1954:* s.17(7) Prohibited burning times may be declared by Minister s.27(2) and (3) Prohibition on use of tractors or engines except under certain conditions s.28(4) and (5) Occupier of land to extinguish bush fire occurring on own land *Bush Fire Regulations 1954:* r.15 Permit to burn (Act s.18), form of and apply for after refusal etc. r.38C Harvesters, power to prohibit use of on certain days in restricted or prohibited burning times r.39B Crop dusters etc., use of in restricted or prohibited burning times
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to determine permits to burn during prohibited burning times that have previously been refused by a Bush Fire Control Officer [r.15]. 2. Authority to declare that the use of any harvesting machinery on any land under crop during the whole or any part of any Sunday or public holiday in the whole or a specified part of the District during Restricted Burning Times is prohibited, unless written consent of a Bush Fire Control Officer is obtained [r.38C]. 3. Authority to determine, during a Prohibited Burning Time, if a firebreak around a landing ground for an aeroplane has been satisfactorily prepared [r.39B(2)]. 4. Authority to issue directions, during a Prohibited Burning Time, to a Bush Fire Control Officer, regarding matters necessary for the prevention of fire on land used as a landing ground for an aeroplane [r.39B(3)]. 5. Authority to prohibit the use of tractors, engines or self-propelled harvester, during a Prohibited Burning Times, and to give permission for use of same during the Restricted Burning Time subject to compliance with requirements specified in a notice [s.27(2) and (3)]. 6. Authority to recover the cost of measures taken by the Shire of Dandaragan or Bush Fire Control Officer, to extinguish a fire burning during Prohibited Burning Times, where the occupier of the land has failed to comply with requirements under s.28(1) to take all possible measures to extinguish a fire the land they occupy [s.28(4)], including

3. Bush Fires Act 1954 Delegations

	authority to recover expenses in any court of competent jurisdiction [s.28(5)].
Council Conditions on this Delegation:	a. Decisions under s,17(7) must be undertake jointly by both the Shire President and the Chief Bush Fire Control Officer and must comply with the procedural requirements of s.17(7B) and (8).
Express Power to Sub-Delegate:	*NIL – Sub-delegation is prohibited by s.48(3)*

Compliance Links:	*Bush Fires Act 1954:* *s.17(7) Prohibited burning times may be declared by Minister* *Bush Fire Regulations 1954:* *r.15 Permit to burn (Act s.18), form of and apply for after refusal etc.* *r.38C Harvesters, power to prohibit use of on certain days in restricted or prohibited burning times* *r.39B Crop dusters etc., use of in restricted or prohibited burning times*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	Reviewed and updated by Council at Ordinary Council Meeting 28 November 2019
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4	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
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3. Bush Fires Act 1954 Delegations

3.1.4 Restricted Burning Times – Vary and Control Activities

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Bush Fires Act 1954:* s.48 Delegation by local government
Express Power or Duty Delegated:	*Bush Fires Act 1954:* s.18(5), (11) Restricted burning times may be declared by FES Commissioner s.22(6) and (7) Burning on exempt land and land adjoining exempt land s.27(2) and (3) Prohibition on use of tractors or engines except under certain conditions s.28(4) and (5) Occupier of land to extinguish bush fire occurring on own land *Bush Fire Regulations 1954:* r.15 Permit to burn (Act s.18), form of and apply for after refusal etc. r.15C Local Government may prohibit burning on certain days r.38C Harvesters, power to prohibit use of on certain days in restricted or prohibited burning times r.39B Crop dusters etc., use of in restricted or prohibited burning times
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority, where seasonal conditions warrant it and after consultation with an authorised CALM Act officer, to determine to vary the restricted burning times in respect of that year [s.18(5)]. a. Authority to determine to prohibit burning on Sundays or specified days that are public holidays in the District [r.15C]. 2. Authority, where a permitted burn fire escapes or is out of control in the opinion of the Bush Fire Control Officer or an officer of the Bush Fire Brigade, to determine to recoup bush fire brigade expenses arising from preventing extension of or extinguishing an out of control permitted burn [s.18(11)]. 3. Authority to determine permits to burn during restricted times that have previously been refused by a Bush Fire Control Officer [r.15]. 4. Authority to arrange with the occupier of exempt land, the occupier of land adjoining it and the Bush Fire Brigade to cooperate in burning fire-breaks and require the occupier of adjoining land to provide by the date of the burning, ploughed or cleared fire-breaks parallel to the common boundary [s.22(6) and (7)]. 5. Authority to declare that the use of any harvesting machinery on any land under crop during the whole or any part of any Sunday or public holiday in the whole or a specified part of the District during Restricted Burning

3. Bush Fires Act 1954 Delegations

	Times is prohibited, unless written consent of a Bush Fire Control Officer is obtained [r.38C]. 6. Authority to determine, during a Restricted Burning Time, if a firebreak around a landing ground for an aeroplane has been satisfactorily prepared [r.39B]. 7. Authority to issue directions, during a Restricted Burning Time, to a Bush Fire Control Officer, regarding matters necessary for the prevention of fire on land used as a landing ground for an aeroplane [r.39B(3)]. 8. Authority to prohibit the use of tractors, engines or self-propelled harvester, during a Restricted Burning Times, and to give permission for use of same during the Restricted Burning Time subject to compliance with requirements specified in a notice [s.27(2) and (3)]. 9. Authority to recover the cost of measures taken by the Shire of Dandaragan or Bush Fire Control Officer, to extinguish a fire burning during Restricted Burning Times, where the occupier of the land has failed to comply with requirements under s.28(1) to take all possible measures to extinguish a fire the land they occupy [s.28(4)], including authority to recover expenses in any court of competent jurisdiction [s.28(5)].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*NIL – Sub-delegation is prohibited by s.48(3)*

Compliance Links:	*Bush Fires Act 1954:* s.17(7) Prohibited burning times may be declared by Minister *Bush Fire Regulations 1954:* r.15 Permit to burn (Act s.18), form of and apply for after refusal etc. r.38C Harvesters, power to prohibit use of on certain days in restricted or prohibited burning times r.39B Crop dusters etc., use of in restricted or prohibited burning times
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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3. Bush Fires Act 1954 Delegations

3.1.5 Control of Operations Likely to Create Bush Fire Danger

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Bush Fires Act 1954:* s.48 Delegation by local government
Express Power or Duty Delegated:	*Bush Fires Act 1954:* s.27D Requirements for carriage and deposit of incendiary material *Bush Fires Regulations 1954:* r.39C Welding and cutting apparatus, use of in open air r.39CA Bee smoker devices, use of in restricted or prohibited burning times etc. r.39D Explosives, use of r.39E Fireworks, use of
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to give directions to a Bush Fire Control Officer regarding matters necessary for the prevention of fire arising from: a. a person operating a bee smoker device during a prescribed period [r.39CA(5)]. b. a person operating welding apparatus, a power operated abrasive cutting disc [r.39C(3)]. c. a person using explosives [r.39D(2)]. d. a person using fireworks [r.39E(3) 2. Authority to determine directions or requirements for the carriage and deposit of incendiary materials (hot or burning ash, cinders, hot furnace refuse, or any combustible matter that is burning) [s.27D]. *Note: this authority is also prescribed to a Bush Fire Control Officer, a Bush Fire Liaison Officer or an authorised CALM Act officer*.
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*NIL – Sub-delegation is prohibited by s.48(3)*

Compliance Links:	*Bush Fires Act 1954:* *s.17(7) Prohibited burning times may be declared by Minister* *Bush Fire Regulations 1954:* *r.15 Permit to burn (Act s.18), form of and apply for after refusal etc.* *r.38C Harvesters, power to prohibit use of on certain days in restricted or prohibited burning times* *r.39B Crop dusters etc., use of in restricted or prohibited burning times*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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3. Bush Fires Act 1954 Delegations

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3. Bush Fires Act 1954 Delegations

3.1.6 Burning Garden Refuse / Open Air Fires

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Bush Fires Act 1954:* s.48 Delegation by local government
Express Power or Duty Delegated:	*Bush Fires Act 1954:* s.24F Burning garden refuse during limited burning times s.24G Minister or local government may further restrict burning of garden refuse s.25 No fire to be lit in open air unless certain precautions taken s.25A Power of Minister to exempt from provisions of section 25 *Bush Fires Regulations 1954:* r.27(3) Permit, issue of
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to give written permission, during prohibited times and restricted times, for an incinerator located within 2m of a building or fence, only where satisfied it is not likely to create a fire hazard [s.24F(2)(b)(ii) and (4)]. 2. Authority to prohibit or impose restrictions on the burning of garden refuse that is otherwise permitted under s.24F [s.24G(2)]. a. Authority to issue directions to an authorised officer as to the manner in which or the conditions under which permits to burn plants or plant refuse shall be issued in the District [r.27(3) and r.33(5)]. b. Authority to prohibit (object to) the issuing of a permit for the burning of a proclaimed plan growing upon any land within the District [r.34]. 3. Authority to provide written approval, during prohibited times and restricted times, for fires to be lit for the purposes of: a. camping or cooking [s.25(1)(a)]. b. conversion of bush into charcoal or for use in the production of lime, in consultation with an authorised CALM Act officer [s.25(1)(b)]. 4. Authority to prohibit the lighting of fires in the open are for the purposes of camping or cooking for such period during the prohibited burning times as specified in a note published in the Gazette and newspaper circulating in the District and authority to vary such notice [s.25(1a) and (1b)]. 5. Authority to serve written notice on a person to whom an exemption has been given under s.25 for lighting a fire in

3. Bush Fires Act 1954 Delegations

	open air, prohibiting that person from lighting a fire and to determine conditions on the notice [s.25A(5)].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*NIL – Sub-delegation is prohibited by s.48(3)*

Compliance Links:	*Bush Fires Act 1954:* *s.24F Burning garden refuse during limited burning times* *s.24G Minister or local government may further restrict burning of garden refuse* *s.25 No fire to be lit in open air unless certain precautions taken* *s.25A Power of Minister to exempt from provisions of section 25* *Bush Fires Regulations 1954:* *r.27(3) Permit, issue of*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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3. Bush Fires Act 1954 Delegations

3.1.7 Firebreaks

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Bush Fires Act 1954:* s.48 Delegation by local government
Express Power or Duty Delegated:	*Bush Fires Act 1954:* s.33 Local government may require occupier of land to plough or clear fire-breaks
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to give written notice to an owner or occupier of land or all owners or occupiers of land within the District, requiring, to the satisfaction of the Shire of Dandaragan: a. clearing of firebreaks as determined necessary and specified in the notice; and b. act in respect to anything which is on the land and is or is likely to be conducive to the outbreak of a bush fire or the spread or extension of a bush fire; and c. as a separate or coordinated action with any other person carry out similar actions [s.33(1)]. 2. Authority to direct a Bush Fire Control Officer or any other employee to enter onto the land of an owner or occupier to carry out the requisitions of the notice which have not been complied with [s.33(4)]. a. Authority to recover any costs and expenses incurred in doing the acts, matters or things required to carry out the requisitions of the notice [s.33(5)].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*NIL – Sub-delegation is prohibited by s.48(3)*

Compliance Links:	*Bush Fires Act 1954:* *s.33 Local government may require occupier of land to plough or clear fire-breaks*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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3. Bush Fires Act 1954 Delegations

3.1.8 Appoint Bush Fire Control Officer/s and Fire Weather Officer

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Bush Fires Act 1954:* s.48 Delegation by local government
Express Power or Duty Delegated:	*Bush Fires Act 1954:* s.38 Local Government may appoint bush fire control officer
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to appoint persons to be Bush Fire Control Officers for the purposes of the Bush Fires Act 1954; and a. Of those Officers, appoint 2 as the Chief Bush Fire Control Officer and Deputy Chief Bush Fire Control Officer; and b. Determine the respective seniority of the other Bush Fire Officers so appointed [s.38(1)]. 2. Authority to issue directions to a Bush Fire Control Officer to burn on or at the margins of a road reserve under the care, control and management of the Shire of Dandaragan [s.38(5A)] 3. Authority to appoint a Fire Weather Officer, selected from senior Bush Fire Control Officers previously appointed and where more than one Fire Weather Officer is appointed, define a part of the District in which each Fire Weather Officer shall have exclusive right to exercise the powers of s.38(17). [s.38(8) and (9)]. a. Authority to appoint deputy Fire Weather Officer/s as considered necessary and where two or more deputies are appointed, determine seniority [s.38(10)].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*NIL – Sub-delegation is prohibited by s.48(3)*

Compliance Links:	*Bush Fires Act 1954:* *s.38 Local Government may appoint bush fire control officer*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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3. Bush Fires Act 1954 Delegations

3.1.9 Control and Extinguishment of Bush Fires

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Bush Fires Act 1954:* s.48 Delegation by local government
Express Power or Duty Delegated:	*Bush Fires Act 1954:* s.46 Bush fire control officer or forest officer may postpone lighting fire
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to prohibit or postpose the lighting of a fire, despite a permit having been issued, where in the opinion of the Delegate the lighting of a fire would be or become a source of danger by escaping from the land on which it is proposed to be lit [s.46(1A)]. a. Where it is proposed that the fire will be lit on land within 3kms of the boundary of forest land, and an authorised CALM Act office is not available or has not exercised the power to prohibit or proposed a fire considered to become a source of danger, then the Delegate may make the decision [s.46(1B)].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*NIL – Sub-delegation is prohibited by s.48(3)*

Compliance Links:	*Bush Fires Act 1954:* *s.46 Bush fire control officer or forest officer may postpone lighting fire*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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3. Bush Fires Act 1954 Delegations

3.1.10 Apply for Declaration as an Approved Area

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Bush Fires Act 1954:* s.48 Delegation by local government
Express Power or Duty Delegated:	*Bush Fires Act 1954:* s.52(1) Approved area may be declared
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to apply to the Minister to have the local government district, or part of the district, declared as an approved area. [s.50(1)] (Note - The declaration of a district, or part thereof, as an approved area, results in a reduction in insurance premium of crops within that area s.53.)
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*NIL – Sub-delegation is prohibited by s.48(3)*

Compliance Links:	*Bush Fires Act 1954:* *s.52(1) Approved area may be declared*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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3. Bush Fires Act 1954 Delegations

3.1.11 Recovery of Expenses Incurred through Contraventions of this Act

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Bush Fires Act 1954:* s.48 Delegation by local government
Express Power or Duty Delegated:	*Bush Fires Act 1954:* s.58 General penalty and recovery of expenses incurred
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to recover expenses incurred as a result of an offence against the Bush Fires Act, being expenses incurred through the fulfilment of a duty or doing anything for which the Act empowered or required the Shire of Dandaragan or those on behalf of the Shire of Dandaragan to do [s.58].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*NIL – Sub-delegation is prohibited by s.48(3)*

Compliance Links:	*Bush Fires Act 1954:* *s.58 General penalty and recovery of expenses incurred*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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3. Bush Fires Act 1954 Delegations

3.1.12 Prosecution of Offences

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Bush Fires Act 1954:* s.48 Delegation by local government
Express Power or Duty Delegated:	*Bush Fires Act 1954:* s.59 Prosecution of offences s.59A(2) Alternative procedure – infringement notices
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to institute and carry on proceedings against a person for an offence alleged to be committed against this Act [s.59]. 2. Authority to serve an infringement notice for an offence against this Act [s.59A(2)].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*NIL – Sub-delegation is prohibited by s.48(3)*

Compliance Links:	*Bush Fires Act 1954:* *s.65 Proof of certain matters* *s.66 Proof of ownership or occupancy* *Bush Fires Act 1954:* *s.59 Prosecution of offences* *s.59A(2) Alternative procedure – infringement notices*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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4 Cat Act 2011 Delegations

4.1 Council to CEO

4.1.1 Cat Registrations

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Cat Act 2011:* s.44 Delegation by local government
Express Power or Duty Delegated:	*Cat Act 2011*: s.9 Registration s.10 Cancellation of registration s.11 Registration numbers, certificates and tags *Cat Regulations 2012* Schedule 3, cl.1(4) Fees Payable
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to grant, or refuse to grant, a cat registration or renewal of a cat registration [s.9(1)]. 2. Authority to refuse to consider an application for registration or renewal where an applicant does not comply with a requirement to give any document or information required to determine the application [s.9(6)]. 3. Authority to cancel a cat registration [s.10]. 4. Authority to give the cat owner a new registration certificate or tag, if satisfied that the original has been stolen, lost, damaged or destroyed [s.11(2)]. 5. Authority to reduce or waive a registration or approval to breed fee, in respect of any individual cat or any class of cats within the Shire of Dandaragan's District [Regs. Sch. 3 cl.1(4)].
Council Conditions on this Delegation:	a. Notices of decisions must include advice as to Objection and Review rights in accordance with Part 4, Division 5 of the *Cat Act 2011*.
Express Power to Sub-Delegate:	*Cat Act 2011:* s.45 Delegation by CEO of local government

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Infrastructure** **Manager Operations & Community Safety** **Community Emergency Services Coordinator** **Senior Ranger**

4. Cat Act 2011 Delegations

CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Notices of decisions must include advice as to Objection and Review rights in accordance with Part 4, Division 5 of the *Cat Act 2011*.

Compliance Links:	Cat Regulations 2012 r.11 Application for registration (s.8(2)), prescribes the Form of applications for registration. r.12 Period of registration (s.9(7)) r.11 Changes in registration r.14 Registration certificate (s.11(1)(b)) r.15 Registration tags (s.76(2)) Decisions are subject to Objection and Review by the State Administration Tribunal rights – refer Part 4, Division 5 of the *Cat Act 2011*.
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

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2	Reviewed and updated by Council at Ordinary Council Meeting 28 November 2019
3	Delegations to Development Services Staff Updated by CEO – 5 October 2022
4	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
5	Delegations to Community Emergency Services Coordinator updated and adopted by Council 22 February 2024
6	Delegations to EMI, MOCS and Senior Ranger Updated by CEO – 27 February 2026

4. Cat Act 2011 Delegations

4.1.2 Cat Control Notices

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Cat Act 2011:* s.44 Delegation by local government
Express Power or Duty Delegated:	*Cat Act 2011*: s.26 Cat control notice may be given to cat owner
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to give a cat control notice to a person who is the owner of a cat ordinarily kept within the Shire of Dandaragan's District [s.26].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Cat Act 2011:* s.45 Delegation by CEO of local government

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Infrastructure** **Manager Operations & Community Safety** **Community Emergency Services Coordinator** **Senior Ranger** **Ranger**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Cat Regulations 2012* – r.20 Cat control notice [s.23(3)], prescribes the Form of the notice.
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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4. Cat Act 2011 Delegations

4.1.3 Approval to Breed Cats

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Cat Act 2011:* s.44 Delegation by local government
Express Power or Duty Delegated:	*Cat Act 2011*: s.37 Approval to Breed Cats s.38 Cancellation of approval to breed cats s.39 Certificate to be given to approved cat breeder
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to grant or refuse to grant approval or renew an approval to breed cats [s.37(1) and (2)]. 2. Authority to refuse to consider an application for registration or renewal where an applicant does not comply with a requirement to give any document or information required to determine the application [s.37(4)]. 3. Authority to cancel an approval to breed cats [s.38]. 4. Authority to give an approved breeder a new certificate or tag, if satisfied that the original has been stolen, lost, damaged or destroyed [s.39(2)].
Council Conditions on this Delegation:	a. Notices of decisions must include advice as to Objection and Review rights in accordance with Part 4, Division 5 of the *Cat Act 2011*.
Express Power to Sub-Delegate:	*Cat Act 2011:* s.45 Delegation by CEO of local government

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Infrastructure** **Manager Operations & Community Safety** **Senior Ranger**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Cat Regulations 2012:* *r.21 Application for approval to breed cats (s.36(2))* *r.22 Other circumstances leading to refusal of approval to breed cats (s.37(2)(f))* *r.23 Person who not be refused approval to breed cats (s.37(5))* *r.24 Duration of approval to breed cats (s.37(6))* *r.25 Certificate given to approved cat breeder (s.39(1))*

4. Cat Act 2011 Delegations

Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	Delegations to Community Emergency Services Coordinator updated and adopted by Council 22 February 2024
7	Delegations to EMI, MOCS and Senior Ranger Updated by CEO – 27 February 2026

4. Cat Act 2011 Delegations

4.1.4 Appoint Authorised Persons

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Cat Act 2011:* s.44 Delegation by local government
Express Power or Duty Delegated:	*Cat Act 2011*: s. 48 Authorised persons
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to appoint authorised persons by issuing a certificate of authorisation [s.48].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Cat Act 2011:* s.45 Delegation by CEO of local government

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Infrastructure**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	Not applicable
Record Keeping:	*Authorised Persons Register*

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6	Delegation to EMI Updated by CEO – 27 February 2026

4. Cat Act 2011 Delegations

4.1.5 Applications to Keep Additional Cats

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Cat Act 2011:* s.44 Delegation by local government
Express Power or Duty Delegated:	*Cat (Uniform Local Provisions) Regulations 2013*: r.8 Application to keep additional number of cats r.9 Grant of approval to keep additional number of cats
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to require any document or additional information required to determine an application [r.8(3)] 2. Authority to refuse to consider an application if the applicant does not comply with a requirement to provide any document or information required to determine an application [r.8(4)]. 2. Authority to grant or refuse approval for additional number of cats specified in an application to be kept at the prescribed premises and to determine any condition reasonably necessary to ensure premises are suitable for the additional number of cats [r.9].
Council Conditions on this Delegation:	a. Notices of decisions must include advice as to Review rights in accordance with r.11 of the *Cat (Uniform Local Provisions) Regulations 2013*.
Express Power to Sub-Delegate:	*Cat Act 2011:* s.45 Delegation by CEO of local government

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Infrastructure** **Manager Operations & Community Safety** **Senior Ranger**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	Not applicable
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

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2	Reviewed and updated by Council at Ordinary Council Meeting 28 November 2019

4. Cat Act 2011 Delegations

3	Reviewed and updated by Council at Ordinary Council Meeting 27 January 2022
4	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	Delegations to Community Emergency Services Coordinator updated and adopted by Council 22 February 2024
7	Delegations to EMI, MOCS and Senior Ranger Updated by CEO – 27 February 2026

4.2 Cat Act Delegations - CEO to Employees

4.2.1 Infringement Notices – Extensions and Withdrawals

Delegator: *Power / Duty assigned in legislation to:*	Chief Executive Officer
Express Power to Delegate: *Power that enables a delegation to be made*	*Cat Act 2011:* s.45 Delegation by CEO of local government
Express Power or Duty Delegated:	*Cat Act 2011*: s.64 Extension of time s.65 Withdrawal of notice
Delegate/s:	**Executive Manager Infrastructure**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to extend the period of 28 days within which the modified penalty may be paid and the extension may be allowed whether or not the period of 28 days has elapsed [s.64]. 2. Authority, within one year of the infringement notice being given and whether or not the modified penalty has been paid, to withdraw an infringement notice [s.65].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	Nil.

Compliance Links:	*Cat Regulations 2012:* *r.28 Withdrawal of infringement notice (s.65(1))*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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2	Reviewed and updated by Council at Ordinary Council Meeting 28 November 2019
3	Reviewed and updated by Council at Ordinary Council Meeting 27 January 2022
4	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	Delegation to EMI Updated by CEO – 27 February 2026

5 Dog Act 1976

5.1 Dog Act Delegations Council to CEO

5.1.1 Refuse or Cancel Registration

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Dog Act 1976:* s.10AA Delegation of local government powers and duties
Express Power or Duty Delegated:	*Dog Act 1976*: s.15(2) and (4A) Registration periods and fees s.16(3) Registration procedure s.17A(2) If no application for registration made s.17(4) and (6) Refusal or cancellation of registration
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to determine to refuse a dog registration and refund the fee, if any [s.16(2)]. 2. Authority to direct the registration officer to refuse to effect or renew or to cancel the registration of a dog, and to give notice of such decisions, where: i. the applicant, owner or registered owner has been convicted of an offence or paid a modified penalty within the past 3-years in respect of 2 or more offences against this Act, the Cat Act 2011 or the Animal Welfare Act 2002; or ii. the dog is determined to be destructive, unduly mischievous or to be suffering from a contagious or infectious disease or iii. the delegate is not satisfied that the dog is or will be effectively confined in or at premises where the dog is ordinarily kept iv. the dog is required to be microchipped but is not microchipped; or v. the dog is a dangerous dog [s.16(3) and s.17A(2)]. 3. Authority to apply to a Justice of the Peace for an order to seize a dog where, following a decision to refuse or cancel a registration and the applicant / owner has not applied to the State Administration Tribunal for the decision to be reviewed. [s.17(4)]. i. Authority, following seizure, to determine to cause the dog to be detained or destroyed or otherwise disposed

5. Dog Act 1976 Delegations

	of as though it had be found in contravention of section 31, 32 or 33A and had not been claimed [s.17(6)]
Council Conditions on this Delegation:	a. The Chief Executive Officer may further delegate (sub-delegate) to employees which the CEO has determined as being suitably capable of fulfilling the powers and duties contained in this Delegation.
Express Power to Sub-Delegate:	*Dog Act 1976:* s.10AA(3) Delegation of local government powers and duties (NOTE – sub-delegation only permitted where delegation to the CEO expressly authorises sub-delegation)

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Infrastructure** **Manager Operations & Community Safety**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Dog Act 1976* *s.17A If no application for registration made – procedure for giving notice of decision under s.16(3)* *Note – Decisions under this delegation may be referred for review by the State Administration Tribunal – s.16A, s.17(4) and (6)* *Local Law Dogs*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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4	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	Delegation to EMI and MOCS Updated by CEO – 27 February 2026

5. Dog Act 1976 Delegations

5.1.2 Appoint Authorised Persons

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Dog Act 1976:* s.10AA Delegation of local government powers and duties
Express Power or Duty Delegated:	*Dog Act 1976*: s.11(1) Staff and Services
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to appoint Registration Officers to exercise the powers and duties conferred on a Registration Officer by this Act [s.3]. 2. Authority to appoint authorised persons to exercise the powers conferred on an authorised person by this Act [s.11(1)].
Council Conditions on this Delegation:	a. The Chief Executive Officer may further delegate (sub-delegate) to employees which the CEO has determined as being suitably capable of fulfilling the powers and duties contained in this Delegation.
Express Power to Sub-Delegate:	*Dog Act 1976:* s.10AA(3) Delegation of local government powers and duties (NOTE – sub-delegation only permitted where delegation to the CEO expressly authorises sub-delegation)

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Infrastructure**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	Not applicable
Record Keeping:	*Authorised Persons Register*

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4	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	Delegation to EMI Updated by CEO – 27 February 2026

5. Dog Act 1976 Delegations

5.1.3 Recovery of Moneys Due Under this Act

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Dog Act 1976:* s.10AA Delegation of local government powers and duties
Express Power or Duty Delegated:	*Dog Act 1976*: s.29(5) Power to seize dogs
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to recover moneys, in a court of competent jurisdiction, due in relation to a dog for which the owner is liable [s.29(5)].
Council Conditions on this Delegation:	a. The Chief Executive Officer may further delegate (sub-delegate) to employees which the CEO has determined as being suitably capable of fulfilling the powers and duties contained in this Delegation.
Express Power to Sub-Delegate:	*Dog Act 1976:* s.10AA(3) Delegation of local government powers and duties (NOTE – sub-delegation only permitted where delegation to the CEO expressly authorises sub-delegation)

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Corporate Services** **Executive Manager Infrastructure**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Includes recovery of expenses relevant to:* *s.30A(3) Operator of dog management facility may have dog microchipped at owner's expense* *s.33M Local government expenses to be recoverable.* *s.47 Veterinary service expenses recoverable from local government* *r.31 Local government expenses as to dangerous dogs (declared)*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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2	Reviewed and updated by Council at Ordinary Council Meeting 28 November 2019
3	Reviewed and updated by Council at Ordinary Council Meeting 27 January 2022
4	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	EMCS position title updated 17 February 2026

5. Dog Act 1976 Delegations

7	Delegation to EMI Updated by CEO – 27 February 2026

5. Dog Act 1976 Delegations

5.1.4 Dispose of or Sell Dogs Liable to be Destroyed

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Dog Act 1976:* s.10AA Delegation of local government powers and duties
Express Power or Duty Delegated:	*Dog Act 1976*: s.29(11) Power to seize dogs
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to dispose of or sell a dog which is liable to be destroyed [s.29(11)].
Council Conditions on this Delegation:	a. The Chief Executive Officer may further delegate (sub-delegate) to employees which the CEO has determined as being suitably capable of fulfilling the powers and duties contained in this Delegation. b. Proceeds from the sale of dogs are to be directed into the Municipal Fund.
Express Power to Sub-Delegate:	*Dog Act 1976:* s.10AA(3) Delegation of local government powers and duties (NOTE – sub-delegation only permitted where delegation to the CEO expressly authorises sub-delegation)

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Infrastructure** **Manager Operations & Community Safety** **Senior Ranger**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	Not applicable
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	Delegations to Community Emergency Services Coordinator updated and adopted by Council 22 February 2024

5. Dog Act 1976 Delegations

7	Delegations to EMI, MOCS and Senior Ranger Updated by CEO – 27 February 2026

5. Dog Act 1976 Delegations

5.1.5 Declare Dangerous Dog

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Dog Act 1976:* s.10AA Delegation of local government powers and duties
Express Power or Duty Delegated:	*Dog Act 1976*: s.33E(1) Individual dog may be declared to be dangerous dog (declared)
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to declare an individual dog to be a dangerous dog [s.33E(1)].
Council Conditions on this Delegation:	a. The Chief Executive Officer may further delegate (sub-delegate) to employees which the CEO has determined as being suitably capable of fulfilling the powers and duties contained in this Delegation.
Express Power to Sub-Delegate:	*Dog Act 1976:* s.10AA(3) Delegation of local government powers and duties (NOTE – sub-delegation only permitted where delegation to the CEO expressly authorises sub-delegation)

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Infrastructure** **Manager Operations & Community Safety** **Senior Ranger**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Note – Decisions under this delegation may be referred for review by the State Administration Tribunal*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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6	Delegations to Community Emergency Services Coordinator updated and adopted by Council 22 February 2024
7	Delegations to EMI, MOCS and Senior Ranger Updated by CEO – 27 February 2026

5. Dog Act 1976 Delegations

5.1.6 Dangerous Dog Declared or Seized – Deal with Objections and Determine when to Revoke

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Dog Act 1976:* s.10AA Delegation of local government powers and duties
Express Power or Duty Delegated:	*Dog Act 1976*: s.33F(6) Owners to be notified of making of declaration s.33G(4) Seizure and destruction s.33H(1) Local government may revoke declaration or proposal to destroy
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to consider and determine to either dismiss or uphold an objection to the declaration of a dangerous dog [s.33F(6)]. 2. Authority to consider and determine to either dismiss or uphold an objection to seizure of a dangerous dog [s.33G(4)]. 3. Authority to revoke a declaration of a dangerous dog or notice proposing to cause a dog to be destroyed, only where satisfied that the dog can be kept without likelihood of any contravention of this Act [s.33H(1)] i. Authority to, before dealing with an application to revoke a declaration or notice, require the owner of the dog to attend with the dog a course in behaviour and training or otherwise demonstrate a change in the behaviour of the dog [s.33H(2)].
Council Conditions on this Delegation:	a. The Chief Executive Officer may further delegate (sub-delegate) to employees which the CEO has determined as being suitably capable of fulfilling the powers and duties contained in this Delegation.
Express Power to Sub-Delegate:	Dog Act 1976: s.10AA(3) Delegation of local government powers and duties (NOTE – sub-delegation only permitted where delegation to the CEO expressly authorises sub-delegation)

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Infrastructure** **Manager Operations & Community Safety** **Senior Ranger**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

5. Dog Act 1976 Delegations

Compliance Links:	*Note – Decisions under this delegation may be referred for review by the State Administration Tribunal*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	Delegations to Community Emergency Services Coordinator updated and adopted by Council 22 February 2024
7	Delegations to EMI, MOCS and Senior Ranger Updated by CEO – 27 February 2026

5. Dog Act 1976 Delegations

5.1.7 Dog Control

Delegator: *Power / Duty assigned in legislation to:*	Chief Executive Officer
Express Power to Delegate: *Power that enables a delegation to be made*	*Local Government Act 1995:* s.5.44 CEO may delegate some powers and duties to other employees
Express Power or Duty Delegated:	*Local Government Act 1995*: s.9.19 Extension of Time s.9.20 Withdrawal of Notice
Delegate/s:	**Chief Executive Officer** **Executive Manager Infrastructure**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to extend the 28-day period within which payment of a modified penalty may be paid, whether or not the period of 28-days has elapsed [s.9.19]. 3. Authority to withdraw an infringement notice within one year after the notice was given, whether or not the modified penalty has been paid by sending a withdrawal notice (in the prescribed form) to the alleged offender and if the modified penalty has been paid, providing a refund [s.9.20].
CEO Conditions on this Delegation:	a. A delegate who participated in a decision to issue an infringement notice, must NOT determine any matter related to that infringement notice under this Delegation. b. Delegation for Dog Act Infringement Notices is limited to the following listed positions ONLY: (i) Senior Ranger (ii) Ranger c. The CEO has discretion to determine any conditions applicable to use of delegated CEO powers or duties.
Express Power to Sub-Delegate:	Nil.

Compliance Links:	*Dog Act 1976 s 33; Dog Regulations 2013 Part VI*
Record Keeping:	Issue of Infringement Notices

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5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	Delegation to EMI Updated by CEO – 27 February 2026

6 Food Act 2008

6.1 Council to CEO/Employees

6.1.1 Prohibition Orders

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Food Act 2008:* s.118Functions of enforcement agencies and delegation (2)(b) Enforcement agency may delegate a function conferred on it (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120] (4) Sub-delegation permissible only if expressly provided in regulations
Express Power or Duty Delegated:	*Food Act 2008*: s.65(1) Prohibition orders s.66 Certificate of clearance to be given in certain circumstances s.67(4) Request for re-inspection
Delegate:	**Manager Environmental Health**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to serve a prohibition order on the proprietor of a food business in accordance with s.65 of the Food Act 2008 [s.65(1)]. 2. Authority to give a certificate of clearance, where inspection demonstrates compliance with a prohibition order and any relevant improvement notices [s.66]. 3. Authority to give written notice to proprietor of a food business on whom a prohibition order has been served of the decision not to give a certificate of clearance after an inspection [s.67(4)].
Council Conditions on this Delegation:	a. In accordance with s.118(3)(b), this delegation is subject to relevant Department of Health CEO Guidelines, as amended from time to time.
Express Power to Sub-Delegate:	NIL – Food Regulations 2009 do not provide for sub-delegation.

Compliance Links:	*Note – Decisions under this delegation may be referred for review by the State Administration Tribunal*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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3	Reviewed and updated by Council at Ordinary Council Meeting 27 January 2022

6. Food Act 2008 Delegations

4	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024

6.1.2 Food Business Registrations

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Food Act 2008:* s.118Functions of enforcement agencies and delegation (2)(b) Enforcement agency may delegate a function conferred on it (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120] (4) Sub-delegation permissible only if expressly provided in regulations
Express Power or Duty Delegated:	*Food Act 2008*: s.110(1) and (5) Registration of food business s.112 Variation of conditions or cancellation of registration of food businesses
Delegate:	**Manager Environmental Health**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to consider applications and determine registration of a food business and grant the application with or without conditions or refuse the registration [s.110(1) and (5)]. 2. Authority to vary the conditions or cancel the registration of a food business [s.112].
Council Conditions on this Delegation:	a. In accordance with s.118(3)(b), this delegation is subject to relevant Department of Health CEO Guidelines, as amended from time to time, including but not limited to: • Food Act 2008 Regulatory Guideline No.1 Introduction of Regulatory Food Safety Auditing in WA • Food Unit Fact Sheet 8 – Guide to Regulatory Guideline No.1 • WA Priority Classification System • Verification of Food Safety Program Guideline
Express Power to Sub-Delegate:	NIL – Food Regulations 2009 do not provide for sub-delegation.

Compliance Links:	*Note – Decisions under this delegation may be referred for review by the State Administration Tribunal*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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6. Food Act 2008 Delegations

6.1.3 Appoint Authorised Officers and Designated Officers

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Food Act 2008:* s.118Functions of enforcement agencies and delegation (2)(b) Enforcement agency may delegate a function conferred on it (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120] (4) Sub-delegation permissible only if expressly provided in regulations
Express Power or Duty Delegated:	*Food Act 2008*: s.122(1) Appointment of authorised officers s.126(6), (7) and (13) Infringement Officers
Delegate:	**Manager Environmental Health**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to appoint a person to be an authorised officer for the purposes of the Food Act 2008 [s.122(2)]. 2. Authority to appoint an Authorised Officer appointed under s.122(2) of this Act or the s.24(1) of the *Public Health Act 2016,* to be a Designated Officer for the purposes of issuing Infringement Notices under the *Food Act 2008* [s.126(13)]. 3. Authority to appoint an Authorised Officer to be a Designated Officer (who is prohibited by s.126(13) from also being a Designated Officer for the purpose of issuing infringements), for the purpose of extending the time for payment of modified penalties [s.126(6)] and determining withdrawal of an infringement notice [s.126(7).
Council Conditions on this Delegation:	a. In accordance with s.118(3)(b), this delegation is subject to relevant Department of Health CEO Guidelines, as amended from time to time, including but not limited to: • Appointment of Authorised Officers as Meat Inspectors • Appointment of Authorised Officers • Appointment of Authorised Officers – Designated Officers only • Appointment of Authorised Officers – Appointment of persons to assist with the discharge of duties of an Authorised Officer
Express Power to Sub-Delegate:	NIL – Food Regulations 2009 do not provide for sub-delegation.

Compliance Links:	*s.122(3) requires an Enforcement Agency to maintain a list of appointed authorised officers* *s.123(1) requires an Enforcement Agency to provide each Authorised Officer with a Certificate of Authority as prescribed*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

6. Food Act 2008 Delegations

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5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024

6. Food Act 2008 Delegations

6.1.4 Debt Recovery and Prosecutions

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Food Act 2008:* s.118Functions of enforcement agencies and delegation (2)(b) Enforcement agency may delegate a function conferred on it (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120] (4) Sub-delegation permissible only if expressly provided in regulations
Express Power or Duty Delegated:	*Food Act 2008*: s.54 Cost of destruction or disposal of forfeited item s.125 Institution of proceedings
Delegate:	**Executive Manager Development Services**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to recover costs incurred in connection with the lawful destruction or disposal of an item (seized) including any storage costs [s.54(1)] and the costs of any subsequent proceedings in a court of competent jurisdiction [s.54(3). 2. Authority to institute proceedings for an offence under the Food Act 2008 [s.125].
Council Conditions on this Delegation:	a. In accordance with s.118(3)(b), this delegation is subject to relevant Department of Health CEO Guidelines, as amended from time to time.
Express Power to Sub-Delegate:	NIL – Food Regulations 2009 do not provide for sub-delegation.

Compliance Links:	Not applicable
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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6. Food Act 2008 Delegations

6.1.5 Abattoir Inspections and Fees

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Food Act 2008:* s.118Functions of enforcement agencies and delegation (2)(b) Enforcement agency may delegate a function conferred on it (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120] (4) Sub-delegation permissible only if expressly provided in regulations
Express Power or Duty Delegated:	*Food Regulations 2009*: r.43 Local government may require security r.45 Withdrawal of inspection services
Delegate/s:	**Executive Manager Development Services** **Manager Environmental Health**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority, relevant to the payment of abattoir meat inspection fees under Food Regulation 41, to: i. require a person to provide security, ii. determine the form that security is to be provided, and iii. discharge a security held by the Shire of Dandaragan [r.43]. 2. Authority to give written notice and withdraw abattoir meat inspection services, pending payment of any fees due and payable [r.45].
Council Conditions on this Delegation:	a. In accordance with s.118(3)(b), this delegation is subject to relevant Department of Health CEO Guidelines, as amended from time to time.
Express Power to Sub-Delegate:	NIL – Food Regulations 2009 do not provide for sub-delegation.

Compliance Links:	Not applicable
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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6. Food Act 2008 Delegations

6.1.6 Food Businesses List – Public Access

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Food Act 2008:* s.118Functions of enforcement agencies and delegation (2)(b) Enforcement agency may delegate a function conferred on it (3) Delegation subject to conditions [s.119] and guidelines adopted [s.120] (4) Sub-delegation permissible only if expressly provided in regulations
Express Power or Duty Delegated:	*Food Regulations 2009*: r.51 Enforcement agency may make list of food
Delegate:	**Executive Manager Development Services**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to decide to make a list of food businesses maintained under s.115(a) or (b) publicly available [r.51].
Council Conditions on this Delegation:	a. In accordance with s.118(3)(b), this delegation is subject to relevant Department of Health CEO Guidelines, as amended from time to time.
Express Power to Sub-Delegate:	NIL – Food Regulations 2009 do not provide for sub-delegation.

Compliance Links:	Not applicable
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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7 Graffiti Vandalism Act 2016 Delegations

7.1 Council to CEO

7.1.1 Give Notice Requiring Obliteration of Graffiti

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Graffiti Vandalism Act 2016:* s.16 Delegation by local government
Express Power or Duty Delegated:	*Local Government Act 1995*: s.18(2) Notice requiring removal of graffiti s.19(3) & (4) Additional powers when notice is given
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to give written notice to a person who is an owner or occupier of property on which graffiti is applied, requiring the person to ensure that the graffiti is obliterated in an acceptable manner, within the time set out in the notice [s.18(2)]. 2. Authority, where a person fails to comply with a notice, to do anything considered necessary to obliterate the graffiti in an acceptable manner [s.19(3)] and to take action to recover costs incurred as a debt due from the person who failed to comply with the notice [s.19(4)].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Graffiti Vandalism Act 2016:* s.17 Delegation by CEO of local government

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Environmental Health** **Manager Development Planning** **Community Emergency Services Coordinator**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Note – Decisions under this delegation may be referred for review by the State Administration Tribunal*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

7. Graffiti Vandalism Act 2016 Delegations

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5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	Delegations to Community Emergency Services Coordinator updated and adopted by Council 22 February 2024
6	MDP position title updated 17 February 2026

7. Graffiti Vandalism Act 2016 Delegations

7.1.2 Notices – Deal with Objections and Give Effect to Notices

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Graffiti Vandalism Act 2016:* s.16 Delegation by local government
Express Power or Duty Delegated:	*Local Government Act 1995*: s.22(3) Objection may be lodged s.24(1)(b) & (3) Suspension of effect of notice
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to deal with an objection to a notice [s.22(3)]. 2. Authority, where an objection has been lodged, to: i. determine and take action to give effect to the notice, where it is determined that there are urgent reasons or an endangerment to public safety or likely damage to property or serious nuisance, if action is not taken [s.24(1)(b)] and ii. to give notice to the affected person, before taking the necessary actions [s.24(3)].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Graffiti Vandalism Act 2016:* s.17 Delegation by CEO of local government

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Note – Decisions under this delegation may be referred for review by the State Administration Tribunal*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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7. Graffiti Vandalism Act 2016 Delegations

7.1.3 Obliterate Graffiti on Private Property

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Graffiti Vandalism Act 2016:* s.16 Delegation by local government
Express Power or Duty Delegated:	*Local Government Act 1995*: s.25(1) Local government graffiti powers on land not local government property
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to determine to obliterate graffiti applied without consent of the owner or occupier, even though the land on which it is done is not local government property and the local government does not have consent [s.25(1)].
Council Conditions on this Delegation:	a. Subject to exercising Powers of Entry.
Express Power to Sub-Delegate:	*Graffiti Vandalism Act 2016:* s.17 Delegation by CEO of local government

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	Not applicable
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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7. Graffiti Vandalism Act 2016 Delegations

7.1.4 Powers of Entry

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Graffiti Vandalism Act 2016:* s.16 Delegation by local government
Express Power or Duty Delegated:	*Local Government Act 1995*: s.28 Notice of entry s.29 Entry under warrant
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to give notice of an intended entry to the owner or occupier of land, premises or thing, specifying the purpose for which entry is required [s.28]. 2. Authority to obtain a warrant to enable entry onto any land, premises or thing for the purposes of this Act [s.29].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	*Graffiti Vandalism Act 2016:* s.17 Delegation by CEO of local government

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Environmental Health** **Manager Development Planning** **Manager Operations & Community Safety**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	Not applicable
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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6	Delegations to Community Emergency Services Coordinator updated and adopted by Council 22 February 2024
7	MDP position title updated 17 February 2026
8	Delegations to MOCS by CEO – 27 February 2026

8 Public Health Act 2015 Delegations

8.1 Council to CEO\Employees

8.1.1 Appoint Authorised Officer or Approved Officer (Asbestos Regs)

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Health (Asbestos) Regulations 1992:* r.15D(7) Infringement Notices
Express Power or Duty Delegated:	*Health (Asbestos) Regulations 1992:* r.15D(5) Infringement Notices
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to appoint a person or classes of persons as an authorised officer or approved officer for the purposes of the *Criminal Procedure Act 2004* Part 2 [r.15D(5)].
Council Conditions on this Delegation:	a. Subject to each person so appointed being issued with a certificate, badge or identity card identifying the officer as a person authorised to issue infringement notices [r.15D(6)].
Express Power to Sub-Delegate:	Nil – the *Health (Asbestos) Regulations 1992* do not provide a power to sub-delegate.

Compliance Links:	*Criminal Procedure Act 2004* – Part 2
Record Keeping:	*Authorised Persons Register*

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8. Public Health Act 2016 Delegations

8.1.2 Enforcement Agency Reports to the Chief Health Officer

Delegator: *Power / Duty assigned in legislation to:*	Enforcement Agency (means Local Government vide s.4 definition)
Express Power to Delegate: *Power that enables a delegation to be made*	*Public Health Act 2016:* s.21 Enforcement agency may delegate
Express Power or Duty Delegated:	*Public Health Act 2016* s.22 Reports by and about enforcement agencies
Delegate:	**Manager Environmental Health**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to prepare and provide to the Chief Health Officer, the Local Government's report on the performance of its functions under this Act and the performance of functions by persons employed or engaged by the Shire of Dandaragan [s.22(1)] 2. Authority to prepare and provide to the Chief Health Officer, a report detailing any proceedings for an offence under this Act [s.22(2)].
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	Nil – Unless a Regulation enacted under the Public Health Act 2016, specifically authorises a delegated power or duty of an enforcement agency to be further delegated [s.21(4)].

Compliance Links:	*Public Health Act 2016* s.20 Conditions on performance of functions by enforcement agencies.
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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8. Public Health Act 2016 Delegations

8.1.3 Designate Authorised Officers

Delegator: *Power / Duty assigned in legislation to:*	Enforcement Agency (means Local Government vide s.4 definition)
Express Power to Delegate: *Power that enables a delegation to be made*	*Public Health Act 2016:* s.21 Enforcement agency may delegate
Express Power or Duty Delegated:	*Public Health Act 2016* s.24(1) and (3) Designation of authorised officers
Delegate:	**Manager Environmental Health**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to designate a person or class of persons as authorised officers for the purposes of: i. The Public Health Act 2016 or other specified Act ii. Specified provisions of the Public Health Act 2016 or other specified Act iii. Provisions of the Public Health Act 2016 or another specified Act, other than the specified provisions of that Act. Including: a. an environmental health officer or environmental health officers as a class; OR b. a person who is not an environmental health officer or a class of persons who are not environmental health officers, OR c. a mixture of the two. [s.24(1) and (3)].
Council Conditions on this Delegation:	a. Subject to each person so appointed being; • Appropriately qualified and experienced [s.25(1)(a)]; and • Issued with a certificate, badge or identity card identifying the authorised officer [s.30 and 31]. b. A Register (list) of authorised officers is to be maintained in accordance with s.27.
Express Power to Sub-Delegate:	Nil – Unless a Regulation enacted under the Public Health Act 2016, specifically authorises a delegated power or duty of an enforcement agency to be further delegated [s.21(4)].

Compliance Links:	*Public Health Act 2016* *s.20 Conditions on performance of functions by enforcement agencies.* *s.25 Certain authorised officers required to have qualifications and experience.* *s.26 Further provisions relating to designations* *s.27 Lists of authorised officers to be maintained*

8. Public Health Act 2016 Delegations

	s.28 When designation as authorised officer ceases *s.29 Chief Health Officer may issue guidelines about qualifications and experience of authorised officers* *s.30 Certificates of authority* *s.31 Issuing and production of certificate of authority for purposes of other written laws* *s.32 Certificate of authority to be returned.* *s.136 Authorised officer to produce evidence of authority* *Criminal Investigation Act 2006, Parts 6 and 13 – refer s.245 of the Public Health Act 2016* *The Criminal Code, Chapter XXVI – refer s.252 of the Public Health Act 2016*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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8. Public Health Act 2016 Delegations

8.1.4 Commence Proceedings

Delegator: *Power / Duty assigned in legislation to:*	Enforcement Agency (means Local Government vide s.4 definition)
Express Power to Delegate: *Power that enables a delegation to be made*	*Public Health Act 2016:* s.21 Enforcement agency may delegate
Express Power or Duty Delegated:	*Public Health Act 2016* s.280 Commencing Proceedings
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. Authority to commence proceedings for an offence under the *Public Health Act 2016* [s.280]
Council Conditions on this Delegation:	Nil
Express Power to Sub-Delegate:	Nil – Unless a Regulation enacted under the Public Health Act 2016, specifically authorises a delegated power or duty of an enforcement agency to be further delegated [s.21(4)].

Compliance Links:	*Public Health Act 2016* s.20 Conditions on performance of functions by enforcement agencies.
Record Keeping:	*Proceedings issued under this delegated authority are to be held as a Local Government record.*

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9 Planning and Development Act 2005

9.1 CEO to Employees

9.1.1 Town Planning – Residential Development

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Planning and Development Act 2005* *Shire of Dandaragan Local Planning Scheme No. 7* *Residential Design Codes of Western Australia*
Express Power or Duty Delegated:	*Planning and Development Act 2005* *Planning and Development (Local Planning Schemes) Amendment (Single House Development) Regulations 2024*
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. To determine all development applications for a prescribed single house development (including any development ancillary or incidental to a single house). 2. To approve grouped or multiple dwelling development to a maximum of four (4) dwelling units. I. The permissibility is designated a 'P', 'D' or 'A' use in Table 1: Zoning Table of the Shire of Dandaragan Local Planning Scheme No. 7; II. the application does not extend beyond a minor variation at a variance of no greater than 10% to the Residential Design Codes unless otherwise prescribe by a local planning policy. III. no objection or concern has been raised by an adjoining landowner or residents (if required to be advertised); and IV. the application complies with Scheme provisions and any relevant local planning policy standards and requirements. *Note: Notwithstanding the above, any grouped or multiple dwelling development application may be referred to Council for consideration where, in the opinion of the delegated officer, it is considered appropriate.*
Council Conditions on this Delegation:	a. A list of all development applications determined under delegated authority shall be included in the Council Information Bulletin on a monthly basis. b. All development applications (other than applications for prescribed single house development) where the Chief Executive Officer or other delegated officers recommend refusal of the application shall be presented to Council for consideration and a decision.

9. Planning and Development Act 2005

	c. Any development application (other than an application for a prescribed single house development) is to be referred to Council for a decision should it fail to comply or conform to the requirements and standards set by the Shire's Local Planning Scheme No. 7, Local Planning Strategies; any relevant local planning policy adopted by Council or any Subdivision Guide Plan, Structure Plan or Development Area Plan previously endorsed by Council and the West Australian Planning Commission. d. The instigation of legal action in relation to a breach of development approval or an offence committed against one or more of the provisions of the Shire of Dandaragan Local Planning Scheme No 7 shall be subject to a resolution of Council. e. Written notice of all applications considered significant by the authorised officer being advertised under delegation shall be forwarded to Councillors prior to or at the commencement of the advertising process. f. The Chief Executive Officer may further delegate (sub-delegate) to employees which the CEO has determined as being suitably capable of fulfilling the powers and duties contained in this Delegation.

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Development Planning**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Delegations to determine development applications for prescribed single house developments to commence on1 July 2024.

Compliance Links:	*Planning and Development Act 2005* *Shire of Dandaragan Local Planning Scheme No. 7* *Residential Design Codes of Western Australia*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

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7	MDP position title updated 17 February 2026

9. Planning and Development Act 2005

9.1.2 Town Planning – Other Use and Development

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Planning and Development Act 2005* *Shire of Dandaragan Local Planning Scheme No. 7*
Express Power or Duty Delegated:	*Planning and Development Act 2005*
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. To approve all development applications for the use class highlighted *italic* red text in the table below where: • the permissibility is designated a 'P', 'D' or 'A' use in Table 1: Zoning Table of the Shire of Dandaragan Local Planning Scheme No 7; • there is no written objection or concern raised from any public advertising or consultation process; and • the application complies with the Scheme provisions and any relevant local planning policy standards and requirements. *Note: Table has been amended as part of the Shire of Dandaragan's updated Local Planning Scheme No 7 and the symbols used in the cross reference in the Zoning Table have the following meanings:* P means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme; D means that the use is not permitted unless the local government has exercised its discretion by granting planning approval; A means that the use is not permitted unless the local government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4; X means a use that is not permitted by the Scheme. **Key:** **P - Permitted** **D - Discretion** **A - Advertising** **X - Not Permitted**

9. Planning and Development Act 2005

Use Classes	Residential	Commercial	Industrial	Harbour	Marine Services	Rural	Rural Residential	Tourist	Regional Centre *AMD 35 GG 10/08/18*	Rural Smallholdings *AMD 27 GG 11/10/19*
Aged or Dependent Persons	A	X	X	X	X	X	X	D	X	X
Agriculture Extensive	X	X	X	X	X	P	X	X	X	X
Agriculture Intensive *AMD 36 GG 23/7/19*	X	X	X	X	X	D	X	X	X	X
Agroforestry AMD 36 GG 23/7/19	X	X	X	X	X	*D*	X	X	X	X
Animal Husbandry Intensive *AMD 36 GG 23/7/19*	X	X	X	X	X	D	X	X	X	X
Aquaculture	D	D	D	D	D	D	X	X	X	X
Bed and Breakfast AMD 27 GG 11/10/19	*A*	*P*	X	X	X	A	D	P	P	D
Cabin AMD 27 GG 11/10/19	X	X	X	X	X	*A*	*A*	*P*	X	*A*
Caravan Park	X	X	X	X	X	X	X	P	X	X
Caretakers Dwelling AMD 27 GG 11/10/19	*D*	*D*	*D*	*D*	*X*	*D*	*D*	*D*	*D*	*D*
Chalet AMD 27 GG 11/10/19	X	X	X	X	X	*A*	*A*	*A*	X	*A*
Child Care Premises	X	*D*	X	X	X	X	X	X	*D*	X
Cinema/Theatre *AMD 35 GG 10/08/18*	X	P	X	X	X	X	X	A	D	X
Civic Use	X	*D*	X	*A*	X	X	X	*D*	*D*	X
Club Premises	X	D	X	D	X	X	X	D	D	X
Community Purposes	X	D	X	D	X	A	X	D	D	X
Consulting Rooms	*A*	*P*	*D*	X	X	X	X	X	*P*	X
Convenience Store	*A*	*P*	*D*	X	*D*	X	X	*D*	*D*	X
Corrective Institution	X	X	D	X	X	D	X	X	X	X
Educational establishment AMD 35 GG 10/08/18	*D*	*D*	X	*D*	X	X	X	X	*D*	X
Exhibition Centre	X	*D*	*D*	X	X	X	X	X	*D*	X
Fast Food Outlet	X	*P*	*D*	*D*	*D*	X	X	*D*	*D*	X
Fuel Depot	X	X	A	D	D	X	X	X	X	X
Funeral Parlour	X	A	D	X	X	X	X	X	A	X
Group Dwelling	*A*	X	X	X	X	X	X	*D*	X	X
Holiday House AMD 27 GG 11/10/19	*D*	X	X	X	X	*P*	*P*	*P*	*D*	*P*
Home Occupation AMD 27 GG 11/10/19	*D*	*D*	X	X	X	*P*	*D*	*D*	*D*	*D*
Hospital	X	D	X	X	X	X	X	X	D	X
Hotel	X	P	X	A	X	X	X	P	A	X
Industry – cottage AMD 35 GG 10/08/18; AMD 27 GG	*A*	*D*	*P*	X	X	*D*	*D*	*D*	*D*	*D*
Industry – extractive AMD 35 GG 10/08/18	X	X	X	X	X	*A*	X	X	X	X
Industry – general AMD 35 GG 10/08/18	X	X	*P*	X	X	X	X	X	X	X
Industry – light AMD 35 GG 10/08/18	X	X	*D*	*D*	*D*	X	X	X	X	X
Industry – mining *AMD 35 GG 10/08/18*	X	X	P	X	X	A	X	X	X	X
Industry – rural AMD 35 GG 10/08/18	X	X	*P*	X	X	*A*	X	X	X	X
Industry - service *AMD 35 GG 10/08/18*	X	X	P	D	D	X	X	X	D	X
Market	X	P	D	X	X	X	X	D	D	X
Motel	X	P	X	X	X	X	X	P	A	X
Motor Vehicle Repairs	X	*P*	*P*	X	X	X	X	X	*D*	X

9. Planning and Development Act 2005

Use Classes	Residential	Commercial	Industrial	Harbour	Marine Services	Rural	Rural Residential	Tourist	Regional Centre *AMD 35 GG 10/08/18*	Rural Smallholdings *AMD 27 GG 11/10/19*
Multiple Dwelling	*A*	X	X	X	X	X	X	*D*	*D*	X
Night Club *AMD 35 GG 10/08/18*	X	D	X	X	X	X	X	A	X	X
Office	X	*P*	*A*	*D*	*D*	X	X	X	*P*	X
Roadhouse *AMD 6 GG 30/11/12*	X	D	X	X	X	X	X	X	D	X
Park Home Park	X	X	X	X	X	X	X	*P*	X	X
Place of Worship	*A*	X	X	X	X	*A*	X	*D*	*D*	X
Reception Centre	X	D	X	X	X	X	X	D	D	X
Residential Building	D	X	X	X	X	X	X	D	D	X
Resort	X	X	X	P	X	A	X	P	A	X
Restaurant	*A*	*P*	X	A	D	X	X	*P*	*D*	X
Rural Pursuit AMD 27 GG 11/10/19	X	X	X	X	X	*P*	*D*	X	X	*D*
Serviced Apartment AMD 35 GG 10/08/18	X	*A*	X	*P*	X	X	X	*P*	*D*	X
Service Station *AMD 35 GG 10/08/18*	X	A	D	A	X	X	X	D	A	X
Single house AMD 27 GG 11/10/19	*P*	*D*	X	X	X	*P*	*P*	*D*	*D*	*P*
Shop	X	*P*	*D*	*A*	*D*	X	X	*D*	*D*	X
Showroom *AMD 6 GG 30/11/12*	X	D	D	D	X	X	X	X	D	X
Tavern	X	P	X	A	X	X	X	P	A	X
Trade Display	X	*P*	*P*	*D*	*D*	X	X	X	*D*	X
Veterinary Centre	X	*D*	*D*	X	X	*A*	X	X	*D*	X
Warehouse	X	*D*	*P*	*D*	*D*	X	X	X	X	X

2. To approve an amendment or relocation of designated building envelopes on Rural Residential, Special Use Rural Development and Rural Smallholdings zoned properties where no objection is raised from adjoining landowners and the proposal will not result in removal of significant vegetation.

3. To approve all applications for a use or development within a local reserve where:
   - the proposal generally accords with the matters set out in Clause 67 of the Deemed Provisions of the Shire of Dandaragan Local Planning Scheme No 7; and
   - does not conflict with the ultimate purpose intended for the reserve.

4. To determine that a use not specifically mentioned in the Zoning Table of the Shire of Dandaragan Local Planning Scheme:
   - is consistent with the objectives of the particular zone and is therefore permitted.
   - may be consistent with the objectives of the particular zone (and thereafter follow the prescribed advertising procedures).

Note: Notwithstanding the above, any application (other than applications for prescribed single house development) may be referred to Council for consideration where, in the opinion of the delegated officer, it is considered appropriate.

9. Planning and Development Act 2005

Council Conditions on this Delegation:	a. A list of all development applications determined under delegated authority shall be included in the Council Information Bulletin on a monthly basis. b. All development applications (other than applications for prescribed single house development) where the Chief Executive Officer or other delegated officers recommend refusal of the application shall be presented to Council for consideration and a decision. c. Any development application (other than applications for prescribed single house development) is to be referred to Council for a decision should it fail to comply or conform to the requirements and standards set by the Shire's Local Planning Scheme No 7, Local Planning Strategy 2010; any relevant local planning policy adopted by Council or any Subdivision Guide Plan, Structure Plan or Development Area Plan previously endorsed by Council and the Western Australian Planning Commission. d. The instigation of legal action in relation to a breach of development approval or an offence committed against one or more of the provisions of the Shire of Dandaragan Local Planning Scheme No 7 shall be subject to a resolution of Council.

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Development Planning**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Planning and Development Act 2005* *Shire of Dandaragan Local Planning Scheme No. 7*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	Reviewed and updated by Council at Ordinary Council Meeting 28 November 2019
3	Delegations to Development Services Staff Updated by CEO – 5 October 2022
4	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
5	Delegations to Development Services Staff Updated by CEO – 1 July 2024
6	MDP position title updated 17 February 2026

9. Planning and Development Act 2005

9.1.3 Town Planning – Advertising

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Planning and Development Act 2005* *Planning and Development (Local Planning Schemes) Regulations 2015* *Shire of Dandaragan Local Planning Scheme No. 7*
Express Power or Duty Delegated:	*Planning and Development Act 2005* *Planning and Development (Local Planning Schemes) Regulations 2015*
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	To initiate advertising of an application for: • a 'P', 'D' or 'A' use in Table 1: Zoning Table pursuant to the provisions under Clause 64 of the deemed provisions Deemed provisions for local planning schemes and in accordance with local planning policy. • a use not specifically mentioned in the Zoning Table of the Shire of Dandaragan Local Planning Scheme which has been determined that it may be consistent with the objectives of the particular zone.
Council Conditions on this Delegation:	a. Written notice of all applications considered significant by the authorised officer being advertised under delegation shall be forwarded to Councillors prior to or at the commencement of the advertising process.. b. The Chief Executive Officer may further delegate (sub-delegate) to employees which the CEO has determined as being suitably capable of fulfilling the powers and duties contained in this Delegation.

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Development Planning**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Planning and Development Act 2005* *Shire of Dandaragan Local Planning Scheme No. 7*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

9. Planning and Development Act 2005

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	Reviewed and updated by Council at Ordinary Council Meeting 28 November 2019
3	Reviewed and updated by Council at Ordinary Council Meeting 27 January 2022
4	Delegations to Development Services Staff Updated by CEO – 5 October 2022
5	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
6	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
7	MDP position title updated 17 February 2026

9. Planning and Development Act 2005

9.1.4 Town Planning – Signage

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Planning and Development Act 2005* *Shire of Dandaragan Local Planning Scheme No. 7*
Express Power or Duty Delegated:	*Planning and Development Act 2005*
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. To approve applications for signage in accordance with Local Planning Policy 9.5 – Advertising Devices (Signage); and 2. To enforce the provisions under Clause 80 of the Deemed Provisions of the Shire of Dandaragan Local Planning Scheme No 7. *Note: Notwithstanding the above, any application may be referred to Council for consideration where, in the opinion of the delegated officer, it is considered appropriate*.
Council Conditions on this Delegation:	a. A list of all development applications determined under delegated authority shall be included in the Council Information Bulletin on a monthly basis. b. All development applications where the Chief Executive Officer or other delegated officers recommend refusal of the application shall be presented to Council for consideration and a decision. c. Any development application is to be referred to Council for a decision should it fail to comply or conform to the requirements and standards set by the Shire's Local Planning Scheme No 7, Local Planning Strategy 2010; any relevant local planning policy adopted by Council or any Subdivision Guide Plan, Structure Plan or Development Area Plan previously endorsed by Council and the Western Australian Planning Commission. d. The instigation of legal action in relation to a breach of development approval or an offence committed against one or more of the provisions of the Shire of Dandaragan Local Planning Scheme No 7 shall be subject to a resolution of Council. e. Written notice of all applications considered significant by the delegated officer being advertised under delegation shall be forwarded to Councillors prior to or at the commencement of the advertising process..
	The Chief Executive Officer may further delegate (sub-delegate) to employees which the CEO has determined as being suitably

9. Planning and Development Act 2005

	capable of fulfilling the powers and duties contained in this Delegation.

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Development Planning**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Planning and Development Act 2005* *Shire of Dandaragan Local Planning Scheme No. 7* *Local Planning Policy 9.5 – Advertising Devices (Signage)*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	Reviewed and updated by Council at Ordinary Council Meeting 28 November 2019
3	Delegations to Development Services Staff Updated by CEO – 5 October 2022
4	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
5	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
6	MDP position title updated 17 February 2026

9. Planning and Development Act 2005

9.1.5 Town Planning – Subdivision Applications

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Planning and Development Act 2005* *Shire of Dandaragan Local Planning Scheme No. 7*
Express Power or Duty Delegated:	*Planning and Development Act 2005*
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. To provide comment on subdivision and amalgamation applications to the Western Australian Planning Commission (WAPC) where: a. The application is consistent with the Shire Local Planning Framework and the State Planning Framework. b. *Note: Notwithstanding the above, any application may be referred to Council for consideration where, in the opinion of the delegated officer, it is considered appropriate*.
Council Conditions on this Delegation:	a. A list of all subdivision applications commented on under delegated authority shall be included in the Council Information Bulletin on a monthly basis. b. All subdivision or amalgamation applications where the Chief Executive Officer or other delegated officers recommend refusal of the application shall be presented to Council for consideration and a decision. c. Any subdivision application is to be referred to Council for a recommendation to the WAPC should it fail to comply or conform to the requirements and standards set by the Shire's Local Planning Scheme No 7, Local Planning Strategy 2010; any relevant local planning policy adopted by Council or any Subdivision Guide Plan, Structure Plan or Development Area Plan previously endorsed by Council and the Western Australian Planning Commission.
	The Chief Executive Officer may further delegate (sub-delegate) to employees which the CEO has determined as being suitably capable of fulfilling the powers and duties contained in this Delegation.

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Development Planning**

9. Planning and Development Act 2005

CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	Nil

Compliance Links:	*Planning and Development Act 2005* *Shire of Dandaragan Local Planning Scheme No. 7*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	Reviewed and updated by Council at Ordinary Council Meeting 28 November 2019
3	Reviewed and updated by Council at Ordinary Council Meeting 27 January 2022
4	Delegations to Development Services Staff Updated by CEO – 5 October 2022
5	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
6	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
7	MDP position title updated 17 February 2026

9. Planning and Development Act 2005

9.1.6 Town Planning – Miscellaneous

Delegator: *Power / Duty assigned in legislation to:*	Local Government
Express Power to Delegate: *Power that enables a delegation to be made*	*Planning and Development Act 2005* *Shire of Dandaragan Local Planning Scheme No. 7*
Express Power or Duty Delegated:	*Planning and Development Act 2005*
Delegate:	**Chief Executive Officer**
Function: *This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.*	1. To address all matters which arise out of the imposition of conditions on a development approval and provide clarification where required. 2. To determine Council's position in consultation with the Shire President (or Deputy Shire President in the absence of the Shire President) with respect to any mediation process resulting from an appeal lodged with the State Administrative Tribunal. 3. To serve notices on property owners who are deemed to be in breach of the Shire of Dandaragan's Local Planning Scheme No 7. This may relate to unlawful land use or development, non-compliance with a condition/s of development approval or contravention of a direction set by the Scheme or local planning policy. 4. To obtain legal advice in relation to a planning matter/s within budget allocations. 5. To consider initial discussions and provide direction to applicants on development proposals in line with State planning policies and current planning instruments including strategy documents endorsed / adopted by Council.
Council Conditions on this Delegation:	Nil
	The Chief Executive Officer may further delegate (sub-delegate) to employees which the CEO has determined as being suitably capable of fulfilling the powers and duties contained in this Delegation.

Sub-Delegate/s: *Appointed by CEO*	**Executive Manager Development Services** **Manager Development Planning**
CEO Conditions on this Sub-Delegation: *Conditions on the original delegation also apply to the sub-delegations.*	a. The CEO is to be informed of and endorse all requests for legal advice. b. The Manager Development Planning is not provided with the delegated authority listed in 2.

9. Planning and Development Act 2005

Compliance Links:	*Planning and Development Act 2005* *Shire of Dandaragan Local Planning Scheme No. 7*
Record Keeping:	*Notices issued under this delegated authority are to be held as a Local Government record.*

Version Control:

1	Adopted by Council at Ordinary Council Meeting 13 December 2018
2	Reviewed and updated by Council at Ordinary Council Meeting 28 November 2019
3	Reviewed and updated by Council at Ordinary Council Meeting 27 January 2022
4	Delegations to Development Services Staff Updated by CEO – 5 October 2022
5	Reviewed and updated by Council at Ordinary Council Meeting 16 February 2023
6	Reviewed and updated by Council at Ordinary Council Meeting 22 February 2024
7	Delegations to Community Emergency Services Coordinator updated and adopted by Council 22 February 2024
8	MDP position title updated 17 February 2026

10 Statutory Authorisations and Delegations to Local Government from State Government Entities

10.1 Environmental Protection Act 1986

10.1.1 Noise Control – Environmental Protection Notices [Reg.65(1)]

Published by:
Environment

GOVERNMENT GAZETTE
Western Australia
Previous Close Next

No. 47. 19-Mar-2004
Page: 919 Pdf - 476kb

EV401

ENVIRONMENTAL PROTECTION ACT 1986
Section 20
Delegation No. 52

Pursuant to section 20 of the *Environmental Protection Act 1986*, the Chief Executive Officer hereby delegates as follows—

Powers and duties delegated—

All the powers and duties of the Chief Executive Officer, where any noise is being or is likely to be emitted from any premises not being premises licensed under the Act, to serve an environmental protection notice under section 65(1) in respect of those premises, and where an environmental protection notice is so served in such a case, all the powers and duties of the Chief Executive Officer under Part V of the Act in respect of that environmental protection notice.

Persons to whom delegation made—

This delegation is made to any person for the time being holding or acting in the office of Chief Executive Officer under the *Local Government Act 1995*.

Pursuant to section 59(1)(e) of the *Interpretations Act 1984*, Delegation No. 32, dated 4 February 2000 is hereby revoked.

Dated this 9th day of January 2004.

Approved—

FERDINAND TROMP, A/Chief Executive Officer.

Dr JUDY EDWARDS MLA, Minister for the Environment.

10.1.2 Noise Management Plans – Keeping Log Books, Noise Control Notices, Calibration and Approval of Non-Complying Events

Published by:
Environment

GOVERNMENT GAZETTE
Western Australia
Previous Close Next

No. 232. 20-Dec-2013
Page: 6282 Pdf - 3Mb

EV402

ENVIRONMENTAL PROTECTION ACT 1986

Delegation No. 112

I, Jason Banks, in my capacity as Acting Chief Executive Officer of the Department of Environment Regulation responsible for the administration of the *Environmental Protection Act 1986* ("the Act"), and pursuant to section 20 of the Act, hereby delegate to any person for the time being holding or acting in the office of a Chief Executive Officer under the *Local Government Act 1995*, my powers and duties under the *Environmental Protection (Noise) Regulations 1997*, other than this power of delegation, in relation to--

(a) waste collection and other works--noise management plans relating to specified works under regulation 14A or 14B;

(b) bellringing or amplified calls to worship--the keeping of a log of bellringing or amplified calls to worship requested under regulation 15(3)(c)(vi);

(c) community activities--noise control notices in respect of community noise under regulation 16;

(d) motor sport venues--noise management plans in relation to motor sport venues under Part 2 Division 3;

(e) shooting venues--noise management plans in relation to shooting venues under Part 2 Division 4;

(f) calibration results--requesting, under regulation 23(b), details of calibration results undertaken and obtained under Schedule 4;

(g) sporting, cultural and entertainment events--approval of events or venues for sporting, cultural and entertainment purposes under Part 2 Division 7, subject to the following limitation--

(i) Subregulation 18(13)(b) is not delegated.

Under section 59(1)(e) of the *Interpretation Act 1984*, Delegation No. 68, gazetted 22 June 2007 is hereby revoked.

Dated the 12th day of December 2013.

JASON BANKS, Acting Chief Executive Officer.

Approved by--

JOHN DAY, Acting Minister for Environment; Heritage.

10.1.3 Noise Management Plans – Construction Sites

Published by:
Environment

GOVERNMENT GAZETTE
Western Australia
Previous Close Next

No. 71. 16-May-2014
Page: 1548 Pdf - 2Mb

EV405

ENVIRONMENTAL PROTECTION ACT 1986

Delegation No. 119

I, Jason Banks, in my capacity as the Acting Chief Executive Officer of the Department responsible for the administration of the *Environmental Protection Act 1986* ("the Act"), and pursuant to section 20 of the Act, hereby delegate to the holder for the time being of the offices of--

(a) Chief Executive Officer under the *Local Government Act 1995;* and

(b) to any employee of the local government under the *Local Government Act 1995* who is appointed as an Authorised Person under section 87 of the Act,

all my powers and duties in relation to noise management plans under regulation 13 of the *Environmental Protection (Noise) Regulations 1997,* other than this power of delegation.

Under section 59(1)(e) of the *Interpretation Act 1984,* Delegation No. 111, gazetted 20 December 2013, is hereby revoked.

Dated the 1st day of May 2014.

JASON BANKS, Acting Chief Executive Officer.

10.2 Planning and Development Act 2005

10.2.1 Instrument of Authorisation - Sign Development Applications for Crown Land as Owner

DoL FILE 1738/2002v8; 858/2001v9

PLANNING AND DEVELOPMENT ACT 2005

INSTRUMENT OF AUTHORISATION

I, **Donald Terrence Redman MLA**, Minister for Lands, a body corporate continued by section 7(1) of the *Land Administration Act 1997*, under section 267A of the *Planning and Development Act 2005*, HEREBY authorise, in respect of each local government established under the *Local Government Act 1995* and listed in Column 2 of the Schedule, the person from time to time holding or acting in the position of Chief Executive Officer of the relevant local government, to perform the powers described in Column 1 of the Schedule subject to the conditions listed in Column 3 of the Schedule.

Dated the 2nd day of June 2016

HON DONALD TERRENCE REDMAN MLA
MINISTER FOR LANDS

SCHEDULE

This is the Schedule referred to in an Instrument of Authorisation relating to Development Applications under the *Planning and Development Act 2005*

Column 1

The power to sign as owner in respect of Crown land that is:

- a reserve managed by the local government pursuant to section 46 of the *Land Administration Act 1997* and the development is consistent with the reserve purpose and the development is not for a commercial purpose; or
- the land is a road of which the local government has the care, control and management under section 55(2) of the *Land Administration Act 1997* and where there is no balcony or other structure proposed to be constructed over that road unless that structure comes within the definition of a "minor encroachment" in the Building Regulations 2012 (Regulation 45A), or is an "awning, verandah or thing" (Regulation 45B), or is a ground anchor, and where the development is consistent with the use of the land as a road,

in respect of development applications being made under or referred to in:

(i) section 99(2) of the *Planning and Development Act 2005* in respect of development for which approval is required under a regional interim development order (as that term is defined in that Act);

(ii) section 103(2) of the *Planning and Development Act 2005* in respect of development for which approval is required under a local interim development order (as that term is defined in that Act);

(iii) section 115 of the *Planning and Development Act 2005* in respect of development within a planning control area (as that term is defined in that Act);

(iv) section 122A of the Planning and Development Act 2005 in respect of which approval is required under an improvement scheme (as that term is defined in that Act);

(v) section 162 of the *Planning and Development Act 2005* in respect of developments for which approval is required under a planning scheme or interim development order (as those terms are defined in that Act);

(vi) section 163 of the *Planning and Development Act 2005* in respect of development on land which is comprised within a place entered in the Register maintained by the Heritage Council under the *Heritage of Western Australia Act 1990*, or of which such a place forms part;

(vii) section 171A of the *Planning and Development Act 2005* in respect of a prescribed development application (as that term is defined in that section of that Act).

Column 2

City of Albany
City of Armadale
Shire of Ashburton
Shire of Augusta-Margaret River
Town of Bassendean
City of Bayswater
City of Belmont
Shire of Beverley
Shire of Boddington
Shire of Boyup Brook
Shire of Bridgetown-Greenbushes
Shire of Brookton
Shire of Broome
Shire of Broomehill-Tambellup
Shire of Bruce Rock
City of Bunbury
Shire of Busselton
Town of Cambridge
City of Canning
Shire of Capel
Shire of Carnamah
Shire of Carnarvon
Shire of Chapman Valley
Shire of Chittering
Shire of Christmas Island
Town of Claremont
City of Cockburn
Shire of Cocos (Keeling) Islands
Shire of Collie
Shire of Coolgardie
Shire of Coorow
Shire of Corrigin
Town of Cottesloe
Shire of Cranbrook
Shire of Cuballing
Shire of Cue
Shire of Cunderdin
Shire of Dalwallinu
Shire of Dandaragan
Shire of Dardanup
Shire of Denmark
Shire of Derby/West Kimberley
Shire of Donnybrook-Balingup
Shire of Dowerin
Shire of Dumbleyung
Shire of Dundas
Town of East Fremantle
Shire of East Pilbara
Shire of Esperance
Shire of Exmouth
City of Fremantle
City of Greater Geraldton

Shire of Gingin
Shire of Gnowangerup
Shire of Goomalling
City of Gosnells
Shire of Halls Creek
Shire of Harvey
Shire of Irwin
Shire of Jerramungup
City of Joondalup
Shire of Kalamunda
City of Kalgoorlie-Boulder
Shire of Katanning
Shire of Kellerberrin
Shire of Kent
Shire of Kojonup
Shire of Kondinin
Shire of Koorda
Shire of Kulin
City of Kwinana
Shire of Lake Grace
Shire of Laverton
Shire of Leonora
City of Mandurah
Shire of Manjimup
Shire of Meekatharra
City of Melville
Shire of Menzies
Shire of Merredin
Shire of Mingenew
Shire of Moora
Shire of Morawa
Town of Mosman Park
Shire of Mount Magnet
Shire of Mt Marshall
Shire of Mukinbudin
Shire of Mundaring
Shire of Murchison
Shire of Murray

Column 3

In accordance with and subject to approved Government Land policies.

Any signature subject to the following endorsement:
Signed only as acknowledgement that a development application is being made in respect of a proposal that includes Crown land, Crown reserves under management for the purpose, or a road and to permit this application to be assessed under the appropriate provision of the *Planning and Development Act 2005* (including any planning scheme). The signature does not represent approval or consent for planning purposes. Further, in the event that development approval is granted for the proposal, the above signature should not be taken as an acknowledgement of or consent to the commencement or carrying out of the proposed development or to any modification of the tenure or reservation classification of the Crown land component.

Shire of Nannup
Shire of Narembeen
Shire of Narrogin
Town of Narrogin
City of Nedlands
Shire of Ngaanyatjarraku
Shire of Northam
Shire of Northampton
Shire of Nungarin
Shire of Peppermint Grove
Shire of Perenjori
City of Perth
Shire of Pingelly
Shire of Plantagenet
Town of Port Hedland
Shire of Quairading
Shire of Ravensthorpe
City of Rockingham
Shire of Roebourne
Shire of Sandstone
Shire of Serpentine Jarrahdale
Shire of Shark Bay
City of South Perth
City of Stirling
City of Subiaco
City of Swan

Shire of Tammin
Shire of Three Springs
Shire of Toodyay
Shire of Trayning
Shire of Upper Gascoyne
Town of Victoria Park
Shire of Victoria Plains
Town of Vincent
Shire of Wagin
Shire of Wandering
City of Wanneroo
Shire of Waroona
Shire of West Arthur
Shire of Westonia
Shire of Wickepin
Shire of Williams
Shire of Wiluna
Shire of Wongan-Ballidu
Shire of Woodanilling
Shire of Wyalkatchem
Shire of Wyndham-East Kimberley
Shire of Yalgoo
Shire of Yilgarn
Shire of York

HON DONALD TERRENCE REDMAN MLA
MINISTER FOR LANDS

2nd **day of** June **2016**

10.2.2 WA Planning Commission – Section 25 of the Strata Titles Act 1985

Published by:
Planning and Infrastructure

GOVERNMENT GAZETTE Western Australia
Previous Close Next

No. 98. 09-Jun-2009
Page: 1936 Pdf - 429kb

PI409

PLANNING AND DEVELOPMENT ACT 2005
Instrument of Delegation
Del 2009/03 Powers of Local Governments

Delegation to local governments of certain powers and functions of the Western Australian Planning Commission relating to the issuing of certificates of approval under section 25 of the *Strata Titles Act 1985*

Preamble

Under section 16 of the *Planning and Development Act 2005* (the Act) the Western Australian Planning Commission (the WAPC) may, by resolution published in the *Government Gazette*, delegate any function under the Act or any other written law to a local government, a committee established under the *Local Government Act 1995* or an employee of a local government.

In accordance with section 16(4) of the Act, a reference in this instrument to a function or a power of the WAPC includes and extends to, without limitation or restriction, any of the powers, privileges, authorities, discretions, duties and responsibilities vested in or imposed on the WAPC by the Act or any other written law as the case requires.

Resolution under section 16 of the Act (delegation)

On 26 May 2009, pursuant to section 16 of the Act, the WAPC RESOLVED—

A TO DELEGATE to local governments, and to members and officers of those local governments, its powers and functions under section 25 of the *Strata Titles Act 1985* as set out in clause 1 of Schedule, within their respective districts, subject to the conditions set out in clause 2 of Schedule 1.

TONY EVANS, Western Australian Planning Commission.

SCHEDULE 1

1. Applications made under section 25 of the *Strata Titles Act 1985*

Power to determine applications for the issuing of a certificate of approval under section 25 of the *Strata Titles Act 1985* for a plan of subdivision, re-subdivision or consolidation, except those applications that—

(a) propose the creation of a vacant lot;

(b) propose vacant air stratas in multi-tiered strata scheme developments;

(c) in the opinion of the WAPC as notified to the relevant local government in writing, or in the opinion of the relevant local government as notified to the WAPC in writing, relate to—

(i) a type of development; and/or

(ii) land within an area,

which is of state or regional significance, or in respect of which the WAPC has determined is otherwise in the public interest for the WAPC to determine the application.

2. Reporting requirements

A local government that exercises the power referred to in clause 1 is to provide WAPC with data on all applications determined under this Instrument of Delegation at the conclusion of each financial year in the format prescribed by the WAPC.

10.3 Main Roads Act 1930

10.3.1 Traffic Management - Events on Roads

A list of local governments authorised for Traffic Management for Events can be found on the Main Roads WA website here

WESTERN AUSTRALIA
ROAD TRAFFIC CODE 2000
REGULATION 297(2)
INSTRUMENT OF AUTHORISATION

RELATING TO
TRAFFIC MANAGEMENT FOR EVENTS

Pursuant to Regulation 297(2) of the *Road Traffic Code 2000* the Commissioner of Main Roads ("the Commissioner") hereby authorises (Insert name of Local Government) (Authorised Body") by itself, its employees, consultants, agents and contractors (together "Representatives") to, from the date indicated below, erect, establish, display, alter or take down such road signs of whatsoever type or class (except for permanent traffic control signals) as may be required for the purpose and duration of any:

i) "event" subject to an order from the Commissioner of Police pursuant to Part VA of the *Road Traffic Act 1974*;

ii) race meeting or speed test for which the Minister referred to in section 83 of the *Road Traffic Act 1974* has, under that provision, temporarily suspended the operation of any provisions of the *Road Traffic Act 1974* or regulations made under that Act; or

iii) public meeting or procession the subject of a permit granted by the Commissioner of Police under the *Public Order in Streets Act 1984*;

or as may be required for the purpose of controlling traffic on a road adjacent to, or in the vicinity of, any event or organised activity approved by the Authorised Body under its local laws, on a road (other than a main road or highway) within its jurisdiction, SUBJECT ALWAYS to the following terms and conditions:

(a) the Authorised Body shall at all times observe, perform and comply with the provisions of the "Traffic Management for Events Code of Practice" (as amended or replaced from time to time in consultation with the Traffic Management for Events Advisory Group) issued by Main Roads Western Australia ("the Code") referring to the version which is current at the time of the event, a copy of which can be obtained from Main Roads Western Australia from www.mainroads.wa.gov.au or by contacting Main Roads by phone;

(b) the Authorised Body shall develop and implement procedures that will satisfy the Commissioner that traffic management implemented by the Authorised Body, its employees, agents and contractors will in all respects conform to and comply with the requirements of the Code; and

(c) the Authorised Body shall ensure that its Representatives comply with the terms and conditions identified above at paragraphs (a) and (b) as if they were named in those paragraphs in place of the Authorised Body.

By executing and returning the acknowledgment at the foot of this authorisation, the Authorised Body agrees to observe, perform and comply with the above terms and conditions.

The powers in this Instrument of Authorisation do not change or replace:

1) any prior Instrument of Authorisation from the Commissioner of Main Roads for the purposes of undertaking traffic management for works on roads; and

2) any powers and responsibilities of a local government provided in regulation 9 of the *Road Traffic (Events on Roads) Regulations 1991*.

Dated:

THE COMMON SEAL OF THE COMMISSIONER OF MAIN ROADS)
WAS AFFIXED BY)
)
)
)
)
COMMISSIONER OF MAIN ROADS)
)
FOR THE TIME BEING IN THE PRESENCE OF:

_____
Signature of Witness

_____
Name of Witness (please print)

ACKNOWLEDGMENT BY AUTHORISED BODY

……*(Insert name of Local Government)*…… agrees to unconditionally observe, perform and be bound by the above conditions.

THE COMMON SEAL of)
)
)
)
_____
[Insert name of Local Government])
)
Was hereunto affixed pursuant to a resolution of the Council in the presence of:)
)
)
)

_____
Signature of Chief Executive Officer

_____
Signature of Witness

_____
Name of Witness (please print)

10.3.2 Traffic Management – Road Works

A list of Local Governments authorised for the purposes of Road Traffic Code 2000 r.297(2) are available on Main Roads WA website here

WESTERN AUSTRALIA
ROAD TRAFFIC CODE 2000
REGULATION 297(2)
INSTRUMENT OF AUTHORISATION

Pursuant to Regulation 297(2) of the Road Traffic Code 2000 the Commissioner of Main Roads ("the Commissioner") hereby authorises ..... ("Authorised Body") by itself, its employees, consultants, agents and contractors (together "Representatives") to, from the date indicated below, erect, establish, display, alter or take down such traffic signs and traffic control devices of whatsoever type or class (except for permanent traffic control signals) as may be required for the purpose and duration of any works, survey or inspection, associated with the construction, maintenance or repair on a road (other than a main road or highway), any adjoining land or any portion thereof within its jurisdiction, SUBJECT ALWAYS to the following terms and conditions:

(a) the Authorised Body shall at all times observe, perform and comply with the provisions of the "Traffic Management for Works on Roads Code of Practice" (as amended or replaced from time to time in consultation with the Traffic Management for Roadworks Advisory Group) issued by Main Roads Western Australia ("the Code") referring to the version which is current at the time of the relevant works, a copy of which can be obtained from Main Roads Western Australia from www.mainroads.wa.gov.au or by contacting Main Roads by phone;

(b) the Authorised Body shall develop and implement procedures that will satisfy the Commissioner that traffic management implemented by the Authorised Body, its employees, agents and contractors will in all respects conform to and comply with the requirements of the Code; and

(c) the Authorised Body shall ensure that its Representatives comply with the terms and conditions identified above at paragraphs (a) and (b) as if they were named in those paragraphs in place of the Authorised Body.

By executing and returning the acknowledgment at the foot of this authorisation, the Authorised Body agrees to observe, perform and comply with the above terms and conditions.

This Instrument of Authorisation replaces any prior Instrument of Authorisation under Regulation 297(2) of the Road Traffic Code 2000 between the Commissioner and the Authorised Body. The Commissioner's delegation dated 17 July 1975 to a number of Local Governments outside the Perth metropolitan area, is not affected by this Instrument of Authorisation except that this Instrument of Authorisation prevails wherever roadworks are concerned. That 1975 delegation was made under Regulation 301 of the Road Traffic Code 1975 and related to non-regulatory signage.

Dated:

THE COMMON SEAL OF THE)
COMMISSIONER OF MAIN ROADS)
WAS AFFIXED BY)
)
)
COMMISSIONER OF MAIN ROADS)
FOR THE TIME BEING IN THE PRESENCE OF:)

_____
Signature of Witness

_____
Name of Witness

ACKNOWLEDGMENT BY AUTHORISED BODY

..... agrees to observe, perform and be bound by the above conditions.

THE COMMON SEAL OF THE)

.....)
WAS AFFIXED PURSUANT TO A RESOLUTION)
OF THE COUNCIL IN THE PRESENCE OF)

_____
Chief Executive Officer

_____
Witness

10.4 Road Traffic (Vehicles) Act 2012

10.4.1 Approval for Certain Local Government Vehicles as Special Use Vehicles

Government of **Western Australia**
Department of **Transport**
Driver and Vehicle Services

ROAD TRAFFIC (VEHICLES) ACT 2012

Road Traffic (Vehicles) Regulations 2014

RTVR-2017-202046

APPROVAL UNDER REGULATION 327(4)(f) FOR CERTAIN LOCAL GOVERNMENT VEHICLES AS SPECIAL USE VEHICLES

Pursuant to the *Road Traffic (Vehicles) Regulations 2014* (the *Regulations*), I, Christopher Davers, Assistant Director Strategy and Policy, Driver and Vehicle Services, Department of Transport, and delegate of the Chief Executive Officer of the Department of Transport by way of a delegation instrument dated 7 August 2017, hereby approve vehicles owned by a local government and ordinarily used by persons authorised or appointed by that local government to perform functions on its behalf under:

(a) the *Local Government Act 1995*;

(b) regulations made under the *Local Government Act 1995*;

(c) a local law;

(d) any other legislation empowering a local government to authorise or appoint persons to perform functions on the behalf of the local government (including but not limited to the *Dog Act 1976*); or

(e) any combination of the above paragraphs (a) to (d);

as special use vehicles for the purposes of paragraph "f" of the definition of "*special use vehicle*" in regulation 327(4) of the *Regulations*, with the effect that those vehicles may be fitted with one or more yellow flashing lights under regulation 327(3)(b) of the *Regulations*, subject to the following conditions:

CONDITIONS

1. Those lights must emit rotating, flashing yellow coloured light(s) and must not be a strobe light.
2. At least one flashing light shall be mounted on top of the vehicle and when lit, shall be visible in normal daylight up to a distance of not less than 200 metres to vehicles approaching from any direction.
3. No part of the lens of the flashing lights is visible either directly or indirectly to the driver when seated in the normal driving position.
4. If more than one flashing light is fitted, they must be placed symmetrically about the centre line of the vehicle or combination of vehicles.
5. An on/off switch for the flashing lights must be installed so as to be easily operated from the driver's seat.
6. Any additional equipment fitted to the vehicle must not interfere with the overall safe operation of the vehicle.
7. Any vehicle fitted with flashing lights for the purposes of this approval must:

7.4 C-7SRS04 – Street Trees and Streetscapes

PART A - Policy

Objective:

The objective of this Policy is to set out how the Shire of Dandaragan (Shire) will

(i) promote the use, maintenance and removal of appropriate trees within the public places across the Shire, including foreshore area, urban streets and rural roads; and

(ii) provide the community with direction regarding the development, maintenance, use and vegetation to be used in verges within townsites.

Policy Statement:

1. Street Trees

The Shire recognises the significance of streetscapes and naturally occurring and planted trees as integral to the identity of the Shire and having an urban forest is shown to contribute to the health and wellbeing of the community.

The Shire is committed to:

- The conservation and preservation of existing street trees.
- The protection of significant trees and remnant bushland on the roadside.
- The enhancement of streetscapes through street tree planting and landscaping with suitable species.
- The reduction of risk through pruning, canopy reduction, tree removal and verge treatments, as appropriate.
- Vegetation care principles to aid the health and resilience of plants.

In achieving these principles, the Shire will:

1. Take a proactive asset management approach to the management of street trees and streetscapes.
2. Recognise and manage budget limitations and ensure decisions reflect the principles of financial sustainability.
3. Achieve utility and infrastructure requirements.
4. Minimise risk and meet its duty of care legal obligations.
5. Deliver broader ecological, social and aesthetic benefits to present and future generations.
6. Retain trees wherever possible.
7. Remove street trees where:

(a) All or part of the tree is dead, suffering termite or other damage or is determined by the Shire or its arborist to be declining in health. In some cases, dead trees may provide habitat for local fauna and will be assessed accordingly for possible retention.
(b) It is a cultivated street tree and is considered a hazard to residents, motorists or property.
(c) The street tree was planted without approval from the Shire and is determined to be unsuitable in the area.
(d) As part of the development approval process the tree is considered, by the Shire, appropriate to remove.
(e) The tree causes reoccurring damage to public infrastructure.
(f) The tree impacts sight lines, visibility and access.

2. Verge Treatments and Maintenance

The Shire recognises that the installation of appropriate verge treatments will enhance the streetscape and amenity of an area.

Any owner or occupier of land within the townsites, excluding Beachridge Estate, Jurien Bay (in accordance with the Design Guidelines) may plant lawn on the street verge adjoining their property, without obtaining approval from the Council.

To minimise the impact of the adverse winds experienced on the coast, where reinstatement and backfill of kerbs is required due to the undermining of a footpath or kerbing, consultation will be undertaken with the property owners adjacent to the road verge affected to identify options for approved remedial works.

7. Engineering

PART B - Management Procedures

Definitions:

Nil.

Detail

1. Trees - Streets, Road Reserves and Foreshores

1.1 Tree Planting - Foreshores

Foreshore tree planting is to generally consist of a variety of trees that would not obscure the views of nearby residents however, the planting of some larger trees can take place where resident's views will not be affected.

1.2 Street trees – Townsites

The planting of street trees will be subject to the following provisions:

(i) The approved varieties of trees are

Coastal Towns

- *coastal moort* (eucalytus utilis)
- *bushy yate* (eucalyptus lehmannii)
- *illyarrie* (eucalyptus erythrocorys)
- *peppermint* (agonis flexuosa)
- *jingymia mallee* (eucalyptus synandra)
- *coral gum* (eucalyptus torquata)
- *emu tree hakea* francisiana
- *red flowering gum* (corymbia ficifolia)
- *sliver princess* (eucalyptus caesia subsp. magna)
- *fuchsia mallee* (eucalyptus forrestiana)
- *red flowering paperbark* (melaleuca viridiflora)
- *platypus gum* (eucalyptus platypus)
- *snow queen* (eucalyptus victrix)
- *honey myrtle* (melaleuca nesophila)
- *black paperbark* (melaleuca lanceolate)
- *willow myrtle* (agonis flexuosa)
- *she-oak* (casuarina equisetifolia incana)
- *emu bush* (hakea laurina)
- *olive* (olea europa verdale)

Inland Towns

- *banksia*
- *red flowering gum* (corymbia ficifolia)
- *river gum* (eucalyptus camaldulensis)
- *bottlebrush* (callistemon)
- *illyarrie* (eucalyptus erythrocorys)
- *tuart* (eucalyptus gomphocephala) (only on sides of streets where no power lines exist)

7. Engineering

(ii) Street tree planting

The Shire does not permit residents to plant any species, either an approved species or not, without the prior approval of a *Streetscape Application*. All applications for street tree planting will be assessed by the Shire to determine if there is adequate room on the verge for the tree(s), the number of trees that may be planted, species selection, current street trees nearby, and any additional site constraints that may be relevant.

Site constraints can include verge width, length and shape, building setback, overhead powerlines, vehicle and pedestrian access, street lighting and sightlines. These factors will influence the most appropriate location of the street tree(s). Consideration should also be given as to whether an evergreen or deciduous tree would be most appropriate for the site.

If a *Streetscape Application* is approved, applicants can commence the planting works denoted. Applicants can request the Shire to assist with the following works:

- remove weed or overgrown grass;
- breakup topsoil and do minor earthworks;
- deliver mulch; and
- plant street trees.

The landowner and/or community groups is to water and maintain any trees supplied.

Street trees are to be planted the following minimum clearances from the listed infrastructure:

Infrastructure	**Clearance required in metres**
Private property boundary	2.7
Street intersection	10
Crossovers	3
Power pole	3
Underground service pits	2 from edge
Stormwater inlet	2 from edge
Traffic signs	5 if in front or 2 if behind the sign
Other signs	2

1.3 Street Trees – Rural Residential and Rural Areas

The planting of street trees will be subject to the following provisions:

(i) The Shire will generally encourage the planting of trees in rural road reserves, with the exception of 20 metre road reserves.

(ii) The Shire will generally encourage the planting of trees in areas that have been denuded of natural vegetation.

(iii) In areas approved by the Chief Executive Officer (following consultation with adjoining landowners and the Executive Manager Infrastructure) the Shire will provide some trees free of charge for the landowners to plant.

(iv) The Shire will endeavour to assist with any clearing and earthworks required provided such work does not require excessive use of Shire plant and providing the plant is in the general vicinity.

(v) Trees must be planted by the adjoining landowner and must be tended by the owner during the first summer following.

(vi) Trees should not be planted any closer than 14 metres from the centre line of a road.

(vii) All farmers who are renewing fencing along road reserve be encouraged to relocate new fencing 5 to 10 metres inside their property.

(viii) No tree planting should be carried out on Shire of Dandaragan road reserves without prior approval from the Shire.

(ix) Any person wishing to plant trees is to contact 'Dial Before You Dig' to ascertain the location of any cables to ensure trees are not planted where they may affect underground telephone services.

(x) Trees are not to be planted where they may interfere with Western Power transmission lines and are not to be planted at curves where they may obstruct sight/vision of motorists.

(xi) The Shire prohibits the taking of any timber from Shire reserves and road reserves.

2. Streetscapes – Townsites

2.1 Backfill of Kerb and Reinstatement – Jurien Bay and Cervantes

In order to prevent backfill material from being blown onto the street and away from the kerb caused by the adverse winds experienced on the coast, prior to the installation of the kerbing Shire staff consult with the property owners adjacent to the road verge affected to identify their requirements in accordance with the options available below:

(i) The following materials may be used as backfill:
  (a) If there is evidence that the road verge prior to the kerbing being installed has been watered on a regular basis that yellow sand be used.
  (b) Other material approved by Executive Manager Infrastructure.

(ii) If reticulation equipment has been installed and operating prior to the installation of the kerb and or the widening of the road verge, the Shire of will arrange to replace or carry out the required repairs to the same standards.

(iii) Existing crossovers will be reinstated to the same standard as previously installed.

7. Engineering

2.2 Verge Development – Street Lawns and Gardens

Any owner or occupier of land within the townsites, excluding Beachridge Estate, Jurien Bay (in accordance with the Design Guidelines) may plant lawn on the street verge adjoining their property, without obtaining approval from Council.

Street lawns are to be maintained by the owner or occupier of the property.

Any person wishing to install reticulation within a street verge for watering a street lawn or for any other purpose is required to apply in writing via a Streetscape Application.

Any approval to install reticulation in a street verge is to contain a condition that the Council will not under any circumstances be responsible for any damage caused to the reticulation whether that damage is caused by the Council, another public authority or any other agent or individual. A further condition of approval is that the reticulation is to be located so that it will not create a hazard for pedestrians.

Any person wishing to develop a street verge with anything other than lawn, e.g. brick paving, bitumen, native plants, etc., is required to make a Streetscape Application.

2.3 Cervantes Townsite – Memorial Park Tree Planting

Any person wishing to undertake a private planting in Memorial Corner, Cervantes is required to liaise with the Cervantes Memorial Park Committee and disputes are to be referred to the Chief Executive Officer for determination.

Shire will approve the planting of:
(i) melaleuca;
(ii) callistemon;
(iii) templetonia; and
(iv) Other native plants (not growing higher than two (2) metres).

The applicant is to be urged to maintain the plant (pruning, etc) however, if not done, the Shire will undertake this work in its normal maintenance programme.

Any plaques to be installed are to be no larger than 300mm x 300mm and placed no higher than 300mm off the ground. The applicant is to be urged to make the plaque as secure as possible because the Shire will not accept responsibility for damage or removal.

The Shire does not oppose the disposal of ashes at the site of the plantings.

7.4 C-7SRS04 – Street Trees and Streetscapes

Objective:

The objective of this Policy is to set out how the Shire of Dandaragan (Shire) will

(i) promote the use, maintenance and removal of appropriate trees within the public places across the Shire, including foreshore area, urban streets and rural roads; and
(ii) provide the community with direction regarding the development, maintenance, use and vegetation to be used in verges within townsites.

Policy Statement:

1. Street Trees

The Shire recognises the significance of streetscapes and naturally occurring and planted trees as integral to the identity of the Shire and having an urban forest is shown to contribute to the health and wellbeing of the community.

The Shire is committed to:

- The conservation and preservation of existing street trees.
- The protection of significant trees and remnant bushland on the roadside.
- The enhancement of streetscapes through street tree planting and landscaping with suitable species.
- The reduction of risk through pruning, canopy reduction, tree removal and verge treatments, as appropriate.
- Vegetation care principles to aid the health and resilience of plants.

In achieving these principles, the Shire will:

- Take a proactive asset management approach to the management of street trees and streetscapes.
- Recognise and manage budget limitations and ensure decisions reflect the principles of financial sustainability.
- Achieve utility and infrastructure requirements.
- Minimise risk and meet its duty of care legal obligations.
- Deliver broader ecological, social and aesthetic benefits to present and future generations.
- Retain trees wherever possible.
- Remove street trees only when necessary.

2. Removal of Street Trees

The Shire may approve the removal of a street tree when it is determined that the tree is no longer viable or poses an unacceptable risk. This includes situations where all or part of the tree is dead, affected by termites, suffering from significant structural decline, or otherwise assessed by the Shire or its arborist as being in poor health. In some circumstances, dead trees may still provide important habitat for local fauna; in these cases, the Shire will consider the ecological value of retaining the tree before making a final decision.

Street trees that have been cultivated but present a hazard to residents, motorists, or property may also be removed when the risk cannot be adequately mitigated through other means. Trees that have been planted without Shire approval and are deemed unsuitable for their location may be subject to removal, particularly where they interfere with public infrastructure, create access issues, or fail to meet established species or placement standards.

During the development approval process, the Shire may identify trees that require removal to support the safe and compliant progression of works. Trees that cause recurring damage to public assets or infrastructure, or those that obstruct sight lines, visibility, or access for road users, pedestrians, or vehicles, where such issues cannot be reasonably resolved through pruning or standard arboriculture treatments, may also be removed as part of responsible asset and risk management.

The Shire does not support the removal of street trees solely for the purpose of improving private or public views. Decisions regarding tree removal will always consider safety, environmental value, community benefit, and long-term sustainability

3. Tree Planting

3.1 Foreshore

Foreshore tree planting is to generally consist of a variety of trees that would not obscure the views of nearby residents however, the planting of some larger trees can take place where resident's views may be affected.

3.2 Townsites

The planting of street trees will be subject to the following provisions:

a) Street tree planting on verge

The Shire does not permit residents to plant any species, either an approved species or not, without the prior approval of a *Streetscape Application*. All applications for street tree planting will be assessed by the Shire to determine if there is adequate room on the verge for the tree(s), the number of trees that may be planted, species selection, current street trees nearby, and any additional site constraints that may be relevant.

Site constraints can include verge width, length and shape, building setback, overhead powerlines, vehicle and pedestrian access, street lighting and sightlines. These factors will influence the most appropriate location of the street tree(s). Consideration should also be given as to whether an evergreen or deciduous tree would be most appropriate for the site.

If a *Streetscape Application* is approved, applicants can commence the planting works denoted. Applicants may request the Shire to assist with the following works:

- remove weeds or overgrown grass within the immediate vicinity of the tree planting location;
- minor earthworks limited to soil preparation directly associated with the planting of the tree, and excluding broader excavation, regrading or verge modification;
- deliver mulch; and
- plant street trees.

The owner or occupier is to water and maintain any trees supplied.

Street trees are to be planted following the below table for minimum clearances from the listed infrastructure:

Infrastructure	**Clearance required in metres**
Private property boundary	2.7
Street intersection	10
Crossovers	3
Power pole	3
Underground service pits	2 from edge
Stormwater inlet	2 from edge
Traffic signs	5 if in front or 2 if behind the sign
Other signs	2

b) The approved varieties of trees are;

Coastal Towns

1. *coastal moort* (eucalytus utilis)
2. *bushy yate* (eucalyptus lehmannii)
3. *illyarrie* (eucalyptus erythrocorys)
4. *peppermint* (agonis flexuosa)
5. *jingymia mallee* (eucalyptus synandra)
6. *coral gum* (eucalyptus torquata)
7. *emu tree hakea* francisiana
8. *red flowering gum* (corymbia ficifolia)
9. *sliver princess* (eucalyptus caesia subsp. magna)
10. *fuchsia mallee* (eucalyptus forrestiana)
11. *red flowering paperbark* (melaleuca viridiflora)
12. *platypus gum* (eucalyptus platypus)
13. *snow queen* (eucalyptus victrix)
14. *honey myrtle* (melaleuca nesophila)
15. *black paperbark* (melaleuca lanceolate)
16. *willow myrtle* (agonis flexuosa)
17. *she-oak* (casuarina equisetifolia incana)
18. *emu bush* (hakea laurina)
19. *olive* (olea europa verdale)

Inland Towns

20. *banksia*
21. *red flowering gum* (corymbia ficifolia)
22. *river gum* (eucalyptus camaldulensis)
23. *bottlebrush* (callistemon)

24. *illyarrie* (eucalyptus erythrocorys)
25. *tuart* (eucalyptus gomphocephala) (only on sides of streets where no power lines exist)

3.3 Rural Residential and Rural Areas

The planting of street trees will be subject to the following provisions:

a) The Shire will generally encourage the planting of trees in rural road reserves, with the exception of 20 metre road reserves.
b) The Shire will generally encourage the planting of trees in areas that have been denuded of natural vegetation
c) In areas approved by the Chief Executive Officer or delegated officer (following consultation with adjoining landowners and the Executive Manager Infrastructure) the Shire may provide some trees free of charge for the landowners to plant.
d) The Shire may assist with clearing and minor earthworks required, provided such work does not require excessive use of Shire plant and providing the plant is in the general vicinity.
e) Trees must be planted by the adjoining owner or occupier and must be tended by the owner or occupier during the first summer following.
f) Trees should not be planted any closer than 14 metres from the centre line of a road.
g) No tree planting should be carried out on road reserves without prior approval from the Shire.
h) Any owner or occupier wishing to plant trees is to contact 'Dial Before You Dig' to ascertain the location of any cables and utilities, to ensure trees are not planted where they may affect underground assets.
i) Trees are not to be planted where they may interfere with Western Power transmission lines
j) Trees are not to be planted where they may obstruct line of sight/vision of motorists, pedestrians and other road users.
k) The Shire prohibits the taking of any timber from Shire reserves and road reserves.

4. Verge Treatments, Maintenance and Asset Protection

4.1 General

Owners or occupiers within townsites may, with consultation, develop the verge adjoining their property, subject to this Policy and any approval conditions. Properties within Beachridge Estate are excluded (separate Design Guidelines apply).

4.2 Lawn on Verges

Prior to planting lawn on a verge, owners/occupiers must consult the Shire to confirm suitability and ensure no conflict with existing or planned infrastructure.
Where lawn is supported, the owner/occupier is responsible for all costs associated with installing, operating and maintaining any reticulation and for ongoing lawn care.

4.3 Reticulation

Reticulation within the verge requires written approval via a Streetscape Application.
Approval conditions will include that the Shire accepts no responsibility for damage to private reticulation and that reticulation must not create a pedestrian hazard.

4.4 Other Verge Developments

Any verge treatments other than lawn (e.g., brick paving, bitumen, native plantings) require a Streetscape Application.

4.5 Reinstatement and Asset Protection

Where kerbs or footpaths require reinstatement or backfilling (e.g., due to wind erosion or other environmental impacts), the Shire may consult adjoining property owners on suitable remedial works that meet approved standards.

Where there is evidence that a verge was regularly watered prior to kerb installation, yellow sand may be used for backfilling. Alternative backfill materials may be used if approved by the Executive Manager Infrastructure.

Where reticulation was installed and operating prior to kerb installation or road verge widening, the Shire will endeavour to repair or replace the system to the same or reasonably similar standard.

Existing crossovers will be reinstated to the same or reasonably similar standard as previously constructed.

Attachment: 9.4.3

Current

Policy 5.6 C-5EDGP06 – 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 Strategic Community Plan Envision 2029 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 Strategic Community Plan Envision 2029 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:
- $30,000 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 $30,000

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 Shire's Strategic Community 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	Demonstrated demand for the activity or identified benefits of developing an opportunity. Demonstrated leveraging through other financial contributions, sponsorships, and funding sources (confirmed and sought). Demonstrated development of partnerships that will contribute added value to the proposed activity through skills, knowledge, networks, technology, research, promotion, labour, equipment etc.
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:

- Economic Development Manager (EDM) 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.
- A working group of the Chief Executive Officer (CEO) and the EDM 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)
- EDM advises applicants of the outcome of the Economic Development Grant selection process.
- EDM 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 Strategic Community Plan Envision 2029

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 - C-5EDGP06 – Economic Development Grant Policy
Adopted by Council	25 May 2023
Amended	

Attachment: 9.4.3

Amended

Policy 5.6 C-5EDGP06 – 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	Demonstrated demand for the activity or identified benefits of developing an opportunity. Demonstrated leveraging through other financial contributions, sponsorships, and funding sources (confirmed and sought). Demonstrated development of partnerships that will contribute added value to the proposed activity through skills, knowledge, networks, technology, research, promotion, labour, equipment etc.
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 - C-5EDGP06 – Economic Development Grant Policy
Adopted by Council	25 May 2023
Amended	

APPROVALS REPORT (BUILDING APPLICATION) - 01-FEB-2026 -> 28-FEB-2026

BA Number — **2025 / 00157**
Property — **145RRN Wren Way, Jurien Bay**
Property Area — **6.0133 Hectares**
Type Of Work —
Value Of Work — **$180,000**
VEN Number — **1460976**

Owner — **P F & C W Scharf**
PO Box 298
JURIEN BAY WA 6516
Builder — **P F & C W Scharf**
PO Box 298
JURIEN BAY WA 6516

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

BA Number — **2025 / 00181**
Property — **145LOT Jurien Bay Vista, Jurien Bay**
Property Area — **2.1134 Hectares**
Type Of Work — **BA2 (Residential Class 1 (Dwelling))**
Value Of Work — **$140,000**
VEN Number — **1350748**

Owner — **R J Holt**
26 Fraser Street
ROEBOURNE WA 6718
Builder — **R J Holt**
26 Fraser Street
ROEBOURNE WA 6718

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 / 00017**
Property — **40 Shearwater Drive, Jurien Bay**
Property Area — **0.0878 Hectares**
Type Of Work — **BA2 (Patio / Pergola Enclosure)**
Value Of Work — **$15,000**
VEN Number — **710089**

Owner — **C L Tully**
203b Culeenup Road
NORTH YUNDERUP WA 6208
Builder — **Nusteel Patio & Sheds**
PO Box 84
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 / 00013**
Property — **7 Miami Way, Jurien Bay**
Property Area — **0.0700 Hectares**
Type Of Work — **BA1 (Dwelling Repairs)**
Value Of Work — **$523,700**
VEN Number — **1630194**

Owner — **B D Connors**
7 Miami Way
JURIEN BAY WA 6516
Builder — **Johns Lyng Insurance Building Solutions Wa Pty Ltd**
17 Halley Road
Balcatta, PERTH WA 6021

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

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APPROVALS REPORT (BUILDING APPLICATION) - 01-FEB-2026 -> 28-FEB-2026

BA Number — **2026 / 00018**
Property — **23 Drosera Way, Jurien Bay**
Property Area — **0.0724 Hectares**
Type Of Work — **BA2 (Outbuilding (Shed))**
Value Of Work — **$43,000**
VEN Number — **1577138**

Owner — **H E & D G Millen**
53 Barbera Lane
THE VINES WA 6069
Builder — **Castlerock Developments Pty Ltd**
PO Box 503
BULLSBROOK WA 6084

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

BA Number — **2025 / 00183**
Property — **71RRN Flying Foam Way, Jurien Bay**
Property Area — **3.0441 Hectares**
Type Of Work — **BA2**
Value Of Work — **$80,000**
VEN Number — **1313341**

Owner — **C J & M E Ams**
14 Thompson Street
PORT HEDLAND WA 6721
Builder — **C J & M E Ams**
14 Thompson Street
PORT HEDLAND WA 6721

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 / 00019**
Property — **75RRN Sulina Crescent, Jurien Bay**
Property Area — **6.2859 Hectares**
Type Of Work — **BA1 (Outbuilding (Shed))**
Value Of Work — **$18,000**
VEN Number — **1537540**

Owner — **W Gilotti**
PO Box 1095
JURIEN BAY WA 6516
Builder — **W Gilotti**
PO Box 1095
JURIEN BAY WA 6516

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

BA Number — **2026 / 00020**
Property — **8 Reimers Street, Badgingarra**
Property Area — **0.0000 Hectares**
Type Of Work — **BA1 (Relocated Dwelling)**
Value Of Work — **$15,000**
VEN Number — **709127**

Owner — **Badgingarra Roadhouse & Tourist Park**
PO Box 210
DONGARA WA 6525
Builder — **Badgingarra Roadhouse & Tourist Park**
PO Box 210
DONGARA WA 6525

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

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APPROVALS REPORT (BUILDING APPLICATION) - 01-FEB-2026 -> 28-FEB-2026

BA Number — **2025 / 00184**
Property — **8 Pinetree Circuit, Jurien Bay**
Property Area — **0.0862 Hectares**
Type Of Work — **BA1 (Class 1a Dwelling)**
Value Of Work — **$400,000**
VEN Number — **1236803**

Owner — **L M & W A Fletcher**
40 Pennygum Place
MARIGINIUP WA 6078
Builder — **L M & W A Fletcher**
40 Pennygum Place
MARIGINIUP WA 6078

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 / 00015**
Property — **28 Ward Street, Jurien Bay**
Property Area — **0.0805 Hectares**
Type Of Work — **BA2 (Carport)**
Value Of Work — **$14,000**
VEN Number — **710212**

Owner — **E C & G Van Den Ende**
28 Ward Street
JURIEN BAY WA 6516
Builder — **Action Outdoors - Moora**
PO Box 366
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 / 00026**
Property — **54 Drummond Circus, Cervantes**
Property Area — **0.1513 Hectares**
Type Of Work — **BA2 (Outbuilding (Shed))**
Value Of Work — **$68,200**
VEN Number — **709271**

Owner — **MJT Fisheries Pty Ltd**
PO Box 38
CERVANTES WA 6511
Builder — **Breakwater Builders Pty Ltd**
55 Seville Street
CERVANTES WA 6511

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

BA Number — **2026 / 00028**
Property — **8 Gazeley Way, Cervantes**
Property Area — **0.2048 Hectares**
Type Of Work — **BA2 (Outbuilding (Shed))**
Value Of Work — **$333,000**
VEN Number — **1685589**

Owner — **Mardo Farming Pty Ltd**
Post Office
CERVANTES WA 6511
Builder — **Breakwater Builders Pty Ltd**
55 Seville Street
CERVANTES WA 6511

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

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APPROVALS REPORT (BUILDING APPLICATION) - 01-FEB-2026 -> 28-FEB-2026

BA Number — **2026 / 00030**
Property — **71RRN Flying Foam Way, Jurien Bay**
Property Area — **3.0441 Hectares**
Type Of Work — **BA13 (Class 1a Dwelling)**
Value Of Work — **$150,000**
VEN Number — **1313341**

Owner — **C J & M E Ams**
14 Thompson Street
PORT HEDLAND WA 6721
Builder — **C J & M E Ams**
14 Thompson Street
PORT HEDLAND WA 6721

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 / 00022**
Property — **343RRN Ridge Way, Jurien Bay**
Property Area — **7.7850 Hectares**
Type Of Work — **BA2 (Carport)**
Value Of Work — **$20,000**
VEN Number — **1598601**

Owner — **T R Pantling, S B James-Pantling**
PO Box 510
JURIEN BAY WA 6516
Builder — **T R Pantling, S B James-Pantling**
PO Box 510
JURIEN BAY WA 6516

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

BA Number — **2026 / 00004**
Property — **169RRN Cambewarra Drive, Jurien Bay**
Property Area — **2.6505 Hectares**
Type Of Work — **BA2 (Carport enclosure)**
Value Of Work — **$19,000**
VEN Number — **1269712**

Owner — **J Innes**
PO Box 1105
JURIEN BAY WA 6516
Builder — **J Innes**
PO Box 1105
JURIEN BAY WA 6516

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

BA Number — **2026 / 00033**
Property — **15 Clifton Avenue, Jurien Bay**
Property Area — **0.0000 Hectares**
Type Of Work — **BA1 (Residential Class 1 (Dwelling))**
Value Of Work — **$525,000**
VEN Number —

Owner — **Ardross Estates Pty Ltd**
PO Box 353
WEST PERTH WA 6872
Builder — **Wa Country Builders Pty Ltd**
12 Bayly Street
GERALDTON WA 6530

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

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APPROVALS REPORT (BUILDING APPLICATION) - 01-FEB-2026 -> 28-FEB-2026

BA Number — **2025 / 00179**
Property — **288Lot Sulina Crescent, Jurien Bay**
Property Area — **3.8971 Hectares**
Type Of Work — **BA2 (Outbuilding (Shed))**
Value Of Work — **$19,000**
VEN Number — **1537545**

Owner — **R A Whitelaw**
PO Box 525
JURIEN BAY WA 6516
Builder —

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 / 00024**
Property — **5 Meelup Drive, Jurien Bay**
Property Area — **0.0642 Hectares**
Type Of Work — **BA2 (Swimming Pool)**
Value Of Work — **$24,500**
VEN Number — **1577147**

Owner — **D Innes**
PO Box 884
JURIEN BAY WA 6516
Builder — **Creative Landscapes**
25 Dorset Drive
DEEPDALE WA 6532

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 / 00027**
Property — **7 Mallee Close, Jurien Bay**
Property Area — **0.0860 Hectares**
Type Of Work — **BA1 (Swimming Pool)**
Value Of Work — **$18,000**
VEN Number — **1264830**

Owner — **S N & J E Bressington**
PO Box 1038
JURIEN BAY WA 6516
Builder — **Pool Excavation Pros**
97 Lakelands Drive
GNANGARA WA 6065

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

BA Number — **2026 / 00029**
Property — **24 Ward Street, Jurien Bay**
Property Area — **0.0805 Hectares**
Type Of Work — **BA2 (Outbuilding (Shed))**
Value Of Work — **$4,000**
VEN Number — **710210**

Owner — **A W & L J Vervenne**
11 Railway Parade
BELHUS WA 6069
Builder — **A W & L J Vervenne**
11 Railway Parade
BELHUS WA 6069

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

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Attachment: 9.5.2

SUMMARY OF PLANNING DECISIONS MADE DURING - FEBRUARY 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	Dwelling	2025 / 00167	Francis Consulting	J Gunnis, E L Spence	5 Almeria Street, Cervantes	23-Dec-25	3-Feb-26	43	Louis Fouché	Approved with condit
Delegated	Carport	2026 / 00002	Hotsands Holdings Pty Ltd	Hotsands Holdings Pty Ltd	14 Catalonia Street, Cervantes	16-Jan-26	3-Feb-26	19	Louis Fouché	Approved with condit
Delegated	Dwelling	2025 / 00161	Kib Homes P/L	L V & W L Cousins	38 Padbury Street, Jurien Bay	28-Nov-25	4-Feb-26	69	Louis Fouché	Approved with condit
Delegated	Outbuilding, Sea Container	2026 / 00019	Swan Aussie Sheds	M A & S A Glover	113LOT Ocean View Parade (Cnr Jurien Bay Vista),	4-Feb-26	11-Feb-26	8	Louis Fouché	Approved with condit
Delegated	Dwelling & Ancillary	2025 / 00169	Francis Consulting	A Perkins, P E McMahon	3 Almeria Street, Cervantes	15-Jan-26	16-Feb-26	33	Louis Fouché	Approved with condit
Delegated	Carport, Shed, Patio	2025 / 00168	J A Krieg	Ardross Estates Pty Ltd	36 Bells Boulevard, JURIEN BAY	27-Jan-26	19-Feb-26	24	Louis Fouché	Approved with condit
Delegated	Holiday Home	2026 / 00006	Koopman Ventures Pty Ltd	Koopman Ventures Pty Ltd	4 Shearwater Drive, Jurien Bay	28-Jan-26	24-Feb-26	28	Louis Fouché	Approved with condit
Council Decision	Wind Turbines	2025 / 00132	Advanced Energy Resources Pty Ltd	Westpork Pty Ltd	898RRN Agaton Road, Dandaragan	13-Oct-25	26-Feb-26	137	Council OMC	Approved with condit
Delegated	Carport	2026 / 00009	F T Moore	F T Moore	49RRN Sailfish Way, Jurien Bay	30-Jan-26	26-Feb-26	28	Alex MacKenzie	Approved with condit

turquoise coast visitor centre

MONTHLY REPORT

Date: February 2026

Visitor Centre customers: 1122

Telephone calls: 217

Sandy Cape enquiries (phone, website & email): 445

Merchandise sales: 338 items | $1,280

The Turquoise Coast Visitor Guide has been newly updated and is scheduled for printing and distribution across the state in the coming weeks. Last financial year, we printed and distributed approximately 25,000 copies.

Jurien Bay has been entered into the Tourism WA Top Tourism Town – Small Town Award. This is a fantastic opportunity for the town to showcase its natural attractions. Overland Media provided a quick turnaround to produce a video focusing on young adventurers and the natural environment, including Sandy Cape, sea lions, and our stunning coastline. The winner will be announced at the Tourism WA Conference on 26 May in Carnarvon.

The Western Australia Caravan and Camping Show will be held from 19–22 March at the Claremont Showgrounds. This is another great opportunity to showcase the Turquoise Coast. The newly updated Turquoise Coast Guide will also be available for attendees to take home.

LIBRARIES MONTHLY REPORT

Date: February 2026

Table 1
This figure shows the number of items borrowed / renewed from each library (monthly circulation):

User Library	Number of Items
Badgingarra Library	108
Cervantes Library	92
Dandaragan Library	45
Jurien Bay Library	353

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	34
Cervantes Library	27
Dandaragan Library	19
Jurien Bay Library	122

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

International Women's Day

On Tuesday 10 March, International Women's Day event was held at the Badgingarra Community Centre. This years theme was "Balance the Scales"and "Give to Gain". The event featured Penny Shaw. Penny Shaw gave an amazing motivational speech about her life and what challenges she faced and how she got them. We had Jaylee who was amazing with her vocals.

Careers Expo

The Careers Expo is on 25 March 2026 from 10.30am to 2.00pm. The event aims to showcase a range of jobs and industries, helping children and youth understand what careers are available and what different roles involve on a day-to-day basis. This encourages young people to interact with stallholders and gain a clearer idea of potential pathways they may wish to explore in the future.

Jurien Bay District High School, Badgingarra Primary School, Leeman Primary School and Dandaragan Primary School will all be attending. The event is also open to the wider community to support local employment and career opportunities. TAFE and university representatives will also be attending to promote education pathways and skills development.

We currently have 22 stallholders, including a mixture of local businesses and larger industry organisations. We have partnered with Vestas, Iluka, and Image Resources for this event.

Turquoise Coast Youth Festival

On Wednesday 15 April 2026, from 11am to 4pm, we will be hosting our annual Turquoise Coast Youth Festival at Fauntleroy Park in Jurien Bay. We recently received confirmation from Lotterywest that our grant application to support the event has been approved. The festival is a fun-filled day for young people to enjoy, with inflatable rides, food trucks, and a range of workshops all booked in.