



SHIRE *of* **DANDARAGAN**

AGENDA AND BUSINESS PAPERS

for the

ORDINARY COUNCIL MEETING

to be held

AT THE COUNCIL CHAMBERS, JURIEN BAY

on

THURSDAY, 27 AUGUST 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 G Lethlean	(Deputy President)
Councillor W Gibson	
Councillor R Glasfurd	
Councillor S Johnson	
Councillor S Krakowiak	
Councillor S Young	

Staff

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

Apologies

Approved Leave of Absence

Councillor T O'Gorman	(President)
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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 THURSDAY 23 JULY 2026**
- 7 NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION**
- 8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS**

9 REPORTS OF COMMITTEES AND OFFICERS

9.1 CORPORATE & COMMUNITY SERVICES

9.1.1 ACCOUNTS FOR PAYMENT FOR THE PERIOD ENDED 31 JULY 2026

Location:	Shire of Dandaragan
Applicant:	N/A
File Reference:	Doc Id: SODR-2042075298-163178
Disclosure of Interest:	Nil
Date:	17 August 2026
Author:	Irina Shmeleva, Senior Finance Officer
Senior Officer:	Rebecca Pink, Executive Manager Corporate Services

PROPOSAL

To receive the Cheque, EFT, BPAY, Direct Debit and Fuel Card listing for the month of July 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 July 2026 totalled \$1,028,608.70 for the Municipal Fund.

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

CONSULTATION

Nil

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report currently.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 27 AUGUST 2026**ATTACHMENTS**

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

- Cheque, EFT, BPAY, Direct Debit and Fuel Card listings for July 2026 (Doc Id: SODR-2042075298-163184)

(Marked 9.1.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council receives the Cheque, EFT, BPAY, Direct Debit and Fuel Card payment listing for the period ending 31 July 2026, totalling \$1,028,608.70.

9.1.2 SHIRE OF DANDARAGAN 2026/27 ANNUAL BUDGET

Location:	Shire of Dandaragan
Applicant:	None
File Reference:	Doc Id: SODR-1739978813-10188
Disclosure of Interest:	N/A
Date:	16 August 2026
Author:	Rebecca Pink, Executive Manager Corporate Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

To consider and adopt the Shire of Dandaragan's budget for the 2026/27 financial year together with supporting schedules, including imposition of rates and minimum payments, adoption of fees and charges, setting of elected members fees for the year and other consequential matters arising from the budget papers.

BACKGROUND

In accordance with Section 6.2 of the *Local Government Act 1995*, local governments are required to prepare and adopt an annual budget for each financial year by 31 August unless an extension has been granted by the Minister. The annual budget provides the financial framework through which Council delivers community services, infrastructure, asset management programs and strategic initiatives throughout the district.

The Shire of Dandaragan's 2026/27 budget has been prepared in accordance with the requirements of the *Local Government Act 1995*, the *Local Government (Financial Management) Regulations 1996*, and applicable Australian Accounting Standards.

Development of the budget has been informed by the Shire's Community Development Plan, Council Plan, Long Term Financial Plan, Precinct Masterplans and asset management priorities. The budget seeks to balance the delivery of essential services and infrastructure renewal with the long-term financial sustainability of the organisation.

Councillors have played an active role in shaping the 2026/27 budget through a series of workshops, briefings, and strategic planning discussions conducted between February and July 2026. Community organisations and stakeholder groups were also invited to provide input to assist in identifying local priorities and funding needs.

The proposed budget reflects Council's commitment to maintaining and renewing existing assets, investing in strategic infrastructure projects, supporting economic development opportunities, and delivering services that meet the needs of the Shire's communities while maintaining responsible financial management practices.

COMMENT

The proposed 2026/27 budget delivers a balanced and financially sustainable program of works and services that supports the Shire's strategic objectives and responds to ongoing growth across the district. The budget includes approximately \$8.95 million in rates revenue, a capital works program of \$23.7 million, employee costs of \$6.03 million and projected reserve balances of \$11.4 million. The budget has been developed with a focus on infrastructure delivery, asset renewal, community wellbeing, economic development and long-term financial sustainability.

Rates

The 2026/27 budget has been developed on the basis of a 4.5% increase to the UV category's total yield and the GRV rate in the dollar, together with additional revenue generated through growth in the district's rateable assessment base. Continued residential, rural, commercial and industrial development throughout the Shire has resulted in new properties entering the rating system and growth in the overall valuation base. This approach ensures that both existing and new ratepayers contribute equitably towards the cost of delivering services, maintaining infrastructure and supporting future community development. Total rates revenue is forecast to increase by approximately \$540,000 compared to 2025/26, with a significant portion attributable to growth in the number and value of rateable properties across the district.

The proposed rates in the dollar are:

Rating Category	Rate in Dollar
General UV	0.00351
General GRV	0.08271

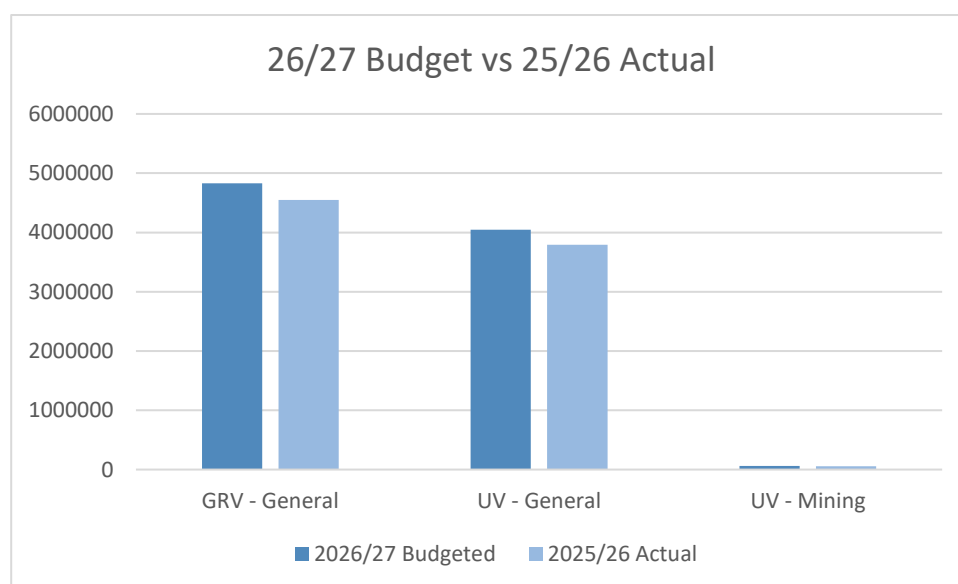
The proposed minimum payments are:

Rating Category	Minimum Payment
General UV	\$650
General GRV	\$1,250

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The rating model is expected to generate the following revenue during the 2026/27 financial year:

Rating Revenue Source	Amount
General Rates (UV)	\$4,055,453
General Rates (UV Mining)	\$63,621
General Rates (GRV)	\$4,829,821
Total Rates Revenue	\$8,948,895



These revenues represent the Shire's primary source of operational funding and support the delivery of infrastructure, community services, asset renewal programs and strategic initiatives across the district.

Capital Expenditure

The 2026/27 Budget includes a significant capital investment program of approximately \$23 million, demonstrating Council's commitment to maintaining and enhancing the Shire's infrastructure, community facilities, transport network and operational assets. The program has been developed to support economic growth, improve service delivery, renew ageing assets and provide infrastructure that meets the needs of a growing community. Significant funding has been secured through grants, reserve funds and external contributions to maximise infrastructure outcomes while minimising impacts on ratepayers.

Capital Program at a glance:

Category	Budget
Roads	\$15.28 million
Buildings & Community Facilities	\$2.30 million
Infrastructure - Other	\$3.69 million
Plant & Machinery	\$2.03 million
Parks & Reserves	\$0.29 million
Footpaths	\$0.08 million
Total Capital Program	~ \$23.67 million

A major component of the capital program is the continued investment in the Shire's road network, with more than \$15 million allocated to priority road construction and renewal projects. Key projects include Cowalla Road (funded by Parron Wind Farm), Winjardie Road, Rowes Road, Mullering Road (funded by Waddi Wind Farm) and Munbinea Road. These projects will improve freight efficiency, road safety and connectivity throughout the district.

The budget also contains substantial investment in community infrastructure and public facilities. Major projects include the Dandaragan Residential Land Development (HSP2 Land Servicing), the Dandaragan Changerooms, the Jurien Bay CBD Ablution Facility and the Dandaragan Depot Amenities and Caretaker Wing. Additional funding has been allocated to building renewal projects across several community facilities, including roof replacements and repairs on aging assets.

Investment in recreation and community amenities remains a key focus, with projects including the Jurien Bay Outdoor Multicourt Renewal, Snook Playground Replacement, Dandaragan Oval Sprinkler System and outdoor furniture upgrades at community locations and a range of reserves and parks across the district.

The capital program also includes funding for strategic infrastructure projects such as CCTV and Jurien Bay Airstrip Projects, communications infrastructure upgrades, waste management improvements and the completion of a new dog and cat pound facility. These projects support service delivery, community safety and long-term operational efficiency.

Council will continue to invest in its operational fleet and plant replacement program with more than \$2 million allocated towards new vehicles, trucks, trailers and heavy machinery. Maintaining a modern and reliable fleet ensures Council can continue to effectively deliver road maintenance, construction works, emergency response and other essential services across the Shire.

The delivery of this extensive capital program is supported through a combination of rates revenue, grant funding, reserve funds and other external contributions. Collectively, these projects represent a substantial investment in the future of the Shire and demonstrate Council's commitment to strengthening infrastructure, supporting population growth, enhancing community facilities and maintaining long-term financial sustainability.

Significant Operational Budgeted Projects

The 2026/27 budget also includes provision for a range of strategic planning and operational initiatives that support future infrastructure delivery, economic development and community outcomes. Key projects include:

- Strategic land use planning projects to support population growth and housing supply;
- Recreation precinct planning and implementation initiatives;
- Shared path network planning and future active transport infrastructure;
- Economic development and investment attraction initiatives;
- Coastal infrastructure and amenity planning projects;
- Asset renewal and infrastructure prioritisation projects;
- Regional waste management planning and facility development;
- Community infrastructure development and renewal initiatives.

These projects have been prioritised to support community benefit, economic growth, infrastructure readiness and the long-term sustainability of the Shire.

Economic Growth and Land Use Planning

As part of Council's continued focus on sustainable growth, strategic land use planning and long-term economic development, the 2026/27 budget includes provision for a suite of planning projects within the Development Services portfolio. These initiatives support future economic activity, community development, housing and land supply, coastal management and infrastructure readiness throughout the district.

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A breakdown of the key projects supported by this allocation is provided below:

Focus Area	Project
Housing and Land Supply	Residential land development and future housing opportunities
Strategic Land Use Planning	Growth planning for Jurien Bay and other townsites
Economic Development	Investment attraction and employment initiatives
Infrastructure Readiness	Planning to support future infrastructure requirements
Coastal Management	Planning and management of coastal assets and amenities

Overall Financial Summary

The 2026/27 budget reflects Council's commitment to maintaining a strong and sustainable financial position while continuing to invest in essential infrastructure, community facilities and economic development initiatives. The budget includes approximately \$8.95 million in rates revenue, a capital expenditure program of \$23.7 million, employee costs of \$6.13 million and projected reserve balances of \$11.4 million. Significant external funding from State and Federal Government grant programs, reserve funding and other revenue sources has enabled Council to forecast a substantial capital works program.

CONSULTATION

- Key Community Groups – Input was invited from key community organisations as part of the 2026/27 budget development process, providing an opportunity for local priorities and funding considerations to be identified.
- Internal Consultation – Comprehensive internal consultation was undertaken across all business units to ensure the budget aligns with operational priorities, service delivery requirements and strategic objectives. A series of budget workshops and briefing sessions were also held with Council members between February and July 2026 to support informed decision-making and prioritisation.

STATUTORY ENVIRONMENT

Section 6.2 of the *Local Government Act 1995* requires each local government to prepare and adopt, by absolute majority, an annual budget for its municipal fund for the financial year ending 30 June

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2027. The budget must be adopted no later than 31 August 2026, unless an extension is granted by the Minister, and must be prepared in the prescribed form and manner.

Divisions 5 and 6 of Part 6 of the *Local Government Act 1995* relate to the setting of budgets and the raising of rates and service charges. The *Local Government (Financial Management) Regulations 1996* prescribe the form and content of the annual budget. The draft 2026/27 Municipal Fund Budget, as presented, is considered to meet the relevant statutory requirements.

Section 67 of the *Waste Avoidance and Resource Recovery Act 2007* enables a local government to impose an annual charge in respect of premises provided with a waste service by the local government.

Section 7B(2) of the *Salaries and Allowances Act 1975* requires the Salaries and Allowances Tribunal, at intervals of not more than 12 months, to inquire into and determine:

- the amount of fees to be paid to Council members;
- the amount of expenses to be reimbursed to Council members;
- and;
- the amount of allowances to be paid to Council members.

The annual *Determination of Local Government Chief Executive Officers and Elected Members* requires local governments to set fees, expenses and allowances within the relevant ranges determined by the Tribunal.

Section 5.98 of the *Local Government Act 1995* provides for fees, expenses and reimbursements payable to Council members, as determined by the Tribunal.

Section 5.98A of the *Local Government Act 1995* provides for an allowance to be paid to a Deputy President or Deputy Mayor, up to the percentage determined by the Tribunal. This requires an absolute majority decision of Council.

Section 5.99 of the *Local Government Act 1995* provides that a local government may pay Council members an annual fee in lieu of individual meeting attendance fees, as determined by the Tribunal. This requires an absolute majority decision of Council.

Section 5.99A of the *Local Government Act 1995* provides that a local government may pay Council members an annual allowance in lieu of reimbursement of expenses, as determined by the Tribunal. This requires an absolute majority decision of Council.

Regulations 30, 31, 32 and 34ACA of the *Local Government (Administration) Regulations 1996* prescribe the limits, parameters and types of allowances that may be paid to Council members.

POLICY IMPLICATIONS

The 2026/27 budget has been prepared with reference to Council's adopted policies relating to financial management, revenue, reserves, procurement, asset management and fees and charges.

FINANCIAL IMPLICATIONS

The financial implications associated with this report are detailed within the draft 2026/27 budget presented for adoption. The budget proposes operating revenues and expenditures, capital works expenditure, reserve transfers, fees and charges, and rating revenue sufficient to maintain a balanced financial position while supporting the delivery of Council's strategic objectives.

STRATEGIC IMPLICATIONS

The proposed 2026/27 budget has been developed based on the Council Plan and includes projects forecast for delivery in the current financial year.

ATTACHMENTS

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

- Attachment 1: Shire of Dandaragan 2026/27 Annual Budget (Doc Id: SODR-1034602345-12758).
- Attachment 2: Shire of Dandaragan 2026/27 Fees and Charges (Doc Id: SODR-1034602345-12757).

(Marked 9.1.2)

VOTING REQUIREMENT

Absolute majority

OFFICER RECOMMENDATION

PART A – MUNICIPAL FUND BUDGET FOR 2026/27

Pursuant to the provisions of Section 6.2 of the *Local Government Act 1995* and Part 3 of the *Local Government (Financial Management) Regulations 1996*, the Council adopt the Budget as contained in Attachment 1, for the Shire of Dandaragan for the 2026/27 financial year which includes the following:

- Statement of Comprehensive Income.
- Statement of Cash Flows.
- Statement of Financial Activity.
- Notes to and forming part of the Budget.

PART B – GENERAL AND MINIMUM RATES, INSTALMENT PAYMENT ARRANGEMENTS

1. For the purpose of yielding the deficiency disclosed by the Budget adopted at Part A above, Council pursuant to sections 6.32, 6.33, 6.34 and 6.35 of the *Local Government Act 1995* impose the general and minimum rates on Gross

Rental Values and general and minimum rates on Unimproved Values.

1.1 General Rates

- **General (GRV) 8.2710 cents in the dollar.**
- **General (UV) 0.3510 cents in the dollar.**

1.2 Minimum Rates

- **General (GRV) \$1,250**
- **General (UV) \$650**

2. Pursuant to section 6.45 of the *Local Government Act 1995* and regulation 64(2) of the *Local Government (Financial Management) Regulations 1996*, Council nominates the following due dates for the payment in full or by instalments:

- **Option 1 (Full Payment)**
Full amount of rates and charges including arrears, to be paid on or before 19 October 2026 or 35 days after the date of issue appearing on the rate notice whichever is the later.
- **Option 2 (Four Instalments)**
 - **First instalment to be made on or before 19 October 2026 or 35 days after the date of issue appearing on the rate notice, whichever is the latter, including all arrears and a quarter of the current rates and services charges;**
 - **Second instalment to be made on or before 21 December 2026, or 2 months after the due date of the first instalment, whichever is later;**
 - **Third instalment to be made on or before 19 February 2027, or 2 months after the due date of the second instalment, whichever is later; and**
 - **Fourth instalment to be made on or before 19 April 2027, or 2 months after the due date of the third instalment, whichever is later.**

3. Pursuant to section 6.45 of the *Local Government Act 1995* and Regulation 67 of the *Local Government (Financial Management) Regulations 1996*, Council adopts an instalment administration charge where the owner has elected to pay rates (and service charges) through an instalment option of \$6.67 (\$20 total) for each instalment after the initial instalment is paid.

4. Pursuant to section 6.45 of the *Local Government Act 1995* and Regulation 68 of the *Local Government (Financial Management) Regulations 1996*, Council adopts an interest rate of 5.0% where the owner has elected to pay rates and service charges through an instalment option.

5. Pursuant to section 6.51(1) and subject to section 6.51(4) of the *Local Government Act 1995* and regulation 70 of the *Local Government (Financial Management) Regulations 1996*, Council adopts an interest rate of 10% for rates (and service charges) and costs of proceedings to recover such charges that remains unpaid after becoming due and payable.

PART C – FEES AND CHARGES FOR 2026/27

1. Pursuant to section 6.16 of the *Local Government Act 1995* and other relevant legislation, Council adopts the Fees and Charges included in the draft 2026/27 Budget included as Attachment 2 of this agenda.
2. Pursuant to section 6.16 of the *Local Government Act 1995*, Council cap the maximum any one customer, as individually identified by the “customer ID” held by Avdata, will pay for the 2026/27 financial year towards landing fees at \$22,000 ex GST.
3. In accordance with Section 6.12 of the *Local Government Act 1995*, waive 100% of the Jurien Bay Airstrip / Aerodrome Landing Fee for the first four landings each calendar month for each customer as individually identified by the “customer ID” held by Avdata.
4. Pursuant to section 67 of the *Waste Avoidance and Resource Recovery Act 2007*, Council adopt the following charges for the proper disposal of waste:
 - \$405 per annum – for one general refuse mobile waste bin (collected weekly) and one recycling mobile waste bin (collected fortnightly);
 - \$85 per annum – for each additional recycling mobile waste bin (collected fortnightly);
 - \$170 per annum – for a rural general waste pass

PART D – ELECTED MEMBERS’ FEES AND ALLOWANCES FOR 2026/27

1. In accordance with section 5.99 of the *Local Government Act 1995*, regulation 30 of the *Local Government (Financial Management) Regulations 1996*, and Part 6.4 of the Determination for Local Government Elected Members pursuant to Section 7B of the *Salaries and Allowances Act 1975*, Council member annual meeting attendance fees be set in lieu of individual meeting attendance fees at:

- President	\$25,640
- Councillors	\$17,250

2. In accordance with section 5.99A(b) of the *Local Government Act 1995*, regulation 34A of the *Local Government (Financial Management) Regulations 1996*, and Part 9.2(2) of the Determination for Local Government Elected Members pursuant to Section 7B of the *Salaries and Allowances Act 1975*, the annual allowances for ICT expenses for Council members be set at:

- *Councillors* **\$3,630**

3. In accordance with section 5.99B(2) of the *Local Government Act 1995*, *Council elects not to pay superannuation to Council members.*

4. In accordance with section 5.98(5) of the *Local Government Act 1995*, regulation 33 of the *Local Government (Financial Management) Regulations 1996*, and Part 7.2(1) of the Determination for Local Government Elected Members pursuant to Section 7B of the *Salaries and Allowances Act 1975*, the annual allowance for the Shire President be set at:

- *President* **\$17,250**

5. In accordance with section 5.98A(1) of the *Local Government Act 1995*, regulation 33A of the *Local Government (Financial Management) Regulations 1996*, and Part 7.3(1) of the Determination for Local Government Elected Members pursuant to Section 7B of the *Salaries and Allowances Act 1975*, the annual allowance for the Deputy Shire President be set at:

- *Deputy President* **\$4,315**

PART E – MATERIAL VARIANCES FOR 2026/27

That Council:

In accordance with regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, state the level to be used in statements of financial activity in 2026/27 for reporting material variances shall be 10% or \$10,000, whichever is the greater.

9.1.3 BADGINGARRA RECREATION PRECINCT MASTERPLAN

Location:	Badgingarra
Applicant:	N/A
File Reference:	Doc Id: SODR-1272937250-4922
Disclosure of Interest:	Nil
Date:	10 August 2026
Author:	Brent Bailey, Chief Executive Officer
Senior Officer:	N/A

PROPOSAL

This item recommends that Council endorse the draft Badgingarra Recreation Precinct Plan for the purposes of public advertising and invite community comment before the document is presented back to Council for final consideration.

BACKGROUND

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

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

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

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

COMMENT

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

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priority being renewal and improved functionality rather than significant expansion.

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

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

The draft plan has been informed by a local Working Group comprising representatives of the Badgingarra Community Centre Management Committee, local sporting clubs, community groups and support from Shire officers. Releasing the draft plan for public advertising will provide the broader community with an opportunity to review the proposed direction, staging and priorities before Council considers final adoption.

CONSULTATION

- MCG Architects
- Badgingarra Recreation Precinct Working Group

STATUTORY ENVIRONMENTS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

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

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STRATEGIC IMPLICATIONS

Shire of Dandaragan Council Plan

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

ATTACHMENTS

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

- Badgingarra Recreation Precinct Masterplan (Doc Id: SODR-1272937250-4923).
- Badgingarra Recreation Precinct Masterplan Drawing and Design Set (Doc Id: SODR-1272937250-4924).

(Marked 9.1.3)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

- 1. Endorse the draft Badgingarra Recreation Precinct Masterplan for the purposes of public advertising.**
- 2. Advertise the draft Masterplan and invite submissions from the community and stakeholders for a period of not less than 21 days.**
- 3. Request that a further report be presented to Council following the advertising period for final consideration.**

9.1.4 ENDORSE DISABILITY ACCESS AND INCLUSION PLAN

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Doc Id: SODR-437506902-13498
Disclosure of Interest:	Nil
Date:	07 August 2026
Author:	Makayla Hendry, Community Development Officer
Senior Officer:	Carly Filbey, Manager Customer and Community Services

PROPOSAL

To seek Council approval to endorse the Shire of Dandaragan Disability Access and Inclusion Plan.

BACKGROUND

The Shire of Dandaragan adopted its first Disability Services Plan (DSP) in 1996 to address access barriers within the community. Since the introduction of Disability Access and Inclusion Plans (DAIPs) in 2004, the Shire has undertaken regular reviews to ensure compliance with legislative requirements and to continuously improve access and inclusion across its facilities, services and operations. The current review represents the sixth review of the Shire's DAIP and has resulted in the development of the Disability Access and Inclusion Plan 2026-2030.

The Shire has made progress over successive plans through improvements to infrastructure, customer service, community consultation, accessible information, and support for people with disability, their families and carers. The new DAIP builds on these achievements and identifies actions to further improve accessibility, inclusion and participation opportunities across the Shire over the next four years.

COMMENT

The Disability Access and Inclusion Plan 2026-2030 has been prepared following a complete review of the previous plan and community consultation. The review process included consultation with community members, people with disability, carers and local organisations.

The DAIP 2026-2030 is structured around the seven legislated desired outcomes for Disability Access and Inclusion and provides clear actions, responsibilities and reporting mechanisms to guide implementation. Adoption of the Plan will demonstrate Council's commitment to creating an accessible and inclusive community for residents and visitors with disability, their families and carers.

CONSULTATION

A community consultation phase was held during June-August 2026. Information about the consultation was distributed in Shire Matters, website and social media.

STATUTORY ENVIRONMENT

Disability Services Act 1993 Part 5 — Disability Access and Inclusion plan by public authorities

28 (5) A public authority may review its disability access and inclusion plan at any time.

(8) After reviewing its disability access and inclusion plan, a public authority may amend the plan or prepare a new plan. If at any time a public authority amends its disability access and inclusion plan or prepares a new plan, whether after a review or not, it must lodge the amended or new plan with the Commission as soon as practicable after doing so.

(10) A public authority must undertake public consultation in accordance with the procedure specified in the regulations when preparing, reviewing or amending a disability access and inclusion plan.

DPLH DAIP Legislation and Disability in Australia (for State Government) – Part 4 - Disability Services Regulations 2004

(10) Procedure for public consultation by authorities (section 29E)

1. For the purposes of section 29E of the Act, a public authority is to undertake consultation in relation to its disability access and inclusion plan by calling for submissions either generally or specifically:

- a) by notice in a newspaper circulating throughout the State or, in the case of a local government, the district of that local government under the Local Government Act 1995 and (Regulation 10 amended June 2013)*
- b) and on any website maintained by or on behalf of the public authority.*

2. Nothing in sub regulation (1) prevents a public authority from also undertaking any other consultation.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Minimal costs for advertising of the draft Plan occurred. Beyond this item, adoption of this Plan would commit to consideration of funds allocation for improvements for Disability Access and Inclusion each budget cycle.

STRATEGIC IMPLICATIONS

Strategic Community Plan – Envision 2029

Community	The Shire's resident population will be the fastest growing population in the region supported by increased community recreation and cultural opportunities and access to key
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	liveability factors such as health and wellbeing services and educational opportunities.
Priority Outcomes	A safe, healthy, smart and active community that values its history and supports intergenerational relationships.
Our Roles	Take an asset-based community development approach to working with community groups, youth, seniors and people with disability within the Shire.

ATTACHMENTS

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

- Shire of Dandaragan Draft Disability Access and Inclusion Plan (DAIP) 2026-2030 (Doc Id: SODR-437506902-13498).

(Marked 9.1.4)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

- 1. Endorse the draft Disability Access and Inclusion Plan for the purposes of public advertising.**
- 2. Advertise the draft Plan and invite submissions from the community and stakeholders for a period of not less than 21 days.**
- 3. Request that a further report be presented to Council following the advertising period for final consideration.**

9.2 INFRASTRUCTURE SERVICES

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

Location:	Shire of Dandaragan
Applicant:	Various
File Reference:	Doc Id: SODR-1287110788-1607
Disclosure of Interest:	Nil
Date:	14 August 2026
Author:	Eilish Collinson, Coordinator Infrastructure Services
Senior Officer:	Brad Pepper, Executive Manager Infrastructure

PROPOSAL

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

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

BACKGROUND

The Shire maintains a panel of pre-qualified suppliers to support the delivery of works and services. A supplier intake process has recently been undertaken to identify additional qualified suppliers for inclusion on the existing panel. Council approval is now sought to appoint the successful suppliers to the current panel.

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

Request for supply is across the following areas:

Building, Construction, and Mechanical Services	1. Roofing including Gutter Cleaning, 2. Demolition Works, 3. Registered Builder 4. Carpenter 5. General Handyman 6. Brick Laying and Paving 7. Glazing Works 8. Working at Heights Services 9. Painting 10. Plumber 11. Electrician, 12. Mechanical Services 13. Fabrication and Welding
Civil Works	1. Engineering Services 2. Road Building and Bulk Earthworks

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	3. Urban Road Construction 4. Earthmoving Equipment 5. Haulage and Freight 6. Road and Street Maintenance 7. Provision of Earth Moving Equipment at a Fire 8. Supply of Bulk Material
Technical / Professional Services	1. Engineering Consultancy Services 2. Environmental Consultancy Services 3. Asset Management Services
Town Maintenance	1. Vegetation Management 2. Turf Management 3. Irrigation Services 4. Fencing 5. Street Sweeping 6. Drainage Pipe clearing and cleaning

Applications have been received from the following suppliers:

Building, Construction, and Mechanical Services	Bernhard Kaiser Jurien Plumbing JTE WA LTD FEC Electrical
Civil Works	Sherrin Rentals Tony Dalton Transport JTE WA LTD
Technical / Professional Services	Nil
Town Maintenance	JTE WA LTD

COMMENT

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

Applicants have been assessed using the following Qualitive Criteria:

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

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(1 paragraph description outlining scope of work)	
C) Location of Business Premises Provide the principal address of your business: i. Shire of Dandaragan (max 40%) ii. Neighbouring local government authority (max 30%) iii. Regional WA (max 10%)	40%

CONSULTATION

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

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

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

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

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

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

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

Envision 2029 Strategic Community

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

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

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

Building, Construction, and Mechanical Services	Nature Play Envi Jurien Plumbing JTE WA LTD
Civil Works	Sherrin Rentals Tony Dalton Transport JTE WA LTD
Town Maintenance	JTE WA LTD

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

9.3 DEVELOPMENT SERVICES

9.3.1 AMENDMENTS TO LOCAL PLANNING POLICY 9.12 – SHORT-TERM RENTAL ACCOMMODATION AND REVOCATION OF LOCAL PLANNING POLICY 9.9 – BED AND BREAKFAST ESTABLISHMENTS

Location:	Shire of Dandaragan
Folder Path:	Doc Id: SODR-877026889-12569
Disclosure of Interest:	Nil
Date:	29 July 2026
Author:	Monica Sullivan, Strategic Planning Coordinator
Senior Officer:	Alex MacKenzie, A/Executive Manager Development Services

PROPOSAL

The purpose of this report is for Council to consider amendments to Local Planning Policy 9.12 – Short Term Rental Accommodation (LPP9.12) for the purpose of public advertising. This report also recommends revocation of Local Planning Policy 9.9 – Bed and Breakfast Establishments (LPP9.9).

BACKGROUND

Council has adopted two local planning policies to regulate short-term accommodation in private dwellings. LPP9.9 was adopted in October 2011 and guides the assessment of Bed and Breakfast establishments, where the landowner resides on site and part of a dwelling, or an ancillary dwelling, is offered for short-term accommodation. LPP9.12, which was initially adopted in October 2018 and subsequently updated in August 2022, applies to 'Holiday Houses,' where an unoccupied dwelling is made available for short-term accommodation.

In 2024, the Department of Planning, Lands, and Heritage (DPLH) made considerable modifications to the WA planning framework relating to short-term rental accommodation (STRA). Most notable was the passage of amendments to the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) which:

- Inserted new definitions relating to STRA into Schedule 2 – Deemed Provisions. These included 'Hosted STRA' (formerly 'Bed and Breakfast') and 'Unhosted STRA' (formerly 'Holiday House');
- Introduced a state-wide development approval exemption for 'Hosted STRA,' meaning this land use is now permitted throughout the state in any zone where a single dwelling is allowed; and
- Introduced a development approval exemption for 'Unhosted STRA' that is occupied for 90 days or less per year, within the Perth metropolitan region only.

These new definitions and exemptions were automatically incorporated into all local planning schemes, including the Shire's Local Planning Scheme No. 7 (LPS7).

Additionally, DPLH released updated guidance on how STRA is to be managed throughout the planning system, including *Planning Bulletin 115/2024 – STRA Guidance for local government; Position Statement: Planning for Tourism and STRA*; and *Planning for Tourism and STRA Guidelines*. The Department of Local Government, Industry Regulation and Safety (DLGIRS) also introduced the STRA Register, where STRA operators are legally required to register their property prior to advertising or accepting bookings.

The state-level planning framework updates have necessitated a review of LPP9.12. It is also necessary to revoke LPP9.9, as Development Approval is no longer required for 'Hosted STRA' and therefore assessment standards for this form of development are no longer needed.

Additionally, ongoing concern regarding the amenity impacts of Unhosted STRA within residential areas have prompted officers to propose additional measures to ensure Unhosted STRA can be successfully managed.

COMMENT

Whilst the amendments to the Regulations automatically introduced the definitions of 'Hosted STRA' and 'Unhosted STRA' into LPS7, they did not make provision for them to be inserted into the zoning table. Therefore, the permissibility of STRA in various zones is still linked to the old definitions of 'Bed and Breakfast' and 'Holiday House.' This can create confusion from an assessment perspective, particularly as the definition of 'Holiday House' in LPS7 and the definition of 'Unhosted STRA' in the Deemed Provisions differ in that:

- 'Holiday House' is restricted to a single dwelling, and 'Unhosted STRA' can apply to single, grouped, multiple or ancillary dwellings;
- 'Holiday House' is restricted to 6 people, and 'Unhosted STRA' can allow for up to 12 people.

While proposals for 'Unhosted STRA' that also meet the definition for 'Holiday House' can be assessed using the existing planning framework, those that don't must be considered as a 'use not listed.' Guidance is required on where, and in what form, this use can be supported.

Planning Bulletin 115 endeavoured to manage this discrepancy by requiring local governments to update their planning schemes and replace the definitions of 'Holiday House' and 'Bed and Breakfast'

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in the zoning table with 'Unhosted STRA' and 'Hosted STRA.' LPS7 is yet to be updated, so in the interim changes to LP9.12 are sought to clarify the Shire's position on STRA. These changes include:

- Clarification that 'Hosted STRA' is now exempt from Development Approval. Given this, any existing 'Bed and Breakfast' approvals are superfluous and no longer require renewal.
- Permissibility for 'Unhosted STRA' that occurs in a single house, and has a maximum occupancy of six persons or less, will be in accordance with the current permissibility for 'Holiday House,' being:

Residential	Commercial	Industrial	Harbour	Marine Services	Rural	Rural Residential	Tourist	Regional Centre	Rural Smallholdings	Special Development
D	X	X	X	X	P	P	P	D	P	*

*in accordance with the approved Turquoise Coast Development Plan No. 1 – most land is designated as 'Residential'

- As 'P' land uses are exempt from Development Approval, 'Unhosted STRA' proposals that occur in a single house, and have a maximum occupancy of six persons or less, do not require Development Approval within the 'Rural,' Rural Residential' or 'Rural Smallholdings zones, unless:
 - there is a works component to the proposal (i.e. any new construction, alteration, or addition to any building or structure on the land); or
 - the land is located within a Designated Bushfire Prone Area and has a Bushfire Attack Level (BAL) above BAL-LOW. This is in accordance with the requirements under State Planning Policy 3.7 – Bushfire.

As the majority of the 'Rural Residential' and 'Rural Smallholdings' zones are within designated Bushfire Prone Areas, most 'Unhosted STRA' within these zones will still require Development Approval. However, when LPS7 is updated, Council may wish to consider changing the use class permissibility to 'D' or 'Discretionary' in these zones to remove the opportunity for exemptions.

- 'Unhosted STRA' that occurs in a grouped, multiple, or ancillary dwelling, or has a maximum occupancy exceeding six persons,

cannot be assessed as a 'Holiday House' and will be assessed as a 'Use Not Listed' under LPS7.

Additionally, changes are proposed to LPP9.12 to better regulate and manage the location and potential impacts of Unhosted STRA. These include:

- Addition of an additional objective to ensure that the 'Residential' zone continues to fulfill its primary purpose of providing long-term housing opportunities.
- Expansion of where the LPP applies to the entire Shire area. The current LPP applies to the 'Residential', 'Rural Residential' and 'Regional Centre' zones only.
- Provision of clear and detailed explanations of the matters that need to be addressed in a Development Application for Unhosted STRA, such as the content of the Code of Conduct, Complaints Management Procedure and Operations Management Plan.
- Limitation the number of guests for Unhosted STRA in the 'Residential,' 'Special Development' and 'Rural Residential' zones to 6, with up to 12 guests permitted in the 'Rural Smallholdings' 'Rural,' 'Tourism' and 'Regional Centre' zones, subject to meeting the LPP requirements.
- Introduction of preferred and non-preferred areas for Unhosted STRA within the 'Residential' and 'Special Residential' zones. The preferred areas are based on recommendations from the Shire's Local Tourism Planning Strategy and reflect the intention to locate STRA within areas that are in proximity to tourism and commercial precincts with easy access to services and amenities, and not within dedicated residential areas. Should these changes be approved, STRA applications within non-preferred areas will require Council determination, and support will generally not be recommended. The Local Tourism Planning Strategy 2012 recognises Cervantes as the primary location for holiday home development. For Jurien Bay, however, the Strategy adopts a more targeted approach, identifying residential areas adjacent to the Regional Centre and Tourism zones as the preferred locations for holiday homes, thereby balancing tourism opportunities with residential amenity considerations.
- Clarification that STRA approvals are issued to the specific property owner and are not transferrable to subsequent owners.
- Incorporation of relevant standards from LPP9.9, such as:
 - Establishing locational criteria for Unhosted STRA in rural areas, in that access from a sealed road is preferred, but access from an unsealed road can be acceptable subject to confirmation the Applicant will not request the local government to upgrade the road without making a financial contribution to such upgrade; and

- Establishing minimum standards for car bay construction in urban and rural areas.
- Changes to the term of approval provisions, including:
 - Option for a permanent approval to be issued for STRA that is located in the 'Tourism' and 'Regional Centre' zones, subject to compliance with the LPP requirements;
 - Amending the initial term of approval from the 30th June each year to 1 year from approval, with the Applicant wholly responsible for initiating the renewal process. This will remove the administrative burden from local government associated with sending out annual renewal notices; and
 - Allowing for a potential 3-year renewal term, should an existing STRA demonstrate compliance with the approved management measures and have no recorded complaints during the previous operating period.
- Removal of the need for a Shire register of STRA, as this is now controlled by state government.

Copies of the existing LPP9.9 and LPP9.12 are included as Attachment 1 to this report. The proposed amendments to LPP9.12 are included as Attachment 2.

Whilst the LPP provides interim guidance, LPS7 will need to be updated to insert the definitions of 'Hosted STRA' and 'Unhosted STRA' into the zoning table and to determine the permissibility of STRA in the various zones.

STRA Register

Officers have reviewed the STRA Register managed by the DLGIRS, which currently has 149 active unhosted STRA within the Shire.

Of those 149 properties:

- 52 are zoned 'Tourism' or 'Regional Centre';
- 56 are zoned 'Residential' and located within a 'Preferred' area. This includes 25 in Cervantes and 31 in Jurien Bay.
- 36 are zoned 'Residential' and located within a 'Non-Preferred' Area. All are located in Jurien Bay.
- 2 are located in the 'Rural Residential' zone;
- 3 are located within the 'Special Use 1' zone (Jurien Bay Heights). It is noted that LPS7 technically does not permit 'Holiday Homes' within this zone, in accordance with Schedule 9.

Should Council adopt the proposed amendments to the LPP, the 36 STRA within 'Not-Preferred' areas will not be able to obtain approval in future, without a resolution of Council. Accordingly, the proposed

policy will be advertised locally allowing existing property owners to make submissions on the new arrangements.

It is noted that the STRA Registration process allows STRA owners to enter any information into the field 'DA Information,' without it being cross-checked against local government records. Given this, there may be operators who have obtained STRA registration without first receiving development approval from the Shire.

Within the Residential Zone, an estimated 67 dwellings are used for unhosted short-term rental accommodation. This equates to approximately 4.3% of the 1,573 dwellings in the Jurien Bay townsite, providing important context for the scale of unhosted short-term rental activity within the residential housing stock. Please note that the total number of dwellings may also include housing stock in other zones such a tourism, and regional centre zones, so this estimate is likely conservative, and could be as high as 7%.

By way of comparison, The City of Busselton participated in a short-term rental impact study by the University of Sydney which revealed that unhosted STRA equated to 7.85% of the City of Busselton available housing stock compared to 1.6% of the national average. This indicates a level of STRA activity in Jurien Bay townsite is significantly higher than the national average.

CONSULTATION

Clause 4(2) of Schedule 2 – Deemed Provisions for Local Planning Schemes ('Deemed Provisions') of the Regulations requires a minimum advertising period of 21 days for a draft LPP. Clause 5(1) of the Deemed Provisions states the same procedure is to apply to amendments to an LPP.

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

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

Public consultation is not required to revoke an LPP.

STATUTORY ENVIRONMENT

Planning and Development (Local Planning Schemes) Amendment (Short Term Rental Accommodation) Regulations 2024.

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

Clause 4 sets out the procedure for making and amending an LPP. Clause 5 states that an LPP can be revoked by a notice of revocation which is to be published on the Shire website.

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

POLICY IMPLICATIONS

Western Australian Planning Commission – Position Statement Planning for Tourism and Short-term Rental Accommodation

The amendments to the LPP have been developed in accordance with this Position Statement. The objectives of the Position Statement include:

- *Ensure land use impacts between tourism and short-term rental accommodation activities and other land uses (including residential areas) are appropriately managed; and*
- *Manage the effects of tourism and short-term rental accommodation on local housing markets, including:*
 - *Demand for accommodation for tourism industry workers;*
 - *Impacts on housing supply; and*
 - *The availability of dwellings for long-term rental.*

The Position Statement contains detailed guidance regarding the location of STRA, which is consistent with the approach taken in this LPP:

Short term rental accommodation should generally be a permitted use in tourism zones.

Outside tourism zones, consideration should be given to the appropriate location of short-term rental accommodation; specifically, where it should be prioritised to further strategic planning objectives, enhance the tourism experience and avoid adverse impacts on surrounding land uses.

In seeking to guide the location of short-term rental accommodation outside Tourism zones, the following considerations may be relevant to the local government:

- *Provision of, and access to, tourist amenity, proximity to social, cultural, and leisure attractions and accessibility to transport routes and public transport services.*
- *Localities where short-term rental accommodation may be particularly in demand for non-tourism needs, such as temporary*

workers accommodation and medical travel, and how these should be balanced with demand from tourism.

- *Adequate standard of services and infrastructure necessary, for example reticulated or drinking water supply and service, capacity of on-site solutions.*
- *Locations to minimise adverse interface issues, particularly amenity impacts on surrounding residential and other land uses (for example rural).*
- *Risk of natural hazards, particularly bushfire, and the extent of measures which may need to be in place to address the level of risk.*
- *Any other relevant planning consideration and/or policy instruments within the planning framework.*

The Position Statement further outlines the type of matters which can be covered in a LPP and appropriate timeframe for approvals. The amendments to the LPP have sought incorporate suitable guidance on these matters.

In determining the appropriate way to further tailor unhosted short-term rental accommodation requirements, the following statutory planning mechanisms can be considered:

- *Capping guest numbers permitted within a short-term rental accommodation property through local planning policy and/or condition of a planning approval, to respond to constraints such as availability of vehicle parking, capacity of infrastructure (such as onsite effluent disposal) or to maintain appropriate levels of amenity in line with expectations (such as concerns regarding “party houses”).*
- *Utilising a local planning policy to guide discretionary decision-making, which may include but not be limited to:*
 - *locational factors which may assist in determining appropriate locations for unhosted forms of short-term rental accommodation within residential areas (refer to the Guidelines for further information);*
 - *impact on local housing market, where this has been identified as an issue in the local planning strategy;*
 - *limits to the number of guests and/ or rooms;*
 - *provision of car parking;*
 - *minimum stay or booking requirements (e.g. 2 nights);*
 - *minimum services such as potable water and reticulated sewerage;*
 - *preparation and approval of a Management Plan;*
 - *waste management;*
 - *whether pets of guests (such as dogs) are permitted;*
 - *managing for potential noise nuisance; and*
 - *bushfire emergency procedures and options for evacuation.*

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If appropriate, initial development approval can be granted for a limited period (for example 12 months) and renewed on a longer basis (for example three to five years, or permanently) to ensure there is appropriate management of potential impacts on the amenity of neighbouring properties.

FINANCIAL IMPLICATIONS

No change to applicable application fees are proposed.

STRATEGIC IMPLICATIONS

- *Local Planning Strategy*
- Section 4.4 – Tourism

Strategic Directions

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

Actions

5. *Prepare a local planning policy for holiday homes to address issues related to management and maintaining residential amenity in residential areas within Jurien Bay and Cervantes.*

Shire of Dandaragan – Council Plan

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

ATTACHMENTS

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

- Local Planning Policy 9.9 - Bed and Breakfast Establishments and Local Planning Policy 9.12 - Short-term Rental Accommodation (Doc Id: SODR-877026889-12634).
- Proposed Amendments to Local Planning Policy 9.12 - Short-term Rental Accommodation (Doc Id: SODR-877026889-12370).

(Marked 9.3.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

1. **Pursuant to Clause 4 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, adopts the amendments to Local**

Planning Policy 9.12: Short-Term Rental Accommodation for the purpose of undertaking public consultation.

- 2. Pursuant to Clause 6 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, revokes Local Planning Policy 9.9 - Bed and Breakfast Establishments.**
- 3. Authorises the CEO to prepare and publish the notice of revocation of Local Planning Policy 9.9 - Bed and Breakfast Establishments.**

9.3.2 PROPOSED APPLICATION FOR DEVELOPMENT APPROVAL – METEOROLOGICAL MASTS (4), VARIOUS LOTS, BADGINGARRA / BOOTHENDARRA / HILL RIVER

Location:	Various Lots, Badgingarra/ Boothendarra/ Hill River
Applicant:	Dinner Hill Wind Farm Pty Ltd
File Reference:	Doc Id: SODR-1262144384-43189
Disclosure of Interest:	Nil
Date:	29 July 2026
Author:	Janine Eriksson, Strategic Planning Coordinator
Senior Officer:	Alex MacKenzie, A/Executive Manager Development Services

PROPOSAL

The purpose of this report is for Council to consider granting development approval for the installation of four (4) temporary meteorological masts (met masts) associated with the proposed Dinner Hill Wind Farm by Dinner Hill Wind Farm Pty Ltd (OX2) in the localities of Badgingarra, Boothendarra, and Hill River (north-east of the Badgingarra townsite) detailed in Table 1 below (the subject land).

Dinner Hill Wind Farm Pty Ltd, a subsidiary of OX2, is investigating the potential development of a wind energy facility within the Shire of Dandaragan. To inform the design and feasibility assessment of the project, OX2 seeks approval for the construction of four Met Masts located throughout the proposed project area. The data collected will assist in understanding local wind conditions and determining the suitability and layout of any future renewable energy development.

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

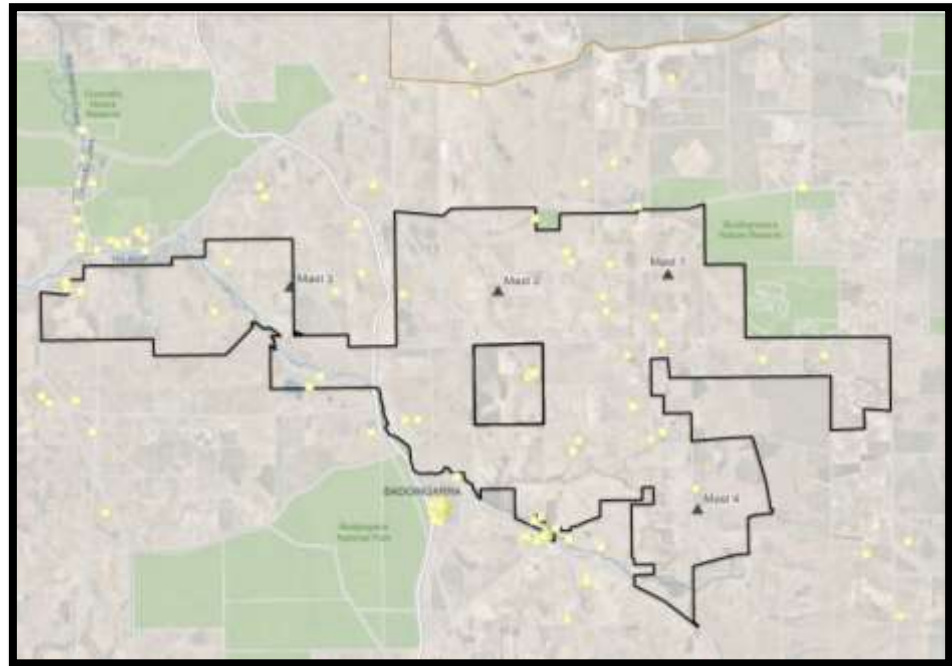
Table 1: Proposed Met Mast Landholdings

Street address	Lot No	Plan or diagram	Volume/Folio
878 Cantabilling Road, Hill River	12	40085	2577/121
624 Wathingarra Road, Badgingarra	3	13785	1618/663
No Address given	3	38929	296/104A
1363 Watheroo Road, Boothendarra	10318	206638	1907/669

The subject land is predominantly cleared agricultural land used for agricultural and livestock grazing, with a number of homesteads, sheds and associated farming infrastructure located within the rural properties. Areas of remnant vegetation exists adjoining road and riparian corridors, with some scattered vegetation.

The Development Envelope for the proposed Dinner Hill Wind Farm and the location of the proposed Met Masts is indicated on Figure 1 below. The proposal comprises four temporary met masts located on separate rural properties east and north-east of Badgingarra. Each mast will remain in place for approximately five years before being decommissioned.

Figure 1: Proposed Met Mast Location



Each met mast will comprise a galvanised lattice mast approximately 147 metres in height with an approximate disturbance footprint of one hectare, with access via existing farm tracks and accessways and each will include the following components:

- Concrete mast base foundation and guy anchor footings.
- A hot-dip galvanised steel lattice framework, including modular mast sections and connections.
- Guy wire support system, including guy wires, turnbuckles, shackles, and anchor footings (inner, intermediate, and outer anchors). Guy wires will be arranged in three directions at approximately 120° spacing, with inner, intermediate, and outer anchor points located at radii of approximately 35 m, 65 m, and 90 m, respectively.
- Wind monitoring and meteorological instrumentation mounted on boom arms at multiple elevations, enabling measurement of parameters including wind speed, wind direction, temperature, humidity, and air density. The configuration of sensors and boom orientation is designed in accordance with relevant standards to minimise interference and ensure data accuracy.
- Data acquisition and communication system.
- Lightning protection system,

- Aviation safety features, including medium-intensity aviation lighting and marker balls on guy wires (subject to Civil Aviation Safety Authority (CASA) requirements).
- Ancillary infrastructure, including anti-climb devices and perimeter fencing around the base and anchor points of the met masts.

Construction of each mast is expected to take approximately 14 days, utilising a workforce of approximately five personnel. Traffic generation will be minimal and temporary in nature. The masts will operate remotely with only occasional maintenance visits.

Designs and an indicative schematic of the footprint is provided Attachment 1 of this report.

BACKGROUND

The proposed met masts are considered as associated infrastructure to a Renewable Energy Facility and are proposed to be constructed on portions of the lots indicated in Table 1 (subject land), which are all zoned 'Rural' under the Shire's *Local Planning Scheme No. 7* ('LPS7').

The Shire's Local Planning Scheme No. 7 (LPS7) does not currently provide specific guidance for Renewable Energy facilities. As a result, such proposals are required to be assessed as a 'use not listed' under the Clause 3.4.2 of the Shire of Dandaragan Local Planning Scheme No. 7 (LPS7).

Following assessment against aims in Clause 1.6 and the objectives of the Rural zone under Clause 3.2 of LPS7, the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions), and Local Planning Policy 9.14, it is considered that the proposed met masts are compatible with the underlying use of the land, as the temporary installation of meteorological masts does not prevent the continued use of the land for farming purposes. The proposal is therefore considered consistent with the objectives of the Rural zone.

COMMENT

As a 'use not listed' there are no relevant site and development requirements associated with development in the 'Rural' zone to be considered under LPS7. However, the proposal has been assessed as generally compliant against the provisions of the 'Renewable Energy Facilities' Local Planning Policy 9.14.

The layout and form of the development is deemed to be appropriate in accordance with the relevant matters to be considered in Clause 67(2) of Schedule 2 – Deemed Provisions

of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

An Ecological Assessment indicates that the environmental impacts are considered low and manageable. The assessment found two isolated paddock trees may require removal within the footprints of Mast 1 and Mast 4 and states that these were not identified as breeding habitat or black cockatoo habitat according to the proponents consultant advice. DBCA notes that it remains unclear whether the two paddock trees proposed for clearing provide potential breeding habitat for Carnaby's Cockatoo, and further assessment may be required to determine whether an Authorisation under section 40 of the *Biodiversity Conservation Act 2016* is necessary, and therefore this information is included as an advice note. DBCA also notes that the proposed placement of bird flight diverters may not adequately mitigate collision risks for low-flying birds, including Black Cockatoos, and an advice note has been included recommending additional warning markers on the upper guy wires at or below 50 m above ground level.

Whilst the proposed structures will have a maximum height of approximately 147m AGL, they comprise narrow lattice tower structures with limited visual bulk. The closest dwellings are generally between approximately 1km and 4.5km from the proposed mast sites. The structures are temporary in nature and are not expected to create significant visual amenity impacts.

The Aviation Impact Assessment recommended mitigation measures are incorporated into the proposed design;

- Contrasting paint on the upper third of the mast.
- Marker balls on guy wires.
- Contrasting colouring of guy wire anchor points.
- Medium intensity red aviation obstacle lighting.

CONSULTATION

Adjoining owners within 500m of a met mast were notified by the applicant and written confirmation of no objection was received.

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

- Department of Biodiversity, Conservation and Attractions (DBCA).
- Department of Water and Environmental Regulation (DWER).
- Air Services Australia (ASA).
- Civil Aviation Safety Authority (CASA).
- Yued Aboriginal Corporation (YAC).
- Department of Fire and Emergency Services (DFES).
- Bureau of Meteorology (BOM).

There were no objections raised from the agency submissions. Agencies provided advice and standard information for the benefit of the proponent. Advice provided by the agencies has been incorporated into the recommended conditions and advice notes of approval, as considered appropriate. The Responses have been included in Schedule of Submissions - Attachment 2.

STATUTORY ENVIRONMENT

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*

Local Planning Scheme No. 7

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

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

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

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

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

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

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

POLICY IMPLICATIONS

Relevant State Planning Policies

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

WAPC Position Statement: Renewable Energy Facilities (2020)

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

5.3.3 - Visual Impact Assessment

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

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

5.3.5 - Public and Aviation Safety

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

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

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

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Local Planning Strategy

Section 4.5 - Rural
Strategic Directions

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 27 AUGUST 2026

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

Section 4.7 – Economy

Strategic Directions

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

Actions – Renewable Energy

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

Section 4.8 – Utility Infrastructure

Actions – Energy

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

Section 4.11 - Environment and Natural Resources

Strategic Directions

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

Shire of Dandaragan – Council Plan

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

ATTACHMENTS

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

- Attachment 1: Development Application Site Plan (Doc Id: SODR-1262133384-398510). ELECTRONIC ONLY.
- Attachment 2: Schedule of Submissions (Doc Id: SODR-1262133384-43209).

(Marked 9.3.2)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

- A. That Council, pursuant to Clause 3.4.2(a) of Local Planning Scheme No. 7, determines that the proposed 'Renewable Energy Facility' (meteorological masts) are consistent with the objectives of the Rural zone and is therefore permitted,
- B. That Council grants development approval for the erection of four temporary (4) meteorological masts for a period of up to 5 years on land in the localities of Badgingarra/Boothdendarra/Hill River as set out in the table below;

Street address	Lot No	Plan or diagram	Volume/Folio
878 Cantabilling Road, Hill River	12	40085	2577/121
624 Wathingarra Road, Badgingarra	3	13785	1618/663
No Address given	3	38929	296/104A
1363 Watheroo Road, Boothdendarra	10318	206638	1907/669

Subject to the following Conditions and Advice Notes:

CONDITIONS:

1. All development shall be in accordance with the approved development plans and accompanying documentation submitted by Dinner Hill Wind Farm dated 2 June 2026, which forms part of this development approval, to the specifications and satisfaction of the Shire of Dandaragan, subject to any modifications required as a consequence of any condition(s) of this approval.
2. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. Marking of the meteorological masts is to be undertaken in accordance with Clause 39 in the *National Airports Safeguarding Framework (NASF) Guideline D: Managing the Risk to Aviation Safety of Wind Turbine Installation (Wind Farms) / Wind Monitoring Towers* to the satisfaction of the Shire of Dandaragan.
4. The meteorological mast is to be fitted with low intensity-steady red aviation obstacle /

hazard lighting, to operate during poor light and hours of darkness, to the satisfaction of the Shire of Dandaragan.

5. All stormwater runoff resulting from the meteorological mast structure shall be contained on site to the satisfaction of the Shire of Dandaragan.

Advice Notes:

- A. This is a development approval of the Shire of Dandaragan under its Local Planning Scheme No.7. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits, and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
- B. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the *Planning and Development Act 2005* and the Shire of Dandaragan Local Planning Scheme No.7 and may result in legal action being initiated by the Shire of Dandaragan.
- C. The Applicant is advised that under *the National Airports Safeguarding Framework (NASF) Guideline D: Managing the Risk to Aviation Safety of Wind Turbine Installation (Wind Farms) / Wind Monitoring Towers* it is a requirement to notify the Royal Australian Air Force (RAAF) Aeronautical Information Service of the location and height of the met masts for inclusion on the RAAF's tall structures database. Additionally, under CASA's *Advisory Circular AC 139.E-05 v1.1 - Obstacles* (including wind farms) outside the vicinity of a CASA certified aerodrome the met masts should be reported to the Airservices Australia NOTAM office until they are incorporated in published operational documents.
- D. With regard to Condition 4, except as otherwise stated in the condition, the standard of lighting is to be in accordance with the Commonwealth Part 139 (Aerodromes) Manual of Standards 2019 (as amended).
- E. The Applicant is advised that proposed relocation of fauna during vegetation clearing may require lawful authority under the Biodiversity Conservation Act 2016 (BC Act). Where threatened fauna may be taken or disturbed, a

Ministerial Authorisation under section 40 of the BC Act is required, separate to any licence requirements. The proponent should consult DBCA's Wildlife Licensing Section (wildlifelicensing@dbca.wa.gov.au) to confirm applicable approval requirements, including whether a Fauna Taking (Relocation) Licence is required, and obtain all necessary authorisations prior to commencing works.

- F. The Applicant is advised that bird strike mitigation measures for the proposed guyed structure should be reviewed to ensure they are also effective for bird species flying at lower altitudes, including Black Cockatoos. Additional Rotamarka™ Warning Markers, or equivalent bird flight diverters, should therefore be installed on the upper guy wires below heights of 50 m above ground level to increase wire visibility and reduce the risk of bird collisions.
- G. If the applicant/landowner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be submitted within 28 days of the determination.

9.3.3 PROPOSED TELECOMMUNICATION TOWER – LOT 2 (471) BLACK ARROW ROAD, HILL RIVER

Location:	Lot 2 (471) Black Arrow Road, Hill River
Applicant:	Crisp Wireless
Folder Path:	Doc Id: SODR-1262144384-43666
Disclosure of Interest:	Nil
Date:	4 August 2026
Author:	Alex MacKenzie, A/Executive Manager Development Services
Senior Author:	N/A

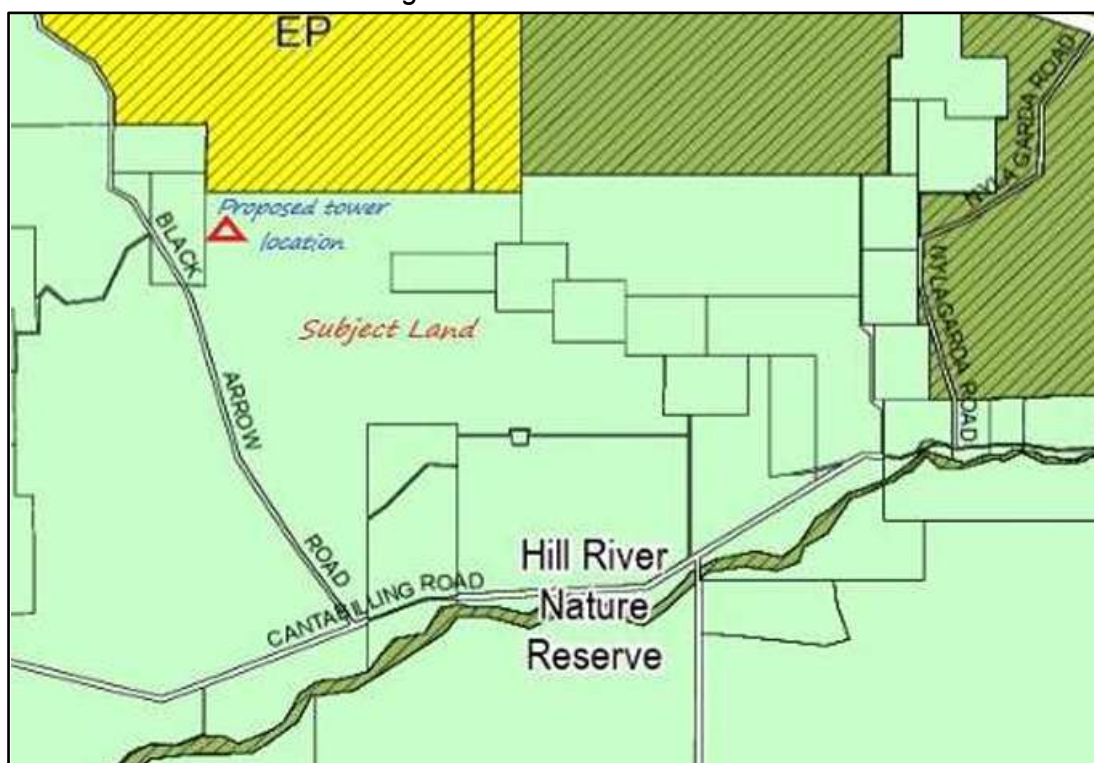
PROPOSAL

The purpose of this report is for Council to consider a development application for the installation of a telecommunications tower. The tower is proposed as part of the State government's 'Digital Farms' program which aims to advance telecommunications and improve connectivity in regional WA by:

- Expanding mobile coverage.
- Providing fast, reliable, affordable and scalable broadband necessary to support digital farming practices.
- Enabling farming businesses to access smart farming and productivity enhancing technologies to improve output, making businesses internationally competitive.

This application is one of two related applications presented to Council in this Agenda.

Figure 1 – Location Plan



BACKGROUND

As per the provisions of *State Planning Policy 5.2 Telecommunications Infrastructure Policy (SPP 5.2)*, the tower as proposed is not exempt from the need for development approval.

SPP 5.2 provides additional guidance for the implementation and interpretation of the (Commonwealth) Telecommunications Act. While Schedule 3 of the Telecommunications Act allows for certain exemptions from approval, SPP 5.2 is clear in pointing to the need for development approval for 'above ground' (>30M height) and 'below ground' infrastructure (refer to Statutory Context for additional info).

The telecommunications infrastructure will consist of the following:

- A 50m steel tower
- A combination of Dual Pole Parabolic Antennas (Dishes) and Sector Antennas.
- A sea container housing the communications equipment.
- Solar panels to power the system on the roof of the sea container.

Figure 2 – Example image of proposed Infrastructure



COMMENT

As an unlisted land-use type under the Shire's planning Scheme, the proposal was advertised as a 'Use not listed' for public comment over a 28-day period from 8 July to 5 August. In assessing the

application, consideration should be given to the provisions of SPP 5.2 and *Matters to be Considered* under the Deemed Provisions.

Aims and Provision of the Scheme (& Strategy)

‘Telecommunications Infrastructure’ is a Use not listed under the Shire’s Local Planning Scheme No.7. However, the installation of the tower can be considered to be consistent with the objectives of the Shire’s planning framework in that it (through the Digital Farms Strategy) will contribute to delivering improved digital connectivity and enhanced economic and social resilience outcomes for the Shire of Dandaragan.

Compatibility of the Use, Suitability of the Site, and State Planning Policy 2.5 – Rural Planning

The use of the property location for the installation of the proposed telecommunications tower is not inconsistent with the objectives for the ‘Rural’ zone under the Shire’s planning framework. The tower represents incidental development and will not detract from the primary (agricultural) use of the land, in-line with the provisions of SPP 2.5. Digital connectivity across the rural zone will likely enhance the resilience and capacity of primary producers in the location.

The applicant, ‘Crisp Wireless’ has explained that the site has been chosen for the tower for the following reasons:

- The proposed development of a telecommunications facility will provide a much-needed service to the local community.
- The location of the proposed tower is set back from the road approximately 130m and >1km from the nearest dwelling. On this basis, it is not anticipated that the tower will impact local residents.
- The site has a direct line of sight to other proposed towers in the region and across the network.
- The site has safe access, and the development will not create a nuisance to current traffic volumes and usage.
- The subject land is not flood prone.
- The development will not increase the threat of bushfires or put lives in danger.
- The proposed location does not present implications for heritage.
- The proposed facility will not interfere with agricultural land.

Amenity of the Location and State Policy SPP 5.2

Further to the above, and with reference to the provisions of SPP 5.2 (refer *Statutory Environment* below), the tower as proposed:

- Whilst being visible, will not impact on a designated 'significant landscape' (significant meaning a landscape of cultural or heritage significance, or a designated visual landscape area).
- The tower location has been selected to maximise and facilitate network coverage and access to data services.

As the proposed tower is for wireless broadband only and does not transmit electromagnetic waves/fields to mobile phones, it does not emit electromagnetic radiation and does not require an Environmental EME (Electromagnetic Energy) Report to be prepared or provided to support the development application.

Access and Traffic Management

Access to the site will be via Black Arrow Road, via existing farm laneway/tracks. No special construction is required as the property is reasonably accessible as it is. Access to the site during construction will amount to one semi-trailer accessing the site on one occasion (total of two 'movements' – one in and one out); followed by one six-wheeler Hiab accessing the site on one occasion (total of two 'movements' – one in and one out); and then lastly one commercial ute on two occasions (total of four 'movements' – two in and two out) – with construction anticipated to take two days. Access arrangements to the site for installation and future maintenance have been finalised further to agreements between the proponent and the respective landowner (s).

CONSULTATION

The development application was advertised for public comment over a 28-day period. During this time no submissions were received. The application was also referred to the Bureau of Meteorology (BOM) and CASA (Civil Aviation Safety Authority). While BOM did not provide comment, CASA's recommendations are detailed in the comment section of this report.

STATUTORY ENVIRONMENT

Local Planning Scheme No. 7

3.2 Objectives of the Zones

Rural Zone

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

Schedule 2: Deemed Provisions for local planning schemes of the Planning and Development (Local Planning Schemes) Regulations 2015: Clause 67.

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

- (a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;*
- (c) any approved State planning policy;*
- (d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);*
- (f) any policy of the State;*
 - (fa) any local planning strategy for this Scheme endorsed by the Commission;*
- (g) any local planning policy for the Scheme area;*
- (n) the amenity of the locality including the following —*
 - (i) environmental impacts of the development;*
 - (ii) the character of the locality;*
 - (iii) social impacts of the development;*
- (o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;*
- (q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;*
- (r) the suitability of the land for the development taking into account the possible risk to human health or safety;*
- (s) the adequacy of —*
 - (i) the proposed means of access to and egress from the site; and*
 - (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;*
- (t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety; (u) the availability and adequacy for the development of the following —*
 - (iii) storage, management and collection of waste;*
- (y) any submissions received on the application; (za) the comments or submissions received from any authority consulted under clause 66;*
- (zb) any other planning consideration the local government considers appropriate.*

POLICY IMPLICATIONS

State Planning Policy 5.2 Telecommunications Infrastructure Policy

5.1.1 The benefit of improved telecommunications services should be balanced with the visual impact on the surrounding area.

- i) Assessment of the visual impact of development proposals for telecommunications infrastructure should be made on a case-by-case basis;*
- ii) Telecommunications infrastructure should be sited and designed to minimise visual impact and whenever possible:*
 - a) be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites;*
 - b) be located to avoid detracting from a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land;*
 - c) not be located on sites where environmental, cultural heritage, social and visual landscape values maybe compromised and*
 - d) display design features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape;*
- iii) In addition to the existing exemptions under the Telecommunication Act, local governments should consider exempting telecommunications infrastructure from the requirement for development approval where:*
 - a) The infrastructure has a maximum height of 30 metres from finished ground level;*
 - b) The proposal complies with the policy measures outlined in this policy; and*
 - c) The proponent has undertaken notification of the proposal in a similar manner to 'low impact facilities' as defined and set out in the Mobile Phone Base Station Deployment Industry Code (C564:2011);*
- iv) Telecommunications infrastructure should be located where it will facilitate continuous network coverage and/or improved telecommunications services to the community; and*
- v) Telecommunications infrastructure should be co-located and whenever possible:*
 - a) Cables and lines should be located within an existing underground conduit or duct; and*
 - b) Overhead lines and towers should be co-located with existing infrastructure and/or within existing infrastructure corridors and/or mounted on existing or proposed buildings.*

State Planning Policy 2.5: Rural Planning:

5.12 Preventing and managing impacts in land use planning

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 27 AUGUST 2026

One of the key elements in achieving the objectives of this policy is ensuring that zones and sites are suitable for their intended purpose. As a result, at each stage of the planning framework, planning decision-makers need to consider the broad suitability of land uses and the ability to manage offsite impacts prior to determining whether the use of a buffer is necessary.

FINANCIAL IMPLICATIONS

Payment of the applicable application fee has been made by the applicant.

STRATEGIC IMPLICATIONS

Local Planning Strategy

Rural Land: Facilitate more intensive and diverse use of rural land for higher value agricultural products which are compatible with land capability attributes and surrounding farming practices, subject to availability of adequate water supply.

Shire of Dandaragan Council Plan

Prosperity	We will advocate for improvements to water, electricity and essential services to enhance business development.
Initiatives	Partner with State agencies in the delivery of essential service upgrades and extensions.

ATTACHMENTS

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

- Attachment 1 – Plans (Doc Id: SODR-1262144384-44073).

(Marked 9.3.3)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council grant development approval for the installation of a Telecommunications Towers at Lot 471 Black Arrow Road, Hill River subject to the following conditions and advice:

Conditions:

- 1. All development shall be in accordance with the approved development plans and accompanying documentation submitted by Crisp Wireless Pty Ltd dated 27 August 2026. which forms part of this development approval, to the specifications and satisfaction of the Shire of Dandaragan, subject to any modifications required as a consequence of any condition(s) of this approval.**

2. The tower is to be fitted with low intensity-steady red aviation obstacle / hazard lighting, to operate during poor light and hours of darkness, to the satisfaction of the Shire of Dandaragan.

Advice Notes:

- a. Should the applicant be aggrieved by the decision (in part or whole) there is a right pursuant to the Planning and Development Act 2005 to have the decision reviewed by the State Administrative Tribunal. Such an application must be lodged within twenty-eight (28) days from the date of the decision.
- b. 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.
- c. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Dandaragan Local Planning Scheme No.7 and may result in legal action being initiated by the Shire of Dandaragan.

9.3.4 PROPOSED TELECOMMUNICATION TOWER – LOT 2 (1299) CATABY ROAD, DANDARAGAN

Location:	Lot 2 (1299) CATABY ROAD, DANDARAGAN
Applicant:	Crisp Wireless
Folder Path:	Doc Id: SODR-1262144384-43665
Disclosure of Interest:	Nil
Date:	4 August 2026
Author:	Alex MacKenzie, A/Executive Manager Development Services
Senior Officer:	N/A

PROPOSAL

The purpose of this report is for Council to consider a development application for the installation of a telecommunications tower. The tower is proposed as part of the State government's 'Digital Farms' program which aims to advance telecommunications and improve connectivity in regional WA by:

- Expanding mobile coverage.
- Providing fast, reliable, affordable and scalable broadband necessary to support digital farming practices.
- Enabling farming businesses to access smart farming and productivity enhancing technologies to improve output, making businesses internationally competitive.

This application is one of two related applications presented to Council in this Agenda.

Figure 1 – Location Plan



BACKGROUND

As per the provisions of *State Planning Policy 5.2 Telecommunications Infrastructure Policy (SPP 5.2)*, the tower as proposed is not exempt from the need for development approval.

SPP 5.2 provides additional guidance for the implementation and interpretation of the (Commonwealth) Telecommunications Act. While Schedule 3 of the Telecommunications Act allows for certain exemptions from approval, SPP 5.2 is clear in pointing to the need for development approval for 'above ground' (>30M height) and 'below ground' infrastructure (refer to Statutory Context for additional info).

The telecommunications infrastructure will consist of the following:

- A 50m steel tower.
- A combination of Dual Pole Parabolic Antennas (Dishes) and Sector Antennas.
- A sea container housing the communications equipment.
- Solar panels to power the system on the roof of the sea container.

Figure 2 – Example image of proposed Infrastructure



COMMENT

As an unlisted land-use type under the Shire's planning Scheme, the proposal was advertised as a Use not listed for public comment over a 28-day period from 8 July to 5 August 2026. In assessing the

application, consideration should be given to the provisions of SPP 5.2 and *Matters to be Considered* under the Deemed Provisions.

Aims and Provision of the Scheme (& Strategy)

‘Telecommunications Infrastructure’ is a Use not listed under the Shire’s Local Planning Scheme No.7. However, the installation of the tower can be considered to be consistent with the objectives of the Shire’s planning (and strategy community) framework in that it (through the Digital Farms Strategy) will contribute to delivering improved digital connectivity and enhanced economic and social resilience outcomes for the Shire of Dandaragan.

Compatibility of the Use, Suitability of the Site, and State Planning Policy 2.5 – Rural Planning

The use of the property location for the installation of the proposed telecommunications tower is not inconsistent with the objectives for the ‘Rural’ zone under the Shire’s planning framework. The tower represents incidental development and will not detract from the primary (agricultural) use of the land, in-line with the provisions of SPP 2.5. Indeed, enhanced digital connectivity across the rural zone will likely enhance the resilience and capacity of primary producers in the location.

The applicant, ‘Crisp Wireless’ has explained that the site has been chosen for the tower for the following reasons:

- The proposed development of a telecommunications facility will provide a much-needed service to the local community.
- The location of the proposed tower is set well back from the road and will not impact the privacy or visual amenities of the local residents.
- The site has a direct line of sight to other proposed towers in the region and across the network.
- The site has safe access, and the development will not create a nuisance to current traffic volumes and usage.
- The subject land is not flood prone.
- The development will not increase the threat of bushfires or put lives in danger.
- The proposed location does not present implications for heritage.
- The proposed facility will not interfere with agricultural land.

Amenity of the Location and State Policy SPP 5.2

Further to the above, and with reference to the provisions of SPP 5.2 (refer *Statutory Environment* below), the tower as proposed:

- Whilst being visible, will not impact on a designated 'significant landscape' (significant meaning a landscape of cultural or heritage significance, or a designated visual landscape area).
- The tower location has been selected to maximise and facilitate network coverage and access to data services.

As the proposed tower is for wireless broadband only and does not transmit electromagnetic waves/fields to mobile phones, it does not emit electromagnetic radiation and does not require an Environmental EME (Electromagnetic Energy) Report to be prepared or provided to support the development application.

Access and Traffic Management

Access to the site will be via Black Arrow Road, via existing farm laneway/tracks. No special construction is required as the property is reasonably accessible as it is. Access to the site during construction will amount to one semi-trailer accessing the site on one occasion (total of two 'movements' – one in and one out); followed by one six-wheeler Hiab accessing the site on one occasion (total of two 'movements' – one in and one out); and then lastly one commercial Ute on two occasions (total of four 'movements' – two in and two out) – with construction anticipated to take two days. Access arrangements to the site for installation and future maintenance have been finalised further to agreements between the proponent and the respective landowner (s).

CONSULTATION

The development application was advertised for public comment over a 28-day period. During this time no submissions were received. The proposal was also forwarded to the Bureau of Meteorology (BOM) and the Civil Aviation Safety Authority (CASA) for comment. While no comments were received from BOM, CASA's advice is set out in the 'Comment' section of this report.

STATUTORY ENVIRONMENT

Local Planning Scheme No. 7

3.2 Objectives of the Zones

Rural Zone

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

Schedule 2: Deemed Provisions for local planning schemes of the Planning and Development (Local Planning Schemes) Regulations 2015: Clause 67.

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

- (a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;*
- (c) any approved State planning policy;*
- (d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);*
- (f) any policy of the State;*
 - (fa) any local planning strategy for this Scheme endorsed by the Commission;*
- (g) any local planning policy for the Scheme area;*
- (n) the amenity of the locality including the following —*
 - (i) environmental impacts of the development;*
 - (ii) the character of the locality;*
 - (iii) social impacts of the development;*
- (o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;*
- (q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;*
- (r) the suitability of the land for the development taking into account the possible risk to human health or safety;*
- (s) the adequacy of —*
 - (i) the proposed means of access to and egress from the site; and*
 - (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;*
- (t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety; (u) the availability and adequacy for the development of the following —*
 - (iii) storage, management and collection of waste;*
- (y) any submissions received on the application; (za) the comments or submissions received from any authority consulted under clause 66;*
 - (zb) any other planning consideration the local government considers appropriate.*

POLICY IMPLICATIONS

State Planning Policy 5.2 Telecommunications Infrastructure Policy

5.1.1 The benefit of improved telecommunications services should be balanced with the visual impact on the surrounding area.

- i) Assessment of the visual impact of development proposals for telecommunications infrastructure should be made on a case-by-case basis;*
- ii) Telecommunications infrastructure should be sited and designed to minimise visual impact and whenever possible:*
 - a) be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites;*
 - b) be located to avoid detracting from a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land;*
 - c) not be located on sites where environmental, cultural heritage, social and visual landscape values maybe compromised and*
 - d) display design features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape;*
- iii) In addition to the existing exemptions under the Telecommunication Act, local governments should consider exempting telecommunications infrastructure from the requirement for development approval where:*
 - a) The infrastructure has a maximum height of 30 metres from finished ground level;*
 - b) The proposal complies with the policy measures outlined in this policy; and*
 - c) The proponent has undertaken notification of the proposal in a similar manner to 'low impact facilities' as defined and set out in the Mobile Phone Base Station Deployment Industry Code (C564:2011);*
- iv) Telecommunications infrastructure should be located where it will facilitate continuous network coverage and/or improved telecommunications services to the community; and*
- v) Telecommunications infrastructure should be colocated and whenever possible:*
 - a) Cables and lines should be located within an existing underground conduit or duct; and*
 - b) Overhead lines and towers should be co-located with existing infrastructure and/or within existing infrastructure corridors and/or mounted on existing or proposed buildings.*

State Planning Policy 2.5: Rural Planning:

5.12 Preventing and managing impacts in land use planning

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 27 AUGUST 2026

One of the key elements in achieving the objectives of this policy is ensuring that zones and sites are suitable for their intended purpose. As a result, at each stage of the planning framework, planning decision-makers need to consider the broad suitability of land uses and the ability to manage offsite impacts prior to determining whether the use of a buffer is necessary.

FINANCIAL IMPLICATIONS

Payment of the applicable application fee has been made by the applicant.

STRATEGIC IMPLICATIONS

Local Planning Strategy

Rural Land: Facilitate more intensive and diverse use of rural land for higher value agricultural products which are compatible with land capability attributes and surrounding farming practices, subject to availability of adequate water supply.

Shire of Dandaragan Council Plan

Prosperity	We will advocate for improvements to water, electricity and essential services to enhance business development.
Initiatives	Partner with State agencies in the delivery of essential service upgrades and extensions.

ATTACHMENTS

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

- Attachment 1 – Plans (Doc Id: SODR-1262144384-44074).

(Marked 9.3.4)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council grant development approval for the installation of a Telecommunications Tower at Lot 2 (1299) Cataby Road, Dandaragan, subject to the following conditions and advice:

Conditions:

- 1. All development shall be in accordance with the approved development plans and accompanying documentation submitted by Crisp Wireless Pty Ltd dated 27 August 2026. which forms part of this development approval, to the specifications and satisfaction of the Shire of Dandaragan, subject to any modifications required as a consequence of any condition(s) of this approval.**

2. The tower is to be fitted with low intensity-steady red aviation obstacle / hazard lighting, to operate during poor light and hours of darkness, to the satisfaction of the Shire of Dandaragan.

Advice Notes:

- a. Should the applicant be aggrieved by the decision (in part or whole) there is a right pursuant to the Planning and Development Act 2005 to have the decision reviewed by the State Administrative Tribunal. Such an application must be lodged within twenty-eight (28) days from the date of the decision.
- b. 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.
- c. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the Planning and Development Act 2005 and the Shire of Dandaragan Local Planning Scheme No.7 and may result in legal action being initiated by the Shire of Dandaragan.

9.3.5 PROPOSED USE NOT LISTED – METEOROLOGICAL MASTS, LOT 3744 & LOT 3739 YERRAMULLAH ROAD, HILL RIVER

Location:	Lots 3744 & 3739 Yerramullah Road, Hill River
Applicant:	SLR Consulting Australia Pty Ltd on behalf of Zephyr Energy Pty Ltd
File Reference:	Doc Id: SODR-1262144384-43765
Disclosure of Interest:	Nil
Date:	3 August 2026
Author:	Alex MacKenzie, A/Executive Manager Development Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

The purpose of this report is for Council to consider granting development approval the installation of six (6) meteorological masts (met masts) in association with the approved Parron Wind Farm. Four (4) of the masts will be in-situ for a temporary period of approximately 2-years.

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

Figure 2: Proposed Met Mast Location



BACKGROUND

The subject land is predominantly cleared agricultural land used for agricultural and livestock grazing, with a number of homesteads, sheds and associated farming infrastructure located within the rural properties. Areas of remnant vegetation exists adjoining road and riparian corridors, with some scattered vegetation. The following

approvals have been granted with respect to the subject lots, as they relate to the 'Parron Wind Farm':

- 25 May 2023 the Shire approved an amended development application to extend the validity of the development approval to 12 December 2029.
- 23 May 2024, the Shire approved a met mast on Lot 3744 (known as PMM 1). An earlier met mast was approved on the PMMF site (Lot 3739) in 2018.
- 24 October 2024 the Shire approved a development plan for 54 WTGs.
- 20 December 2024 the Shire approved a development application for 79 WTGs and associated ancillary infrastructure. This approval was amended on 28 May 2026 with a minor reduction in the number of WTG, down to 78 WTGs, and micro-siting of the proposed layout.

Proposed Development

Each met mast will comprise a galvanised lattice mast approximately 147 metres in height with an approximate disturbance footprint of one hectare. Construction of each mast is expected to take approximately 14 days, utilising a workforce of approximately five personnel. Traffic generation will be minimal and temporary in nature. The masts will operate remotely with only occasional maintenance visits. Designs and an indicative schematic of the footprint is provided Attachment 1 of this report; however, the masts and incidental structures are summarised as comprising:

- Concrete mast base foundation and guy anchor footings.
- Hot-dip galvanised steel lattice framework, including modular mast sections and connections.
- Guy wire support system, including guy wires, turnbuckles, shackles, and anchor footings (inner, intermediate, and outer anchors).
- Wind monitoring and meteorological instrumentation mounted on boom arms at multiple elevations, enabling measurement of parameters including wind speed, wind direction, temperature, humidity, and air density.
- Data acquisition and communication system.
- Lightning protection system.
- Aviation safety features, including medium-intensity aviation lighting and marker balls on guy wires (subject to Civil Aviation Safety Authority (CASA) requirements).
- Ancillary infrastructure, including anti-climb devices and perimeter fencing around the base and anchor points of the met masts.

Figure 2: Site Plan showing position of proposed Met Masts north of Cadda Road



COMMENT

Compatibility with Rural Zone Objectives

As a *Use Not Listed*, a determination must first consider the compatibility of the development with the objectives of the rural zone. The met masts are compatible with the underlying use of the land insofar as the installation of meteorological masts will not prevent the continued use of the land for farming purposes. The masts represent incidental development (to the approved Parron Renewable Energy Facility) and will not detract from the primary (agricultural) use of the land. On this basis, the met masts are not inconsistent with the objectives for the 'Rural' zone under the Shire's planning framework.

In assessing matters to be considered under Clause 67(2) of Schedule 2 – Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*; advice provided by the Civil Aviation Safety Authority (CASA) has pointed to the need for the masts to incorporate certain safety features. Specifically, CASA has recommended that:

- the masts have marker balls placed on the upper third of the outside guy wires to assist with their visibility to aircraft; and
- steady low intensity red obstacle lighting be installed.

CONSULTATION

The application was advertised for a period of 28-days with no submissions of comment received from the public.

State Government and service agency stakeholders were consulted on the proposal through the Shires referral process, with one response received from the Civil Aviation Safety Authority (CASA), refer Schedule of Submissions- Attachment 3.

STATUTORY ENVIRONMENT

Local Planning Scheme No. 7

3.2 Objectives of the Zones - Rural Zone

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

Schedule 2: Deemed Provisions for local planning schemes of the Planning and Development (Local Planning Schemes) Regulations 2015: Clause 67.

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

- (a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;*
- (c) any approved State planning policy;*
- (d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);*
- (f) any policy of the State;*
 - (fa) any local planning strategy for this Scheme endorsed by the Commission;*
- (g) any local planning policy for the Scheme area;*
- (n) the amenity of the locality including the following —*
 - (i) environmental impacts of the development;*
 - (ii) the character of the locality;*
 - (iii) social impacts of the development;*
- (o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;*
- (q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence,*

- landslip, bush fire, soil erosion, land degradation or any other risk;*
- (r) the suitability of the land for the development taking into account the possible risk to human health or safety;*
- (s) the adequacy of —*
- (i) the proposed means of access to and egress from the site; and*
- (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;*
- (t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety; (u) the availability and adequacy for the development of the following*
- (iii) storage, management and collection of waste;*
- (y) any submissions received on the application; (za) the comments or submissions received from any authority consulted under clause 66;*
- (zb) any other planning consideration the local government considers appropriate.*

POLICY IMPLICATIONS

State Planning Policy 2.5: Rural Planning:

5.12 Preventing and managing impacts in land use planning

One of the key elements in achieving the objectives of this policy is ensuring that zones and sites are suitable for their intended purpose. As a result, at each stage of the planning framework, planning decision-makers need to consider the broad suitability of land uses and the ability to manage offsite impacts prior to determining whether the use of a buffer is necessary.

FINANCIAL IMPLICATIONS

Payment of the applicable application fee has been made by the applicant.

STRATEGIC IMPLICATIONS

Local Planning Strategy

Section 4.5 - Rural
Strategic Directions

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

Section 4.7 – Economy
Strategic Directions

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

Actions – Renewable Energy

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

Section 4.8 – Utility Infrastructure

Actions – Energy

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

Section 4.11 - Environment and Natural Resources

Strategic Directions

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

Shire of Dandaragan – Council Plan

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

ATTACHMENTS

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

- Attachment 1: Met Mast Location Plan (Doc Id: SODR-1262144384-43096).
- Attachment 2: Elevations (Doc Id: SODR-1262144384-43094).
- Attachment 3 - Schedule of Submissions (Doc Id: SODR-1262144384-44104).

(Marked 9.3.5)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

A. That Council, pursuant to Clause 3.4.2(a) of Local Planning Scheme No. 7, determines that the proposed meteorological masts are consistent with the objectives of the Rural zone and is therefore permitted.

B. That Council grants development approval for the erection of six (6) meteorological masts subject to the following Conditions and Advice Notes:

CONDITIONS:

1. All development shall be in accordance with the approved development plans and accompanying documentation dated 27 August 2026, which forms part of this development approval, to the specifications and satisfaction of the Shire of Dandaragan, subject to any modifications required as a consequence of any condition(s) of this approval.
2. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. Marking of the meteorological masts is to be undertaken in accordance with Clause 39 in the *National Airports Safeguarding Framework (NASF) Guideline D: Managing the Risk to Aviation Safety of Wind Turbine Installation (Wind Farms) / Wind Monitoring Towers* to the satisfaction of the Shire of Dandaragan.
4. The meteorological mast is to be fitted with low intensity-steady red aviation obstacle / hazard lighting, to operate during poor light and hours of darkness, to the satisfaction of the Shire of Dandaragan.

Advice Notes:

- A. This is a development approval of the Shire of Dandaragan under its Local Planning Scheme No.7. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits, and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
- B. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the *Planning and Development Act 2005* and the Shire of Dandaragan Local Planning Scheme No.7 and may result in legal action being initiated by the Shire of Dandaragan.

- C. The Applicant is advised that under *the National Airports Safeguarding Framework (NASF) Guideline D: Managing the Risk to Aviation Safety of Wind Turbine Installation (Wind Farms) / Wind Monitoring Towers* it is a requirement to notify the Royal Australian Air Force (RAAF) Aeronautical Information Service of the location and height of the met masts for inclusion on the RAAF's tall structures database. Additionally, under CASA's *Advisory Circular AC 139.E-05 v1.1 - Obstacles* (including wind farms) outside the vicinity of a CASA certified aerodrome the met masts should be reported to the Airservices Australia NOTAM office until they are incorporated in published operational documents.**
- D. With regard to Condition 4, except as otherwise stated in the condition, the standard of lighting is to be in accordance with the Commonwealth Part 139 (Aerodromes) Manual of Standards 2019 (as amended).**
- E. The Applicant is advised that proposed relocation of fauna during vegetation clearing may require lawful authority under the Biodiversity Conservation Act 2016 (BC Act). Where threatened fauna may be taken or disturbed, a Ministerial Authorisation under section 40 of the BC Act is required, separate to any licence requirements. The proponent should consult DBCA's Wildlife Licensing Section (wildlifelicensing@dbca.wa.gov.au) to confirm applicable approval requirements, including whether a Fauna Taking (Relocation) Licence is required, and obtain all necessary authorisations prior to commencing works.**
- F. The Applicant is advised that bird strike mitigation measures for the proposed guyed structure should be reviewed to ensure they are also effective for bird species flying at lower altitudes, including Black Cockatoos. Additional Rotamarka™ Warning Markers, or equivalent bird flight diverters, should therefore be installed on the upper guy wires below heights of 50 m above ground level to increase wire visibility and reduce the risk of bird collisions.**
- G. If the applicant/landowner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be submitted within 28 days of the determination.**

9.3.6 JURIE BAY FORESHORE MASTERPLAN REPORT UPDATE

Location:	Jurien Bay Foreshore
Applicant:	N/A
File Reference:	Doc Id: SODR-877026889-12671
Disclosure of Interest:	Nil
Date:	10 August 2026
Author:	Alex MacKenzie, A/Executive Manager Development Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

In March 2026, Council considered the Jurien Bay Foreshore Masterplan spatial layout, which established the preferred arrangement and broad design direction for future improvements along the foreshore. That earlier item was focused on the vision for the foreshore precinct, including the designation of commercial nodes, preservation of open space, car parking and future improvement opportunities.

This report presents the accompanying masterplan report which provides additional context for future decision making relating to the foreshore. It provides Council with the considerations and context to ensure that implementation reflects community priorities.

BACKGROUND

The Shire's 2025/26 Council Plan identified the review of the Jurien Bay Foreshore Masterplan (FMP) as a priority action. UDLA was engaged in mid-2025 to amend the Shire's 2020 masterplan with a focus on the following high-level objectives:

- Uphold the primary use of the reserve as open space and protect the interests of the community and adjoining residents.
- 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.

In addition to the above, the updated masterplan needed to consider that in December 2024 Council granted development approval to Jurien Bay Beach Cafe Pty Ltd for four 'Retail Containers' to operate adjacent to the beach café, effectively expanding the commercial footprint of the Jetty Beach Café lease. This approval remains current, and the masterplan has therefore been updated with this in mind, with the expectation that future development in the central 'Jetty Precinct' location fits with the overall vision for the foreshore.

Consideration of Additional Commercial Offerings on Foreshore

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. The analysis found that an additional 500sqm would be financially viable by 2028 and that such an offering would likely increase visitation more broadly by 24K p.a. The Pracsys report estimated that this would see an increase in CBD turnover of \$939K p.a. and drive a \$5.8M increase annually in total expenditure across the town.

Designation of Commercial Nodes – North and South

As discussed above, there was strong support shown through the community consultation process for increased commercial offerings along the foreshore. Informed by Pracsys' commercial demand analysis, the revised masterplan provides direction for how this should occur 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:

- Allow for a staged approach in-line with market demand so that the impact of new commercial venture (s) on existing food and beverage businesses is limited.
- Distribute and place reasonable limitations on the scale of commercial opportunities meaning that any new parking bays will be spread along the foreshore, reducing potential loss of green space.
- Allow for 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 revised plan introduces a clearer commercial framework for the foreshore. Specifically, the plan includes opportunities for future commercial developments:

- A new, two-storey, commercial node near Cook Street.
- The Cook Street node could be developed to two-storeys, subject to demand analysis confirming viability with consideration for impact on local F&B operators.
- A new, smaller, commercial node at the northern end of Dobbyn Park.
- Improved access for mobile vendors in Fauntleroy Park.

Note: The Shire's existing Local Planning Policy 9.13 Jurien Bay Foreshore Commercial Development Plan will be updated for

Council's consideration in September to ensure consistency with the revised masterplan.

COMMENT

Ensuring that the foreshore reserve remains available as open space for community recreation was a guiding principle of the masterplan review. While the updated masterplan has created new opportunities for commercial investment and activation of the foreshore; such opportunities cannot come at the expense of the community as users of the foreshore and adjoining residents.

Any proposal to utilise one of the designated commercial nodes would require Council approval further to a public consultation process. At this point in the approval process, consideration would be given to the suitability of a proposal with reference to the demand analysis projections provided by Pracsys, refer Attachment 2. Ultimately, the updated masterplan will serve to provide guidance for decision making and such a proposal would need to be consistent with the direction of the masterplan and accompanying report.

Parking and Traffic – An Expanded Parking Strategy

To provide an indication of what a new commercial offering in the central foreshore location might mean from a parking perspective, the masterplan as originally amended in mid-2025 detailed a new car parking area on Grigson Street comprising two rows of parking.

A number of submissions received during the consultation process raised concern for the potential loss of green space that such a design might cause. Responding to this concern, the masterplan has been amended to suggest that future, additional, car parking needs will be accommodated via a single row of angled bays along Grigson Street. Preliminary measurements indicate that this will achieve adequate additional parking bays without reducing existing green space in Fauntleroy Park by utilising and redeveloping the area currently being occupied by swale drainage.

However, recognising that more parking will inevitably be needed in the broader foreshore over time, the plan makes (indicative) provision for additional parking, as follows:

- 17 new bays south of Cook Street.
- 24 additional angled bays in Dobbyn Park.
- 4-bay carpark extension along Heaton Street.
- Retention of existing parking in the central jetty area and provision for overflow event parking near Cook Street.

Feedback around the potential for a significantly higher volume of vehicular traffic utilising Cook, Grigson and White Streets stood out

as a key point of concern during consultation. This concern was largely based on the view that the road network in this location is not designed for and/or conducive to accommodating buses and caravans. On this basis, 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.

Key Differences from the 2020 Masterplan

A major change is the intensification of the Jetty Precinct as the central civic and commercial hub of the foreshore. A new, single storey, commercial offering for up to 200 patrons adjacent to the existing Beach Café will mean an overall capacity between the existing café and a new offering of 481 people.

The update introduces a stronger place-making focus and next-step initiatives focused on improved amenity and accessibility, including interpretive nodes and a new lighting framework focused on low-wattage lighting and compliance with dark sky principles. Other improvements envisaged under the masterplan include a large feature shade shelter and seating area with ocean views, increased public ablution facilities and enhanced event, market and gathering opportunities.

The revised masterplan report:

- Acknowledges and retains completed upgrades (playground, youth plaza, shelters and BBQ areas).
 - Provides clearer guidance for how the foreshore will interface with future development around Lot 62 Roberts Street.
 - Adds stronger public art, interpretation and place-making initiatives.
 - Incorporates updated coastal adaptation and resilience considerations.
 - Identifies the extension of the existing jetty (>80m) as a priority.
- Overall, the revised masterplan provides direction for a more activated tourism, events and hospitality foreshore destination. Importantly, the masterplan report provides guidance for how this transition should occur while preserving Jurien Bay's relaxed coastal character and retaining the natural values of the foreshore as a recreation-focused space.

Implementation of the Masterplan: Process and Next Steps

As explained above, the Shire's Local Planning Policy 9.13 provides more specific guidance for how development may occur within the foreshore and will be updated for Council's consideration (and public comment) at the September meeting of Council. Should a commercial proposal be presented to Council in the future, such a

proposal would be presented to Council for consideration. In the event that a proponent was to be offered a commercial lease, Section 3.58 of the Local Government Act requires that this be advertised for public comment.

However, a key focus of the Shire moving forward will be to minimise the potential impact of new commercial development within the foreshore on existing businesses. Decision making will be guided by commercial analysis demonstrating, as far as is possible, that there is sufficient market capacity to support additional food and beverage SQM as proposed. In this, the onus will be on the proponent to demonstrate feasibility and to provide the commercial evidence base in support of their application.

CONSULTATION

Community consultation 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.

A total of 44 submissions were received during the initial consultation. All submissions were presented to Council at its March 2026 meeting when the foreshore masterplan was adopted.

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.*

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 27 AUGUST 2026

- *Identify the preferred locations for particular activities and to regulate the intensity of commercial activities on the Jurien Bay Foreshore.*
- *The effective use and management of the Jurien Bay Foreshore resulting in a space that is people focused which promotes health and wellbeing through active and passive recreation.*

Coastal Hazard Risk Management Adaptation Plan

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

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

FINANCIAL IMPLICATIONS

The cost of engaging UDLA to prepare the revised Foreshore Masterplan has been approximately \$20K to-date.

STRATEGIC IMPLICATIONS

Strategic Community Plan – Envision 2029

Prosperity	The region will experience economic and population growth with increasing economic opportunities, diversifying primary production and a vibrant visitor economy.
Priority Outcomes	Our Shire has a contemporary land use planning system that responds to, and creates, economic opportunities. The Shire is home to a successful and growing market for domestic and international tourism.
Our Roles	Ensuring that our planning framework is modern and meets the needs of industry, small business and emerging opportunities. 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 needs to ensure that opportunities for tourism and recreational use are optimised.

Local Planning Strategy 2020

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

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

ATTACHMENTS

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

- Attachment 1 – Amended Foreshore Masterplan Report (SODR-877026889-12669). ELECTRONIC ONLY.
- Attachment 2 – Pracsys Jurien Bay Commercial Analysis Report (SODR-877026889-12672). ELECTRONIC ONLY.

(Marked 9.3.6)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council endorse the attached Jurien Bay Foreshore Masterplan Report and request the Chief Executive Officer to:

- 1. Update the Shire's Local Planning Policy 9.13 Jurien Bay Foreshore Commercial Development Plan, accordingly.**
- 2. Invite Jurien Bay Beach Cafe Pty Ltd to re-submit a development proposal that conforms with the updated Foreshore Masterplan.**

9.4 GOVERNANCE & ADMINISTRATION

9.4.1 COMMUNITY EMERGENCY SERVICES MANAGER (CESM) PROGRAM RE-ENTRY

Location:	Shire of Dandaragan
Applicant:	Not Applicable
File Reference:	Doc Id: SODR-1792953452-2612
Disclosure of Interest:	Nil
Date:	10 August 2026
Author:	Brent Bailey, Chief Executive Officer
Senior Officer:	Not Applicable

PROPOSAL

To consider the Shire's re-entry into the Community Emergency Services Manager (CESM) Program through a shared arrangement with the Shire of Coorow and the Department of Fire and Emergency Services (DFES), and to authorise execution of the associated Memorandum of Understanding (MOU).

BACKGROUND

At its Ordinary Council Meeting on 26 March 2020, Council resolved to independently provide a Community Emergency Services Manager function and authorised withdrawal from the existing DFES MOU. The decision was influenced by concerns regarding service delivery and alignment between local government priorities and the then DFES regional structure.

Since that time, the Shire has maintained internal emergency management capability and continued to experience increasing emergency management responsibilities and operational demands. The Shire has also managed a number of significant emergency events that have highlighted the growing complexity of emergency management within local government.

The relationship between the Shire and DFES has materially improved over recent years, and in October 2025 the Shire lodged an expression of interest seeking to rejoin the CESM Program should funding become available. DFES subsequently advised that additional CESM positions would be progressively funded by the State Government and that the Shire's request would be considered.

A funding allocation has now been identified, and negotiations have resulted in a proposed shared CESM model involving DFES, the Shire of Dandaragan and the Shire of Coorow.

COMMENT

The decision now before Council does not seek to revisit the validity of the 2020 decision, but rather to consider a new participation opportunity based on changed circumstances, including improved working relationships with DFES, a revised shared-service model,

additional State funding support and negotiated local government oversight arrangements.

If re-entering the CESM program is supported by Council, the proposed MOU establishes a non-binding framework governing the operation of a locally employed CESM shared between the Shires of Dandaragan and Coorow with financial support from DFES.

Key outcomes anticipated from participation in the CESM Program include:

- Improved coordination across prevention, preparedness, response and recovery activities.
- Enhanced support for local volunteer brigades.
- Greater consistency of training, planning and operational readiness across the two Shires' brigades.
- Improved integration between local governments, DFES and regional emergency management stakeholders.
- Increased local resilience and emergency management capability gaining additional operational support from the dedicated State agency.

Importantly, the Shire has negotiated several provisions intended to preserve local government lead control over employment and operational priorities. The proposed framework maintains CEO oversight of employment matters, work priorities, leave management, budget considerations and performance matters, while allowing DFES to provide technical advice and emergency management guidance.

The parties to the agreement have also agreed on controls around role drift to ensure the CESM remains focused on local government priorities and that any DFES operational commitments outside normal emergency response arrangements are subject to prior approval.

The proposal has been discussed with volunteer brigade representatives through the Bush Fire Advisory Committee process. While some members expressed understandable caution due to historical experiences, there was support for continuing discussions regarding participation in the program.

CONSULTATION

- Department of Fire and Emergency Services
- Shire of Dandaragan – Bushfire Advisory Committee

STATUTORY ENVIRONMENT

Nil

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POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The proposed financial model identifies total annual program costs of approximately \$187,893, with DFES contributing \$102,368, the Shire of Dandaragan contributing \$51,315 and the Shire of Coorow contributing \$34,210.

The Shire's contribution is expected to be funded through the reallocation of costs currently associated with the independently funded emergency management position. Administration does not anticipate any material increase to the adopted operating budget as a result of participation.

STRATEGIC IMPLICATIONS

Environment	We are prepared for natural emergencies and a warming climate.
Outcome	Implement key recommendations from the Shire's Bushfire Risk Management Plan, including improved bushfire mitigation planning, operational readiness, brigade support and interagency coordination.

ATTACHMENTS

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

- Memorandum of Understanding - Confidential (Doc Id: SODR-1739978813-10189).
- Memorandum of Understanding - Public (Doc Id: SODR-1739978813-10190).
- CESM Business Plan (Doc Id: SODR-1739978813-10191).

(Marked 9.4.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

- 1. Notes the previous resolution of Council dated 26 March 2020 to independently provide a Community Emergency Services Manager service and withdraw from the previous DFES Memorandum of Understanding.**
- 2. Acknowledges that the operating environment, relationship with DFES, program funding opportunity and proposed governance arrangements have materially changed since that decision.**

3. **Endorses the Shire of Dandaragan re-entering the Community Emergency Services Manager (CESM) Program in partnership with the Department of Fire and Emergency Services and the Shire of Coorow.**

9.4.2 ACCEPTANCE OF TENDER - TENDER 02/2026 KERBSIDE WASTE AND RECYCLING COLLECTION SERVICE

Location:	Shire of Dandaragan
Applicant:	N/A
File Reference:	Doc Id: SODR-901666946-3905
Disclosure of Interest:	Nil
Date:	18 August 2026
Author:	Will Miller, Manager of Operations and Community Safety
Senior Officer:	Brad Pepper, Executive Manager of Infrastructure

PROPOSAL

That Council accept the tender submitted by Stondon Pty Ltd trading as Avon Waste for Tender 02/2026 and authorise the CEO to execute the contract documentation.

BACKGROUND

The existing contract for the provision of kerbside domestic refuse and recycling collection services, together with the supply and collection of bulk waste skip bins, is due to expire on 31 August 2026. To ensure continuity of this essential community service, the Shire undertook a competitive public tender process for the provision of these services.

Request for Tender (RFT) 02/2026 was publicly advertised in accordance with the *Local Government Act 1995*, the Local Government (Functions and General) Regulations 1996 and the Shire's Purchasing Policy. The Request for Tender sought submissions from suitably qualified contractors capable of providing a comprehensive waste collection service across the Shire, including the townsites of Jurien Bay, Cervantes, Dandaragan and Badgingarra. The tender also included the provision of bulk waste skip bins for Council operations, commercial customers and community use.

The proposed contract provides for:

- Weekly kerbside domestic refuse collection;
- Fortnightly kerbside recycling collection;
- Supply, delivery and servicing of bulk waste skip bins;
- Reporting and contract administration requirements;
- An initial contract term of seven (7) years commencing in September 2026, with two further options of five (5) years each, exercisable at the discretion of the Shire.

Following the close of tenders, the sole submission was assessed by the appointed Tender Evaluation Panel against the criteria published within the Request for Tender. These criteria considered mandatory compliance requirements together with qualitative assessment of the tenderer's experience, resources, recycling capability, bulk waste capability, pricing and proposed price

adjustment mechanisms to determine the submission representing the best value for money outcome for the Shire.

COMMENT

The Evaluation Panel completed a comprehensive assessment of all conforming tenders in accordance with the methodology and weighting contained within the Request for Tender documentation. The assessment considered both qualitative and financial criteria, recognising that the lowest priced submission would not necessarily represent the best overall value to the Shire.

Following completion of the evaluation process, Avon Waste was identified as the preferred tenderer and is recommended for appointment.

Avon Waste has been the Shire's waste collection contractor since 2004 and has demonstrated a strong understanding of the Shire's operational requirements, collection routes and community expectations. Throughout this period the company has consistently provided kerbside refuse and recycling collection services to residents and businesses across the district while maintaining a local operational presence within Jurien Bay. Avon Waste advises that it currently services more than 64,500 residential bins each week across 38 Western Australian local governments and maintains a depot, plant and locally based workforce within the Shire.

The Evaluation Panel considered Avon Waste's submission to demonstrate:

- Extensive experience delivering comparable local government waste collection services;
- An established local workforce and operational depot capable of providing seamless continuation of services from 1 September 2026;
- Appropriate plant, equipment and contingency arrangements to maintain service delivery;
- Certified quality management systems;
- Strong demonstrated knowledge of the Shire's existing waste collection network and customer expectations; and
- A competitive pricing structure that represents the best value for money outcome when assessed against both qualitative and financial evaluation criteria.

Importantly, appointing Avon Waste will allow for continuity of service with minimal implementation risk. As the incumbent contractor, Avon Waste already has established collection routes, local staff, operational infrastructure and community familiarity, significantly reducing transition risks that can occur when changing service providers.

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Officers are satisfied that Avon Waste has demonstrated the technical capability, financial capacity, organisational resources and local commitment necessary to successfully deliver the contract for the proposed term. Accordingly, it is recommended that Council accept the tender submitted by Stondon Pty Ltd trading as Avon Waste and authorise the Chief Executive Officer to execute the associated contract documentation.

Qualitative Scoring Matrix

Criterion	Weight	Score	Comments / Justification	Evidence Referenced
Experience & Demonstrated Understanding	15	15/15	Consider LG waste experience, understanding of scope, history of similar contracts, references.	- Existing contractor since 2004 - Services 38 Councils - Strong references and proven performance
Tenderer's Resources	15	14/15	Assess personnel, fleet, depot, contingency arrangements, local resources and mobilization.	- Existing Jurien Bay depot - Local staff and housing - Existing relationships with service and supply businesses - Limited references of vehicle contingencies
Provision of Recycling Service	10	10/10	Assess recycling capability, equipment, processing arrangements and demonstrated experience.	- Price matrix clearly outlines recycling handling levies - Strong references and proven performance
Provision of Bulk Waste Skip Bin Service	10	10/10	Assess skip bin fleet, servicing capability, logistics and resources.	- Proven service capability - Ability to service commercial customers - Established resources and infrastructure
TOTAL QUALITATIVE SCORE	50	49/50	Exceptional local and statewide track record from a well-established business.	

An extract from the tender submission, outlining the pricing component has been circulated with the agenda (Pricing Schedule Doc Id: SODR-901666946-3912). The officer recommended price schedule has been highlighted in green, with comments attached.

CONSULTATION

The Request for Tender was publicly advertised and assessed by the appointed evaluation panel.

STATUTORY ENVIRONMENT

- *Local Government Act 1995*
- *Local Government (Functions and General) Regulations 1996;*
- Shire Purchasing Policy.

POLICY IMPLICATIONS

Consistent with the Shire's procurement framework.

FINANCIAL IMPLICATIONS

- Engagement of long-term contract across several financial years
- Funding is available within the adopted Waste Services budget. Payments will be in accordance with the accepted schedule of rates.

STRATEGIC IMPLICATIONS

Nil

ATTACHMENTS

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

- Avon Waste Tender Submission (Doc Id: SODR-901666946-3911). ELECTRONIC ONLY.
- Qualitive Criteria Scorecard (Doc Id: SODR-901666946-3909).
- Pricing Schedule (Doc Id: SODR-901666946-3912).

(Marked 9.4.2)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

- 1. Accept the tender submitted by Stondon Pty Ltd trading as Avon Waste for Tender 02/2026, and;**
- 2. Authorise the Chief Executive Officer to execute the associated contract documentation, and;**
- 3. Advise all tenderers of Council's decision.**

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

Document ID: SODR-2045798944-38644

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

9.5.2 SHIRE OF DANDARAGAN – PLANNING STATISTICS – JULY 2026

Document ID: SODR-2045798944-38642

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

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

Document ID: SODR-1876983588-3078

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

9.5.4 SHIRE OF DANDARAGAN – ENVIRONMENTAL HEALTH STATISTICS – JULY 2026

Document ID: SODR-2045798944-38648

Attached to the agenda is a copy of the Shire of Dandaragan Environmental Health Statistics for July 2026. **(Marked 9.5.4)**

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



ATTACHMENTS

FOR ORDINARY COUNCIL MEETING 27 AUGUST 2026



Creditor Payment Report

01 July 2026 to 31 July 2026

Cheque Payments

Payment Number	Date	Cheque Number	Creditor Number	Invoice No	Creditor Name	Invoice Description	Inclusive Amount
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Cheque Total 0.00

Electronic Funds Transfer Payments

Payment Number	Date	Cheque Number	Creditor Number	Invoice No	Creditor Name	Invoice Description	Inclusive Amount
CP.15	16-07-2026	EFT	106	150029051 June 2026	Avdata Australia	150029051 June 2026	372.45
CP.15	16-07-2026	EFT	159	30012683	Brook Marsh Pty Ltd	Setouts and Pickup Dandaragan	7,001.50
CP.15	16-07-2026	EFT	66	BSL April 2026	Building And Energy	BSL April 2026	4,460.72
CP.15	16-07-2026	EFT	103	159866	Central West Building Pty Ltd	Supply and Deliver Winter Green Turf	3,623.40
CP.15	16-07-2026	EFT	50		Child Support	Child Support Pay ending 14/7/2026	205.18
CP.15	16-07-2026	EFT	430	238	Dandaragan Community Centre Management Committ	50% for Chairs	2,728.00
CP.15	16-07-2026	EFT	62	DL009855	Department of Water and Environmental Regulation	Controlled Waste Driver's Licence Renewal	60.00
CP.15	16-07-2026	EFT	19	3151	Direct Contracting Pty Ltd	Dandaragan Street Footpath Claim 2	261,926.50
CP.15	16-07-2026	EFT	54	RO10987	Fowler Electrical Contracting	Install supplied BBQ to Badgingarra Public park	707.19
CP.15	16-07-2026	EFT	54	RO10988.	Fowler Electrical Contracting	Replace 3 failed light fittings - Dandaragan	1,457.21
CP.15	16-07-2026	EFT	54	RO10986	Fowler Electrical Contracting	Auto Door power Supply - Dandaragan	396.00
CP.15	16-07-2026	EFT	334	55552	Huggable Toys	Visitor centre stock	651.75
CP.15	16-07-2026	EFT	83	June Account 2026	Jurien Bay IGA	June Account 2026	3,018.43
CP.15	16-07-2026	EFT	76	Staff Housing	Jurien Bay Realty	Staff Housing 19/07/2026 - 1/08/2026	960.00
CP.15	16-07-2026	EFT	76	Staff Housing	Jurien Bay Realty	Staff Housing 4/08/2026 - 17/08/2026	1,500.00
CP.15	16-07-2026	EFT	207	Grant Give Away	Jurien Bay Regional Herbarium Group	Community Development Contributions	2,500.00
CP.15	16-07-2026	EFT	2	78263050	Landgate	Mining Tenement Valuations	27.90
CP.15	16-07-2026	EFT	602	634	LG Corporate Solutions Pty Ltd	Site Visit December 2025	8,916.50
CP.15	16-07-2026	EFT	214	30006	Local Government Professionals Australia WA	Annual Professional Membership Subscription	560.00
CP.15	16-07-2026	EFT	473	MA2026037	Local Health Authorities Analytical Committee	Sampling Scheme Annual Fee 26/27	989.19
CP.15	16-07-2026	EFT	340	50	Lois S Soap	Visitor Centre Stock	180.00
CP.15	16-07-2026	EFT	46	w5608	M & S O' Brien	Supply and fit Windscreen DN007	899.60
CP.15	16-07-2026	EFT	603	Training reimbursement	E. Hearle	Training reimbursement	48.55
CP.15	16-07-2026	EFT	28	290	Pinnacles Traffic Management Services	Traffic Management	15,995.38
CP.15	16-07-2026	EFT	352	22/07 - 4/08/26	Ray White Jurien Bay	Staff Housing 22/07 - 4/08/26	1,000.00
CP.15	16-07-2026	EFT	352	22/07 - 4/08/26	Ray White Jurien Bay	Staff Housing 22/07 - 4/08/26	1,300.00
CP.15	16-07-2026	EFT	352	29/7 - 11/08/26	Ray White Jurien Bay	Staff Housing 29/7 - 11/08/26	1,400.00
CP.15	16-07-2026	EFT	601	276442	Redmac	Fuel Pump	20.10
CP.15	16-07-2026	EFT	92	306615-gog1n4	Ricoh Finance	Lease	966.79
CP.15	16-07-2026	EFT	241	333298	Sapio Pty Ltd	Quarterly CCTV Maintenance 25/26	3,301.14
CP.15	16-07-2026	EFT	121	1722	Sherrin Rentals	Roller Hire	3,289.00

CP.15	16-07-2026	EFT	600	FAINV01425530	St John Cervantes Sub Station	Sharp Containers	19.60
CP.15	16-07-2026	EFT	16	760	Team Global Express Pty Ltd	Freight	35.11
CP.15	16-07-2026	EFT	60	04169079 July 2026	Telstra	SMS Service	759.00
CP.15	16-07-2026	EFT	64	51349	Vanguard Print	Transport and Warehousing Fee	924.42
CP.20	24-07-2026	EFT	91	1160726	Apis Rural Products	Visitor Centre Stock	140.00
CP.20	24-07-2026	EFT	135	410	Ascentive Pty Ltd	Childcare Feasibility Study	2,851.40
CP.20	24-07-2026	EFT	346	3359	Australia's Coral Coast	Coral Coast Annual Membership	539.00
CP.20	24-07-2026	EFT	17	78081	Avon Waste	Fuel Levy	1,618.35
CP.20	24-07-2026	EFT	17	78056	Avon Waste	Waste Collection	23,043.08
CP.20	24-07-2026	EFT	596	0013	Bluewater Concrete	Concrete lay Bashford Street	1,600.00
CP.20	24-07-2026	EFT	181	1119	Chero's Contracting T/A RDI Transport	Transport loader step from Perth to JB depot	166.75
CP.20	24-07-2026	EFT	186	2574	Coastal Digging	Excavator hire to move basket ball ring at Badgy	1,232.00
CP.20	24-07-2026	EFT	109	2221	CONNECT Call Centre Services	Overcalls fee for contract CA0282 for month of June 2026	685.80
CP.20	24-07-2026	EFT	21	B348	Cookies Coastal Earthworks	Bobcat hire to fill amp theatre / level gravel at primer road bus stop	2,585.00
CP.20	24-07-2026	EFT	62	TF062665	Department of Water and Environmental Regulation	Tracking Form 6906428	44.00
CP.20	24-07-2026	EFT	10	112-0285110	GHD Pty Ltd	Contractors - Parks & Gardens	1,414.68
CP.20	24-07-2026	EFT	79	115	JPA Planning	Contract Town Planning Services 1/7/26 - 14/7/26	1,569.34
CP.20	24-07-2026	EFT	15	4816	Jurien Bay Community Resource Centre	Shire Matter invoice	1,393.00
CP.20	24-07-2026	EFT	59	4450	Jurien Concrete Services	Supply cracker dust for bakery	871.00
CP.20	24-07-2026	EFT	40	74485	Jurien Tyre & Auto	Service on DN013	766.45
CP.20	24-07-2026	EFT	539	1267	Lawn Doctor Turf Farm	Oversow ryegrass on Dandaragan Oval	10,120.00
CP.20	24-07-2026	EFT	608	I-302539	Momar Australia	Stock for Maintenance van	676.39
CP.20	24-07-2026	EFT	161	June 2026	Moora IGA	Staff Kitchen	92.45
CP.20	24-07-2026	EFT	100	630877481	Officeworks Business Direct	Stationery	1,927.57
CP.20	24-07-2026	EFT	605	4931	Russ - Hill's Contracting	Hire of excavator to clean culvert on Dandaragan Rd	1,465.20
CP.20	24-07-2026	EFT	133	Training ARIC	Sharon Young (Cr)	Training ARIC	443.54
CP.20	24-07-2026	EFT	48	689	St John Ambulance Australia	Tiny Tot First Aid	240.00
CP.20	24-07-2026	EFT	16	761	Team Global Express Pty Ltd	Freight	40.98
CP.20	24-07-2026	EFT	4	1657	Vari- Skilled	Spraying of Swales	2,200.00
CP.20	24-07-2026	EFT	63	1796	W Coole Mechanical	Air conditioner repair - grader PCG013	409.75
CP.30	30-07-2026	EFT	17	78112	Avon Waste	Waste Collection	23,174.46
CP.30	30-07-2026	EFT	17	78081.	Avon Waste	Fuel Levy	1,082.61
CP.30	30-07-2026	EFT	181	1172	Chero's Contracting T/A RDI Transport	Soakwell and Delivery to 4 Pinetree Crescent	394.13
CP.30	30-07-2026	EFT	50		Child Support	Child Support pay ending 28/7/2026	205.18
CP.30	30-07-2026	EFT	185	24818	Comen Limited T/as Jurien Boatlifters	Pontoon Storage 60 days	2,280.00
CP.30	30-07-2026	EFT	317	2352	Contracting West	Hire of Elevated Work Platform for Cervantes and Jurien Recreation Centres	1,650.00
CP.30	30-07-2026	EFT	57	si009824	Council First	CouncilFirts STP Transactions - June 2026	58.30
CP.30	30-07-2026	EFT	9	INCW000215	Council Wise Pty Ltd	PropertyWise Property and Rating Monthly Licence	3,788.40
CP.30	30-07-2026	EFT	139	1813678	Datacom Solutions (AU) Pty Ltd	Datascape Monthly SaaS Fee	10,074.16
CP.30	30-07-2026	EFT	82	10414265	Derricks Auto- Ag & Hardware Plus	water valves and hose clamps	187.60
CP.30	30-07-2026	EFT	613	FLBA9745	Fire Logbooks Australia Pty Ltd	Log Books	174.35
CP.30	30-07-2026	EFT	96	802378	Fuel Distributors of WA Pty Ltd	Diesel	10,685.30
CP.30	30-07-2026	EFT	10	112-0285109	GHD Pty Ltd	Contractors - Parks & Gardens	3,645.84
CP.30	30-07-2026	EFT	30	5672	Ignite Electrical	Base Layer Light Removal	280.50
CP.30	30-07-2026	EFT	76	18/08/2026-31/08/2026	Jurien Bay Realty	Staff Housing 18/08/2026-31/08/2026	1,500.00
CP.30	30-07-2026	EFT	76	2/08/26 - 15/08/26	Jurien Bay Realty	Staff Housing 2/08/26 - 15/08/26	960.00

CP.30	30-07-2026	EFT	2	78398200	Landgate	Mining Tenement Valuations	38.20
CP.30	30-07-2026	EFT	51	062-220289	Lgis Insurance Broking	Insurance - Transit	346.50
CP.30	30-07-2026	EFT	51	062-220307	Lgis Insurance Broking	Marine Hull Insurance Commercial (pontoon)	1,865.41
CP.30	30-07-2026	EFT	246	937386	Little Rippers Technology	Dog bags for electronic holders	1,564.20
CP.30	30-07-2026	EFT	28	293	Pinnacles Traffic Management Services	Supply of traffic control for Dandaragan Rd	1,419.00
CP.30	30-07-2026	EFT	352	5/08/26-18/08/2026	Ray White Jurien Bay	Staff Housing 5/08/26-18/08/2026	1,000.00
CP.30	30-07-2026	EFT	352	5/08/2026 - 18/08/2026	Ray White Jurien Bay	Staff Housing 5/08/2026 - 18/08/2026	1,300.00
CP.30	30-07-2026	EFT	352	12/08/26 - 25/08/26	Ray White Jurien Bay	Staff Housing 12/08/26 - 25/08/26	1,400.00
CP.30	30-07-2026	EFT	239	1398	Redgum Village	Staff accommodation - 28/7/26	264.00
CP.30	30-07-2026	EFT	208	1007/26	Returned & Services League Jurien Bay Sub-branch	RSL SSL Loan 140	75,000.00
CP.30	30-07-2026	EFT	316	3886	Rothwell Publishing	Visitor Centre Stock	682.00
CP.30	30-07-2026	EFT	164	13924	Stirling Asphalt	Patch Bibby road	42,779.00
CP.30	30-07-2026	EFT	16	762	Team Global Express Pty Ltd	Freight	150.03
CP.30	30-07-2026	EFT	258	2801	Turquoise Coast Plumbing Gas & Excavation	Leak detection and repairs	1,487.20
CP.30	30-07-2026	EFT	4	1665	Vari- Skilled	Mowing	21,687.00
CP.30	30-07-2026	EFT	42	SI-019469	Western Australian Local Government Association	Yearly subscription 26/27	29,382.78
CP.30	30-07-2026	EFT	41	2507035	Westrac Equipment	Visitor Centre Stock	961.07
CP.32	31-07-2026	EFT	397	100-165168-01	LGISWA	Insurance payment 30/06/26-30/06/27	291,704.88
CP.8	08-07-2026	EFT	89	1014821826	Australia Post	July Postage	234.01
CP.8	08-07-2026	EFT	138	5258	Avantgarde Technologies Pt Ltd	Cloud Backup	2,277.13
CP.8	08-07-2026	EFT	138	5257	Avantgarde Technologies Pt Ltd	Monthly Contract	14,902.07
CP.8	08-07-2026	EFT	85	823	Badgingarra Community Assn	Town Maintenance	5,312.87
CP.8	08-07-2026	EFT	81	5006911221	BOC Gases	Gas Bottle Hire	80.25
CP.8	08-07-2026	EFT	598	FTi0325871-RSLC	Bolton Clarke	Kitchen and function Room Hire	440.00
CP.8	08-07-2026	EFT	50	3090390189722590	Child Support	Child Support	205.18
CP.8	08-07-2026	EFT	243	CE0107	Cooee Pty Ltd	Annual License Fee 50%	9,286.20
CP.8	08-07-2026	EFT	104	126137	Dandaragan Community Resource Centre Inc	Cleaning and Maintenance Pioneer Park and Depot	1,756.22
CP.8	08-07-2026	EFT	112	June Account 2026	Dandaragan Store	June Account 2026	19.30
CP.8	08-07-2026	EFT	599	4305	JDS Electrical	Dandaragan Oval	2,367.60
CP.8	08-07-2026	EFT	574	Reimbursement	L. Miles	Training Expenses	127.00
CP.8	08-07-2026	EFT	128	1870426854	Napa	Creeper Seat	179.30
CP.8	08-07-2026	EFT	137	45538	Skytrust Intelligence Systems	Monthly Subscription	548.90
CP.8	08-07-2026	EFT	116	c649247-6-2026	Supagas Pty Ltd	Gas Bottle Hire	75.99
CP.8	08-07-2026	EFT	16	0759	Team Global Express Pty Ltd	Freight	352.91
CP.8	08-07-2026	EFT	481	RSL-23036	Thinkproject Australia Pty Ltd	Support and Maintenance Fee	10,950.06
CP.8	08-07-2026	EFT	114	5502952	Waterlogic Australia Pty Ltd	Contract for equipment	1,660.95
EFT Total							974,284.38

Other Payments (including Direct Debits)							
Payment Number	Date	Cheque Number	Creditor Number	Invoice No	Creditor Name	Invoice Description	Inclusive Amount
CPT.10	10-07-2026	N/A	191	9011461671	Water Corporation	Bank Statement 10/07/2026	970.08
CPT.11	10-07-2026	N/A	191	9007269986	Water Corporation	Bank Statement 10/07/2026	543.96
CPT.12	13-07-2026	N/A	191	9009758951	Water Corporation	Pinetree Cresent	323.04
CPT.13	15-07-2026	N/A	191	9007268959	Water Corporation	Cook Street Ablutions	743.83
CPT.14	13-07-2026	N/A	611	513665230 July 13/2026	Synergy	513665230 July 13/2026 Dam Pump Dandy Oval	425.55
CPT.15	03-07-2026	N/A	611	113142450 3 July 2026	Synergy	113142450 3 July 2026	448.70

CPT.16	09-07-2026	N/A	611	393919840 July 9/2026	Synergy	393919840 July 9/2026 Fauntleroy/Dobbyn Park	340.31
CPT.17	07-07-2026	N/A	611	317260610 July 7 2026	Synergy	317260610 July 7 2026 JCC	1,318.63
CPT.18	08-07-2026	N/A	191	9007252543 8 July 2026	Water Corporation	9007252543 8 July 2026 Cervantes Hall	147.59
CPT.19	08-07-2026	N/A	191	9010675344 June 2026	Water Corporation	9010675344 June 2026 Cervantes Transfer Station	70.80
CPT.2	03-07-2026	N/A	191	9007256376	Water Corporation	Cervantes CBD Toilets	28.73
CPT.20	08-07-2026	N/A	191	9007251620 June 2026	Water Corporation	9007251620 June 2026	9.04
CPT.21	08-07-2026	N/A	191	9007251663 June 2026	Water Corporation	9007251663 June 2026 Catalonia St	2,725.86
CPT.22	13-07-2026	N/A	191	9024528601 July 2026	Water Corporation	9024528601 July 2026	1,253.07
CPT.23	13-07-2026	N/A	191	9024550163 July 2026	Water Corporation	9024550163 July 2026	740.95
CPT.24	13-07-2026	N/A	191	9007269433	Water Corporation	Dobbyn Nature Patk	493.97
CPT.25	14-07-2026	N/A	87	5258987000 July 2026	Telstra Corporation	5258987000 July 2026	5,393.99
CPT.25	14-07-2026	N/A	87	7863675800 July 2026	Telstra Corporation	7863675800 July 2026	1,627.67
CPT.25	14-07-2026	N/A	87	2503689339 July 2026	Telstra Corporation	2503689339 July 2026	14.98
CPT.25	14-07-2026	N/A	87	2175531686 July 2026	Telstra Corporation	2175531686 July 2026	1,096.00
CPT.26	10-07-2026	N/A	191	9007279076 July 2026	Water Corporation	9007279076 July 2026	118.74
CPT.27	16-07-2026	N/A	191	9007272237 July 2026	Water Corporation	9007279076 July 2026	852.40
CPT.28	16-07-2026	N/A	191	9007278989	Water Corporation	Jurien Cemetery	268.07
CPT.29	16-07-2026	N/A	191	9007276262	Water Corporation	Jurien Bay Depot	831.31
CPT.3	06-07-2026	N/A	191	9007271154	Water Corporation	2 York Street JBay	101.57
CPT.31	16-07-2026	N/A	191	9018331642	Water Corporation	Tennis Courts	18.07
CPT.32	16-07-2026	N/A	611	818063790 July 16/2026	Synergy	818063790 July 16/2026 Cervantes F/S Amenities	174.50
CPT.33	16-07-2026	N/A	611	903907310 July 16/2026	Synergy	903907310 July 16/2026 Cervantes F/S	370.07
CPT.35	16-07-2026	N/A	611	905537000 July 16/2026	Synergy	905537000 July 16/2026 Memorial Corner	204.14
CPT.36	16-07-2026	N/A	611	686912910 July 16/2026	Synergy	686912910 July 16/2026 Cervantes Oval	1,735.14
CPT.38	22-07-2026	N/A	611	919109010 July 22/2026	Synergy	919109010 July 22/2026 Power Watch Security Lights	460.14
CPT.39	22-07-2026	N/A	191	9007258515 July 2026	Water Corporation	9007258515 July 2026	51.82
CPT.41	22-07-2026	N/A	191	9007258734 July 2026	Water Corporation	9007258734 July 2026	77.80
CPT.42	24-07-2026	N/A	611	438517550 July 24/2026	Synergy	438517550 July 24/2026 Pioneer Park Toilets	450.40
CPT.43	24-07-2026	N/A	611	153530590 July 24/2026	Synergy	153530590 July 24/2026 Badgy Oval	1,088.03
CPT.44	24-07-2026	N/A	611	185507110 July 24/2026	Synergy	185507110 July 24/2026 Adriana Park	140.49
CPT.46	24-07-2026	N/A	611	089860550 July 24/2026	Synergy	089860550 July 24/2026 Badgy Fire Station	152.43
CPT.48	24-07-2026	N/A	611	298673950 July 24/2026	Synergy	298673950 July 24/2026	126.63
CPT.50	27-07-2026	N/A	611	721287150 July 27/2026	Synergy	721287150 July 27/2026 Street Lighting	17,085.38
CPT.51	27-07-2026	N/A	611	915293230 July 27/2026	Synergy	915293230 July 27/2026	103.11
CPT.52	27-07-2026	N/A	191	9007258646 July 2026 Dandy Community	Water Corporation	9007258646 July 2026 Dandy Community Centre	259.03
CPT.53	27-07-2026	N/A	191	9007258355 July 2026 Standpipe Dandv Rd	Water Corporation	9007258355 July 2026 Standpipe Dandy Rd	393.82
CPT.55	27-07-2026	N/A	191	9007258654 July 2026	Water Corporation	9007258654 July 2026 Dandy Club	48.19
CPT.56	27-07-2026	N/A	191	9007258494 July 2026 Dandy Depot	Water Corporation	9007258494 July 2026 Dandy Depot	837.34

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

Period Ending **01 JUL 26**
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Cost Centre	Card Number	Date	Docket Number	Supplier Name/ Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (GPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST
0402		02JUN	3164	METRO PETROLEUM JURIE	B 99674270136	METRO	DN000	4,206	REGULAR ULP	197.90	103.47	186.15	18.62	204.77
0402		02JUN	3164	METRO PETROLEUM JURIE	B 99674270136		DN000	4,206	SURCHARGE			4.82	0.48	5.30
0402		02JUN		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83
0402		06JUN	3242	METRO PETROLEUM JURIE	B 99674270136	METRO	DN000	4,775	REGULAR ULP	197.90	80.85	145.45	14.55	160.00
0402		06JUN	3242	METRO PETROLEUM JURIE	B 99674270136		DN000	4,775	SURCHARGE			3.76	0.38	4.14
0402		06JUN		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83
0402		08JUN	13515	AMPOL JURIE BAY	64000175342	AMPOL	DN000	5,373	REGULAR ULP	189.90	87.07	150.32	15.03	165.35
0402		08JUN		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83
0402		15JUN	3404	METRO PETROLEUM JURIE	B 99674270136	METRO	DN000	6,047	REGULAR ULP	179.90	102.22	167.17	16.72	183.89
0402		15JUN	3404	METRO PETROLEUM JURIE	B 99674270136		DN000	6,047	SURCHARGE			4.33	0.43	4.76
0402		15JUN		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83
0402		22JUN	3529	METRO PETROLEUM JURIE	B 99674270136	METRO	DN000	6,659	REGULAR ULP	175.90	94.85	151.67	15.17	166.84
0402		22JUN	3529	METRO PETROLEUM JURIE	B 99674270136		DN000	6,659	SURCHARGE			3.93	0.39	4.32
0402		22JUN		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83
0402		01JUL		WEX AUSTRALIA	68005970570		DN000		MANAGEMENT FEE			5.00	0.50	5.50
Approx. fuel consumption: 15.3 Lt/100Km														
CEO											TOTAL CARD SPEND	468.46	\$826.35	\$909.02
COST CENTRE TOTAL GOVERNANCE												468.46	\$826.35	\$909.02
0501		01JUL		WEX AUSTRALIA	68005970570		DN032		MANAGEMENT FEE			5.00	0.50	5.50
DN032 LANDCRUISER											TOTAL CARD SPEND	0.00	\$5.00	\$5.50
0501		01JUL		WEX AUSTRALIA	68005970570		DN86		MANAGEMENT FEE			5.00	0.50	5.50
EMC											TOTAL CARD SPEND	0.00	\$5.00	\$5.50

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Period Ending **01 JUL 26**
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Cost Centre	Card Number	Date	Docket Number	Supplier Name/ Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST
COST CENTRE TOTAL FIRE											0.00	\$10.00	\$1.00	\$11.00
1103		01JUL		WEX AUSTRALIA	68005970570				MANAGEMENT FEE			5.00	0.50	5.50
						SANDY CAPE			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL ECONOMIC DEVELOPMENT											0.00	\$5.00	\$0.50	\$5.50
1404		30JUN	16757	BP JURIE BAY	72825626712	BP			7 REGULAR ULP	175.01	95.08	151.27	15.13	166.40
1404		30JUN		WEX AUSTRALIA	68005970570				TRANSACTION FEE			0.75	0.08	0.83
1404		01JUL		WEX AUSTRALIA	68005970570				MANAGEMENT FEE			5.00	0.50	5.50
						JURIE-SUNDRY PLANT			TOTAL CARD SPEND		95.08	\$157.02	\$15.71	\$172.73
1404		02JUN	10510	7-ELEVEN BUTLER	48005299427	7-ELEVEN	DN035	132,811	DIESEL	203.91	48.12	89.20	8.92	98.12
1404		02JUN		WEX AUSTRALIA	68005970570		DN035		TRANSACTION FEE			0.75	0.08	0.83
1404		19JUN	32830	BADGINGARRA ROADHOUSE &	77612966882	INDEPENDENT	DN035		REGULAR ULP	195.07	2.03	3.60	0.36	3.96
1404		19JUN	32830	BADGINGARRA ROADHOUSE &	77612966882	INDEPENDENT	DN035		DIESEL	220.08	2.49	4.98	0.50	5.48
1404		19JUN	32830	BADGINGARRA ROADHOUSE &	77612966882		DN035		SURCHARGE			0.30	0.03	0.33
1404		19JUN		WEX AUSTRALIA	68005970570		DN035		TRANSACTION FEE			0.75	0.08	0.83
1404		19JUN	32828	BADGINGARRA ROADHOUSE &	77612966882		DN035	911	SURCHARGE			1.73	0.17	1.90
1404		19JUN	32828	BADGINGARRA ROADHOUSE &	77612966882	INDEPENDENT	DN035	911	DIESEL	219.91	24.96	49.90	4.99	54.89
1404		19JUN		WEX AUSTRALIA	68005970570		DN035		TRANSACTION FEE			0.75	0.08	0.83
1404		01JUL		WEX AUSTRALIA	68005970570		DN035		MANAGEMENT FEE			5.00	0.50	5.50
						WILLIAM MILLER			TOTAL CARD SPEND		77.60	\$156.96	\$15.71	\$172.67

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Period Ending **01 JUL 26**
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Cost Centre	Card Number	Date	Docket Number	Supplier Name/ Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST
COST CENTRE TOTAL PLANT AND VEHICLE											172.68	\$313.98	\$31.42	\$345.40
1405		01JUL		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		01JUL		WEX AUSTRALIA	68005970570		DN025		MANAGEMENT FEE			5.00	0.50	5.50
						DN025 DUCATO VAN			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL INFRASTRUCTURE											0.00	\$5.00	\$0.50	\$5.50
DOPS		01JUL		WEX AUSTRALIA	68005970570		DN024		MANAGEMENT FEE			5.00	0.50	5.50
						DN024 HILUX			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL INFRASTRUCTURE											0.00	\$5.00	\$0.50	\$5.50
EDM		01JUL		WEX AUSTRALIA	68005970570		DN032		MANAGEMENT FEE			5.00	0.50	5.50
						DN032			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL INFRASTRUCTURE											0.00	\$5.00	\$0.50	\$5.50

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Account Name SHIRE OF DANDARAGAN
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Period Ending 01 JUL 26
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Cost Centre	Card Number	Date	Docket Number	Supplier Name/ Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST
EMDS		10JUN	20926	AMPOL JURIEB BAY	64000175342	AMPOL	DN001	19,242	PREMIUM	216.93	47.49	93.65	9.37	103.02
EMDS		10JUN		WEX AUSTRALIA	68005970570		DN001		TRANSACTION FEE			0.75	0.08	0.83
EMDS		30JUN	21761	AMPOL JURIEB BAY	64000175342	AMPOL	DN001	19,757	PREMIUM	202.93	52.60	97.04	9.70	106.74
EMDS		30JUN		WEX AUSTRALIA	68005970570		DN001		TRANSACTION FEE			0.75	0.08	0.83
EMDS		01JUL		WEX AUSTRALIA	68005970570		DN001		MANAGEMENT FEE			5.00	0.50	5.50
Approx. fuel consumption: 10.3 Lt/100Km														
DN001 OUTBACK											TOTAL CARD SPEND	100.09	\$197.19	\$216.92
COST CENTRE TOTAL PLANNING												100.09	\$197.19	\$216.92
EMI		14JUN	21050	AMPOL JURIEB BAY	64000175342	AMPOL	DN002	30,520	DIESEL	209.91	66.10	126.14	12.61	138.75
EMI		14JUN		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83
EMI		01JUL		WEX AUSTRALIA	68005970570		DN002		MANAGEMENT FEE			5.00	0.50	5.50
EMI											TOTAL CARD SPEND	66.10	\$131.89	\$145.08
COST CENTRE TOTAL INFRASTRUCTURE												66.10	\$131.89	\$145.08
JBOPS		01JUL		WEX AUSTRALIA	68005970570		DN013		MANAGEMENT FEE			5.00	0.50	5.50
DN013 HILUX											TOTAL CARD SPEND	0.00	\$5.00	\$5.50
COST CENTRE TOTAL INFRASTRUCTURE												0.00	\$5.00	\$5.50
P&G CERVS		01JUL		WEX AUSTRALIA	68005970570		DN059		MANAGEMENT FEE			5.00	0.50	5.50
DN059 COLORADO											TOTAL CARD SPEND	0.00	\$5.00	\$5.50

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

Period Ending **01 JUL 26**
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Cost Centre	Card Number	Date	Docket Number	Supplier Name/ Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST
COST CENTRE TOTAL 1405 JURIE N UTE											0.00	\$5.00	\$0.50	\$5.50
PEHO		03JUN	3196	METRO PETROLEUM JURIE N B	99674270136	METRO	DN041		REGULAR ULP	197.91	44.95	80.87	8.09	88.96
PEHO		03JUN	3196	METRO PETROLEUM JURIE N B	99674270136		DN041		SURCHARGE			2.09	0.21	2.30
PEHO		03JUN		WEX AUSTRALIA	68005970570		DN041		TRANSACTION FEE			0.75	0.08	0.83
PEHO		01JUL		WEX AUSTRALIA	68005970570		DN041		MANAGEMENT FEE			5.00	0.50	5.50
						DN041 RAV 4			TOTAL CARD SPEND		44.95	\$88.71	\$8.88	\$97.59
COST CENTRE TOTAL PLANNING											44.95	\$88.71	\$8.88	\$97.59
POOL CAR		10JUN	3315	METRO PETROLEUM JURIE N B	99674270136	METRO	DN016	34,291	REGULAR ULP	179.91	39.12	63.98	6.40	70.38
POOL CAR		10JUN	3315	METRO PETROLEUM JURIE N B	99674270136		DN016	34,291	SURCHARGE			1.65	0.17	1.82
POOL CAR		10JUN		WEX AUSTRALIA	68005970570		DN016		TRANSACTION FEE			0.75	0.08	0.83
POOL CAR		18JUN	3476	METRO PETROLEUM JURIE N B	99674270136	METRO	DN016		PULP (RON 95	189.90	33.18	57.28	5.73	63.01
POOL CAR		18JUN	3476	METRO PETROLEUM JURIE N B	99674270136		DN016		SURCHARGE			1.48	0.15	1.63
POOL CAR		18JUN		WEX AUSTRALIA	68005970570		DN016		TRANSACTION FEE			0.75	0.08	0.83
POOL CAR		24JUN	55465	ATLAS FUEL NARROGIN	89692609760	INDEPENDENT	DN016	35,590	PULP (RON 98	192.48	36.42	63.73	6.37	70.10
POOL CAR		24JUN		WEX AUSTRALIA	68005970570		DN016		TRANSACTION FEE			0.75	0.08	0.83
POOL CAR		01JUL		WEX AUSTRALIA	68005970570		DN016		MANAGEMENT FEE			5.00	0.50	5.50
Approx. fuel consumption: 6.0 Lt/100Km														
						DN016 CAMRY			TOTAL CARD SPEND		108.72	\$195.37	\$19.56	\$214.93
COST CENTRE TOTAL INFRASTRUCTURE											108.72	\$195.37	\$19.56	\$214.93

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

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

Period Ending **01 JUL 26**
Page **11 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 1		01JUL		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		05JUN	20719	AMPOL JURIEN BAY	64000175342	AMPOL	DN052		REGULAR ULP	197.91	21.01	37.80	3.78	41.58
RANGER UTE 2		05JUN		WEX AUSTRALIA	68005970570		DN052		TRANSACTION FEE			0.75	0.08	0.83
RANGER UTE 2		17JUN	21159	AMPOL JURIEN BAY	64000175342	AMPOL	DN052		REGULAR ULP	183.92	25.00	41.80	4.18	45.98
RANGER UTE 2		17JUN		WEX AUSTRALIA	68005970570		DN052		TRANSACTION FEE			0.75	0.08	0.83
RANGER UTE 2		27JUN	21628	AMPOL JURIEN BAY	64000175342	AMPOL	DN052		REGULAR ULP	173.93	24.24	38.33	3.83	42.16
RANGER UTE 2		27JUN		WEX AUSTRALIA	68005970570		DN052		TRANSACTION FEE			0.75	0.08	0.83
RANGER UTE 2		01JUL		WEX AUSTRALIA	68005970570		DN052		MANAGEMENT FEE			5.00	0.50	5.50
						DN052 HILUX			TOTAL CARD SPEND		70.25	\$125.18	\$12.53	\$137.71
COST CENTRE TOTAL	501										70.25	\$125.18	\$12.53	\$137.71
RANGER UTE		10JUN	13563	AMPOL JURIEN BAY	64000175342	AMPOL	DN10833		REGULAR ULP	189.92	24.60	42.47	4.25	46.72
RANGER UTE		10JUN		WEX AUSTRALIA	68005970570		DN10833		TRANSACTION FEE			0.75	0.08	0.83
RANGER UTE		13JUN	13692	AMPOL JURIEN BAY	64000175342	AMPOL	DN10833		REGULAR ULP	185.90	25.03	42.30	4.23	46.53
RANGER UTE		13JUN		WEX AUSTRALIA	68005970570		DN10833		TRANSACTION FEE			0.75	0.08	0.83
RANGER UTE		22JUN	13977	AMPOL JURIEN BAY	64000175342	AMPOL	DN10833		REGULAR ULP	179.93	25.01	40.91	4.09	45.00
RANGER UTE		22JUN		WEX AUSTRALIA	68005970570		DN10833		TRANSACTION FEE			0.75	0.08	0.83
RANGER UTE		01JUL		WEX AUSTRALIA	68005970570		DN10833		MANAGEMENT FEE			5.00	0.50	5.50
						DN10833 HILUX			TOTAL CARD SPEND		74.64	\$132.93	\$13.31	\$146.24

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

Period Ending 01 JUL 26
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
COST CENTRE TOTAL PLANNING											74.64	\$132.93	\$13.31	\$146.24
WHS		01JUL		WEX AUSTRALIA	68005970570		DN11047		MANAGEMENT FEE			5.00	0.50	5.50
						DN11047 HILUX			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL INFRASTRUCTURE											0.00	\$5.00	\$0.50	\$5.50

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

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SHIRE OF DANDARAGAN
ANNUAL BUDGET
FOR THE YEAR ENDED 30 JUNE 2027
LOCAL GOVERNMENT ACT 1995

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The Shire of Dandaragan a Class 3 local government conducts the operations of a local government with the following community vision:

A dynamic, diverse and desirable region delivering sustainable growth and socially connected communities

SHIRE OF DANDARAGAN
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2027

	Note	2026/27 Budget	2025/26 Actual	2025/26 Budget
Revenue		\$	\$	\$
Rates	2(a)	8,948,895	8,408,466	8,393,294
Grants, subsidies and contributions		2,087,833	4,181,162	2,603,367
Fees and charges	14	3,338,149	3,978,044	3,840,435
Interest revenue	10(a)	704,812	476,993	452,321
Other revenue		237,214	41,397	53,400
		15,316,903	17,086,062	15,342,817
Expenses				
Employee costs		(6,130,789)	(5,241,017)	(6,040,720)
Materials and contracts		(5,340,725)	(5,779,151)	(6,923,526)
Utility charges		(522,830)	(454,637)	(480,816)
Depreciation	6	(8,880,132)	(8,874,666)	(8,593,056)
Finance costs	10(c)	(69,575)	(47,370)	(45,687)
Insurance		(354,235)	(374,344)	(373,880)
Other expenditure		(263,992)	(741,186)	(768,665)
		(21,562,278)	(21,512,371)	(23,226,350)
		(6,245,375)	(4,426,309)	(7,883,533)
Capital grants, subsidies and contributions		20,513,728	4,774,683	6,784,411
Profit on asset disposals	5	546,779	47,528	389,689
Loss on asset disposals	5	0	0	(4,525)
Fair value adjustments to financial assets at fair value through profit or loss		0	94,448	0
		21,060,507	4,916,659	7,169,575
Net result for the period		14,815,132	490,350	(713,958)
Total other comprehensive income for the period		0	0	0
Total comprehensive income for the period		14,815,132	490,350	(713,958)

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

SHIRE OF DANDARAGAN
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2027

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts

	Note	2026/27 Budget	2025/26 Actual	2025/26 Budget
Rates		\$ 8,948,895	\$ 8,285,176	\$ 8,543,294
Grants, subsidies and contributions		3,055,371	3,560,481	3,262,961
Fees and charges		3,810,844	3,978,044	3,251,315
Interest revenue		704,812	476,993	312,321
Goods and services tax received		0	802	0
Other revenue		237,214	41,397	53,800
		16,757,136	16,342,893	15,423,691

Payments

Employee costs		(6,130,789)	(5,173,598)	(6,560,720)
Materials and contracts		(5,342,725)	(5,843,597)	(6,580,488)
Utility charges		(522,830)	(454,637)	(494,516)
Finance costs		(69,575)	(47,370)	(45,687)
Insurance paid		(354,235)	(374,344)	(373,880)
Other expenditure		(262,992)	(741,186)	(755,665)
		(12,683,146)	(12,634,732)	(14,810,956)

Net cash provided by operating activities	4	4,073,990	3,708,161	612,735
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CASH FLOWS FROM INVESTING ACTIVITIES

Payments for financial assets at amortised cost - self supporting loans		(75,000)	0	0
Payments for purchase of property, plant & equipment	5(a)	(4,332,934)	(1,446,437)	(3,177,960)
Payments for construction of infrastructure	5(b)	(19,352,112)	(5,569,720)	(8,949,330)
Proceeds from capital grants, subsidies and contributions		19,695,399	6,133,229	5,370,234
Proceeds from disposal of property, plant and equipment	5(a)	620,500	79,027	464,250
Proceeds on financial assets at amortised cost - self supporting loans		76,863	16,444	0
Proceeds on disposal of financial assets at fair value through profit and loss		0	1	0
Net cash (used in) investing activities		(3,367,284)	(787,456)	(6,292,806)

CASH FLOWS FROM FINANCING ACTIVITIES

Repayment of borrowings	8(a)	(199,568)	(167,968)	(167,967)
Proceeds from new borrowings	8(a)	75,000	550,000	550,000
Payments for principal portion of lease liabilities	7	(163,153)	(161,092)	(24,778)
Net cash provided by (used in) financing activities		(287,721)	220,940	357,255

Net increase (decrease) in cash held		418,985	3,141,645	(5,322,816)
Cash at beginning of year		10,950,701	8,225,779	8,226,581
Cash and cash equivalents at the end of the year		11,369,686	11,367,424	2,903,765

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

SHIRE OF DANDARAGAN
STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDED 30 JUNE 2027

OPERATING ACTIVITIES

Revenue from operating activities

General rates	
Rates excluding general rates	
Grants, subsidies and contributions	
Fees and charges	
Interest revenue	
Other revenue	
Profit on asset disposals	
Fair value adjustments to financial assets at fair value through profit or loss	

Expenditure from operating activities

Employee costs
Materials and contracts
Utility charges
Depreciation
Finance costs
Insurance
Other expenditure
Loss on asset disposals

Non cash amounts excluded from operating activities

Amount attributable to operating activities

INVESTING ACTIVITIES

Inflows from investing activities

Proceeds from capital grants, subsidies and contributions	
Proceeds from disposal of property, plant and equipment	
Proceeds from financial assets at amortised cost - self supporting loans	
Proceeds on disposal of financial assets at fair value through profit and loss	

Outflows from investing activities

Acquisition of property, plant and equipment
Acquisition of infrastructure
Payments for financial assets at amortised cost - self supporting loans
Payments for financial assets at amortised cost - term deposits

Non-cash amounts excluded from investing activities

Amount attributable to investing activities

FINANCING ACTIVITIES

Inflows from financing activities

Proceeds from new borrowings
Proceeds from new leases
Transfers from reserve accounts

Outflows from financing activities

Repayment of borrowings
Payments for principal portion of lease liabilities
Transfers to reserve accounts

Non-cash amounts excluded from financing activities

Amount attributable to financing activities

MOVEMENT IN SURPLUS OR DEFICIT

Surplus remaining at the start of the financial year

Amount attributable to operating activities
Amount attributable to investing activities
Amount attributable to financing activities
Surplus remaining after the imposition of general rates

Note	2026/27 Budget	2025/26 Actual	2025/26 Budget
	\$	\$	\$
2(a)(i)	7,413,545	6,971,623	6,949,796
2(a)	1,535,250	1,436,843	1,443,498
	2,087,833	4,181,162	2,603,367
14	3,338,149	3,978,044	3,840,435
10(a)	704,812	476,993	452,321
	237,214	41,397	53,400
5	546,779	47,528	389,689
	0	94,448	0
	15,863,582	17,228,038	15,732,506
	(6,130,789)	(5,241,017)	(6,040,720)
	(5,340,725)	(5,779,151)	(6,923,526)
	(522,830)	(454,637)	(480,816)
6	(8,880,132)	(8,874,666)	(8,593,056)
10(c)	(69,575)	(47,370)	(45,687)
	(354,235)	(374,344)	(373,880)
	(263,992)	(741,186)	(768,665)
5	0	0	(4,525)
	(21,562,278)	(21,512,371)	(23,230,875)
3(c)	8,343,111	8,666,756	8,230,677
	2,644,415	4,382,423	732,308
	20,513,728	4,774,683	6,784,411
5(a)	620,500	79,027	464,250
	76,863	16,444	0
	0	1	0
	21,211,091	4,870,154	7,248,661
5(a)	(4,332,934)	(1,446,437)	(3,177,960)
5(b)	(19,352,112)	(5,569,720)	(8,949,330)
8(a)	(75,000)	0	0
	0	0	0
	(23,760,046)	(7,016,157)	(12,127,290)
3(d)	(1,358,546)	0	(1,512,989)
	(3,907,501)	(2,146,003)	(6,391,618)
	75,000	550,000	550,000
7	108	1,051	0
9(a)	3,390,000	1,648,950	1,648,950
	3,465,108	2,200,001	2,198,950
8(a)	(199,568)	(167,968)	(167,967)
7	(163,153)	(161,092)	(24,778)
9(a)	(6,756,909)	(5,315,505)	(2,159,345)
	(7,119,630)	(5,644,565)	(2,352,090)
3(e)	(108)	0	0
	(3,654,630)	(3,444,564)	(153,140)
3	4,917,716	5,812,450	5,812,450
	2,644,415	4,382,423	732,308
	(3,907,501)	(2,146,003)	(6,391,618)
	(3,654,630)	(3,444,564)	(153,140)
	0	4,604,306	0

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

**SHIRE OF DANDARAGAN
FOR THE YEAR ENDED 30 JUNE 2027
INDEX OF NOTES TO THE BUDGET**

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SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

1 BASIS OF PREPARATION

The annual budget of the Shire of Dandaragan which is a Class 3 local government is a forward looking document and 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 annual budget 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 to measure any vested improvements at zero cost.

Accounting policies which have been adopted in the preparation of this annual budget have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the annual budget 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.

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 annual budget.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 12 to the annual budget.

2025/26 actual balances

Balances shown in this budget as 2025/26 Actual are estimates as forecast at the time of preparation of the annual budget and are subject to final adjustments.

Budget comparative figures

Unless otherwise stated, the budget comparative figures shown in the budget relate to the original budget estimate for the relevant item of disclosure.

Comparative figures

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

Rounding off figures

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

Statement of Cashflows

Investing and financing transactions that do not require the use of cash or cash equivalents shall be excluded from a statement of cash flows. Such transactions shall be disclosed elsewhere in the financial statements in a way that provides all the relevant information about these investing and financing activities.

Initial application of accounting standards

During the budget year, the below revised Australian Accounting Standards and Interpretations are expected to be compiled, become mandatory and be applicable to its operations.

- AASB 2026-1 Amendments to Australian Accounting Standards – Disclosures about Uncertainties in the Financial Statements
- AASB 2024-2 Amendments to Australian Accounting Standards – Classification and Measurement of Financial Instruments
- AASB 2024-3 Amendments to Australian Accounting Standards – Standards – Annual Improvements Volume 11
- AASB 2025-1 Amendments to Australian Accounting Standards – Contracts Referencing Nature-dependent Electricity

It is not expected these standards will have an impact on the annual budget on initial application.

New accounting standards for application in future years

The following new accounting standards will have application to local government in future years:

- AASB 2014-10 Amendments to Australian Accounting Standards – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture
- AASB 2024-4b Amendments to Australian Accounting Standards – Effective Date of Amendments to AASB 10 and AASB 128 [deferred AASB 10 and AASB 128 amendments in AASB 2014-10 apply]

It is not expected these standards will have an impact on the annual budget on initial application.

- AASB 18 Presentation and Disclosure in Financial Statements
 - AASB 18 (NFP/super) Presentation and Disclosure in Financial Statements – (Appendix D) [for not-for-profit and superannuation entities]
- These accounting standards will materially change the presentation of the annual financial report and annual budget

Critical accounting estimates and judgements

The preparation of the annual budget 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 that are 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.

The annual budget is a forward-looking statement and is comprised of management estimates. As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the annual budget.

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
 - Expected credit losses on financial assets
 - Impairment losses of non-financial assets
 - Measurement of employee benefits

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

2. RATES AND SERVICE CHARGES

(a) Rating Information

Rate Description	Basis of valuation	Rate in dollar	Number of properties	Rateable value*	2026/27 Budgeted rate revenue	2026/27 Budgeted interim rates	2026/27 Budgeted total revenue	2025/26 Actual total revenue	2025/26 Budget total revenue
				\$	\$	\$	\$	\$	\$
(i) General rates									
GRV - General	Gross rental valuation	0.082710	1,961	42,797,977	3,539,821	35,000	3,574,821	3,340,778	3,320,014
UV - General	Unimproved valuation	0.003510	418	1,090,713,000	3,828,403		3,828,403	3,619,560	3,618,409
UV - Mining	Unimproved valuation	0.003510	5	2,940,546	10,321		10,321	11,285	11,373
Total general rates			2,384	1,136,451,523	7,378,545	35,000	7,413,545	6,971,623	6,949,796
		Minimum \$							
(ii) Minimum payment									
GRV - General	Gross rental valuation	1,250.00	1,004	7,783,704	1,255,000		1,255,000	1,208,400	1,208,400
UV - General	Unimproved valuation	650.00	337	49,891,450	219,050		219,050	173,880	173,880
UV - Mining	Unimproved valuation	650.00	82	2,508,482	53,300		53,300	46,980	46,980
Total minimum payments			1,423	60,183,636	1,527,350	0	1,527,350	1,429,260	1,429,260
Total general rates and minimum payments			3,807	1,196,635,159	8,905,895	35,000	8,940,895	8,400,883	8,379,056
(iii) Ex-gratia rates									
Ex-gratia rates					7,900		7,900	7,583	14,238
Total rates					8,913,795	35,000	8,948,795	8,408,466	8,393,294
Instalment plan charges							12,900	12,384	12,000
Instalment plan interest							27,200	26,131	16,500
Late payment of rate or service charge interest							38,000	53,809	30,000
							78,100	92,324	58,500

The Shire did not raise specified area rates for the year ended 30th June 2027.

*Rateable Value at time of adopting budget.

All rateable properties within the district used predominately for non-rural purposes are rated according to their Gross Rental Valuation (GRV), all other properties are rated according to their Unimproved Valuation (UV)

The general rates detailed for the 2026/27 financial year have been determined by Council on the basis of raising the revenue required to meet the estimated deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than general rates and also considering the extent of any increase in rating over the level adopted in the previous year.

The minimum payments have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of local government services/facilities.

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

2. RATES AND SERVICE CHARGES (CONTINUED)

(b) Interest Charges and Instalments - Rates and Service Charges

The following instalment options are available to ratepayers for the payment of rates and service charges.

Option 1 (Full Payment)

Single full payment

Option 3 (Four Instalments)

Four equal payments between October 2026 and April 2027

Instalment options	Date due	Instalment plan admin charge	Instalment plan interest rate	Unpaid rates interest rates
		\$	%	%
Option one				
Single full payment	19/10/2026	0	0.0%	0.0%
Option two				
First instalment	19/10/2026	0	5.0%	10.0%
Second instalment	21/12/2026	7	5.0%	10.0%
Third instalment	19/02/2027	7	5.0%	10.0%
Fourth instalment	19/04/2027	6	5.0%	10.0%

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

2. RATES AND SERVICE CHARGES (CONTINUED)

(c) Service Charges

The Shire did not raise service charges for the year ended 30th June 2027.

(d) Waivers or concessions

The Shire does not anticipate any waivers or concessions for the year ended 30th June 2027.

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

3. NET CURRENT ASSETS

(a) Composition of estimated net current assets

Current assets

Cash and cash equivalents
Financial assets
Receivables
Inventories
Other assets

Less: current liabilities

Trade and other payables
Contract liabilities
Capital grant/contributions liabilities
Lease liabilities
Long term borrowings
Employee provisions

Net current assets

Less: Total adjustments to net current assets

Net current assets used in the Statement of Financial Activity

Note	2026/27 Budget 30 June 2027 Carried forward	2025/26 Actual 30 June 2026 Carried forward	2025/26 Budget 30 June 2026 Carried forward
	\$	\$	\$
4	11,034,448	10,950,701	3,913,096
	0	1,863	16,444
	630,387	1,498,716	264,227
	52,583	52,583	67,947
	1,053,426	1,053,426	908,818
	12,770,844	13,557,289	5,170,532
	(683,146)	(684,146)	(579,214)
	(28,565)	(274,990)	(179,630)
	(1,358,546)	(1,358,546)	0
7	0	(163,153)	(24,778)
8	(9,547)	(199,568)	(550,000)
	(764,054)	(764,054)	(718,088)
	(2,843,858)	(3,444,457)	(2,051,710)
	9,926,986	10,112,832	3,118,822
3(b)	(11,397,073)	(5,195,116)	(4,107,378)
	(1,470,087)	4,917,716	(988,556)

(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.

Adjustments to net current assets

Less: Reserve accounts
Less: Current assets not expected to be received at end of year
- Other assets [describe] 1

Add: Current liabilities not expected to be cleared at end of year

- Current portion of borrowings
- Current portion of lease liabilities
- Other Liabilities

Add: Current liabilities covered by funds held in reserve account

- Current portion of contract liabilities
- Current portion of unspent capital grant/contributions
- Current portion of employee benefit provisions

Total adjustments to net current assets

9	(11,406,620)	(8,039,711)	(4,883,551)
			(70)
	9,547	199,568	550,000
	0	163,153	24,778
		384,655	
		274,990	
		1,358,546	
		463,683	201,465
	(11,397,073)	(5,195,116)	(4,107,378)

EXPLANATION OF DIFFERENCE IN SURPLUS/(DEFICIT)

Items excluded from calculation of budgeted deficiency

When calculating the budget deficiency for the purpose of Section 6.2 (2)(c) of the *Local Government Act 1995* the following amounts have been excluded as provided by *Local Government (Financial Management) Regulation 32* which will not fund the budgeted expenditure.

(c) Amounts excluded from operating activities

Less: Profit on asset disposals

Less: Fair value adjustments to financial assets at fair value through profit and loss

Add: Loss on asset disposals

Add: Depreciation

Movement in current liabilities associated funds held in reserve account:

Note	2026/27 Budget 30 June 2027 Carried forward	2025/26 Actual 30 June 2026 Carried forward	2025/26 Budget 30 June 2026 Carried forward
	\$	\$	\$
5	(546,779)	(47,528)	(389,689)
		(94,448)	0
5	0	0	4,525
6	8,880,132	8,874,666	8,593,056

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

3. NET CURRENT ASSETS

- Current portion of employee benefit provisions
- Non-cash movements in non-current assets and liabilities:
 - Pensioner deferred rates
 - Employee benefit provisions

Non cash amounts excluded from operating activities

9,758		
0	(15,588)	
0	(50,346)	22,785
8,343,111	8,666,756	8,230,677

(d) Amounts excluded from investing activities

- Property, plant and equipment received for substantially less than fair value
- Movement in current liabilities associated with restricted cash:
 - Capital grant/contributions

Non cash amounts excluded from investing activities

		(1,512,989)
(1,358,546)		
(1,358,546)	0	(1,512,989)

(e) Amounts excluded from financing activities

- Less: Lease liability recognised

Non cash amounts excluded from financing activities

7	(108)	(1,051)	0
	(108)	(1,051)	0

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

3. NET CURRENT ASSETS (CONTINUED)

(f) MATERIAL ACCOUNTING POLICIES

CURRENT AND NON-CURRENT CLASSIFICATION

The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Shire's operational cycle. In the case of liabilities where the Shire does not have the right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current or non-current based on the Shire's intentions to release for sale.

TRADE AND OTHER PAYABLES

Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the financial year 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.

PREPAID RATES

Prepaid rates are, until the taxable event has occurred (start of the next financial year), refundable at the request of the ratepayer. Rates received in advance are initially recognised as a financial liability. When the taxable event occurs, the financial liability is extinguished and the Shire recognises revenue for the prepaid rates that have not been refunded.

INVENTORIES

General

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.

INVENTORY - LAND HELD FOR RESALE

Land held for development and sale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Finance costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed on to the buyer at this point.

Inventory - land held for resale is classified as current except where it is held as non-current based on the Shire's intentions to release for sale.

SUPERANNUATION

The Shire contributes to a number of superannuation funds on behalf of employees. All funds to which the Shire contributes are defined contribution plans.

GOODS AND SERVICES TAX (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

CONTRACT LIABILITIES

Contract liabilities represent the Shire's obligation to transfer goods or services to a customer for which the Shire has received consideration from the customer.

Contract liabilities represent obligations which are not yet satisfied. Contract liabilities are recognised as revenue when the performance obligations in the contract are satisfied.

TRADE AND OTHER RECEIVABLES

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

Trade and other receivables are recognised initially at the amount of consideration that is unconditional, unless they contain significant financing components, when they are recognised at fair value.

Trade 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.

Due to the short term nature of current receivables, their carrying amount is considered to be the same as their fair value. Non-current receivables are indexed to inflation, any difference between the face value and fair value is considered immaterial.

The Shire applies the AASB 9 simplified approach to measuring expected credit losses using a lifetime expected loss allowance for all trade receivables. To measure the expected credit losses, rates receivable are separated from other trade receivables due to the difference in payment terms and security for rates receivable.

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 BENEFITS

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 determination of the net current asset position.

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the determination of the net current asset position.

Other long-term employee benefits

Long-term employee benefits provisions 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.

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

4. RECONCILIATION OF CASH

(a) Reconciliation of cash

For the purposes of the Statement of Cash Flows, cash includes cash and cash equivalents, net of outstanding bank overdrafts. Estimated cash at the end of the reporting period is as follows:

Note	2026/27 Budget	2025/26 Actual	2025/26 Budget
Cash and cash equivalents	\$ 11,034,448	\$ 10,950,701	\$ 3,913,096
Restrictions			
The following classes of financial assets have restrictions imposed by regulations or other externally imposed requirements which limit or direct the purpose for which the resources may be used:			
Cash and cash equivalents	12,765,166	9,644,682	4,883,551
	12,765,166	9,644,682	4,883,551
The restricted financial assets are a result of the following specific purposes to which the assets may be used:			
Reserve accounts	9 11,406,620	8,039,711	4,883,551
Contract liabilities	0	246,425	
Capital grant/contributions liabilities	1,358,546	1,358,546	
Total restricted financial assets	12,765,166	9,644,682	4,883,551

(b) Reconciliation of net cash provided by operating activities

Net result		14,815,132	490,350	(713,958)
Non-cash items:				
Depreciation	6	8,880,132	8,874,666	8,593,056
(Profit) on sale of assets	5	(546,779)	(47,528)	(385,164)
Adjustments to fair value of financial assets at fair value through profit and loss		0	(94,448)	0
Changes in assets and liabilities:				
(Increase)/decrease in receivables		868,329	(809,894)	500,000
Decrease in inventories		0	15,364	0
(Increase) in other assets		0	(144,608)	0
(Increase)/decrease in trade and other payables		(1,000)	28,403	(100,000)
(Increase)/decrease in contract liabilities		(246,425)	66,725	0
Decrease in capital grant/contributions liabilities		0	1,358,546	0
Decrease in employee related provisions		0	103,814	0
Capital grants, subsidies and contributions		(19,695,399)	(6,133,229)	(5,370,234)
Net cash provided by operating activities		4,073,990	3,708,161	2,523,700

MATERIAL ACCOUNTING POLICES

CASH AND CASH EQUIVALENTS

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

Term deposits are presented as cash equivalents if they have a maturity of three months or less from the date of acquisition and are repayable with 24 hours notice with no loss of interest.

Bank overdrafts are shown as short term borrowings in current liabilities in Note 3 - Net Current Assets.

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.

Interest received is presented under cashflows from operating activities in the Statement of Cash Flows where it is earned from financial assets that are held for cash management purposes.

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

5. PROPERTY, PLANT AND EQUIPMENT

	2026/27 Budget				2025/26 Actual				2025/26 Budget			
	Additions	Disposals - Net Book Value	Disposals - Sale Proceeds	Disposals - Profit	Additions	Disposals - Net Book Value	Disposals - Sale Proceeds	Disposals - Profit	Additions	Disposals - Net Book Value	Disposals - Sale Proceeds	Disposals - Profit
(a) Property, Plant and Equipment	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Buildings	2,299,600				871,950				1,355,500	0	0	0
Furniture and equipment					3,650				15,000	0	0	0
Plant and equipment	2,033,334	(73,721)	620,500	546,779	570,837	(33,252)	79,027	45,775	1,807,460	(82,086)	464,250	382,164
Total	4,332,934	(73,721)	620,500	546,779	1,446,437	(33,252)	79,027	45,775	3,177,960	(82,086)	464,250	382,164
(b) Infrastructure												
Infrastructure - roads	15,278,969				4,831,906				6,084,178	0	0	0
Infrastructure - footpaths	84,000				121,592				288,000	0	0	0
Infrastructure - parks and reserves	294,500				358,336				241,150	0	0	0
Infrastructure - other	3,694,643				257,886				2,336,002	0	0	0
Total	19,352,112	0	0	0	5,569,720	0	0	0	8,949,330	0	0	0
Total	23,685,046	(73,721)	620,500	546,779	7,016,157	(33,252)	79,027	45,775	12,127,290	(82,086)	464,250	382,164

MATERIAL ACCOUNTING POLICIES

RECOGNITION OF ASSETS

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 *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.

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

6. DEPRECIATION

By Class

Buildings
Furniture and equipment
Plant and equipment
Infrastructure - roads
Infrastructure - footpaths
Infrastructure - drainage
Infrastructure - parks and reserves
Infrastructure - other
Right of use - plant and equipment

By Program

Governance
Law, order, public safety
Health
Education and welfare
Community amenities
Recreation and culture
Transport
Economic services
Other property and services

2026/27 Budget	2025/26 Actual	2025/26 Budget
\$	\$	\$
1,379,940	1,345,728	1,226,532
119,448	127,619	134,340
804,492	791,695	814,488
5,182,500	5,140,779	5,104,500
311,988	311,988	311,988
80,736	80,736	80,736
169,932	157,391	166,428
668,832	677,183	730,668
162,264	241,547	23,376
8,880,132	8,874,666	8,593,056
204,712	204,586	198,094
142,170	142,083	137,574
22,783	22,768	22,046
12,994	12,986	12,574
221,730	221,594	214,562
1,729,942	1,728,878	1,674,017
5,700,596	5,697,087	5,516,308
29,297	29,279	28,350
815,908	815,405	789,531
8,880,132	8,874,666	8,593,056

MATERIAL ACCOUNTING POLICIES

DEPRECIATION

The depreciable amount of all fixed assets including buildings but excluding freehold land, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Major depreciation periods used for each class of depreciable asset are:

Buildings	25 to 50 years
Furniture and equipment	5 to 20 years
Plant and equipment	2 to 20 years
Infrastructure - roads	20 to 100 years
Infrastructure - footpaths	12 to 48 years
Infrastructure - drainage	60 years
Infrastructure - parks and reserves	10 to 45 years
Infrastructure - other	5 to 80 years
Right of use - plant and equipment	Based on the remaining lease

AMORTISATION

The depreciable amount of all intangible assets with a finite useful life, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held for use.

The assets residual value of intangible assets is considered to be zero and useful live and amortisation method are reviewed at the end of each financial year.

Amortisation is included within Depreciation on non-current assets in the Statement of Comprehensive Income.

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

7. LEASE LIABILITIES

Purpose	Lease Number	Institution	Lease Interest Rate	Lease Term	Budget Lease Principal	2026/27 Budget New Leases	2026/27 Budget Lease Principal Repayments	Budget Lease Principal outstanding 30 June 2027	2026/27 Budget Lease Interest Repayments	Actual Principal	2025/26 Actual New Leases	2025/26 Actual Lease Principal repayments	Actual Lease Principal outstanding 30 June 2026	2025/26 Actual Lease Interest repayments	Budget Principal	2025/26 Budget New Leases	2025/26 Budget Lease Principal repayments	Budget Lease Principal outstanding 30 June 2026	2025/26 Budget Lease Interest repayments
					1 July 2026	\$	\$	\$	\$	1 July 2025	\$	\$	\$	\$	\$	\$	\$	\$	\$
Photocopier Lease		Ricoh Finance	5.1%	5 yrs	19,578	0	(9,548)	10,030	(999)	29,388	0	(9,810)	19,578	(2,137)	29,388	0	(9,085)	20,303	(1,462)
Water Filter Lease		Waterlogic Aust	5.5%	3 yrs	17,783	108	(17,891)	0	(983)	32,300	1,051	(15,568)	17,783	(2,781)	32,300	0	(15,693)	16,607	(1,773)
Deferred Lease Income*		N/A	0.0%	0	2,635,118	0	(135,714)	2,499,404	0	2,770,832	0	(135,714)	2,635,118	0	0	0	0	0	0
					2,672,479	108	(163,153)	2,509,434	(1,982)	2,832,520	1,051	(161,092)	2,672,479	(4,918)	61,688	0	(24,778)	36,910	(3,235)

MATERIAL ACCOUNTING POLICIES

LEASES

At the inception of a contract, the Shire assesses whether the contract is, or contains, 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 a lease liability at the present value of the lease payments that are not paid at 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.

LEASE LIABILITIES

The present value of future lease payments not paid at the reporting date discounted using the incremental borrowing rate where the implicit interest rate in the lease is not readily determined.

*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.

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

8. BORROWINGS

(a) Borrowing repayments

Movement in borrowings and interest between the beginning and the end of the current financial year.

Purpose	Loan Number	Institution	Interest Rate	Budget Principal	2026/27 Budget New Loans	2026/27 Budget Principal Repayments	Budget Principal outstanding	2026/27 Budget Interest Repayments	Actual Principal	2025/26 Actual New Loans	2025/26 Actual Principal Repayments	Actual Principal outstanding	2025/26 Actual Interest Repayments	Budget Principal	2025/26 Budget New Loans	2025/26 Budget Principal Repayments	Budget Principal outstanding	2025/26 Budget Interest Repayments
				1 July 2026			30 June 2027		1 July 2025			30 June 2026		1 July 2025			30 June 2026	
				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Dandaragan House GRO	136	WATC	1.8%	367,719	0	(64,217)	303,502	(6,270)	430,807	0	(63,088)	367,719	(7,399)	430,807	0	(63,087)	367,720	(7,399)
Jurien Bay Foreshore	137	WATC	2.5%	1,224,568	0	(65,522)	1,159,046	(30,340)	1,288,475	0	(63,907)	1,224,568	(31,955)	1,288,475	0	(63,908)	1,224,567	(31,955)
Jurien Bay Depot Building	138	WATC	1.8%	142,970	0	(24,968)	118,002	(2,438)	167,499	0	(24,529)	142,970	(2,877)	167,499	0	(24,528)	142,971	(2,877)
Cervantes Changerooms	139	WATC	5.3%	550,000	0	(42,998)	507,002	(28,533)	0	550,000	0	550,000	0	0	550,000	0	550,000	0
				2,285,257	0	(197,705)	2,087,552	(67,581)	1,886,781	550,000	(151,524)	2,285,257	(42,231)	1,886,780	550,000	(151,523)	2,285,257	(42,231)
Self Supporting Loans																		
Jurien Bay Progress Assc	133	WATC	2.5%	0	0	0	0	0	7,681	0	(7,681)	0	(143)	7,681	0	(7,681)	0	(143)
Jurien Bay Mens Shed	134	WATC	1.3%	1,863	0	(1,863)	0	(12)	5,553	0	(3,690)	1,863	(61)	5,553	0	(3,690)	1,863	(61)
Badgingarra Bowling Clut	135	WATC	0.6%	0	0	0	0	0	5,073	0	(5,073)	0	(17)	5,073	0	(5,073)	0	(17)
RSL Jurien Bay	New	WATC	5.5%	0	75,000	0	75,000	0	0	0	0	0	0	0	0	0	0	0
				1,863	75,000	(1,863)	75,000	(12)	18,307	0	(16,444)	1,863	(221)	18,307	0	(16,444)	1,863	(221)
				2,287,120	75,000	(199,568)	2,162,552	(67,593)	1,905,088	550,000	(167,968)	2,287,120	(42,452)	1,905,087	550,000	(167,967)	2,287,120	(42,452)

All borrowing repayments, other than self supporting loans, will be financed by general purpose revenue.
The self supporting loan(s) repayment will be fully reimbursed.

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

8. BORROWINGS (CONTINUED)

(b) New borrowings - 2026/27

Particulars/Purpose	Institution	Loan type	Term (years)	Interest rate	Amount borrowed budget	Total interest & charges	Amount used budget	Balance unspent
				%	\$	\$	\$	\$
RSL Jurien Bay	WATC	SSL - Fixed	10	5.5%	75,000	23,433	75,000	0
					75,000	23,433	75,000	0

(c) Unspent borrowings

The Shire had no unspent borrowing funds as at 30th June 2026 nor is it expected to have unspent borrowing funds as at 30th June 2027.

(d) Credit Facilities

	2026/27 Budget	2025/26 Actual	2025/26 Budget
Undrawn borrowing facilities	\$	\$	\$
credit standby arrangements			
Bank overdraft limit			
Bank overdraft at balance date			
Credit card limit	21,000	21,000	21,000
Credit card balance at balance date	0	(256)	0
Total amount of credit unused	21,000	20,744	21,000
Loan facilities			
Loan facilities in use at balance date	2,162,552	2,287,120	2,287,120

MATERIAL ACCOUNTING POLICIES

BORROWING COSTS

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.

Borrowings fair values are based on discounted cash flows using a current borrowing rate.

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

9. RESERVE ACCOUNTS

(a) Reserve Accounts - Movement

	2026/27 Budget				2025/26 Actual				2025/26 Budget			
	Opening Balance	Transfer to	Transfer (from)	Closing Balance	Opening Balance	Transfer to	Transfer (from)	Closing Balance	Opening Balance	Transfer to	Transfer (from)	Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Restricted by council												
(a) Leave reserve	202,202	9,758		211,960	195,532	6,670	0	202,202	195,532	6,321	0	201,853
(b) Plant reserve	1,169,047	306,419	(900,000)	575,466	454,133	914,914	(200,000)	1,169,047	454,133	12,583	(200,000)	266,716
(c) Building reserve	410,337	30,803		441,140	386,135	24,202	0	410,337	386,135	31,862	0	417,997
(d) Rubbish reserve	537,717	25,950	(30,000)	533,667	297,011	240,706	0	537,717	297,011	215,229	0	512,240
(e) Community Centre reserve	359,618	23,355		382,973	341,938	17,680	0	359,618	341,938	20,214	0	362,152
(f) Television Services Reserve	59,201	2,857		62,058	57,248	1,953	0	59,201	57,248	1,851	0	59,099
(g) Information Technology Reserve	63,955	3,086		67,041	61,845	2,110	0	63,955	61,845	2,000	0	63,845
(h) Land Development Reserve	2,735	132		2,867	2,644	91	0	2,735	2,644	2,478	0	5,122
(i) Parking Requirements (L1154 SandpiperSt) Reserve	12,793	617		13,410	12,371	422	0	12,793	12,371	400	0	12,771
(j) Parks & Rec. Grounds (Seagate) Reserve	168,314	8,123		176,437	162,763	5,551	0	168,314	162,763	5,262	0	168,025
(k) Sport and Recreation Reserve	136,668	95,505	(21,000)	211,173	93,408	92,210	(48,950)	136,668	93,408	92,265	(48,950)	136,723
(l) Landscaping Reserve	2,969	143		3,112	2,871	98	0	2,969	2,871	93	0	2,964
(m) Aerodrome Reserve	60,507	15,920		76,427	45,904	14,603	0	60,507	45,904	19,214	0	65,118
(n) Public Open Space Renewal Reserve	6,933	335		7,268	6,705	228	0	6,933	6,705	7,406	0	14,111
(o) Infrastructure Renewal Reserve	559,253	26,990		586,243	757,815	501,438	(700,000)	559,253	757,815	500,731	(700,000)	558,546
(p) Public Open Space Construction Reserve	10,526	508		11,034	10,179	347	0	10,526	10,179	329	0	10,508
(q) Infrastructure Construction Reserve	2,233,897	3,107,810	(2,189,000)	3,152,707	158,050	2,075,847	0	2,233,897	158,050	86,331	0	244,381
(r) Building Construction Reserve	801,418	3,038,677	(250,000)	3,590,095	28,955	772,463	0	801,418	28,955	520,915	0	549,870
(s) Economic Development Reserve	1,164,308	56,190		1,220,498	980,436	633,872	(450,000)	1,164,308	980,436	622,602	(450,000)	1,153,038
(t) Turquoise Way Path Reserve	58,064	2,802		60,866	56,149	1,915	0	58,064	56,149	1,815	0	57,964
(u) Cash in Lieu of Landscaping-Lot1146 Sandpiper St	2,798	135		2,933	2,706	92	0	2,798	2,706	87	0	2,793
(v) Cervantes Community Infrastructure Development	16,451	794		17,245	258,358	8,093	(250,000)	16,451	258,358	9,357	(250,000)	17,715
	8,039,711	6,756,909	(3,390,000)	11,406,620	4,373,156	5,315,505	(1,648,950)	8,039,711	4,373,156	2,159,345	(1,648,950)	4,883,551

(b) Reserve Accounts - Purposes

In accordance with Council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

Reserve name	Anticipated date of use	Purpose of the reserve
Restricted by legislation		
Restricted by council		
(a) Leave reserve	ongoing	to fund annual leave and long service leave entitlements.
(b) Plant reserve	ongoing	to be used in order to assist in the purchase of major items of plant.
(c) Building reserve	ongoing	to fund capital renewal of buildings and associated assets as guided by the Building Asset Management Plan.
(d) Rubbish reserve	ongoing	to be used to fund establishing, enhancing, rehabilitation or any other activities associated with new and existing landfill or waste site
(e) Community Centre reserve	ongoing	to be used to fund capital construction costs and major maintenance restoration / preservation costs to the community recreation centres
(f) Television Services Reserve	ongoing	to be used to fund the provision of new or improved television rebroadcasting facilities throughout the shire.
(g) Information Technology Reserve	ongoing	to be used for purchase of hardware, software, licensing, contract labour and cloud transitioning costs related to information technology
(h) Land Development Reserve	ongoing	for the purpose of funding land development in the townsites of Dandaragan and Badgingarra.
(i) Parking Requirements (L1154 SandpiperSt) Reserve	ongoing	to fund future parking requirements in the Shire of Dandaragan in the vicinity of Lot 1154 Sandpiper Street, JB as separately identified.
(j) Parks & Rec. Grounds (Seagate) Reserve	ongoing	to fund the future purchase of land or development of parks and recreation grounds in the locality of Seagate Estates
(k) Sport and Recreation Reserve	ongoing	to fund community sporting groups requests in accordance with the Shire of Dandaragan's Recreation Plan.
(l) Landscaping Reserve	ongoing	to fund future landscaping requirements in the Shire of Dandaragan in the vicinity of Lot 1154 Sandpiper Street, JB as separately identified.
(m) Aerodrome Reserve	ongoing	to be used for renewal, major maintenance, expansion or relocation of the Shire of Dandaragan's airstrips and aerodromes
(n) Public Open Space Renewal Reserve	ongoing	to fund capital renewal of public open space and associated assets as guided by the Public Open Space Asset Management Plan
(o) Infrastructure Renewal Reserve	ongoing	to fund capital renewal of infrastructure and associated assets as guided by the Infrastructure Asset Management Plan.
(p) Public Open Space Construction Reserve	ongoing	to fund capital construction and/or purchase of public open space and associated assets.
(q) Infrastructure Construction Reserve	ongoing	to fund capital construction and/or purchase of infrastructure and other associated assets.
(r) Building Construction Reserve	ongoing	to fund capital construction and/or purchase of buildings and other associated assets.
(s) Economic Development Reserve	ongoing	to be used for the planning, development and implementation of economic development initiatives with the Shire of Dandaragan
(t) Turquoise Way Path Reserve	ongoing	to be used for the Turquoise Way Path and associated infrastructure within the Turquoise Way Path corridor.
(u) Cash in Lieu of Landscaping-Lot1146 Sandpiper St	ongoing	to be used for the planning consent granted to I I & J B A Kelly SF for the commercial development at Lot 1146 Sandpiper Street, JB
(v) Cervantes Community Infrastructure Development	ongoing	to quarantine estimated overpayment of WA Local Gov. Grants Commision Roads Component for use in the 23/24 financial year

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

10. OTHER INFORMATION

The net result includes as revenues

(a) Interest earnings

	2026/27 Budget	2025/26 Actual	2025/26 Budget
	\$	\$	\$
Investments	601,612	343,244	404,600
Late payment of fees and charges *	38,000	53,809	1,221
Other interest revenue	65,200	79,940	46,500
	704,812	476,993	452,321

* The Shire has resolved to charge interest under section 6.13 for the late payment of any amount of money at 10%.

The net result includes as expenses

(b) Auditors remuneration

Audit services	55,000	53,909	53,909
Other services	12,000	9,500	12,000
	67,000	63,409	65,909

(c) Interest expenses (finance costs)

Borrowings (refer Note 8(a))	67,593	42,452	42,452
Interest on lease liabilities (refer Note 7)	1,982	4,918	3,235
	69,575	47,370	45,687

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

11. COUNCIL MEMBERS REMUNERATION

	2026/27 Budget	2025/26 Actual	2025/26 Budget
	\$	\$	\$
Cr. Tony O'Gorman - President			
President's allowance	17,250	17,250	17,250
Meeting attendance fees	25,640	25,640	25,640
Other expenses	3,715	620	1,429
Annual allowance for ICT expenses	3,630	3,630	3,630
Travel and accommodation expenses	2,675	2,131	2,675
	52,910	49,271	50,624
Cr. Maddi McDonald - Deputy President (Retired Oct 25)			
Deputy President's allowance	0	1,135	1,135
Meeting attendance fees	0	4,537	4,537
Other expenses	0	0	376
Annual allowance for ICT expenses	0	955	955
Travel and accommodation expenses	0	0	704
	0	6,627	7,707
Cr. Graham Lethlean - Deputy President			
Deputy President's allowance	4,315	3,013	3,180
Meeting attendance fees	17,250	17,250	17,250
Other expenses	3,715	0	1,429
Annual allowance for ICT expenses	3,630	3,630	3,630
Travel and accommodation expenses	2,675	0	2,675
	31,585	23,893	28,164
Cr. Wayne Gibson			
Meeting attendance fees	17,250	17,250	17,250
Other expenses	3,714	0	1,429
Annual allowance for ICT expenses	3,630	3,630	3,630
Travel and accommodation expenses	2,675	2,822	2,675
	27,269	23,702	24,984
Cr. Sharon Young			
Meeting attendance fees	17,250	17,250	17,250
Other expenses	3,714	620	1,429
Annual allowance for ICT expenses	3,630	3,630	3,630
Travel and accommodation expenses	2,675	439	2,675
	27,269	21,939	24,984
Cr. Rose Glasfurd			
Meeting attendance fees	17,250	17,250	17,250
Other expenses	3,714	0	1,429
Annual allowance for ICT expenses	3,630	3,630	3,630
Travel and accommodation expenses	2,675	375	2,675
	27,269	21,255	24,984
Cr. Jason Clarke (Retired Oct 25)			
Meeting attendance fees	0	4,537	4,537
Other expenses	0	0	376
Annual allowance for ICT expenses	0	955	955
Travel and accommodation expenses	0	0	704
	0	5,492	6,572
Cr. Susan Johnson			
Meeting attendance fees	17,250	12,047	12,713
Other expenses	3,714	1,690	1,053
Annual allowance for ICT expenses	3,630	2,535	2,675
Travel and accommodation expenses	2,675	0	1,971
	27,269	16,272	18,412
Cr. Stephanie Krakowiak			
Meeting attendance fees	17,250	12,047	12,713
Other expenses	3,714	1,690	1,053
Annual allowance for ICT expenses	3,630	2,535	2,675
Travel and accommodation expenses	2,675	0	1,971
	27,269	16,272	18,412
Total Council Member Remuneration	220,840	184,723	204,840
President's allowance	17,250	17,250	17,250
Deputy President's allowance	4,315	4,148	4,315
Meeting attendance fees	129,140	127,808	129,140
Other expenses	26,000	4,620	10,000
Annual allowance for ICT expenses	25,410	25,130	25,410
Travel and accommodation expenses	18,725	5,767	18,725
	220,840	184,723	204,840

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

12. TRUST FUNDS

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:

Detail	Balance 30 June 2026	Estimated amounts received	Estimated amounts paid	Estimated balance 30 June 2027
	\$	\$	\$	\$
Cash In Lieu POS - L9000 Valencia	208,534	6,600	0	215,134
	208,534	6,600	0	215,134

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

13. REVENUE AND EXPENDITURE

(a) Revenue and Expenditure Classification

REVENUES

RATES

All rates levied under the *Local Government Act 1995*. Includes general, differential, specific area rates, minimum payment, interim rates, back rates, ex-gratia rates, less discounts offered.

Exclude administration fees, interest on instalments, interest on arrears, service charges and sewerage rates.

GRANTS, SUBSIDIES AND CONTRIBUTIONS

All amounts received as grants, subsidies and contributions that are not capital grants.

CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

REVENUE FROM CONTRACTS WITH CUSTOMERS

Revenue from contracts with customers is recognised when the local government satisfies its performance obligations under the contract.

FEES AND CHARGES

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees.

Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

SERVICE CHARGES

Service charges imposed under *Division 6 of Part 6 of the Local Government Act 1995*. Regulation 54 of the *Local Government (Financial Management) Regulations 1996* identifies the charges which can be raised. These are television and radio broadcasting, underground electricity and neighbourhood surveillance services and water.

Exclude rubbish removal charges which should not be classified as a service charge. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

INTEREST REVENUE

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

OTHER REVENUE

Other revenue, which cannot be classified under the above headings, includes dividends, discounts, rebates etc.

PROFIT ON ASSET DISPOSAL

Gain on the disposal of assets including gains on the disposal of long-term investments.

EXPENSES

EMPLOYEE COSTS

All costs associated with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

Note: *AASB 119 Employee Benefits* provides a definition of employee benefits which should be considered.

MATERIALS AND CONTRACTS

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses (such as telephone and internet charges), advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc.

Local governments may wish to disclose more detail such as contract services, consultancy, information technology and rental or lease expenditures.

UTILITIES (GAS, ELECTRICITY, WATER)

Expenditures made to the respective agencies for the provision of power, gas or water.

Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

LOSS ON ASSET DISPOSAL

Loss on the disposal of fixed assets.

DEPRECIATION ON NON-CURRENT ASSETS

Depreciation and amortisation expenses raised on all classes of assets.

FINANCE COSTS

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

OTHER EXPENDITURE

Statutory fees, taxes, provision for bad debts, member's fees or levies including DFES levy and State taxes. Donations and subsidies made to community groups.

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

13. REVENUE AND EXPENDITURE (CONTINUED)

(b) Revenue Recognition

Recognition of revenue from contracts with customers is dependant on the source of revenue and the associated terms and conditions associated with each source of revenue and recognised as follows:

Revenue Category	Nature of goods and services	When obligations typically satisfied	Payment terms	Returns/Refunds/Warranties	Timing of Revenue recognition
Grant contracts with customers	Community events, minor facilities, research, design, planning evaluation and services	Over time	Fixed terms transfer of funds based on agreed milestones and reporting	Contract obligation if project not complete	Output method based on project milestones and/or completion date matched to performance obligations as inputs are shared
Licences/ Registrations/ Approvals	Building, planning, development and animal management, having the same nature as a licence regardless of naming.	Single point in time	Full payment prior to issue	None	On payment and issue of the licence, registration or approval
Waste management entry fees	Waste treatment, recycling and disposal service at disposal sites	Single point in time	Payment in advance at gate or on normal trading terms if credit provided	None	On entry to facility
Airport landing charges	Permission to use facilities and runway	Single point in time	Monthly in arrears	None	On landing/departure event
Fees and charges for other goods and services	Cemetery services, library fees, reinstatements and private works	Single point in time	Payment in full in advance	None	Output method based on provision of service or completion of works
Sale of stock	Aviation fuel, kiosk and visitor centre stock	Single point in time	In full in advance, on 15 day credit	Refund for faulty goods	Output method based on goods

SHIRE OF DANDARAGAN
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2027

14. FEES AND CHARGES

	2026/27 Budget	2025/26 Actual	2025/26 Budget
	\$	\$	\$
By Program:			
Governance	1,862	2,219	2,143
General purpose funding	32,864	39,164	37,809
Law, order, public safety	433,371	516,445	498,580
Health	23,351	27,828	26,865
Education and welfare	50,214	59,840	57,770
Community amenities	1,317,395	1,569,928	1,515,621
Recreation and culture	1,225,088	1,459,927	1,409,424
Transport	23,474	27,973	27,006
Economic services	113,026	134,692	130,033
Other property and services	117,504	140,028	135,184
	3,338,149	3,978,044	3,840,435

The subsequent pages detail the fees and charges proposed to be imposed by the local government.



Schedule of Fees and Charges 2026/ 2027



Description	Unit	Fee (inc. GST if applied)	GST Y/N
GOVERNANCE			
Electoral Rolls			
Owners/Occupiers Roll	each	\$30.00	N
Consolidated Roll	each	\$30.00	N
Freedom of Information			
Application Fee	each	\$30.00	N
Freedom of Information Requests – staff use	per hour	\$30.00	N
Access Time supervised by staff	per hour	\$30.00	N
Photocopying charges	per hour	\$30.00	N
Photocopying charges	per copy	\$0.20	N
Time taken by staff transcribing information from a tape or other device	per hour	\$30.00	
Charge for duplicating a tape, film or computer information		Actual Cost	N
Charge for delivery, packaging and postage		Actual Cost	N
Advance Deposit	Percentage of estimated charges	25%	N
Further Advance Deposit	Percentage of estimated charges	25%	N
Photocopying and Duplicating			
Black and White - Single Copy	each	\$0.60	Y
Black and White - Double Sided Copy	each	\$1.00	Y
Black and White - A3 Paper	each	\$1.00	Y
Black and White - A3 Double sided copy	each	\$2.00	Y
Colour - Single Copy	each	\$3.00	Y
Colour - Double sided copy	each	\$5.00	Y
Colour - A3 Paper	each	\$6.00	Y
Colour - A3 Double sided copy	each	\$10.00	Y
Postage			
Charge for devilvery, packaging and postage		Actual Cost	
Laminating			
A4 Size Pouch	each	\$5.00	Y
A3 Size Pouch	each	\$7.00	Y
Members of Council			
All Ordinary Meeting Agendas for full year	each	\$130.00	Y
All Ordinary Meeting Minutes for full year	each	\$130.00	Y
Individual copies of Agendas or Minutes + post	each	\$15.00	Y

RATES			
Rate Book Enquiry			
Copy of Rates Notice	each	\$15.00	N
Transaction History Listing for Rates Assessment for more than 1 year - charge per year, per assessment	each	\$15.00	N
Installment Fee	each	\$20.00	N
Account Information and Orders & Requisitions	each	\$100.00	N
Legal Fees			
Debt Collection Administration Fee	each	\$90.00	Y
Legal Costs for Recovery of Overdue Rates	each	Actual Cost	Y
Caveat Lodgement Costs	each	Actual Cost	Y
Caveat Withdrawal Costs	each	Actual Cost	Y
Notice of Discontinuation	each	Actual Cost	Y
Payments by Adhoc Instalments			
Any ratepayer making payment of rates or service charges in accordance with an agreement with Council under Section 6.49 of the Local Government Act 1995 is charged a fee of \$22.00 for administration charges	each	\$20.00	N

LAW AND ORDER AND PUBLIC SAFETY			
Animal Control			
Registration Fees (GST exempt)			
<i>Unsterilized Female / Male</i>			
One Year		\$50.00	N
Three Years		\$120.00	N
Lifetime		\$250.00	N
<i>Sterilized Female / Male</i>			
One Year		\$20.00	N
Three Years		\$42.50	N
Lifetime		\$100.00	N
Guide Dogs		Nil	
Dogs used for droving or tending stock		25% of fees otherwise payable	N
Foxhounds, bona fide, kept together in a pack not less than 10	per pack	\$40.00	N
Pensioner Rate		50% off fees otherwise payable*	
Dangerous Dog Declaration	each	\$50.00	N
Application for the keeping of more than prescribed number of dogs	each	\$50.00	N
Replacement Registration Tags	each	\$5.00	Y
Hire of Fox/Cat/Dog traps and bark collars (+\$100 deposit)	per week	\$25.00	Y
Fines and Penalties			
For the seizure and impounding of a dog/cat	each	\$115.00	N
Daily sustenance of a dog/cat in the pound for a day, or part of a day	per day	\$25.00	N
Surrender and/or destruction of a dog/ (based on weight of dog)	per weight	\$50 - \$250	Y
Surrender and/or destruction of a cat	per weight	\$50 - \$150	Y
Kennel Establishment registration fee for dog	per kennel	\$200.00	N
Impound Fee – Livestock (Cattle, Sheep, Horses, Goats, Pigs)	each	\$150.00	N
Daily sustenance of livestock	per day	\$25.00	N
Transport of impounded livestock	each	Actual cost plus 10%	Y
Annual kennel inspection and licence	per annum	\$100.00	N
Impounded Vehicles			
To impound (+ towage costs additional)		\$100.00	Y
Storage of Impounded vehicle (max \$300 – to be disposed after 30 days)	per day	\$10.00	Y
Gate Permit			
Annual Permit	per gate	\$10.00	Y
Impounded Signage	per sign	\$50.00	Y
Fire Prevention			
Firebreak and Fire Prevention measures carried out on private property by Council following non-compliance to notice	each	Actual cost of works plus 15% administrative fee	Y
Council Skid Steer and Mulcher (fire break maintenance)	per hour	\$250.00	Y
Fire Response			
Firefighting Machine Costs - Shire loader or grader with operator	per hour	\$392.00	Y

PREVENTATIVE SERVICES - ADMINISTRATION AND INSPECTION			
Environmental Health			
Skin Penetration Premise			
Application Fee		\$50.00	N
Annual Registration Fee		\$100.00	N
Lodging House			
Lodging House and Bed & Breakfast Registration Fee		\$120.00	N
Trading in Public Places* & Local Government Property Local Law			
Application Fee (not required for 1-day Permits)		\$25.00	N
Permit for one day**		\$30.00	N
Permit for one week**		\$100.00	N
Permit for one month**		\$250.00	N
Permit for twelve months**		\$640.00	N
Not for Profit & Charity Organisations ** <i>outdoor eating facilities exempted (no fee)</i>		No Charge	N/A
<i>*parking location restrictions may apply</i>			
Apiary Site Fee		\$100.00	N
Public Buildings			
Application and assessment of new premises		\$200.00	N
Application to Vary Certificate of FFApproval		\$100.00	
Annual Premise Registration Fee		\$100.00	N
Events			
Application and assessment for an event – Low Risk Classification		\$150.00	N
Application and assessment for an event – Medium Risk Classification		\$400.00	N
Application and assessment for an event – High Risk Classification		\$800.00	N
Food Premise			
Food Premise Initial Application Fee		\$60.00	N
Food Premise Reinspection Fee (Follow-up Inspection)		\$100.00	N
Food Premise Annual Registration			
Low Risk Premise		\$100.00	N
Medium Risk Premise		\$200.00	N
High Risk Premise		\$260.00	N
Administration Late Fee		\$50.00	Y
Community & Charity Organisations		No Charge	N/A
Aquatic Facilities			
Aquatic Facility Water Sampling	per pool/spa	\$60.00	N
One off Re-sampling (Due to Non-compliance)	per pool/spa	\$60.00	N
Aquatic Facility Code Inspection	Per site	\$60.00	N
Sampling			
Food, water, Soil & Asbestos Sampling per site (excludes analytical costs)	each	\$50.00	Y

Liquor Control and Gaming			
Liquor Control Act Section 39 Certificate*		\$120.00	N
Gaming and Wagering Commission Act Certificate Section 55*		\$120.00	N
* commercial premises only			
Noise			
Application Fee for Approval of a Noise Management Plan (Reg 13)	each	\$200.00	N
Application Fee for Approval of a Noise Management Plan (Reg 18)	each	\$400.00	N
Wastewater Approval			
Application Fee for the Approval of an Apparatus*		\$118.00	N
Local Government Report for Department of Health		\$208.00	N
Permit to Use for an Apparatus		\$118.00	N
<i>* In the case of an application to the local government which requires the final approval of the Executive Director Public Health, the above fees will apply, plus an additional Health Department Administration fee.</i>			

SANITATION - HOUSEHOLD AND OTHER			
Rubbish Removal Service			
General refuse	per m ³	\$30.00*	Y
<i>*General waste, generated by the activities of an incorporated community group based in the Shire of Dandaragan will incur a charge equal to 25% of the fee otherwise payable.</i>			
Builders Waste	per m ³	\$30.00	Y
Clean bricks and concrete slabs (resaleable)		Free	
Separated recyclables		Free	
Clean fill		Free	
Scrap metal		Free	
Mattresses (all sizes)	each	\$30.00/ tip pass	Y
Motorcycle Tyres	each	\$7.00	Y
Car Tyres with rims	each	\$20.00	Y
Car Tyres without rims	each	\$9.00	Y
4x4 Tyres with rims	each	\$34.00	Y
4x4 Tyres without rims	each	\$17.00	Y
Truck Tyres with rims	each	\$62.00	Y
Truck Tyres without rims	each	\$29.00	Y
Car tyres contaminated	each	\$17.00	Y
Light truck contaminated	each	\$34.00	Y
Truck tyre contaminated	each	\$74.00	Y
Super single tyre uncontaminated	each	\$61.00	Y
Super single tyre contaminated	each	\$150.00	Y
Bobcat tyre	each	\$21.00	Y
Bobcat tyre contaminated	each	\$50.00	Y
Tractor tyre 0m – 1m	each	\$130.00	Y
Tractor tyre Large 1m to 2m		Not accepted	
Earth mover tyre small 0m – 1m		Not accepted	
Earth mover tyre large 1.m - 1.5m		Not accepted	
Earth mover tyre large 1.5m – 2m		Not accepted	
Asbestos (1m or less)	flat fee	\$40.00	Y
Asbestos (Quantities greater than 1m3)	Per m ³	\$75.00	Y
Freezers, Fridges, Air conditioners (see note 1)	each	\$15.00	Y
Expired Flares	each	\$2.00	Y
Used Oil	per litre	Free	
Oil Filters	each	Free	
Uncontaminated green waste i.e. No weeds		Free	
Large tree stumps	per m ³	\$30.00	Y
Problematic wastes (See note 2)	per m ³	\$75.00	Y
Emergency opening fee	per hour	\$100.00	Y
Major Infrastructure Project Waste Disposal Application	each	\$1,000.00	Y
Major Infrastructure Project Waste		400% of fee's otherwise payable for all waste streams or upon quote at application.	Y
<i>Note: Waste that originates from the Perth Metropolitan Area will incur the Department of Regulations current Landfill Levy, plus a 10% administration fee.</i>			
<i>Note 1: All fridges, freezers and white goods will be chargeable regardless of its gassed state</i>			
<i>Note 2. Problematic Waste includes waste that requires additional handling ie. animal carcasses, construction waste that requires further processing etc.</i>			

Rubbish Service Level 1			
Collection of one rubbish bin weekly and one recycling bin fortnightly		\$405.00	N
Pensioner Rate		\$355.00	N
Rubbish Service Level 2			
Collection of one rubbish bin weekly and two recycling bin fortnightly		\$490.00	N
Pensioner Rate		\$435.00	N
Rubbish Service Level 3			
Collection of one rubbish bin weekly and three recycling bin fortnightly		\$545.00	N
Pensioner Rate		\$495.00	N
Rubbish Service Level 4			
Collection of one rubbish bin weekly and four recycling bin fortnightly		\$625.00	N
Pensioner Rate		\$575.00	N
Rubbish Service Level 5			
Collection of one rubbish bin weekly and five recycling bin fortnightly		\$705.00	N
Pensioner Rate		\$655.00	N
Rural Facility Pass			
Rural 240L Disposal Charge		\$170.00	N
Replacement Bins		\$98.00	N
Treatment of Sewerage and Disposal of Effluent and Liquid Waste			
Sewerage - Septic Tank Servicing Charges			
Septic Tank Clean/Pump out (3 hours maximum)	per load	\$1,000	Y
Cleaning of grease traps or chemical toilet (1 hour maximum)	per load	\$600.00	Y
Additional charge over 3 hours	per hour	\$250.00	Y
Department of Environment Tracking Charge	per load	\$44.00 or actual charge	N
<i>*Fees indicated are set by DWER & increased in April in each year</i>			
Water Corporation disposal charge per kl - <i>Fees indicated are set by Water Corporation and may be increased periodically * subject to change when water corporation advise of new fee</i>		\$118.61 or actual charge	Y
Water Corporation Grease Trap Disposal Fee - <i>Fees indicated are set by Water Corporation and may be increased periodically * subject to change when water corporation advise of new fee</i>		\$128.15 or actual charge	Y
Penalty Surcharge where works are undertaken outside of span of ordinary hours for Shire employees	per hour	\$100.00	N

TOWN PLANNING AND REGIONAL DEVELOPMENT			
Town Planning Development Application Fees & Publications (GST exempt)			
Development Application Fee where the estimated cost of the development is not more than:			
\$50,000		\$147.00	N
\$50,001 - \$500,000		0.32% of the estimated cost of the development*	N
More than \$500,000 - \$2,500,000		\$1,700 + 0.257% for every \$1 in excess of \$500,000*	N
More than \$2,500,000 - \$5,000,000		\$7,161 + 0.206% for every \$1 in excess of \$2,500,000*	N
More than \$5,000,000 - \$21,500,000		\$12,633 + 0.123% for every \$1 in excess of \$5,000,000*	N
More than \$21,500,000		\$34,196*	N
<i>*Where advertising is required this cost will be in addition to the above charges</i>			
Determining development application for extractive industry where development has not commenced or been carried out*		\$739.00	N
Determining initial application for approval of home occupation where home occupation has not commenced*		\$222.00	N
Determining application for renewal of approval of home occupation where application is made before approval has expired*		\$73.00	N
Determining application for renewal of planning approval where application is made before approval has expired		50% of original application fee	
Determining application for change of use or alteration or extension or change of non-conforming use, where the change, alteration or extension has not commenced or been carried out*		\$295.00	N
Providing written planning advice on exemptions for Single Houses (Deemed-to-Comply Check)		\$295.00	N
Residential Design Codes Variation only		\$147.00	N
Building envelope amendment / approval		\$147.00	N
Determining an application to amend or cancel development approval		\$295.00	N
Providing a zoning certificate		\$73.00	N
Replying to a property settlement questionnaire		\$73.00	N
Providing written planning advice		\$73.00	N
<i>* Where development, extractive industry, home occupation or change, alteration or extension of use has commenced or been carried out, or home occupation approval or other development approval has expired, the fee shall be the fee prescribed above plus, by way of penalty, double the prescribed fee (3 x fee).</i>			

Planning Approval by way of an agreement		\$175.00	N
Agreement preparation fees		\$150.00	N
Closure of a road reserve, pedestrian access way and/or other crown land		\$1,500.00	N
Signage permit		\$30.00	Y
Reserve User Fee**		\$500.00	N
<i>** For the first two years the fee is set at 50% of the stated amount as an encouragement to establish new businesses in the Shire</i>			
Section 55 Certificates (Gaming and Wagering Act 1987)*		\$100.00	N
Liquor Control Act Section 40 Certificate		\$100.00	N
* commercial premises only			
Scheme Amendment Application Fees			
\$1,000 / \$3,000 / \$5,000 deposits when making application, adjusted accordingly at the rate of \$66 per hour plus advertising*			
Structure Plans/Local Development Plans Application Fees			
Structure Plans application fee + advertising	per hour	\$66.00	N
Local Development Plan application fee + advertising	per hour	\$66.00	N
Other Town Planning			
Providing a subdivision clearance for:			
Not more than 5 Lots*	per lot	\$73.00	N
6 – 195 Lots*	per lot	\$73.00 for first 5 lots, \$35.00 thereafter	N
Greater than 195 Lots*		\$7,393.00	N
Outsourced Town Planning, Environmental Health & Building Surveyor Services	per hour	\$100.00	

COMMUNITY AMENITIES			
Cemetery Charges			
Funeral Services			
Reserving a Grave Site (includes issue of Grant of Right of Burial)	each	\$290.00	N
Re-opening of Grave (Jurien Bay)	each	\$2,250.00	Y
Re-opening of Grave (Dandaragan)	each	\$2,450.00	Y
Re-opening of Grave (Badgingarra)	each	\$2,350.00	Y
Saturday & Sunday Burials		No Service	N/A
Exhumation Fee & Re-internment after exhumation		No Service	N/A
Burial Internment Fees			
Internment (Jurien Bay)	each	\$2,750.00	Y
Internment (Dandaragan)	each	\$2,950.00	Y
Internment (Badgingarra)	each	\$2,850.00	Y
Infant/ Child Interment - single depth (up to and including 13 yrs - all cemeteries)	each	\$1,000.00	Y
Infant/ Child Interment - double depth (up to and including 13 yrs - all cemeteries)	each	\$2,750.00	Y
Grant of Right Fees			
Transfer Grant/ Re-issue Grant - 25 yrs	each	\$290.00	N
Renewal of Current Grant - 25 yrs	each	\$290.00	N
Ashes			
To Reserve a Niche Wall space – Single (Dandaragan, Badgingarra, Original Jurien Bay)	each	\$300.00	N
To Reserve a Niche Wall space – Double (Dandaragan, Badgingarra, Original Jurien Bay)	each	\$500.00	N
To Reserve a Niche Wall space – Single (Jurien Bay New Niche Walls, Cervantes)	each	\$350.00	N
To Reserve a Niche Wall space – Double (Jurien Bay New Niche Walls, Cervantes)	each	\$550.00	N
Ashes Internment Fees			
Internment of Ashes (Jurien Bay)	each	\$150.00	Y
Internment of Ashes (Dandaragan)	each	\$250.00	Y
Internment of Ashes (Badgingarra)	each	\$300.00	Y
Internment of Ashes (Cervantes)	each	\$170.00	Y
Installation of Plaque	each	\$52.00 + Plaque Cost	Y
Funeral Directors Fees			
Annual License Fee (non-refundable)	per financial year	\$300.00	N
Single Permit (non-refundable)	each	\$150.00	N
Monumental Masons Fee			
Permission to Erect a Monument		\$170.00	Y

Public Halls and Recreation Centres			
Jurien Bay Education and Conference Centre			
Amphitheatre Hire – Private / Commercial Events	per hire	\$40.00	Y
Amphitheatre Hire - Community Events	per hire	\$0.00	Y
Foyer Space Hire	per day	\$50.00	Y
Community Hire			
Classroom 1 (IT Classroom)	per hour	\$25.00	Y
Classroom 2	per hour	\$25.00	Y
Classroom 3	per hour	\$25.00	Y
Classroom 2 and 3 (co-joined)	per hour	\$40.00	Y
Conference Room	per hour	\$25.00	Y
Full Facility	per hour	\$80.00	Y
Hot Office	per hour	\$10.00	Y
Classroom 1 (IT Classroom)	per day-8hrs	\$187.50	Y
Classroom 2	per day-8hrs	\$187.50	Y
Classroom 3	per day-8hrs	\$187.50	Y
Classroom 2 and 3 (co-joined)	per day-8hrs	\$300.00	Y
Conference Room	per day-8hrs	\$187.50	Y
Full Facility	per day-8hrs	\$600.00	Y
Hot Office	per day-8hrs	\$50.00	Y
Commercial Hire			
Classroom 1 (IT Classroom)	per hour	\$30.00	Y
Classroom 2	per hour	\$30.00	Y
Classroom 3	per hour	\$30.00	Y
Classroom 2 and 3 (co-joined)	per hour	\$48.00	Y
Conference Room	per hour	\$30.00	Y
Full Facility	per hour	\$96.00	Y
Hot Office	per hour	\$15.00	Y
Classroom 1 (IT Classroom)	per day-8hrs	\$225.00	Y
Classroom 2	per day-8hrs	\$225.00	Y
Classroom 3	per day-8hrs	\$225.00	Y
Classroom 2 and 3 (co-joined)	per day-8hrs	\$360.00	Y
Conference Room	per day-8hrs	\$225.00	Y
Full Facility	per day-8hrs	\$720.00	Y
Hot Office	per day-8hrs	\$80.00	Y
Lost access card fee	per card	\$500.00	Y
Cleaning fee (minimum 1 hour)	per hour	\$100.00	Y

TOURISM AND AREA PROMOTION			
Holiday Planner Brochure Advertising			
Half page		\$850.00	Y
Large		\$650.00	Y
Medium		\$450.00	Y
Small		\$250.00	Y
Sale of History Books			
Plateau, Plain and Coast	per copy	\$25.00	Y
A History of Coast Watch Post 16 and Radar Station 48 at North Head Jurien Bay 1939-1945		\$12.00 retail price \$8.00 wholesale price	Y
Turquoise Coast Visitor Information Centre			
Merchandise Sales		\$0.50 - \$500.00	Y
Commission (Merchandise and Accommodation and Tour Bookings)		5% - 100%	Y
Consignment Markup (Merchandise)		10% - 30%	Y
District Maps			
Owner Maps - colour	per copy	\$30.00	Y
Marquee Hire			
Private & Commercial Hire		\$65.00	Y
Incorporated Community Group Hire		\$25.00	Y

CARAVAN PARKS			
Temporary Accommodation- Reg. 11			
Approval for temporary accommodation while building*		\$100.00	N
*Approval from the Minister of Local Government may also be required.			
Application for grant or renewal of licence – Reg. 45			
The fee for an application for the grant or renewal of a licence is or		\$200.00	N
The amount calculated by multiplying the relevant amount set out by the maximum number of sites (including any sites that may be used in an overflow area) of the particular type specified in the application, whichever is the greater amount.*			
Long Stay Sites		\$6.00	N
Short stay sites and sites in transit camps		\$6.00	N
Camp Site		\$3.00	N
Overflow site		\$1.50	N
Additional fee for renewal after expiry – Reg. 53			
Additional fee by way of penalty for renewal after expiry		\$20.00	N
Temporary licence – Reg. 54			
Temporary Licence - prorata amount of the fee payable for application for grant or renewal for the period of time for which the licence is to be in force with a minimum of \$100 * - Reg. 54			
Transfer of licence – Reg. 55			
Transfer of licence		\$100.00	N
Appeal to State Administrative Tribunal			
Appeal to State Administrative Tribunal		\$100.00	N
Sandy Cape Recreational Park			
Camping fees - general (includes up to 6 people)	per night	\$25.00	Y
Camping fees - other (School groups and NFP groups)	per child per adult	\$5.00 \$10.00	Y
No show cancellation (Per Sandy Cape Terms & Conditions)	each	\$100.00	Y
Dandaragan Caravan Park			
Minimum Charge (includes up to two adults and two children)	per night	\$20.00	Y
Additional adults per site	per night	\$10.00	Y
Additional children (3 year to 16 years old) per site	per night	\$5.00	Y
One week stay or more	per week	\$100.00	Y

BUILDING CONTROL			
Building Permit Fees For New Building Works			
These fees are established under the Building Regulations 2012. The scale of schedule fees ranges from 0.09% to 0.32% of the total cost of the building under construction. For further fees see https://www.commerce.wa.gov.au/building-and-energy/building-act-fees-0			
Certified Application Classification 1 to 10		0.19%, but not less than \$110.00	N
Uncertified Application Classification 1 to 10		0.32%, but not less than \$110.00	N
Other Classifications Class 2 to Class 9		0.09%, but not less than \$110.00	N
Building Approval Certificate Application Fees for Unauthorised Building Works			
Classification 1 to 10		0.38%, but no less than \$110.00	N
Other Classifications		0.38%, but no less than \$110.00	N
Certificates of Design Compliance or Building Compliance Authorised Works	each	\$200.00	N
Certificates of Design Compliance or Building Compliance Unauthorised Works	each	\$400.00	N
Building Inspection Fee	per hour	\$100.00 per hour	N
Bond*	per residential property	\$2,500.00	N
Demolition Permits			
Demolition work in respect of a Class 1 or Class 10 building or incidental structure	each	\$110.00	N
Demolition work in respect of a Class 2 to Class 9 Building	each	\$110.00 for each story of the building	N
Rural Street Numbering			
Provision of plate, picket, number and installation for rural properties	each	\$150.00	Y
Building Plans			
Copy of property building plans (owner or authorised representative of owner only)	each	\$20.00	Y
Administration fee for raising of invoice for property building plans	each	\$10.00	Y
Private Swimming Pool Inspections			
Initial Inspection	Per inspection	\$312	Y
Routine 4-year inspection	Per year	\$78	Y

ECONOMIC SERVICES			
Power Access			
Mobile vendor connection to Shire mains powers on non-market days	Per day	\$11.00	Y
Standpipes			
Sale of Water Minimum charge	per kilolitre	\$20.00 or \$10.00 per kilolitre	N
Replacement Swipe Card (initial card free of charge)	each	\$20.00	Y
Extractive Industry Licences			
Application Fee	each	\$500.00	Y
Annual Licence Renewal Fee - less than 5 hectares		\$150.00	Y
Annual Licence Renewal Fee - greater than 5 hectares		\$300.00	Y
Licence Fee Transfer	each	\$50.00	Y
Extractive Industry Annual Road Maintenance contribution	<25,000 tonnes >25,000 tonnes	Nil \$0.50 per tonne	Y
Exploratory Drilling on Road Reserves			
Licence Fee per hole prior to drilling	each	\$500.00	Y
Rehabilitation Bond	per hectare	\$25,000.00	Y
Dust Bond			
Bulk earthworks that have an exposed area	per m2	\$1.00	Y
Signage			
Business Directional Sign	each	\$350.00	Y
AIRFIELDS			
Jurien Bay Airstrip			
Aerodrome Landing Fee	per landing	\$16.25	Y
PRIVATE WORKS			
Wet Hire Only			
Grader	per hour	\$280.00	Y
Backhoe	per hour	\$250.00	Y
Roller	per hour	\$250.00	Y
Truck - side / End Tipper 6 wheeler	per hour	\$250.00	Y
Truck - side / End Tipper 6 wheeler + dog	per hour	\$250.00	Y
Truck - Road Train	per hour	\$280.00	Y
Truck - Prime Mover Semi Trailer	per hour	\$280.00	Y
Penalty surcharge where works are undertaken outside of span of ordinary hours for Shire Employees	Per hour	\$150.00	Y
All other private works	Total cost	Cost + 40%	Y



DESIGN OPPORTUNITIES AND CONSTRAINTS

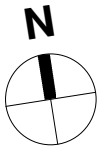
OPPORTUNITIES

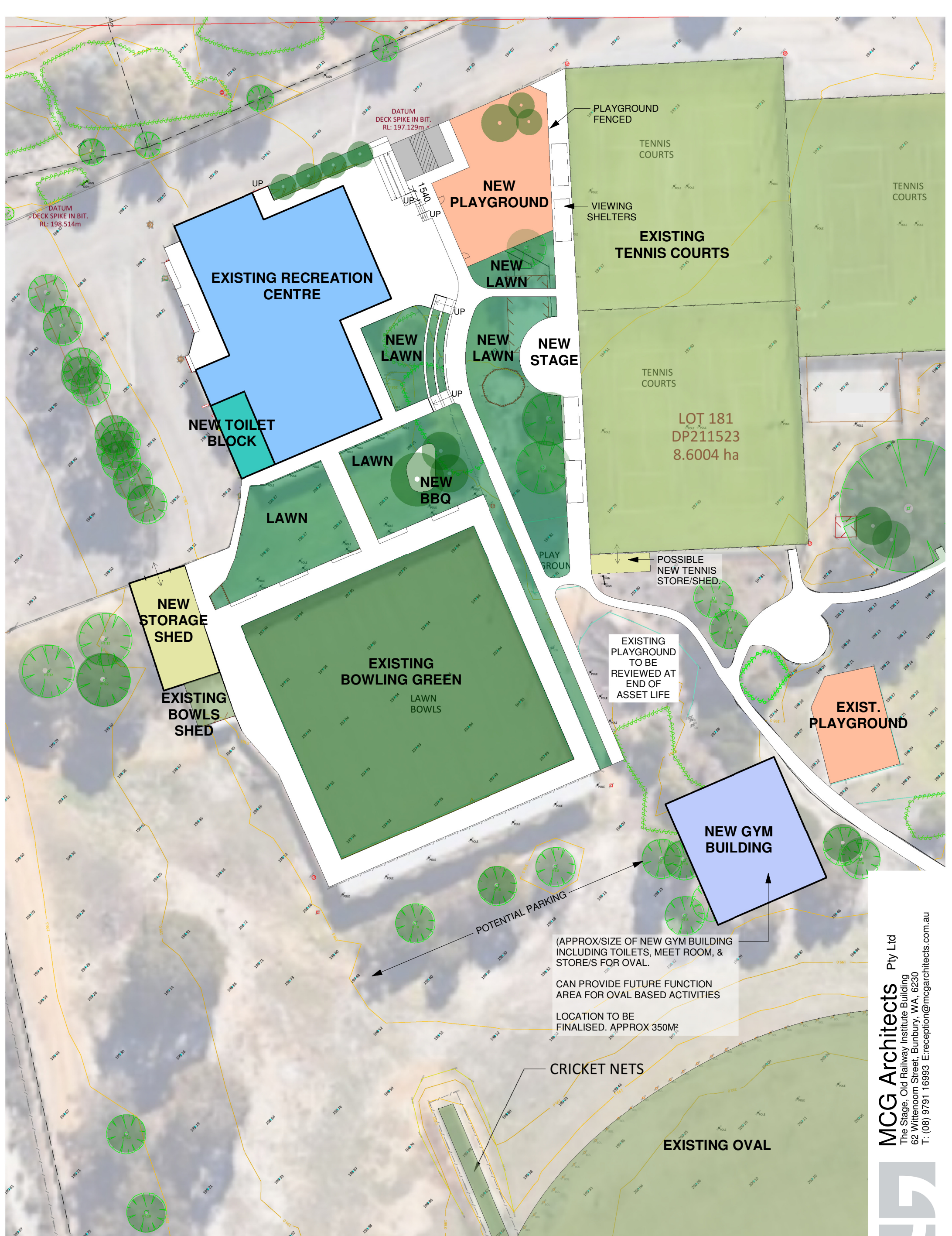
- SUBSTANTIAL EXISTING BUILDING TO WORK WITH.
- ESTABLISHED PLAYING SURFACES TO COMPLIMENT.
- EXISTING SERVICES INFRASTRUCTURE ESTABLISHED.
- POSITIVELY ENGAGED COMMUNITY.
- LEVELS CAN BE USED TO AN ADVANTAGE.
- PROXIMITY OF EXISTING FACILITIES TO EACH OTHER AN ADVANTAGE.
- POTENTIAL FINANCIAL CONTRIBUTIONS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

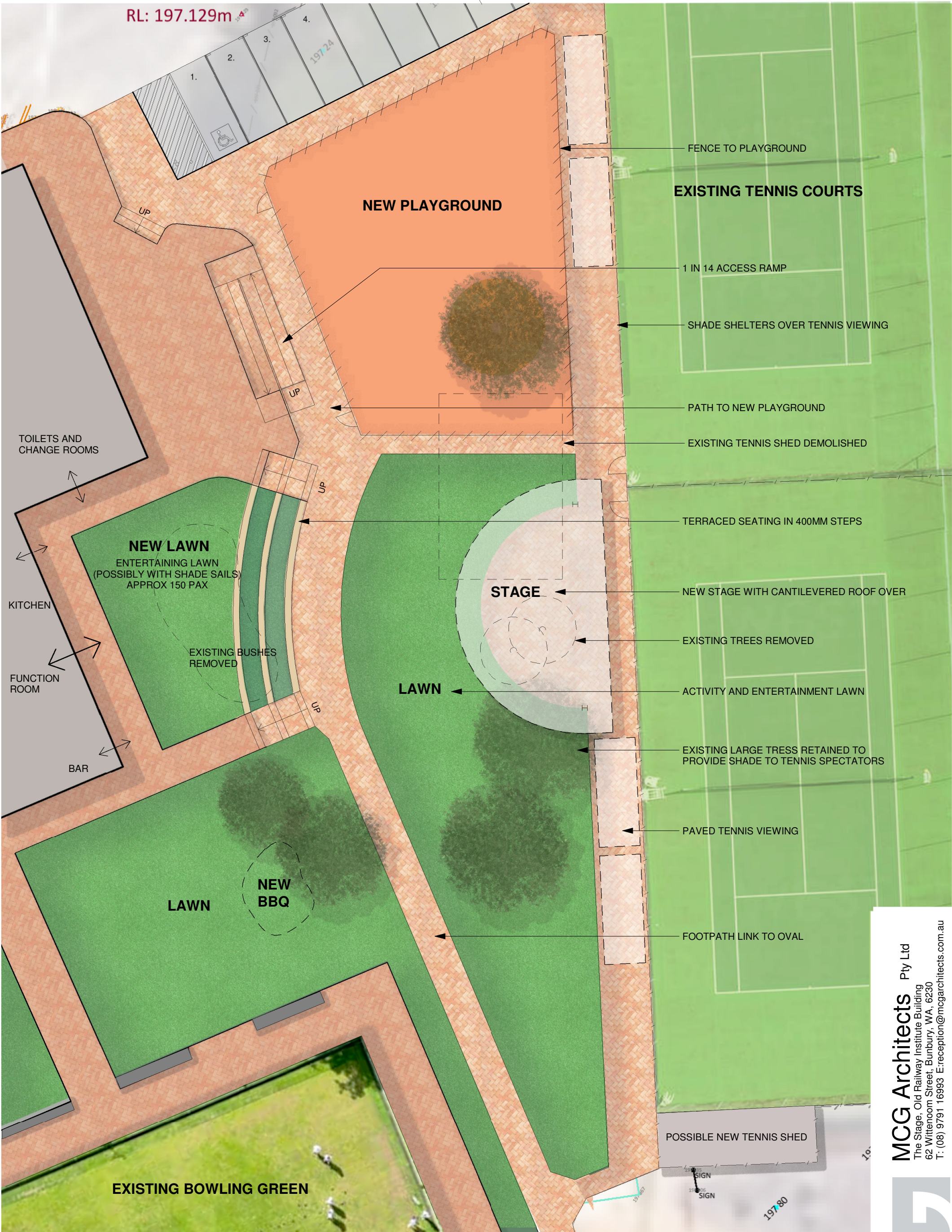
CONSTRAINTS

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

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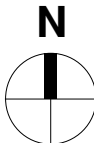


BADGINGARRA RECREATION PRECINCT MASTER PLAN

ZOOMED SITE PLAN 200

SCALE 1:200 @A3

CNR BRAND H'WAY & N/W ROAD
2532 SK03 10/08/2026



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KEY DESIGN CONSIDERATIONS

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

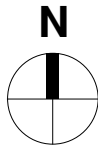


BADGINGARRA RECREATION PRECINCT MASTER PLAN

FLOOR PLAN

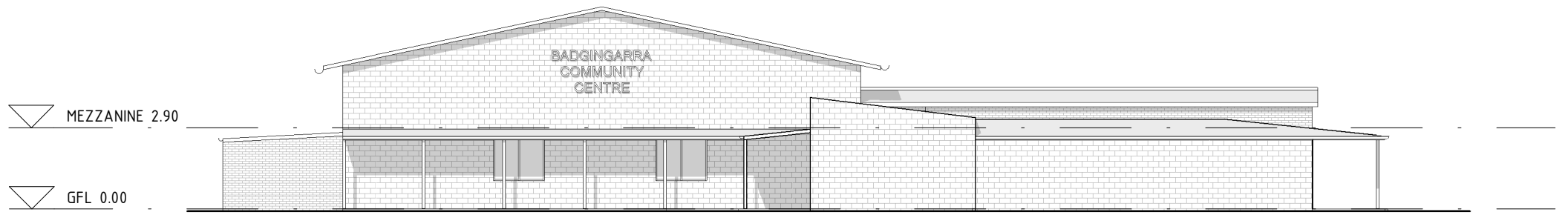
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CNR BRAND H'WAY & N/W ROAD
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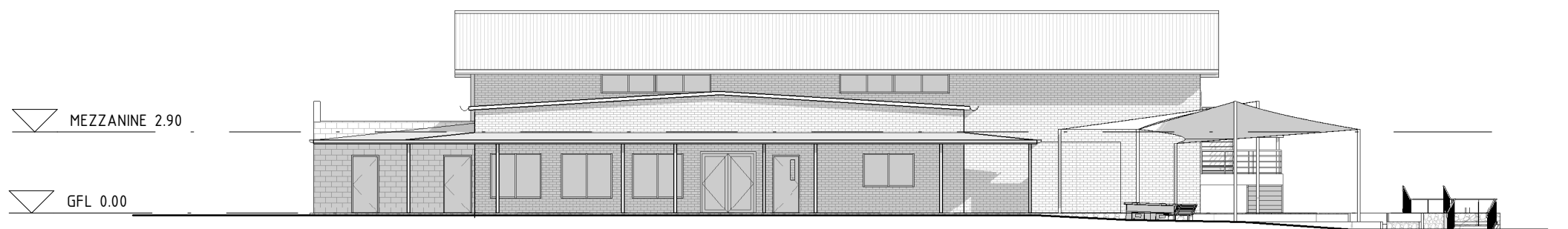


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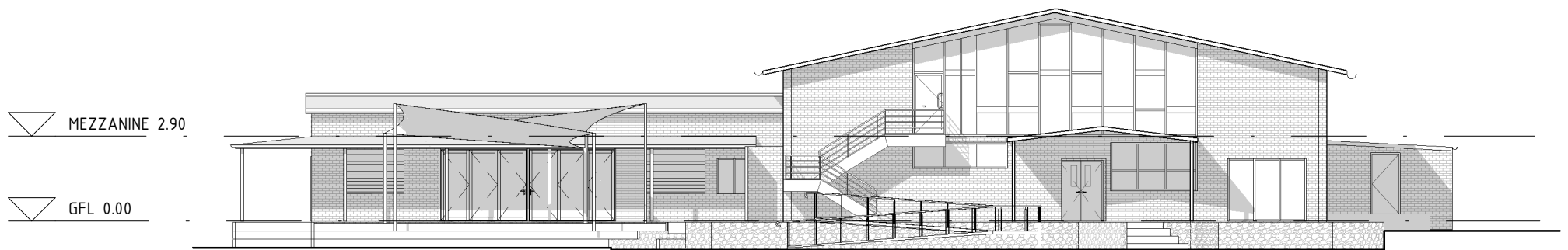
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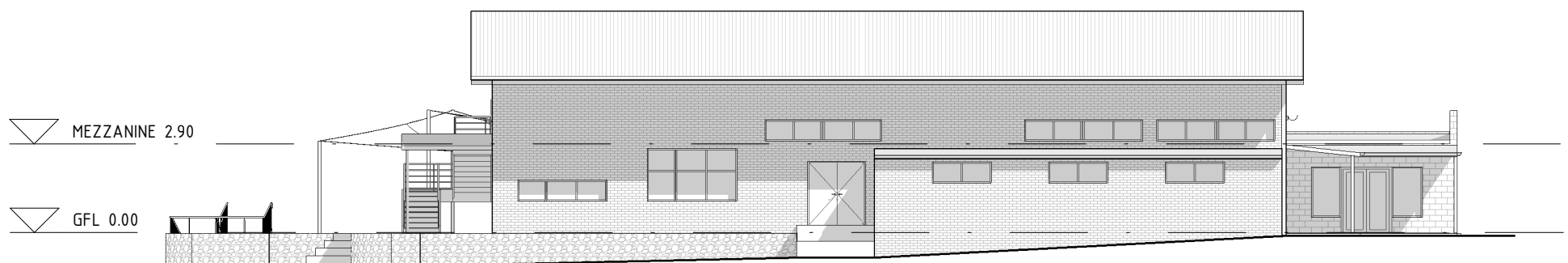
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SOUTHERN ELEVATION
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EASTERN ELEVATION
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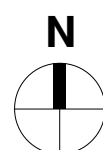
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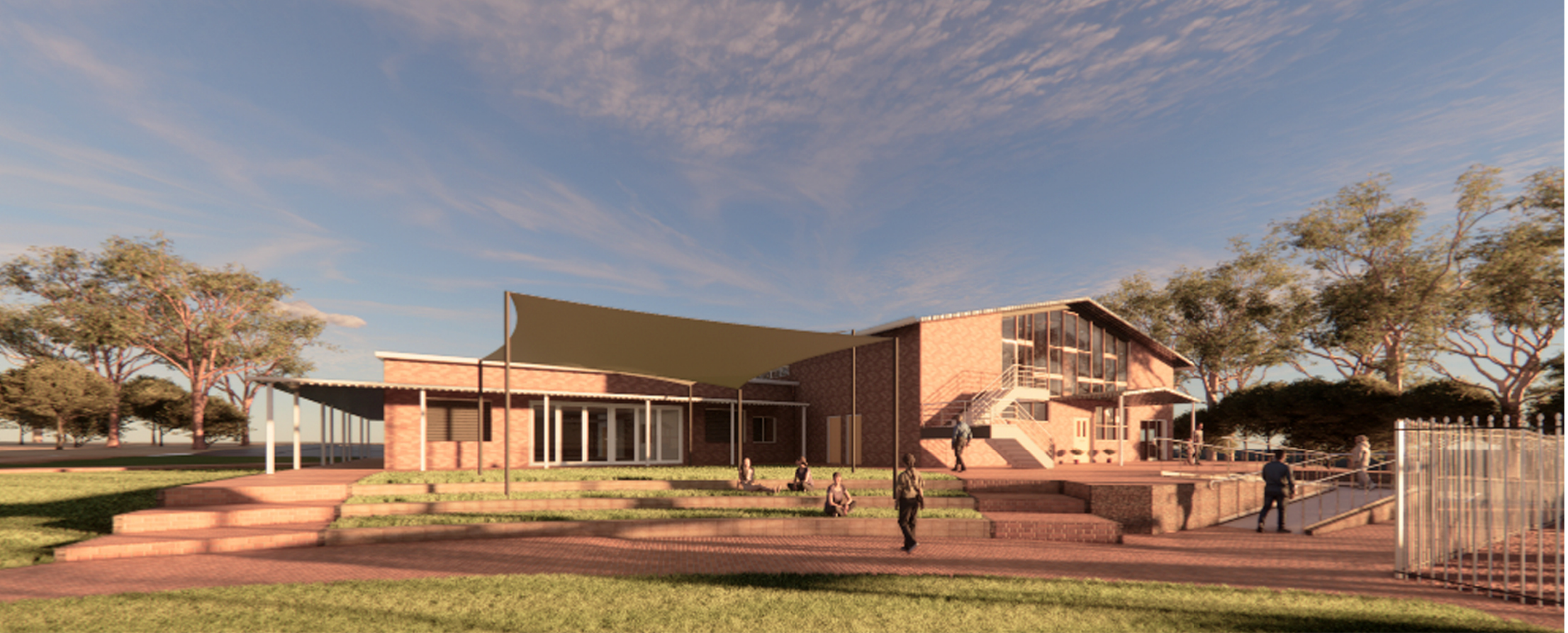
BADGINGARRA RECREATION PRECINCT MASTER PLAN

ELEVATIONS
SCALE 1 : 200 @A3
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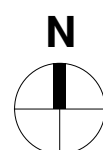


INDICATIVE 3D RENDERS - EXTERIOR

SCALE @A3

BADGINGARRA RECREATION PRECINCT MASTER PLAN

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INDICATIVE 3D RENDERS - MEZZANINE

SCALE @A3

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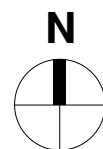


BADGINGARRA RECREATION PRECINCT MASTER PLAN

STAGING DIAGRAM

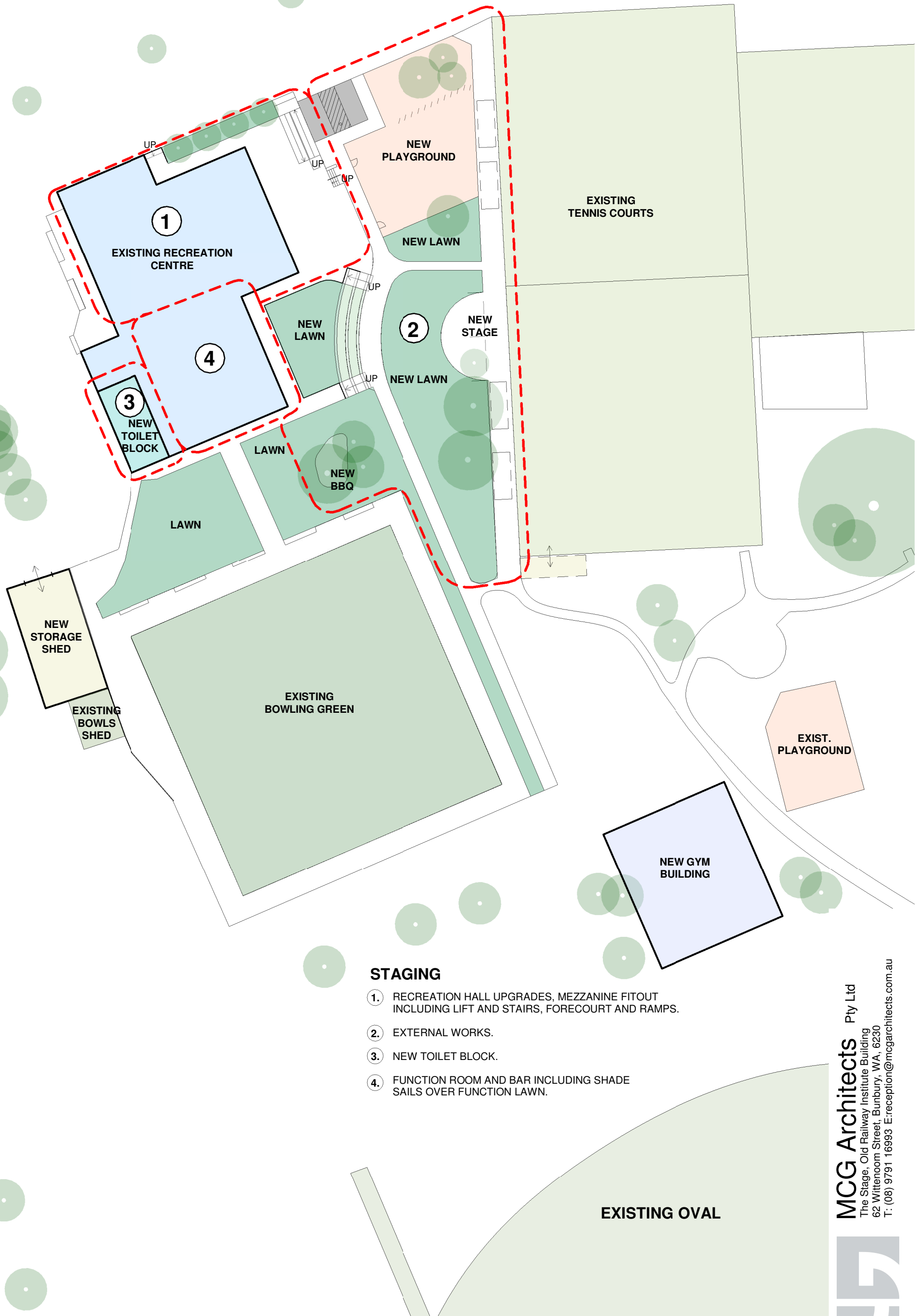
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Shire of Dandaragan

Badgingarra Recreation Precinct Plan

Attachment: 9.1.3



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Yued Country

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



About the Plan

Introduction

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

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

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

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

Project Objectives

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

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

Methodology

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

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

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

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

September 2025

Discussion Paper Endorsed by Council

November 2025

Working Group Formation

November 2025

Architect Appointed

December 2025

Site Analysis / Stakeholder Engagement

January 2026 – March 2026

Concept Plan / Options Development

April 2026 – June 2026

Concept Plan Revisions

June 2026

Selection of Preferred Options

August 2026

Council Endorsement for Public Advertising

September 2026

Final Consideration and Endorsement

Community Profile

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

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

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



POPULATION

*2016 & 2021 ABS

MEDIAN AGE



DWELLINGS



3.5%

ABORIGINAL
AND TORRES
STRAIT
ISLANDERS



ANCESTRY

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

TYPES OF EMPLOYMENT



AGRICULTURE



EDUCATION



TECHNICAL & TRADE

Engagement Outcomes

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

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

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

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



Standards of Provision

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

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

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

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



LEVEL OF SERVICE

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

GENDER DIVERSITY

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

C D J



B C D J

INDOOR SPACE

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



B C D J

EXTERNAL COVERED VIEWING AREAS*



C D J

UMPIRE ROOM



BASKETBALL J

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



B C D J

INTERNAL STORAGE

YOUTH**

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



B C D J

OUTDOOR MULTI-FUNCTIONAL COURT SPACE

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



B C D J



B C D J

SPORTS OVAL + PITCH

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

FACILITIES

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



EXTERNAL STORAGE



OVAL TRAINING FLOODLIGHTS



SYNTHETIC BOWLS GREEN

B BADGINGARRA
C CERVANTES

D DANDARAGAN
J JURIE BAY

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

Site Context and Opportunities

The precinct benefits from:

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

Constraints influencing the Master Plan include:

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

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



Master Plan Overview

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

Key elements of the Master Plan include:

Community Centre Renewal

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

Mezzanine Activation

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

Outdoor Activation and Play

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

Sporting Interface

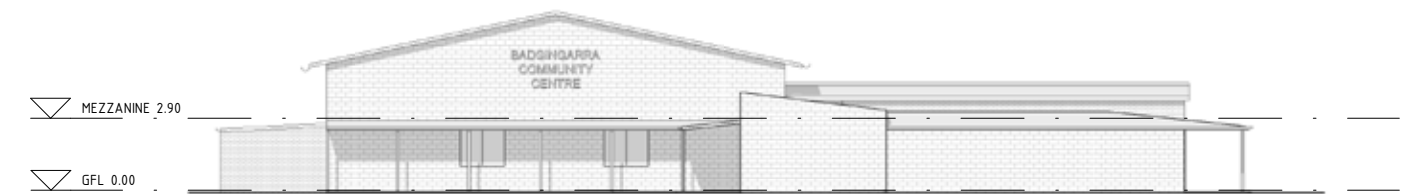
- Continued use of existing bowling green, tennis courts and oval;
- Minor upgrades to viewing, storage and connection paths as required;
- No expansion of sporting facilities beyond current demand.

Staging and Delivery

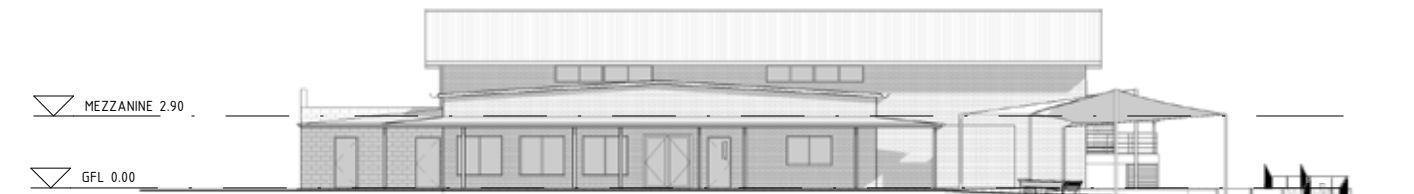
The Master Plan is deliberately structured to support staged implementation. Priority is given to works that:

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

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



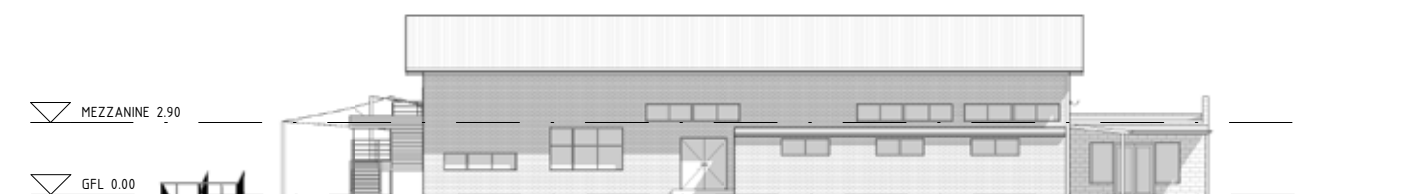
WESTERN ELEVATION
SCALE 1 : 200



SOUTHERN ELEVATION
SCALE 1 : 200



EASTERN ELEVATION
SCALE 1 : 200



NORTHERN ELEVATION
SCALE 1 : 200

Indicative Costings

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

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

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

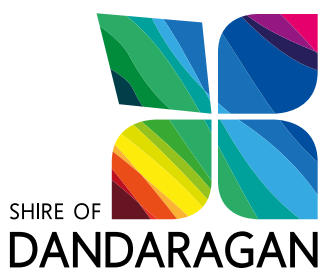
Where to From Here?

Recommended Council Actions

It is recommended that Council:

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

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



Jurien Bay Administration Centre
69 Bashford Street, Jurien Bay



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www.dandaragan.wa.gov.au



Disability Access and Inclusion Plan (DAIP)
2026-2030

This document is available in alternative formats, such as Braille, large print, digital (on disk or by email) upon request, and on the Shire's website at www.dandaragan.wa.gov.au.

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Acknowledgements

The Shire of Dandaragan acknowledges the input received from many individuals and groups within the community, including people with disability, their families and carers, which has been invaluable in the preparation and review of this Disability Access Inclusion Plan.

Background

The Shire of Dandaragan

The Shire of Dandaragan is located in the Northern Coastal Wheatbelt and covers an area of 6,716 square kilometres and contains over 288,000 hectares of national parks and reserves, including Nambung, Watheroo and Lesueur National Parks.

The Shire has a unique blend of agricultural and coastal environments. Located within 200km north of Perth, the five townsites of Jurien Bay, Cervantes, Dandaragan, Badgingarra and Regans Ford offer a diverse range of experiences and are home to approximately 3,649 residents. The region has a thriving seasonal coastal tourism industry, with other major industries including beef cattle, sheep, rock lobster, broadacre farming and mining. More recently, the construction of renewable energy projects in the Shire has also provided a considerable economic boost.

The major town, Jurien Bay, is located on the Indian Ocean Drive with a population of approximately 1,985. This increases considerably during the peak tourism periods including long weekends and school holidays. The Shire is experiencing growth due to the movement of young families, retirees and other mature-aged people to the coastal area.

Functions, facilities and services (both in-house and contracted) provided by the Shire of Dandaragan

The Shire of Dandaragan is responsible for a range of functions, facilities and services including:

Services to property: construction and maintenance of Shire-owned buildings, roads, footpaths and cycle facilities; land drainage and development; waste collection and disposal; litter control and street cleaning; planting and caring for street trees; street lighting; and bush fire control.

Services to the community: provision and maintenance of playing areas, parks, gardens, reserves and facilities for sporting and community groups; management of recreation centres; public library and information services; visitor servicing; youth services and community events.

Regulatory services: planning of road systems, sub-divisions and town planning schemes; building approvals for construction, additions or alterations to buildings; environmental health services; ranger services, including dog control and the development, maintenance and control of parking.

General administration: the provision of general information to the public and the lodging of complaints and payment of fees including rates and dog licences.

Processes of government: ordinary and special Council and committee meetings; electors' meetings and election of Council Members; advisory group meetings and community consultations.

People with disability in the Shire of Dandaragan

It is estimated that there are over 840 people with disability living within the Shire, based on the Australian Institute of Health and Welfare statistic that 1 in 5 people have disability. In addition, according to the 2021 census, 258 people in the Shire provided unpaid assistance to a person with a disability during the previous two weeks, which represents 8.9% of the local population. Almost one-quarter (24.7%) of all people with disability reported a mental or behavioural disorder as their main condition in the Australian Bureau of Statistics (ABS) Survey of Disability, Ageing and Carers (2024) (SDAC), and 1 in 10 people with disability experiencing disability discrimination in the last year.

The Shire is committed to moving away from the traditional way of thinking about what classifies as having a disability. According to the SDAC, the definition of 'Disability' is "any limitation, restriction or impairment which restricts everyday activities and has lasted, or is likely to last, for at least six months".

Given the Shire's relatively high population of older people and retirees (based on the ABS survey that 52.3% of people aged over 65 identified themselves as having a disability), in addition to seasonal influx of tourists, disability access and inclusion must be considered as a matter of urgency for the Shire if we are to provide equitable access and opportunity for participation and take an asset-based community development approach to working with people with disability within the Shire.

Planning for better access

The Western Australia Disability Services Act requires all Local Governments to develop and implement a Disability Access and Inclusion Plan (DAIP) to ensure that people with disability have equal access to its facilities and services.

Other legislation underpinning access and inclusion includes the Western Australia Equal Opportunity Act (1984) and the Commonwealth Disability Discrimination Act 1992 (DDA), both of which make discrimination based on a person's disability unlawful.

Progress since 2016

The Shire of Dandaragan is committed to facilitating the inclusion of people with disability through the improvement of access to its information facilities and services. Towards this goal the Shire adopted its first Disability Service Plan (DSP) in 1996 to address the access barriers within the community. Since the inception of Disability Access and Inclusion Plans (DAIP) in 2004 the DAIP has undergone five reviews since then, including this most recent review in 2025.

Since the adoption of the initial DSP, the Shire has implemented many initiatives and made progress towards better access. Some of these are highlighted in the Findings of the Consultation section of this Plan.

Access and Inclusion Policy Statement

The Shire of Dandaragan is committed to ensuring that the community is accessible for and inclusive of people with disability, their families and carers.

The Shire of Dandaragan interprets an accessible and inclusive community as one in which all Council functions, facilities, and services (both in-house and contracted) are open, available and accessible to people with disability, providing them with the same opportunities, rights and responsibilities as other people in the community.

The Shire of Dandaragan:

- recognises that people with disability are valued members of the community who make a variety of contributions to local social, economic and cultural life
- believes that a community that recognises its diversity and supports the participation and inclusion of all members makes for a richer community life
- believes that people with disability, their families and carers should be supported to remain in the community
- is committed to consulting with people with disability, their families and carers and disability organisations in addressing barriers to access and inclusion
- will ensure its agents and contractors work towards the desired outcomes in the DAIP
- is committed to supporting local community groups and businesses to provide access and inclusion of people with disability
- is committed to achieving the seven desired outcomes of its DAIP

These are:

1. People with disability have the same opportunities as other people to access the services of, and any events organised by, the Shire of Dandaragan.
2. People with disability have the same opportunities as other people to access the buildings and other facilities of the Shire of Dandaragan.
3. People with disability receive information from the Shire of Dandaragan in a format that will enable them to access the information as readily as other people are able to access it.
4. People with disability receive the same level and quality of service from the employees of the Shire of Dandaragan, and its contractors.
5. People with disability have the same opportunities as other people to make complaints to the Shire of Dandaragan.

6. People with disability have the same opportunities as other people to participate in any public consultation by the Shire of Dandaragan (and any external consultants).
7. People with disability have the same opportunities as other people to obtain and maintain employment with the Shire of Dandaragan.

Development of the Disability Access and Inclusion Plan

Responsibility for the planning process

The Community Services team, in consultation with our Environmental Health team, has responsibility to oversee the development, implementation, review and evaluation of the plan. The final plan is endorsed by Council and it is the responsibility of all officers to implement the relevant actions.

Community consultation process

In 2025, the Shire undertook to review its Disability Access and Inclusion Plan (DAIP), consult with key stakeholders and draft a new DAIP to guide further improvements to access and inclusion.

The process included:

- examination of the initial DAIP and subsequent progress reports to see what has been achieved and what still needs work;
- consultation with Shire staff and Councillors; and
- consultation with the community.

The Disability Services Act Regulations (2004) set out the minimum consultation requirements for public authorities in relation to Disability Access and Inclusion Plans (DAIPs). Local Governments must call for submissions (either general or specific) by notice in a newspaper circulating in the Local Government area and on any website maintained by or on behalf of the Local Government. Other mechanisms may also be used.

The following consultation methods were used:

- In February 2025 the community was informed through the local newspaper and Shire website that the Shire was reviewing the current DAIP. They were invited to provide input via a survey, or in person. 32 surveys were completed.
- Community workshops were held in each of the towns, Badgingarra, Cervantes, Dandaragan and Jurien Bay. A total of 94 residents attended.
- A hard copy of the survey was made available at libraries, the Shire Administration Centre, on Facebook and the Shire website.
- Surveys were emailed to the Shire email news list, and relevant organisations. The survey invited participants to identify barriers and suggest potential solutions for improving accessibility.

- An internal survey was made available to all Shire staff and councillors inviting them to identify barriers to providing access and inclusion from a staff/elected member perspective and identify strategies to address those barriers.

Findings of the consultation

The review and consultation found that some initial objectives in the DAIP had been achieved, however the Shire will continue to work on improvements in relation to matters of access and inclusion and on removing barriers for people with disability. A new plan was required to continue addressing access barriers. It should also reflect legislative and regulatory changes such as striving for inclusion and access beyond the minimum compliance of the standards.

The consultation also identified a variety of remaining barriers to access and inclusion, to be addressed in the DAIP Action Plan.

Some of the achievements included:

Strategy	Task Achieved
<i>Continue to ensure library services are accessible and inclusive.</i>	<i>Provide a range of large print books.</i>
	<i>Advertise a range of large print books.</i>
<i>Ensure accessibility standards are met for new and redeveloped infrastructure.</i>	<i>The Shire has completed its advocacy to MRWA regarding the reconstruction of sections of Bashford Street to allow for a centre pedestrian island.</i>
<i>Ensure that Shire buildings and facilities meet the standards for access.</i>	<i>Ensure that building standards for commercial developments are met before building approval is granted.</i>
<i>Provide information in formats that are accessible.</i>	<i>Assess the Shire of Dandaragan website against Disability Services Commission tools to ensure it is accessible.</i>
<i>Ensure that people with disabilities are consulted about the DAIP and other significant planning processes.</i>	<i>Consult people with disability using a range of different consultation mediums.</i>
<i>Ensure that people with disabilities are aware of and can access other established consultation processes.</i>	<i>Ensure documents that require community consultation are available in alternative formats upon request.</i>
	<i>Ensure documents are published on the Shire's website.</i>
<i>Use inclusive recruitment practices</i>	<i>Make sure that job advertisements are in an accessible format (12 or 14 pt, Arial). Include Equal Employment Opportunity statement.</i>
	<i>Ensure the interview is held in an accessible venue.</i>
<i>Ensure accessibility standards are met for new and existing infrastructure</i>	<i>Ensure access is provided from holiday accommodation, developments and RSL retirement village to link to existing pathways.</i>

Access Barriers

The access barriers identified in the consultation process were:

- Processes of the Shire may not be as accessible as possible.
- Staff may be uninformed or lacking in confidence to adequately provide the same level of service to people with disability.
- Recreational areas may not be appropriately accessible, including during periods of infrastructure development.
- People with disability may not be aware of, or know how to participate in, consultation opportunities with the Shire.

These barriers informed the development of strategies in the DAIP. They have been prioritised in order of importance to help set timeframes for completing actions that address each barrier. However, the strategies listed in the Action Plan are considered ongoing, long-term commitments and will continue beyond the date range of this document.

Implementation Plan for 2026-2030

The Implementation Plan outlines the tasks and responsibilities required to deliver each strategy from 2026–2030 and improve access to the Shire’s services, buildings, and information. This Plan is reviewed and updated annually to support ongoing progress toward achieving the strategies over the four-year period.

The Shire of Dandaragan acknowledges that improving accessibility for people with disability is an ongoing commitment. The actions listed in the Implementation Plan represent the key priorities for implementation and continuous improvement.

Responsibility for implementing the DAIP

Implementation of the DAIP is the responsibility of all areas of the Shire. The Disability Services Act (1993) requires all public authorities to take all practical measures to ensure that the DAIP is implemented by its officers, employees, agents and contractors.

Communicating the plan to staff and people with disability

Copies of the draft DAIP will be sent to all those who contributed to the planning process. The community will be informed through the local media (newspaper) that copies of the plan are available upon request in an electronic format; in hard copy format in both standard and large print; in an audio format on cassette or compact disc; by email; and on the Shire’s website. As plans are amended Shire staff and the community will be advised of the availability of updated plans, using the above methods after consultation processes are carried out.

Review and evaluation mechanisms

The Disability Services Act requires that DAIPs be reviewed at least every five years. Whenever the DAIP is amended, a copy of the amended plan must be lodged with the Disability Services Commission. The Implementation Plan will be updated annually.

Monitoring and Reviewing

The employee with responsibility for the DAIP will analyse progress in implementing the DAIP and provide a report to management and Council on progress and recommended changes to the implementation plan annually.

The Shire's DAIP will be reviewed and submitted to the Disability Services Commission in 2026. The report will outline what has been achieved under the Shire's DAIP 2026-2030.

Evaluation

An evaluation will occur as part of the five-yearly review of the DAIP. The community, staff and Elected Members will be consulted as per the endorsed consultation strategies, as part of any evaluation.

Reporting on the DAIP

The Disability Services Act requires the Shire to report on the implementation of its DAIP in its annual report outlining:

- progress towards the desired outcomes of its DAIP
- progress of its agents and contractors towards meeting the seven desired outcomes
- the strategies used to inform agents and contractors of its DAIP.

The Shire is also required to report on progress in the prescribed format to the Disability Services Commission by July each year.

DAIP Implementation Plan

Outcome 1: ACCESS TO SERVICES

People with disability have the same opportunities as other people to access the services of, and any events organised by the Shire of Dandaragan.

Strategy	Task	Responsibility
Develop partnerships with key agencies to maximise access to services.	Provide information to assist local businesses operators to improve accessibility.	Manager Customer and Community Services
	Ensure staff are aware of accessible services and facilities in the Shire of Dandaragan.	Customer Service Officer (Tourism) Manager Customer and Community Services
	Assist sporting clubs, community groups and businesses have access to information about accessibility and training opportunities.	Community Development Officer
Ensure Shire services consider and plan for access and inclusion.	Review position descriptions to ensure roles with decision-making or influence in DAIP outcomes include direction on accessibility tasks and role.	Human Resources All Managers
	Ensure customer service staff identify DAIP-related requests across the Shire of Dandaragan and direct enquiries to staff/management who are aware and	Customer Service Officers Administration staff Community Development Officer

	capable of managing access and inclusion-related enquiries.	Manager Customer and Community Services Coordinator Infrastructure Services Manager Environmental Health
Encourage and ensure events – funded or coordinated by the Shire - are accessible to people with disabilities.	Ensure Shire operated events are accessible and inclusive.	Community Development Officer Manager Customer and Community Services
	Encourage all event organisers to use the “creating accessible events” document developed by the Disability Services Commission.	
Ensure library services are accessible and inclusive.	Provide a range of large print books and alternative resources at each Shire library	Community Services Officer (Library) Manager Customer and Community Services
	Advertise the collection of alternative print books and resources.	
Monitor Shire’s commitment to access and inclusion.	Review Disability Access and Inclusion Plan every 4 years and submit to Department of Communities.	Manager Customer and Community Services
	Include DAIP outcomes in Shire of Dandaragan annual report and submit to Department of Communities.	Manager Customer and Community Services Chief Executive Officer

Outcome 2: BUILT INFRASTRUCTURE

People with disability have the same opportunities as other people to access the buildings and other facilities of the Shire of Dandaragan.

Strategy	Task	Responsibility
Ensure accessibility standards are met for new and redeveloped infrastructure.	Ensure new masterplans for public spaces include consideration for movement of people with disability, including in the development, construction and completion phase.	Executive Manager Infrastructure Executive Manager Development Services Manager Customer and Community Services Manager Development Planning
	Ensure the tender procurement processes for commercial development projects incorporate design provisions that support access and inclusion for people with disabilities.	Manager Development Planning Executive Manager Development Services
Ensure that recreational areas are accessible.	Evaluate and respond appropriately to reasonable requests for improvements to public footpaths that enable continuous accessible pathways for people with disability.	Executive Manager Infrastructure
	Evaluate opportunities to improve access for people with disability within nature-based recreation and tourism spaces	Manager Development Planning
	Ensure where ACROD parking bays are provided, that some element of the	Coordinator Infrastructure Services

	public facility and/or open space is also accessible. <i>Note: This is not a guarantee that every element of each public facility and/or public space will be accessible.</i>	
Ensure that Shire buildings and facilities meet the standards for access.	Ensure recreation precinct masterplans and future recreation masterplans include consideration for movement of people with disability, including in the development, construction and completion phase.	Manager Customer and Community Services
	Ensure a review of public toilets across the Shire to assess compliance with disability standards and identify any requirements for upgrading to accessible and ambulant facilities, if required.	Manager Development Planning
	Ensure that building standards for commercial developments are met before building approval is granted.	Manager Development Planning Principal Building Surveyor
Improve access to local businesses around the Shire.	Investigate opportunities to provide a service for local businesses to register for a 'Disability Access Audit Checklist'.	Manager Customer and Community Services
	Encourage local businesses to improve accessibility for residents and visitors through awareness-building and provision of information about disability training opportunities.	Manager Customer and Community Services

	Develop a disability-friendly Shire brochure	Community Development Officer Customer Service Officer (Tourism) Manager Customer and Community Services
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Outcome 3: COMMUNICATIONS

People with disability receive information from the Shire of Dandaragan in a format that will enable them to access the information as readily as other people are able to access it.

Strategy	Task	Responsibility
Provide information in formats that are accessible.	Ensure the Shire of Dandaragan and Turquoise Coast Visitor Centre website comply with Disability Services Commission Information Checklist to ensure it is accessible.	Manager Customer and Community Services
	Provide tourist information in alternative formats when requested, when reasonably practicable.	Customer Service Officer (Tourism) Manager Customer and Community Services
	Provide a summarised version of the DAIP	Manager Customer and Community Services
	Ensure all Shire of Dandaragan documents are written using "Guidelines for Accessible Printed Information" as produced by the Disability Services Commission or VisAbility.	All staff
	Improve awareness within the community that documents are available in alternative formats, as per Disability Services Information Checklist.	Community Development Officer

	Improve awareness of employees that information is available in alternative formats and how they can provide it.	Human Resources
Provide support to people with disability to complete Shire forms and documents.	Increase awareness to the public that appointments are available with any member of staff to assist them to fill out Shire paperwork. This would be particularly targeted at people with sight or literacy issues.	Community Development Officer All staff

Outcome 4: QUALITY OF SERVICE

People with disability receive the same level and quality of service from the employees of the Shire of Dandaragan as other people.

Strategy	Task	Responsibility
Raise staff awareness of disability access and inclusion matters.	Provide annual disability awareness activities for staff.	Human Resources Manager Customer and Community Services
Raise Councillor awareness of disability access and inclusion matters.	Provide biennial disability awareness activities for Councillors	Chief Executive Officer

Outcome 5: COMMENTS

People with disability have the same opportunities as other people to make complaints to the Shire of Dandaragan.

Strategy	Task	Responsibility
Ensure all members of the community have the ability to provide feedback to the Shire.	Ensure that grievance mechanisms and feedback forms are reviewed annually for effectiveness.	Manager Customer and Community Services
	Ensure that feedback mechanisms are well advertised on a regular basis.	Community Development Officer Coordinator Infrastructure Services

Outcome 6: CONSULTATION

People with disability have the same opportunities as other people to participate in any public consultation by the Shire of Dandaragan

Strategy	Task	Responsibility
Ensure that people with disability are consulted about the DAIP and other significant planning processes.	Consult people with disability using a range of different consultation mediums.	Community Development Officer Manager Customer and Community Services
	Develop a register of interested people to provide comment on access and inclusion.	
	Create a Disability Access and Inclusion Reference Group that meets twice per year with one meeting prior to annual budget consideration.	
Ensure that people with disability are aware of and can access other established consultation processes.	Ensure documents that require community consultation are available in alternative formats for people with disability, such as one-to-one phone interviews and meetings.	
Ensure that consultation meetings or forums have appropriate equipment to ensure that discussions are clear, visible and audible to all in attendance.	Investigate IT and Audio/Visual features to improve consultation meetings, including microphones, speakers and screens.	Manager Customer and Community Services

Outcome 7: EMPLOYMENT

People with disability have the same opportunities as other people to obtain and maintain employment with the Shire of Dandaragan.

Strategy	Task	Responsibility
Use inclusive recruitment practices	Ensure job advertisements are in an accessible format (12 or 14 pt, Arial), and include the Equal Employment Opportunity statement.	Human Resources
	Ensure the interview is held in an accessible venue.	
	Investigate and identify opportunities where suitable positions can be registered with disability employment service providers within the region to assist people with disability into the workforce.	

9. Economic Services and Development

9.9 Bed and Breakfast Establishment

PART A- Policy

Objective

1. To provide clarification on the standards applicable to Bed and Breakfast Establishments within the Shire.
2. To ensure that this type of alternative tourist accommodation use does not compromise the amenity of the area.
3. To ensure the bed and breakfast activity remains an ancillary use to the main dwelling and the standard of accommodation accords with the expectations of the local tourism industry.

Policy Statement

1.0 Definitions

For the purposes of this policy the following definition shall apply:

Bed and Breakfast - means a dwelling used by a resident of the dwelling to provide accommodation for persons away from their normal place of residence on a short-term commercial basis (maximum of 3 months in any 12 month period) and includes the provision of breakfast.

2.0 General

- 2.1 A Bed and Breakfast use shall be limited to a maximum of three guest bedrooms capable of accommodating no more than six guests.
- 2.2 Planning approval may be withheld or refused by the Council should:
 - a) the proposal not conform to the minimum requirements of this policy; or
 - b) the existing dwelling be considered (in the opinion of the local government) inappropriate from an amenity and/or tourism perspective for a Bed and Breakfast use.

3.0 Location & Access

- 3.1 When assessing an application for a Bed and Breakfast establishment the local government will take into account the standard of the local road network, including road status and condition whether gravel or bitumen seal.
- 3.2 Where a Bed and Breakfast establishment is to be served by a gravel road the applicant shall provide written confirmation that no demand will be placed on the local government for the upgrade or improvement of the road, unless:
 - a) a financial contribution for such works has been agreed to and received from the respective business owner/proprietor; or
 - b) the road (or portion of the road) is deemed to be unsafe as assessed by the local government.

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- 3.3 Locations where there is a need to provide more than two directional signs from a main arterial road is not encouraged.
- 3.4 For Bed and Breakfast Establishments the following works will need to be completed to the dwelling:
- a) Smoke detectors and evacuation lighting will need to be installed and configured in the dwelling to achieve compliance with part 3.7.2.5 of the Building Code of Australia for a change of building classification from a Class 1a 'single dwelling' to a Class 1b 'boarding house, guest house or hostel use' residence.
 - b) A minimum of two RCDs will need to be fitted to protect all power point and lighting circuits as prescribed under regulation 12 of the Electricity Regulations, 1947.

4.0 Car Parking

- 4.1 A bed and Breakfast establishment shall have provision of onsite parking based on one bay for per guest bedroom constructed to the following standards:
- Town site - impervious surface (ie concrete, bitumen, brick paving)
 - Rural - all weather surface (ie concrete, bitumen, brick paving, compacted gravel or limestone)

5.0 Facilities

- 5.1 As a minimum a Bed and Breakfast establishment shall consist of:
- a dedicated bedroom and bathroom/toilet facility for exclusive use of the operator/s;
 - separate guest bedrooms and at least bathroom and toilet facility for guest use;
 - communal sitting and dining room areas.

All rooms are to be clearly identified on a floor plan submitted with the application

- 5.2 Guest rooms shall not be self contained with separate cooking and laundry facilities, unless already retrospectively provided. En-suite bathroom facilities however may be provided for each room.
- 5.3 Kitchen facilities used for the preparation of breakfasts will need to be registered with the Shire's Environmental Health Department and comply with the *Food Act, 2008* and Australian New Zealand Food Standard Code (Australia Only).
- 5.4 Where two or three guest rooms are provided an additional rubbish service may apply at the operator's expense. This may be by way of an additional collection service (wheeled bin) or an alternative arrangement as approved by the local government.

6.0 Water Supply

- 6.1 A bed and Breakfast establishment must be connected to a reticulated water supply or alternatively be serviced by a minimum 92,000 litre rainwater tank fed by roof catchment or a 10,000 litre storage tank fed from the on-site dam or under ground bore. If connected to an onsite supply the water must first be tested and

9. Economic Services and Development

then approved for public consumption by the Shire of Dandaragan Environmental Health Department prior to commencement of the use.

7.0 Signage

- 7.1 Signage for Bed and Breakfast establishments shall conform to limit of two business directional signs and one business sign to be erected at the front of the property. For residential properties the business sign shall not exceed 0.2m² in area (ie 1.0 metre in length and 0.2 metre in height), while for rural residential and rural areas the onsite business sign shall to accord with the Shire's Local Planning Policy 8.7 - Signage.

8.0 Responsibilities

The authority is delegated to the Chief Executive Officer and Manager of Planning to process applications and issue planning approval subject to full compliance.

GOVERNANCE REFERENCES

Statutory Compliance	▪ Shire of Dandaragan Local Planning Scheme No. 7 ▪ <i>Planning and Development Act 2005</i> ▪ <i>Health Act 1911</i> ▪ <i>Food Act 2008</i> ▪ <i>Environmental Protection Act 1986</i> ▪ <i>Subsidiary Regulations to relevant Acts</i>
Industry Compliance	N/A
Organisational Compliance	N/A
Process Links	• <i>Shire Local Planning Scheme</i> • <i>Food Registration</i> • <i>Shire Signage Policy 8.7</i>

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9.12 Short-Term Rental Accommodation

1.0 Citation

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. This Policy may be cited as Local Planning Policy 9.12 Short-Term Rental Accommodation.

2.0 Introduction

This Policy provides direction and guidance on the use of single houses, grouped dwellings or multiple dwellings for commercial short-term rental accommodation on land zoned Residential, Rural Residential, Regional Centre or Special Development Zone 1 under the *Shire of Dandaragan Local Planning Scheme No.7*. This Policy intends to help protect consumers, support the local tourism industry and avoid conflict between short-term guests and permanent residents through development approval.

3.0 Definitions

“Deemed-to-comply” means a provision which, if satisfied, means that a holiday house, unit or apartment is deemed compliant with respect to the matters subject of that provision. The Shire shall not refuse to grant approval to an application where the application satisfies all the relevant deemed-to-comply provisions.

“Performance criteria” means provisions to be used in the preparation, submission, and assessment of development proposals for the purpose of determining their acceptability, where they do not meet the relevant deemed-to-comply provisions.

“Hosted accommodation” means a dwelling or ancillary dwelling, or a portion thereof, used for the purpose of short-term rental accommodation, with a permanent resident who is present overnight for the duration of the stay either in the dwelling or ancillary dwelling.

“Un-hosted accommodation” means a dwelling or ancillary dwelling used for the purpose of short-term rental accommodation, without a permanent resident present overnight for the duration of the stay either in the dwelling or ancillary dwelling.

“Holiday house” means a single dwelling used to provide short-term rental accommodation for up to twelve (12) adult guests.

“Holiday unit” means a grouped dwelling used to provide short-term rental accommodation for up to six (6) adult guests.

“Holiday apartment” means a multiple dwelling used to provide short-term rental accommodation for up to six (6) adult guests.

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4.0 Objectives

- To support the role of un-hosted short-term rental accommodation as part of the tourism industry.
- To provide for the safety of guests who may be less familiar with the dwelling and surrounding environment.
- To establish development standards for unhosted short-term rental accommodation to avoid off-site impacts and maintain the desired amenity of the Residential, Rural Residential and Regional Centre zones.
- To encourage the provision of good quality, well managed unhosted short-term rental accommodation.

5.0 Applications Subject to this Policy

This Policy applies to all dwellings used for unhosted accommodation upon land zoned Residential, Rural Residential or Regional Centre under the *Shire of Dandaragan Local Planning Scheme No.7*.

5.1 Exclusions

This Policy does not apply to following forms of short-term and temporary accommodation:

“House swapping” means a mutual arrangement made between owners of separate properties to ‘swap’ homes for a temporary period and is often for holiday accommodation purposes.

“Housesitting” means a mutual arrangement whereby a person stays and cares for a property whilst the owner is away and can be a commercial or non-commercial form of accommodation.

“Personal use of a holiday home or the sharing of a holiday home with the owner’s family and friends” means the informal and infrequent sharing between family and friends, and the personal use of private holiday homes is considered a non-commercial arrangement.

“Student exchange accommodation” means temporary accommodation whereby students stay with a host family in their home whilst studying.

5.2 Exemptions

This Policy exempts hosted accommodation (i.e. bed and breakfast establishments) in a single house (or ancillary dwelling), grouped or multiple dwelling from requiring development approval, provided the maximum number of guests does not exceed four adult persons (or one family) and a maximum of two guest bedrooms.

This form of short-term rental accommodation is considered low scale because the host resides on site resulting in a sufficient level of in principle property management and the tourism/commercial use of the property being incidental to the predominant residential use.

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6.0 Application Requirements

A development application for the un-hosted accommodation use of a dwelling must be accompanied with the following information:

- Development application form
- Site plan
- Floor plan
- Bedroom sleeping configurations
- Car parking location and number
- Property management plan
- Code of conduct for guests
- Fire and emergency evacuation plan

7.0 Policy Statement

7.1 Utility Servicing	
Deemed-to-comply	Performance criteria
A holiday house, unit or apartment satisfies the deemed-to-comply provisions if: 1. The premises is connected to reticulated water for the exclusive use of the premises; and 2. The premises is located within the Shire's kerbside refuse collection area; and 3. The premises is connected to reticulated sewerage, or there is an approved on-site effluent disposal system with adequate capacity for the proposed number of guests.	A holiday house, unit or apartment satisfies the performance criteria provisions if: P1.1 The Shire is satisfied that the premises will have an adequate supply of potable water; and P1.2 The Shire is satisfied that the premises will be provided with an adequate refuse collection service; and P1.3 The Shire is satisfied that the premises will be provided with an adequate on-site effluent disposal system (and provision of such would be a condition of any approval, to be met prior to the commencement of the use if a suitable system is not already in place and approved).
7.2 Vehicle Parking	
Deemed-to-comply	Performance criteria
A holiday house, unit or apartment satisfies the deemed-to-comply provisions if:	A holiday house, unit or apartment satisfies the performance criteria provisions if:

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C2.1 The premises will have constructed on-site car parking bays, consistent with the size and manoeuvrability criteria set out in the <i>Residential Design Codes of Western Australia</i>, but with no more than any of two bays arranged one behind the other in accordance with the following rates: <table border="1" data-bbox="308 723 842 954"> <tr> <th>Maximum guests</th><th>Minimum parking bays</th></tr> <tr> <td>1-3</td><td>1</td></tr> <tr> <td>4-6</td><td>2</td></tr> <tr> <td>7-8</td><td>3</td></tr> <tr> <td>9-12</td><td>4</td></tr> </table>	Maximum guests	Minimum parking bays	1-3	1	4-6	2	7-8	3	9-12	4	P2.1The Shire is satisfied that the premises has a minimum of two constructed on-site car parking bays and where additional car parking bays would be required to comply with C3.1 at least the equivalent number of vehicles could park on the site without the need for cars to park on the verge, in adjacent or nearby public car parking, or in visitor car parking bays within a unit complex or similar; or P2.2The Shire is satisfied that the premises will not have a noticeable effect on the availability of public car parking within the locality.
Maximum guests	Minimum parking bays										
1-3	1										
4-6	2										
7-8	3										
9-12	4										
7.3 Dwelling Design											
Deemed-to-comply	Performance criteria										

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holiday house, unit or apartment satisfies the deemed-to-comply provisions if: C3.1 The premises is an existing, lawful dwelling; or C3.2 If the premises is not an existing, lawful dwelling, the premises will meet all the relevant design standards and requirements that would apply to a new dwelling on the land; and C3.3 The maximum number of occupants within a premises complies with the following standards: - There is 5.5 square metres per guest in each bedroom utilising beds; and - There is 3.5 square metres per guest in each bedroom utilising bunks; and - There is sufficient bedroom space to accommodate the maximum number of guests consistent with (a) and (b) above; and C3.4 Bedrooms in a premises are provided in accordance with the following rates: <table border="1" data-bbox="304 1565 842 1798"> <thead> <tr> <th>Maximum guests</th><th>Minimum bedrooms</th></tr> </thead> <tbody> <tr> <td>1-2</td><td>1, or studio</td></tr> <tr> <td>3-4</td><td>2</td></tr> <tr> <td>5-7</td><td>3</td></tr> <tr> <td>8-12</td><td>4</td></tr> </tbody> </table> C3.5 Bathrooms and toilets in a Holiday Home are provided in accordance with the following rates:	Maximum guests	Minimum bedrooms	1-2	1, or studio	3-4	2	5-7	3	8-12	4	A holiday house, unit or apartment satisfies the performance criteria provisions if C4.1 or C4.2 is/are met, and C4.3 and C4.5 are met; and: P3.1 The Shire is satisfied that the dwelling design in terms of bedroom configuration is appropriate to accommodate the proposed maximum number of guests.
Maximum guests	Minimum bedrooms										
1-2	1, or studio										
3-4	2										
5-7	3										
8-12	4										

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

7.4 Overcrowding	
Deemed-to-comply	Performance criteria
A holiday house, unit or apartment satisfies the deemed-to-comply provisions if: C4.1 Each occupant over the age of 10 years has 14m³ of airspace within a bedroom for sleeping purposes. C4.2 Each occupant 10 years and under has 8m³ of airspace within a bedroom for sleeping purposes.	A holiday house, unit or apartment satisfies the performance criteria provisions if: P4.1 The Shire is satisfied the proposed maximum number of occupants can meet the sleeping airspace requirements by use of a suitable habitable room which is not a bedroom.

7.5 Management Protocols

At a minimum a property management plan for un-hosted accommodation shall incorporate the following:

- Nomination of a manager of the premises and their contact details. The approved manager must reside or have their office within 30

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minutes driving distance of the premises. The hours the manager can be contacted which as a minimum must be between 9am and 5pm Monday to Saturday (excluding public holidays) and 9am to 12pm on Sunday and public holidays;

- Control of noise and other disturbances;
- Control of anti-social behaviour;
- A complaints procedure which as a minimum establishes that any complaints from adjacent residents are responded to as soon as reasonable and practicable and within a maximum of 24 hours;
- Guest check-in and check-out procedures; and
- Details on how cleaning and waste will be managed.

At a minimum a code of conduct for un-hosted accommodation shall incorporate the following:

- Maximum number of guests permitted to stay in the premises;
- Rules for use of outdoor areas to minimise noise and amenity impacts on adjacent properties;
- Management of visitors to the site;
- Parking controls, including that guests and any visitors must park onsite (where appropriate);
- Management of pets so they don't cause a nuisance; and
- The use of amplified music.

A sign up to 0.2 m² in area listing the approved manager's contact details is to be erected/placed on a frontage wall, fence or entry statement to all approved unhosted accommodation premises.

7.6 Term of Approval

Development approval for un-hosted accommodation shall expire on 30 June each year.

Development approval for un-hosted accommodation will be re-issued for premises which have not had any un-rectified compliance issues in the previous approval year to the satisfaction of the Shire.

The first annual renewal fees will be waived for un-hosted accommodation which receives initial development approval within six (6) months of 30 June in the same calendar year.

8.0 Shire Register of Un-hosted Accommodation

The Shire will maintain a register of approved un-hosted accommodation which will include the following information:

- Property address;
- Approved property manager and contact details; and
- Maximum number of guests approved.

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9.0 Consultation

Development applications for un-hosted accommodation will be advertised for a minimum comment period of 21 days to the owners of properties immediately adjacent the application site to the satisfaction of the Shire.

Policy Number	9.12 - Short-Term Rental Accommodation
Adopted by Council	25 October 2018
Amended	25 August 2022

DRAFT LPP 9.12 Short Term Rental Accommodation

1.0 Citation

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. This Policy may be cited as Local Planning Policy (LPP) 9.12 - Local Planning Policy – Short-Term Rental Accommodation.

2.0 Introduction

This Policy provides direction and guidance on the development of short-term rental accommodation ('STRA') under the Shire of Dandaragan Local Planning Scheme No.7 ('LPS7'). The Policy provides information regarding Development Application requirements and process and the assessment of proposals for 'Unhosted STRA'.

The definitions of 'STRA', 'Unhosted STRA', 'Hosted STRA' and 'STRA arrangement', as set out in Section 4 – Definitions, were automatically incorporated into LPS7 via the *Planning and Development (Local Planning Schemes) Amendment (Short-term Rental Accommodation) Regulations 2024*, as these terms were inserted into Schedule 2 – Deemed Provisions. However, LPS7 has not been updated to incorporate the new definitions in the zoning table.

Until updates to the zoning table are progressed, applications for STRA will be assessed in accordance the criteria set out in this Policy.

3.0 Objectives

- 3.1 To establish development standards for Unhosted STRA developments and provide a consistent approach to the assessment and discretionary approval of STRA.
- 3.2 To ensure that the 'Residential' zone continues to fulfill its primary purpose of providing long-term housing opportunities.
- 3.3 To encourage the location of Unhosted STRA in the 'Regional Centre' and 'Tourism' zones where STRA can contribute to tourism accommodation and be in proximity to a range of amenities and services.
- 3.4 To ensure Unhosted STRA is designed, sited and managed to avoid off-site impacts on adjoining properties and to preserve the amenity and character of the area in which it is located.
- 3.5 To ensure Unhosted STRA is appropriately serviced to meet the needs of visitors and prevent impacts on the local environment and infrastructure.

- 3.6 To provide for the safety of guests in the event of a bushfire or other natural disaster.

4.0 Definitions

“Deemed-to-Comply” means a provision which, if satisfied, an Unhosted STRA is deemed compliant with respect to the matters subject of that provision..

“Dwelling” means a building or portion of a building used, adapted, designed, or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than 6 persons who do not comprise a single family.

“Guest” means a person who is accommodated at the STRA.

“Holiday house” means a single house (excluding Ancillary Accommodation) which might also be used from time to time for short stay accommodation for no more than six (6) people (but does not include a bed and breakfast, guesthouse, chalet, and short stay accommodation unit).
Definition as per Schedule 1 – Dictionary of Defined Words and Expressions in LPS7

“Hosted short-term rental accommodation” means any of the following —

- (a) short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the short-term rental accommodation arrangement;
- (b) short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental accommodation arrangement;
- (c) short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental accommodation arrangement.

“Performance Criteria” means specific design objectives for each element listed in Section 6.0 of this Policy, which are to be met by all unhosted STRA. A development application is required to demonstrate compliance with the Performance Criteria where it does not meet the Deemed-to-Comply provisions for any element.

“Short-term rental accommodation” —

- (a) means a dwelling provided, on a commercial basis, for occupation under a short-term rental accommodation arrangement; but
- (b) does not include a dwelling that is, or is part of, any of the following —

- (i) an aged care facility as defined in the *Land Tax Assessment Act 2002* section 38A(1);
- (ii) a caravan park;
- (iii) a lodging-house as defined in the *Health (Miscellaneous Provisions) Act 1911* section 3(1);
- (iv) a park home park;
- (v) a retirement village as defined in the *Retirement Villages Act 1992* section 3(1);
- (vi) workforce accommodation;

“Short-term rental accommodation arrangement” means an arrangement under which —

- (a) a dwelling, or part of a dwelling, is provided for occupation by a person; and
- (b) the person occupies the dwelling, or part of the dwelling, for a period or periods not exceeding a total of 3 months in any 12-month period;

“Unhosted short-term rental accommodation” means short-term rental accommodation that —

- (a) is not hosted short-term rental accommodation; and
- (b) accommodates a maximum of 12 people per night.

“Visitor” means a person who is attending the STRA for social purposes, at the invitation or with the permission of the guest of the STRA.

5.0 Application of this Policy

- 5.1 This Policy applies to all STRA proposed on land within the LPS7 area.
- 5.2. Hosted STRA is exempt from requiring development approval, if the use occurs in a lawfully approved dwelling.
- 5.3 Any current ‘Bed and Breakfast’ approvals fall within the definition of ‘Hosted STRA’, and further renewal of these approvals is not required.
- 5.4 Unhosted STRA will be assessed in accordance with the use class permissibility for ‘Holiday House’ under LPS7 if the following criteria apply:
 - a) the Unhosted STRA will be located in an existing, lawfully approved single house. Unhosted STRA proposed in a grouped, multiple or ancillary dwelling does not meet this requirement; and
 - b) the Unhosted STRA will have a capacity of no more than six (6) persons.
- 5.5 Unhosted STRA proposals that do not meet the criteria for ‘Holiday House’ in Clause 5.4 will be assessed as a ‘use not listed – Unhosted STRA’ under LPS7.
- 5.7 Within the ‘Rural,’ ‘Rural Residential,’ ‘Rural Smallholdings’ and ‘Tourism’ zones, Unhosted STRA proposals that meet the criteria for a ‘Holiday House’ in Section 5.4 do not require Development Approval, unless:

- a) there is a works component to the proposal (i.e. any new construction, alteration, or addition to any building or structure on the land); or
- b) the land is located within a Designated Bushfire Prone Area and has a Bushfire Attack Level (BAL) above BAL-LOW.

In circumstances where a) or b) apply, Development Approval is required for the Unhosted STRA.

5.8 Development Approval is required for all Unhosted STRA proposals within the 'Residential,' 'Special Development,' and 'Regional Centre' zones, regardless of whether the criteria in Section 5.4 are met.

5.9 Proposals for Unhosted STRA will not be approved in any zone where 'Holiday House' is an 'X' use in the zoning table of LPS7.

5.10 Reverting an Unhosted STRA to a dwelling that will be inhabited on a permanent basis does not require a change of use approval from the local government.

6.0 Development Application Requirements

6.1 A Development Application for Unhosted STRA shall include a completed Development Application form signed by all landowners and the following supplemental information:

- a) Site plan showing vehicular access to the STRA and the location and dimensions of the proposed on-site car parking bays associated with the STRA;
- b) Floor plan showing the interior layout of the dwelling, clearly indicating:
 - i) all bedrooms to be used as part of the STRA; and
 - ii) the location of compulsory hardwired smoke alarms and emergency exits.
- c) A Code of Conduct, detailing the following:
 - i) contact details of the STRA manager, with arrangements provided for 24-hour emergency contact availability. In non-emergency situations, the manager should be accessible during reasonable hours and is required to provide a direct, non-automated response within 12 hours;
 - ii) the maximum number of guests;
 - iii) the maximum number of visitors and allowable visiting times;
 - iv) on-site parking availability and restrictions (for guests and visitors);
 - v) requirements around noise (such as quiet hours) and antisocial behaviour;
 - vi) house rules including the use of amplified music; and
 - vii) any applicable rules where pets are allowed.
- d) A Complaints Management Procedure, incorporating the following:
 - i) Details of how complaints will be handled, including circumstances where guest eviction will occur;
 - ii) a register including:
 - a. copy and/or detailed description of the complaint;
 - b. date and time of the complaint;

- c. how the complaint was addressed; and
- d. how long it took to address the complaint.

The STRA owner shall make details of the complaints register available to the local government upon request.

- e) An Operations Management Plan that details the following:
 - i) check in and check out procedures for guests, including those arriving during quiet hours;
 - ii) how waste will be managed by guests and/or property managers;
 - iii) how cleaning and property maintenance will be undertaken;
 - iv) control of noise and other disturbances, noting that noise is not to exceed the requirements of the *Environmental Protection (Noise) Regulations 1997*.
 - v) where the Code of Conduct will be clearly displayed on the premises and made available to guests;
 - vi) the location and size of any proposed signage associated with the STRA.

- 6.2 If the STRA is located within a Bushfire Prone Area, the Applicant shall provide a Simplified Emergency Evacuation Plan in accordance with the WAPC's Bushfire Emergency Plan Manual (November 2024) and a Bushfire Management Plan – Simple Development Application, in accordance with the WAPC's Bushfire Management Plan Manual (November 2024).

7.0 Policy Provisions – General

- 7.1 Approvals for Holiday House and Unhosted STRA are issued to the current property owner and are not transferable to subsequent owners.
- 7.2 The total number of guests to be permitted in Unhosted STRA within the 'Residential', 'Special Development' and 'Rural Residential' zones shall not exceed six (6). Within the 'Rural Smallholdings', 'Rural,' 'Tourist' and 'Regional Centre' zones, a maximum of twelve (12) guests may be accommodated, subject to meeting the requirements of this Policy.
- 7.3 All parking shall be provided on site.
- 7.4 A sign up to 0.2m² in area identifying the property as STRA and listing the approved property manager's contact details must be provided on site and made visible from the street at the front of the dwelling. The sign must include a 24-hour emergency contact number if this is different than the approved manager's number.
- 7.5 Any Development Application which does not meet the Deemed-to-Comply provisions and cannot be justified against the Performance Criteria requires Council determination.

8.0 Policy Provisions – Performance Based Standards

8.1 PREFERRED LOCATION	
Deemed-to-Comply	Performance Criteria
An Unhosted STRA satisfies the deemed-to-comply standard if: C1.1 The dwelling is located within the 'Regional Centre' or 'Tourism' zones.	An Unhosted STRA satisfies the Performance Criteria provisions if: P1.1 When proposed in the 'Residential' or 'Special Development' zones, the dwelling is located within the 'Preferred' areas identified in the map in Appendix A. P1.2 When proposed in the 'Rural Residential', 'Rural Smallholdings' or 'Rural' zones, the dwelling is: - Accessible from a sealed public road; or - Accessible from an unsealed public road, when the Applicant has provided written confirmation that no demand will be placed on the local government for the improvement or upgrade of the road, unless: - A financial contribution for such works has been agreed to and received from the landowner; or - The road (or portion of the road) is deemed as unsafe as assessed by the local government.

8.2 UTILITY SERVICING	
Deemed-to-Comply	Performance Criteria
A Unhosted STRA satisfies the deemed-to-comply standard if: C2.1 The Unhosted STRA is connected to a reticulated water supply, or provided with a 92,000-litre rainwater tank fed by roof catchment, or provided with a 10,000 litre storage tank fed from an on-site dam or underground bore, for the exclusive use of the Unhosted STRA; and	A Unhosted STRA satisfies the Performance Criteria provisions if: P2.1 The local government is satisfied the Unhosted STRA will have an adequate supply of potable water. If the Unhosted STRA is not connected to a reticulated water supply, the alternative potable water supply must be tested and approved for public consumption by the Local government's Environmental Health

C2.2 The Unhosted STRA is located within the Shire of Dandaragan's kerbside refuse collection area; and C2.3 The Unhosted STRA is connected to reticulated sewerage, or there is an approved on-site effluent disposal system with adequate capacity for the proposed number of guests. <i>Note: in areas not serviced by reticulated sewerage, it should not be assumed that an existing on-site effluent disposal system approved for a Single House will have sufficient capacity for the proposed number of guests without the need for upgrading. Advice should be sought from the Shire of Dandaragan's Environmental Health staff prior to lodging an application for development approval.</i>	Department, prior to the commencement of the use. P2.2 The local government is satisfied the Unhosted STRA will be provided with an adequate refuse collection service; and P2.3 The local government is satisfied the Unhosted STRA will be provided with an adequate on-site effluent disposal system. Where an adequate system is not currently approved and in place, provision of such will be a condition of Development Approval, to be met prior to the commencement of the use.
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8.3 CAR PARKING	
Deemed-to-Comply	Performance Criteria
A Unhosted STRA satisfies the deemed-to-comply standard if: C3.1 The Unhosted STRA will have constructed on-site car parking bays to the satisfaction of the local government. Within townsites, parking bays are to be constructed of an impervious surface (i.e. concrete, bitumen, brick paving). Outside townsites, parking bays are to be constructed of an all-weather surface (i.e. concrete, bitumen, brick paving, compacted gravel or limestone). C3.2 The parking bays shall be consistent with the size and manoeuvrability criteria set out in the <i>Residential Design Codes of Western Australia Volume 1</i>. Tandem bays are permitted with two bays (one behind	A Unhosted STRA satisfies the Performance Criteria provisions if: P3.1 The local government is satisfied the car parking provided on-site for an Unhosted STRA is appropriate for the guest capacity proposed and can be achieved without: a) the need for cars to park on the verge or in visitor car parking bays within a unit complex or similar; b) Impeding on vehicle sightlines, footpaths or the manoeuvrability requirements (Australian Car Parking design standards and guidelines AS2890.1); and c) Detrimental impact on the existing streetscape.

another), but not with a third bay behind another two, in accordance with the following rates:

Maximum number of guests	Minimum number of car parking bays required
1-3	1
4-6	2
7-8	3
9-12	4

C3.3 Vehicle access to parking bays is provided in accordance with the Shire of Dandaragan Local Planning Policy 9.6 Car Parking. In the 'Residential' zone driveways are to be provided consistent with clause 5.3.5 of the *Residential Design Codes of Western Australia Volume 1*.

P3.2 Where an Unhosted STRA is located in the 'Regional Centre' or 'Tourist' zones, the local government is satisfied the Unhosted STRA will not have a noticeable effect on the availability of public car parking in the locality.

8.4 DWELLING DESIGN

Deemed-to-Comply

A Unhosted STRA satisfies the deemed-to-comply standard if:

C4.1 Bedrooms in a Unhosted STRA are provided in accordance with the following rates:

Maximum number of guests	Minimum number of bedrooms required
1-2	1 or studio
3-4	2
5-8	3
9-12	4

C4.4 Bathrooms and toilets in a Unhosted STRA are provided in accordance with the following rates:

Maximum number of guests	Minimum number of bathrooms/toilets required
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Performance Criteria

A Unhosted STRA satisfies the Performance Criteria provisions if:

C4.1 The local government is satisfied the dwelling design is appropriate to accommodate the proposed maximum number of guests.

1-6	1 bathroom and 1 toilet	
7+	2 bathrooms and 2 toilets	

9.0 Public Consultation

9.1 Any Development Application that does not comply with the requirements of:

- Section 7.0 - Policy Provisions – General; and
- The Deemed-to-Comply requirements in Section 8.0 - Performance Based Standards

will be advertised for a period of 14 days to owners of properties in the vicinity of the development who, in the opinion of the local government, may be affected by the granting of Development Approval, in accordance with Clause 64(4) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

10.0 Approval Period

10.1 An Unhosted STRA that is located within the 'Regional Centre' or 'Tourism' zones and meets all general and specific standards of this Policy may be granted permanent approval, at the discretion of the local government.

10.2 Development Approval for an Unhosted STRA in all other zones will initially be granted for a 12-month period.

10.2 An application to renew a Unhosted STRA approval shall be submitted by the applicant to the local government before the expiration date of the original approval. **This is the responsibility of the Applicant and the local government will not send out reminder notices or automatically re-issue approvals.**

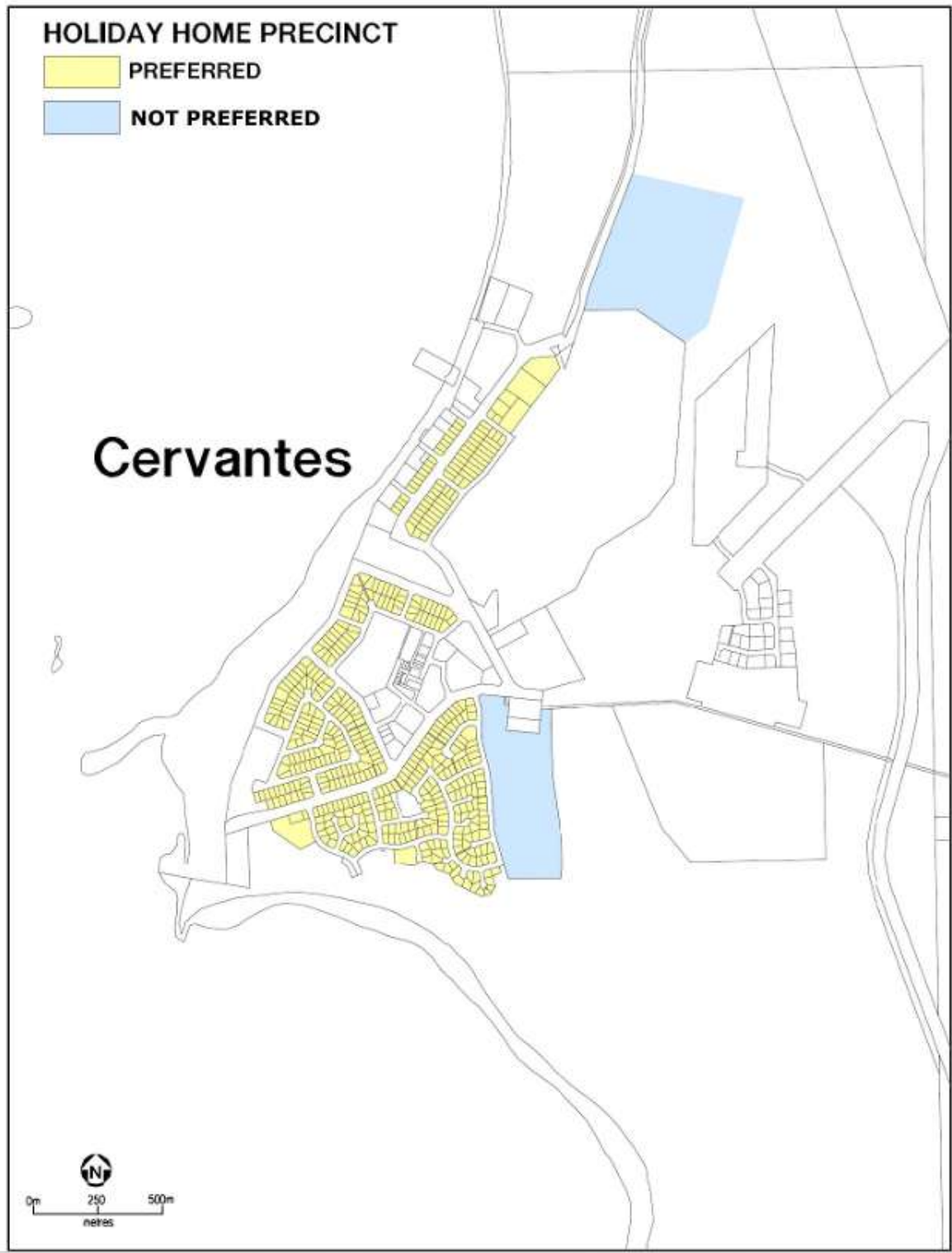
10.3 Renewal applications are to contain evidence that a current Short Term Rental Accommodation registration has been obtained from the Department of Local Government, Industry Regulation and Safety.

10.4 In assessing renewal applications, subsequent approvals of up to three years may be issued, where it has been demonstrated that the use can operate without any detrimental impact on adjoining and surrounding landowners, and no changes are made to the management measures.

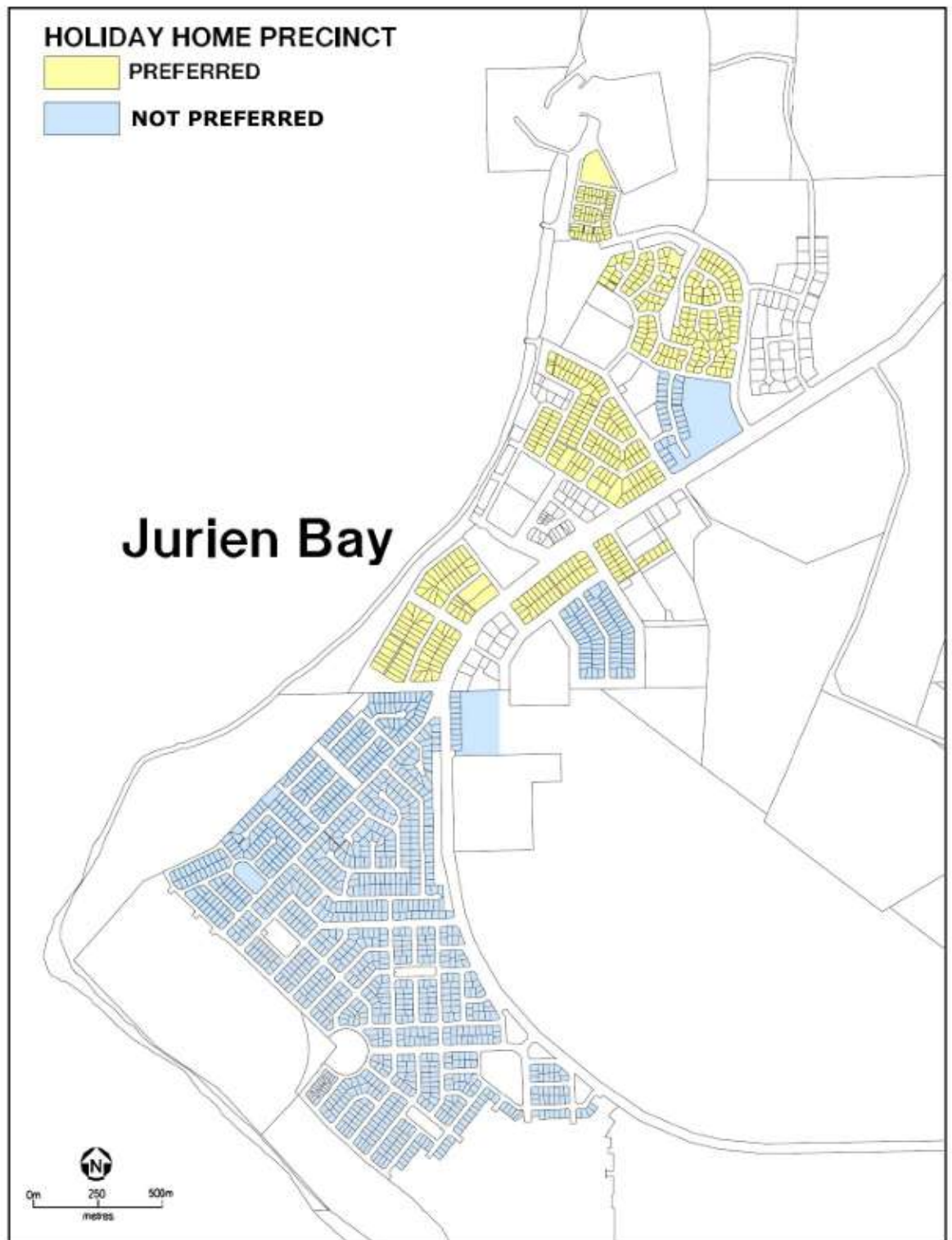
Responsible Business Unit	Development Services
Public Consultation (amended Policy)	
Adoption Date (amended Policy)	
Reference Number (internal purposes)	9.12 - Short-Term Rental Accommodation

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APPENDIX A – PREFERRED STRA LOCATIONS



Cervantes



Jurien Bay

SCHEDULE OF SUBMISSIONS
PROPOSED TEMPORARY METEOROLOGICAL MASTS (4)- VARIOUS LTOS BADGINGARRA/BOOTHENDARRA/HILLRIVER

No.	Submitters details	Summary of Comments	Officer Response
1	The Bureau of Meteorology	The developer of this proposal has reached out to us and we are currently engaging in an evaluation of the proposal and any potential impacts to Bureau assets. The met masts do not pose any concern, and we have no objection to these infrastructures.	Noted.
2	Department of Water and Environmental Regulation	The Department has identified that the proposed activity has the potential for impact on environment and water resource values. Key issues and recommendations are provided below, and these matters should be addressed. Water licensing If water is required for construction activities, the proponent should be advised that the proposed activities occur within the proclaimed Hill River and Tributaries surface water area and Jurien groundwater area which are subject to licensing requirements under the Rights in Water and Irrigation (RIWI) Act 1914. As such, if the proponent requires to use groundwater or surface water, they will need to apply for a 5C licence to take water and a 26D licence to construct any new water supply bores. It is recommended that the proponent contact the Mid-West Gascoyne Water Licensing team regarding any surface and groundwater licensing requirements. Native vegetation protection It is noted that a small of native vegetation may be required to be cleared to facilitate the construction of the met masts.	Noted. Standard advice. No conditions or advice note required.

		Under section 51C of the Environmental Protection Act 1986 (EP Act), clearing of native vegetation is an offence unless: • it is undertaken under the authority of a clearing permit, • it is done after the person has received notice under Section 51DA(5) that a clearing permit is not required, • the clearing is subject to an exemption. Exemptions for clearing that are a requirement of written law, or authorised under certain statutory processes, are contained in Schedule 6 of the EP Act. Exemptions for low impact routine land management practices outside of environmentally sensitive areas (ESAs) are contained in the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 (the Clearing Regulations). • Check to determine whether your activity is exempt at A guide to the exemptions and regulations for clearing native vegetation. • Application forms to native vegetation are available from here Native vegetation clearing permit forms Western Australian Government • Information regarding clearing permit fees can be found here: Native vegetation clearing permit fees – frequently asked questions Western Australian Government.	
3.	Department of Biodiversity Conservation and Attractions	<u>Warning Markers</u> DBCA notes that ecological surveys have been undertaken to support the Dinner Hill Wind Farm. These surveys recorded three significant bird species in the Dinner Hill Wind Farm area, including Carnaby's black cockatoo (<i>Zanda latirostris</i>) and Forest Red-tailed black cockatoo (<i>Calyptorhynchus banksia naso</i>) listed as threatened under the <i>Biodiversity Conservation Act 2016</i> (BC Act) and Peregrine Falcon (<i>Falco peregrinus</i>) listed as a specially protected species under the BC Act. The ecological risk assessment recognises potential impacts to birds and bats from potential collisions with the met masts guy wires. <u>Mitigation measures include the installation of Warning markers (e.g. Rotamarka™ Warning Markers) at the approximate midway point of each set of guy wires, indicating placement of the markers at approximately 74 meters on the top wire. Based on research undertaken to inform the avifauna impact risk assessment of the nearby Parron Wind Farm, north of Badgingarra National Park, observations of flight indicate that Carnaby's cockatoos</u>	Noted. Advice notes included in the development approval regarding relocation of fauna and placement of additional warning markers on guy wires below 50 metres.

		<u>typically fly close to the ground and only occasionally up to 50m high. Warning markers positioned at the midway point of the top set of guy wires may not deter birds flying at lower altitudes, including Black Cockatoo's.</u> Although there is little information documented on the collision risk of Peregrine Falcons with guy wires the report <i>Impacts on birds and bats from onshore wind farms in Australia: an ecological risk assessment</i> (Reid and Baker 2025) indicates that falcons commonly fly at heights that overlap with the vertical extent of guy wires. While the review specifically addresses wind turbines, the findings are considered applicable to understanding collision risk associated with other vertical structures. The draft <i>Review of effectiveness of onshore and offshore wind farm collision risk avoidance and mitigation measures</i> (van Harten et al. 2026) prepared for the Department of Climate Change, Energy, the Environment and Water (DCCEEW), suggests that while raptors are generally able to detect obstacles sooner, collision risk can still be high while individuals are engaged in prey-focused behaviour or low-altitude flight. The draft review also suggests that based on previous studies, markers can alter flight behaviour and reduce collision risk of marked wires, achieving lower mean mortality than unmarked wires. To increase visibility to birds flying above or below the midway point of the guy wires, it is recommended that consideration is given to placing additional warning markers, along multiple wires in a staggered arrangement, increasing visibility at different flight paths and elevations. <u>Potential nesting trees for Carnaby's Cockatoo</u> The application states that two individual paddock trees are proposed to be cleared as part of the proposal and the trees have not been recorded as providing known breeding habitat for Black Cockatoo's by BCE. It is unclear whether this indicates that the trees have been assessed and found not to contain suitable nesting hollows, or that no breeding activity has been recorded. Based on the information provided, it is unclear whether the trees may provide potential nesting habitat for Carnaby's Cockatoo.	
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		<u>If trees with suitable hollows are proposed to be cleared within the breeding period, they must first be inspected by a suitably experienced fauna specialist to ensure that nesting is not occurring. Where nesting is occurring, trees must be demarcated and avoided, until after the cockatoos have naturally completed nesting (i.e. chick has fledged and dispersed from the hollow). An Authorisation under section 40 of the BC Act will be required if the tree is proposed to be cleared when birds are nesting.</u> <u>Ecological risk assessment</u> Mitigation measures proposed in the ecological risk assessment include that if trees are determined to be in use prior to clearing, then the fauna will be subsequently relocated to suitable habitat locally available within the Dinner Hill Wind Farm site. <u>Should threatened fauna be using the trees, DBCA advises that relocation may require lawful authority under the BC Act. It is recommended that the proponent contacts DBCA's Wildlife Licensing Section on wildlifelicensing@dbca.wa.gov.au for information on the requirements for relocating fauna, including if a Fauna taking (relocation) licence is required. Ministerial Authorisation under section 40 of the BC Act, separate to a licence, is required to take or disturb threatened fauna.</u> <u>DBCA notes that no bird injury/mortality monitoring or reporting is proposed in the application. DBCA is aware that fauna mortality monitoring is being implemented by a met mast project in an adjacent Shire to evaluate the effectiveness of mitigation measures, including warning markers, and inform improvements to those measures. Should the proponent implement bird mortality monitoring for the met masts, it is recommended that consideration is given to undertaking surveys over consecutive days during the Black Cockatoo breeding season as part of the monitoring programme. Breeding in the area has generally been recorded between July and November, though it appears there is a strong reliance on early autumn rainfall as a cue for breeding which may assist in informing monitoring timing. Increasing the number of monitoring days during the breeding season, may improve the likelihood of detecting any potential impacts on Black Cockatoo's, should they occur.</u>	
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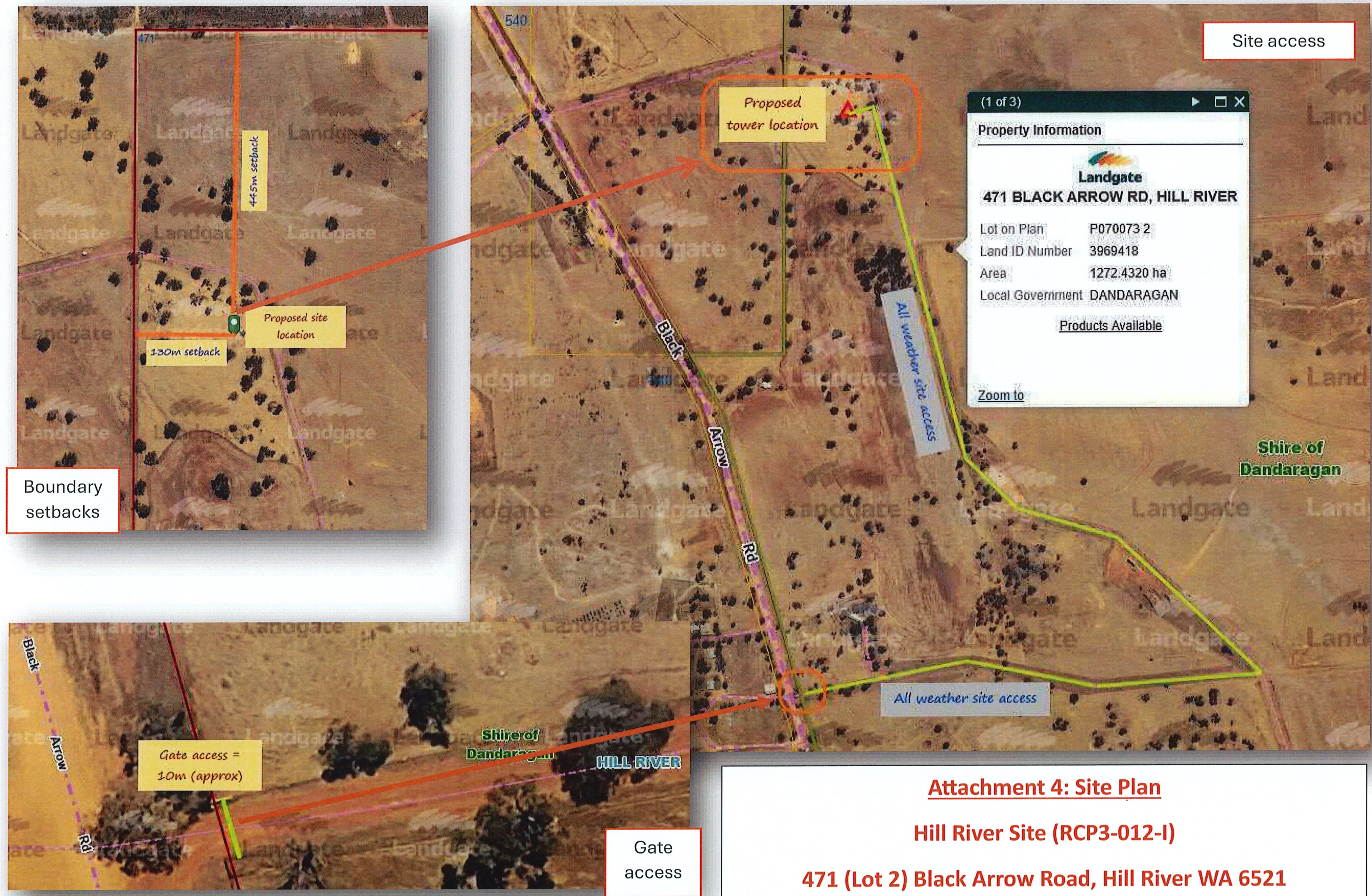
		<u>It is recommended that any bird injuries and/or mortalities are reported to DBCA via the Fauna Report Form found on the DBCA website at: Threatened and priority fauna resources</u> - <u>Conservation estate</u> Hill River Nature Reserve (Class A) managed by DBCA for the purpose of conservation of flora and fauna, is located adjacent to Lot 12, the proposed location of met mast 03. The Nature Reserve is also depicted as included in the footprint of the proposed Dinner Hill Wind Farm Project Area. DBCA notes that the proposed Wind Farm development may be inconsistent with the intended purpose of the reserve. The application states that consultation with nearby landowners and relevant government stakeholders has been undertaken. To date, DBCA has not been consulted and welcomes the opportunity for early consultation with OX2.	
4	Department of Fire and Emergency Services	DFES has referred the proposal internally to the Aviation Services Branch, who has provided the following comments: • DFES advocates that aviation safety risk to low-level flying operations in day or night emergency response (such as rescue or aerial fire suppression) should be reduced to As Low As Reasonably Practical (ALARP). • While it is understood that the Civil Aviation Safety Authority (CASA) does not currently require the mandatory provision of obstacle lighting or markings on the towers at wind farms, <u>DFES recommends aviation obstacle lighting and markings be placed on these wind turbines/towers to protect emergency services aviation and general aviation aircrafts.</u> • DFES recommends that the proponent and decision maker work with Airservices Australia to have these wind farms identified on Aviation navigation charts. <u>These include additional marker balls on guide wires for masts at 50ft Above Ground Level (AGL), 100ft AGL, 150ft AGL and 200ft AGL to assist pilots to identify aviation risks with guide wires during day or night low-level flying operations.</u> • The location of any meteorological mast towers should be included on aeronautical maps (CASA) and should be provided to	Noted. Standard advice. Included in Advice notes.

		DFES and the Department of Biodiversity, Conservation and Attractions (DBCA) for inclusion on relevant mapping systems. Any risk assessment conducted should address aviation-specific risk factors associated with aerial fire suppression, including Emergency Rescue Helicopter Service aircraft operating in the vicinity of the wind farm. It is recommended that the proponent complies with any requirements of the Shire of Dandaragan's Section 33 Fire Control Notice, particularly in relation to fire prevention measures and access arrangements during the restricted and prohibited burning periods. 1.	
5	Air Services Australia	I refer to your request for an Airservices assessment of the proposed activity at Dinner Hill Windfarm, 3.5km north of Badgingarra, WA. Airspace Procedures With respect to procedures designed by Airservices in accordance with ICAO PANS-OPS and Doc 9905, at a height of 513.6m (1686ft) AHD the meteorological masts will not affect any sector or circling altitude, nor any instrument approach or departure procedure at any aerodrome or any air routes. Note: Procedures not designed by Airservices at any aerodrome were not considered in this assessment. Communications/Navigation/Surveillance (CNS) Facilities We have assessed the proposed activity to the above specified height for any impacts to Airservices Precision/Non-Precision Navigation Aids, Anemometers, HF/VHF/UHF Communications, A-SMGCS, Radar, PRM, ADS-B, WAM or Satellite/Links and have no objections to it proceeding.	Noted. Standard Advice.

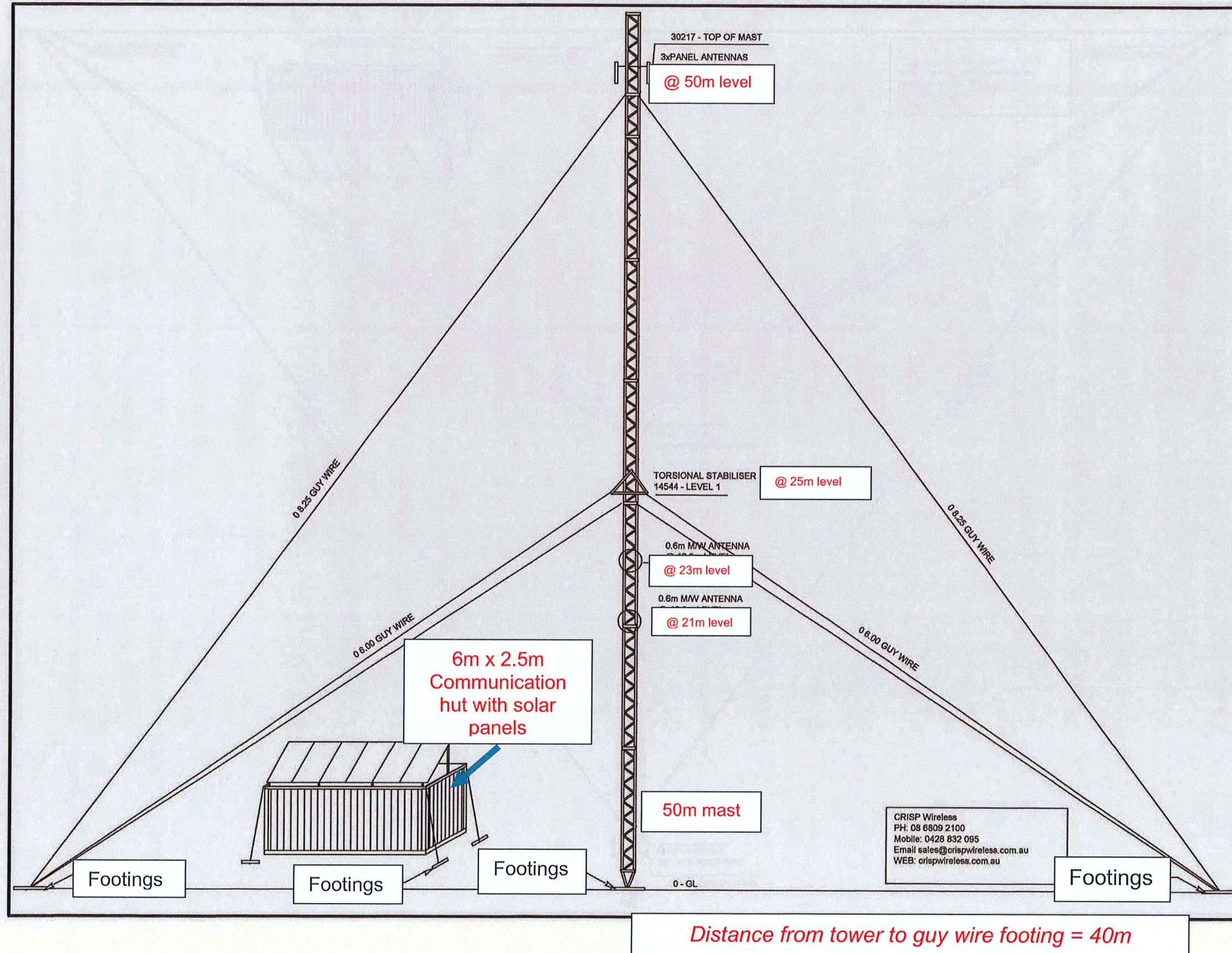
		Note: Meteorological instruments not owned by Airservices were not considered in this assessment. The Bureau can be contacted at airport.developments@bom.gov.au Air Traffic Control (ATC) Operations There are no additional instructions/concerns from ATC. Vertical Obstacle Notification As this proposed activity is more than 30m (99ft) AGL, please follow the below notification process: 1. Complete the Vertical Obstacle Notification Form: ATS-FORM-0085_Vertical_Obstruction_Data_Form.pdf (airservicesaustralia.com) 2. Submit completed form to: VOD@airservicesaustralia.com as soon as the development reaches the maximum height. For further information regarding the reporting of tall structures, please contact the VOD team: • Email - VOD@airservicesaustralia.com • Or refer to: Civil Aviation Safety Regulation Part 175 — Airservices and You - Airservices (airservicesaustralia.com)	
6	Civil Aviation Safety Authority (CASA)	From the information provided to CASA and with particular reference to the Re: Dinner Hill Wind Farm Met Masts - Aviation Impact Assessment (AIA) (Aviation Projects, May 2026), CASA is not aware of any civil certified aerodrome in the vicinity of the proposed MM sites for which there would be an Obstacle Limitation Surface (OLS) that would require protection; therefore, it is outside CASA's formal regulatory framework for aerodromes. The nearest identified certified aerodrome is Morawa Airport, approximately 126 km to the north northeast of the wind farm project site.	Noted. Standard Advice. Addressed by Condition 3 and 4.

		CASA is also unaware of any unregulated aerodrome such as an 'Aeroplane Landing Area' (ALA) which is not published in the Aeronautical Information Publications (AIP) being within 2.5km of the proposed MM sites. Should there be an unregulated aerodrome within 2.5km of the proposed MM sites, the CASA Advisory Circular 91-02 Guidelines for aeroplanes with MTOW not exceeding 5 700 kg - suitable places to take off and land, makes recommendations with regard to enabling the safe take-off and landing of aircraft. Enquiries regarding whether there are any ALA's in close proximity to the proposed MM sites, should be directed to the local council officers. From the information provided, the structure of the MMs are a guyed mast structure with alternating markings for at least the top third of the mast; and recommended to have marker balls placed on the upper third of the outside guy wires to assist with their visibility to aircraft. Obstacle marking and lighting information can be found in chapter 8, section 8.110 and chapter 9, division 4 of Part 139 (Aerodromes) - Manual of Standards. A copy of these Manual of Standards is available from the following link: Part 139 (Aerodromes) Manual of Standards 2019 (legislation.gov.au). Given the MMs will be 147 m Above Ground Level (AGL) or approximately 513.6 m AHD (as indicated in the Aviation Projects AIA) and the surrounding land use appearing to be mostly agricultural, CASA agrees to the above marking commitments, <u>and will have no objection to the installation of steady medium intensity red obstacle lighting due to the potential for day time low level aerial agricultural flying, and during poor light and/or dusk. Given the potential community impacts from the obstacle lighting during the hours of darkness, CASA would be satisfied with the installation of steady low intensity red obstacle lighting.</u> CASA is advised that Airservices has completed an assessment (WA-MA-394, 9 April 2026) of these MMs and confirmed no impact to airspace procedures, air traffic control or communications/navigation/surveillance {CNS} facilities.	
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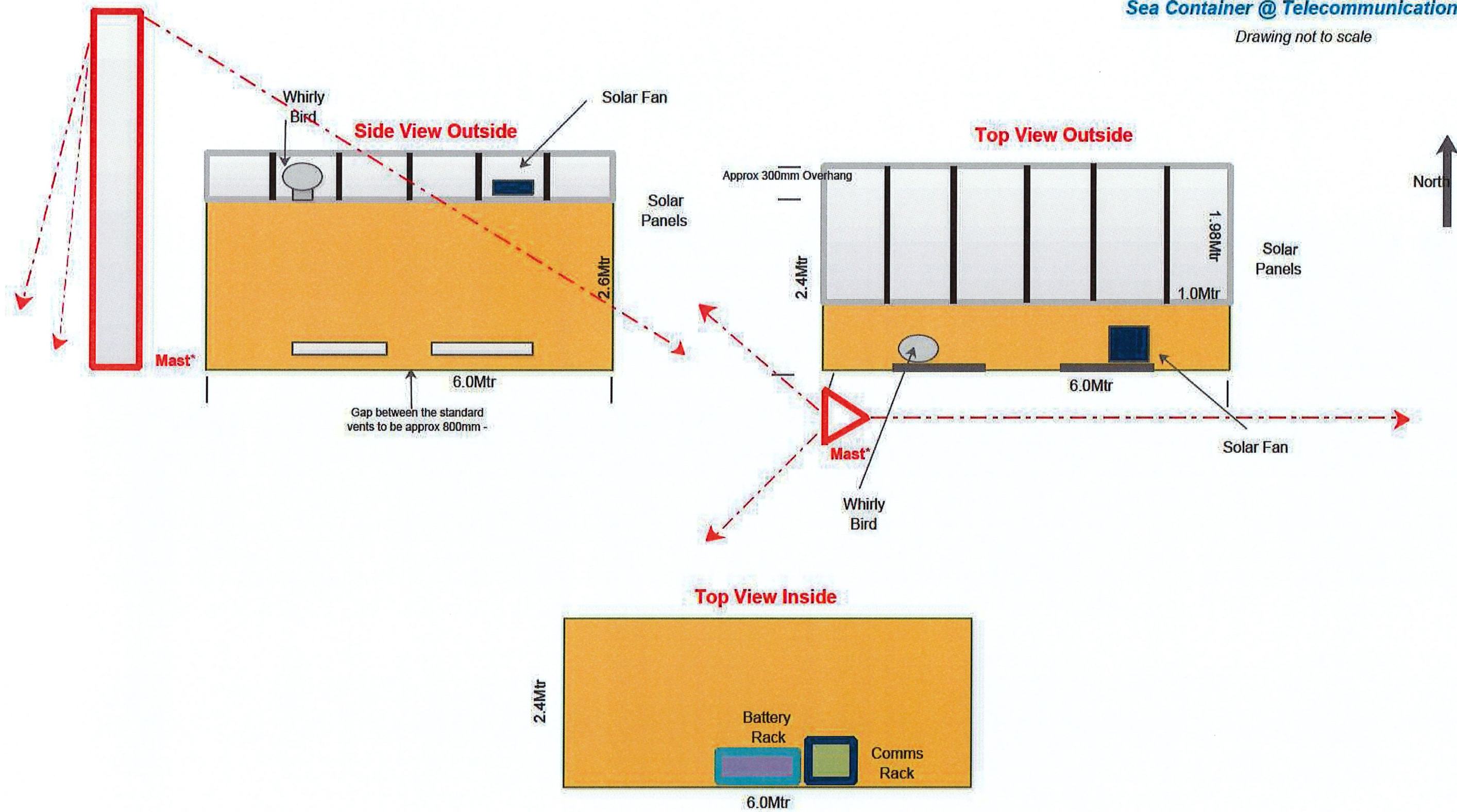
7	Yued Aboriginal Corporation	The Yued Aboriginal Corporation will not be making a submission in relation to this particular application. Thank you again for ensuring we had a timely opportunity to make submissions known to Council ahead of their consideration of the item.	Noted.
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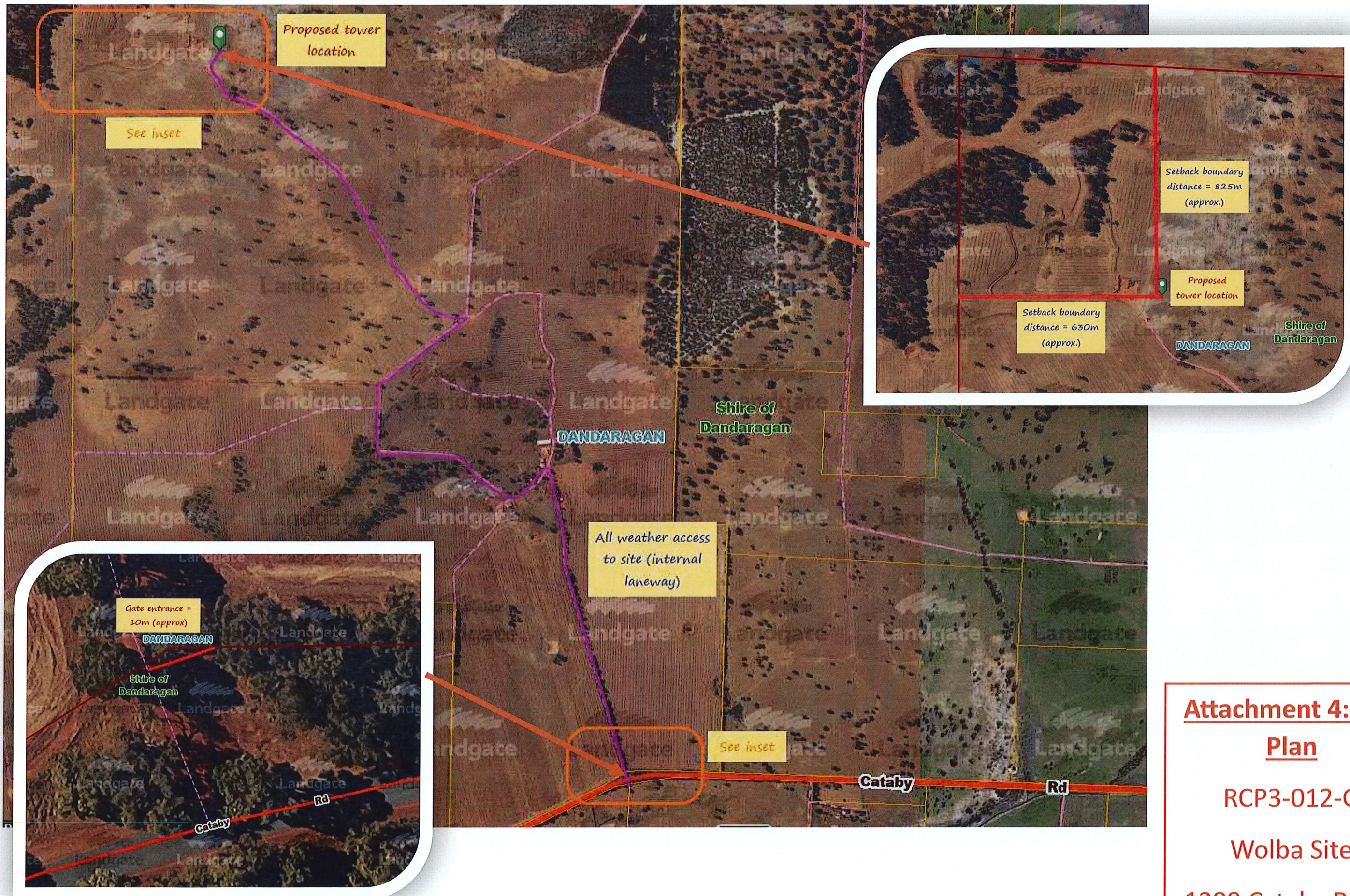
Attachment 5: Example Tower Technical Drawings



Drawing not to scale



*Distance between
mast and sea container
not to scale.



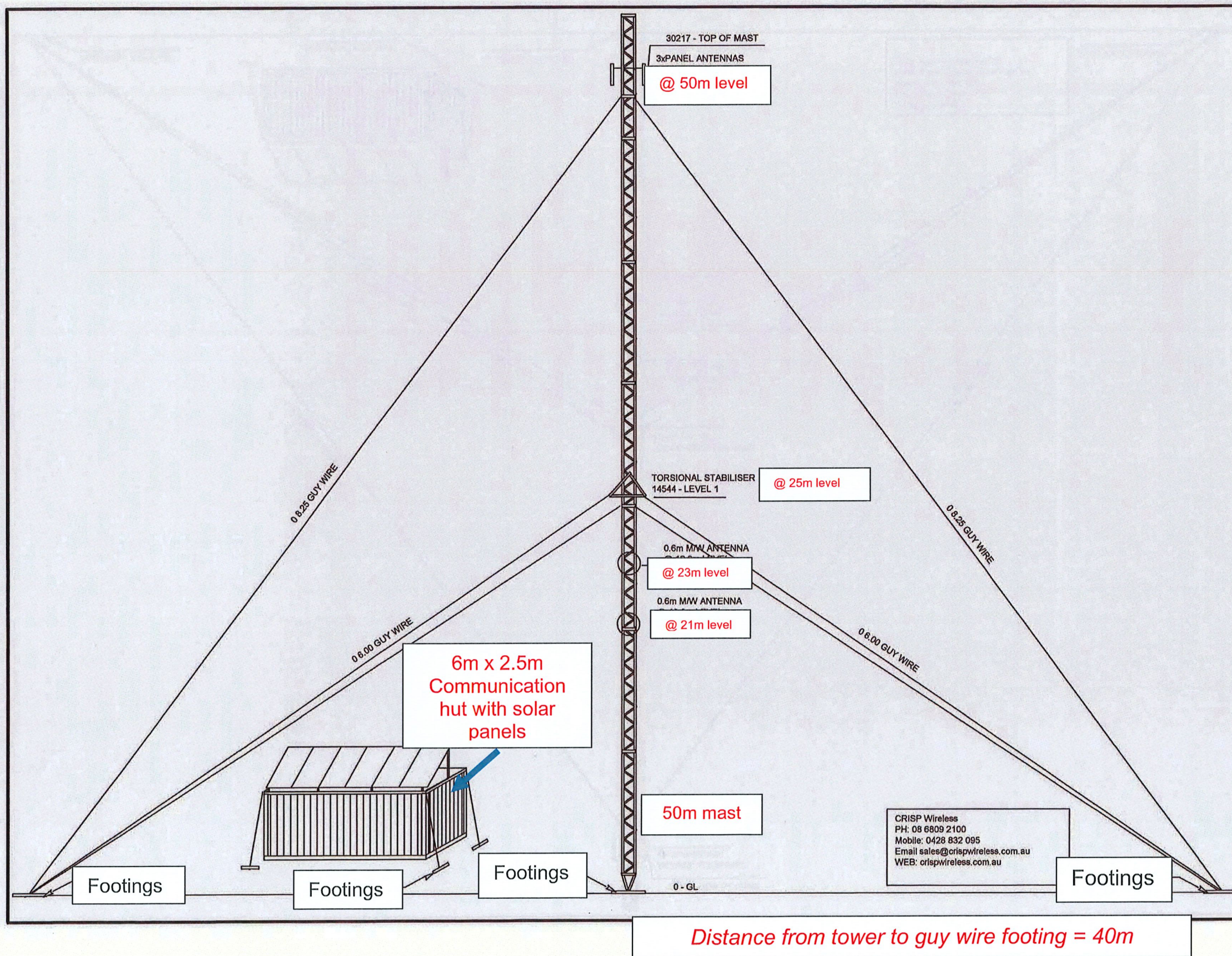
Attachment 4: Site Plan

RCP3-012-G

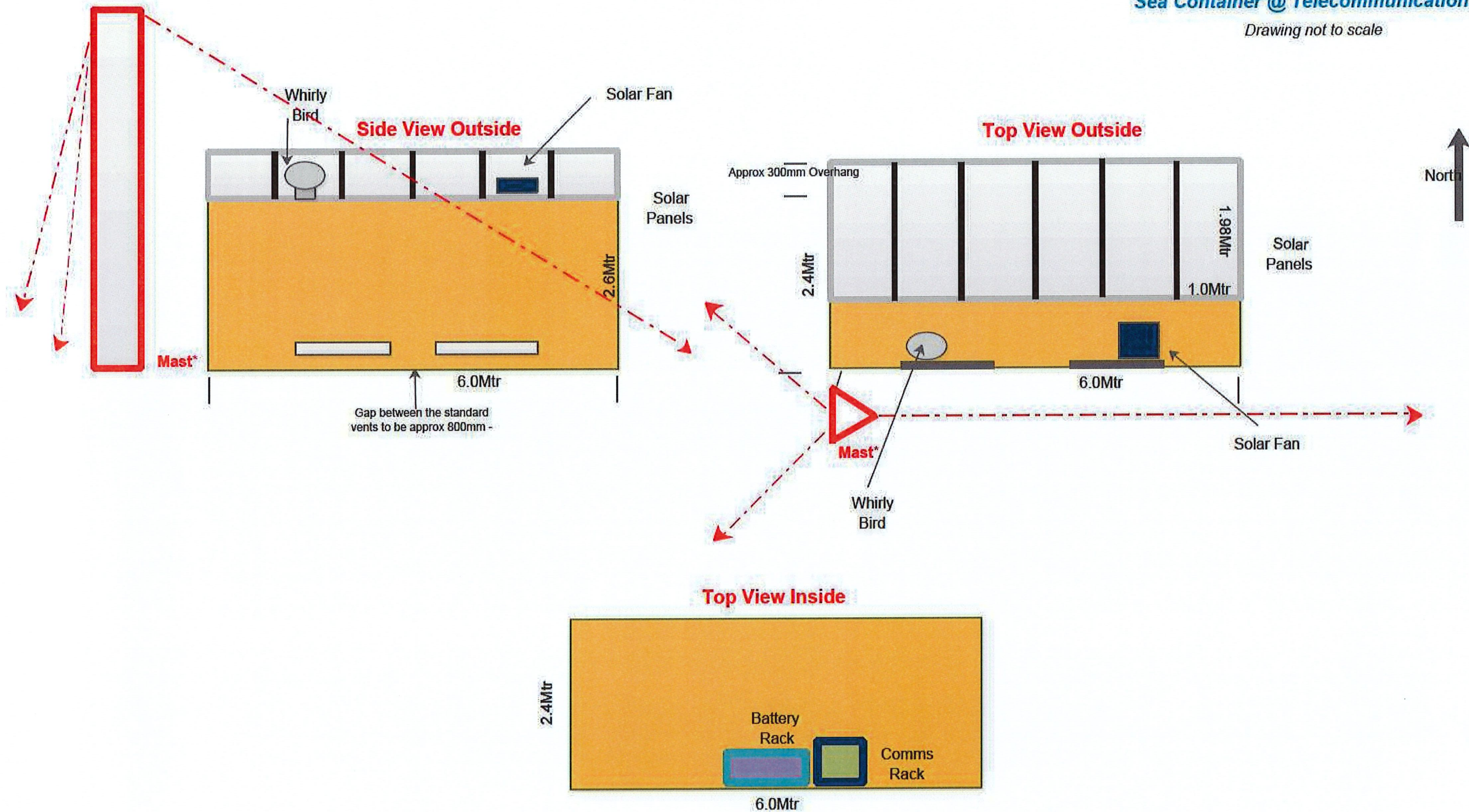
Wolba Site

1299 Cataby Road,
Dandaragan WA

Attachment 5: Example Tower Technical Drawings



Drawing not to scale



*Distance between
mast and sea container
not to scale.

FIGURE: MMDP_Rev1_20260709

LEGEND

Existing transmission line

Met Masts

- Existing
- Temporary
- Proposed Permanent
- Approved (23 May 2024) - Not constructed

Turbine Arrangement

- 54 WTG Layout
- 78 WTG Layout
- Disturbance area (Total 550 ha)
- Lot Boundary
- Project Boundary

Attachment: 9.3.5

Attachment 1

DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.

0 0.5 1 km

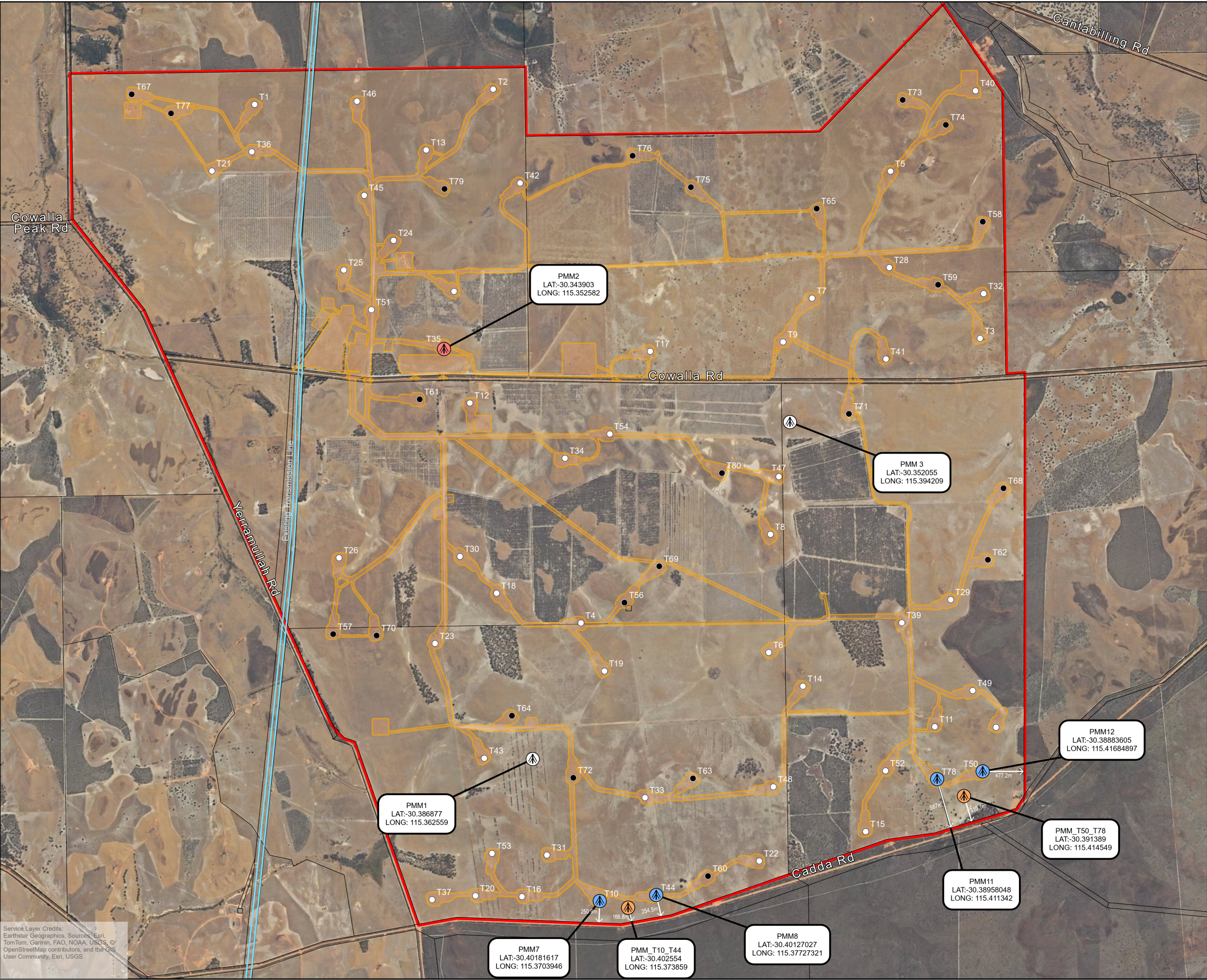
Coordinate System: GDA2020 MGA Zone 50

Scale: 1:40,000 at A4

Project Number: 24079

Date Drawn: 13/07/2026

Drawn by: JWP



Service Layer Credits:
Earthstar Geographics, Sources: Esri,
TomTom, Garmin, FAO, NOAA, USGS, ©
OpenStreetMap contributors, and the GIS
User Community, Esri, USGS



A Lighthouse Industries Company

CLIENT: VESTAS
SITE: PMMF
ART ASSET NUMBER: GPMM-01-AA00640
MAST NAME: GPMM-01
COORDINATES:

DESCRIPTION: 149m (NOM.) PERMANENT GL55-36 GUYED LATTICE MAST
WIND REGION: A5
TERRAIN CATEGORY: 2
STRUCTURAL IMPORTANCE: 1

AS1170.0:2011

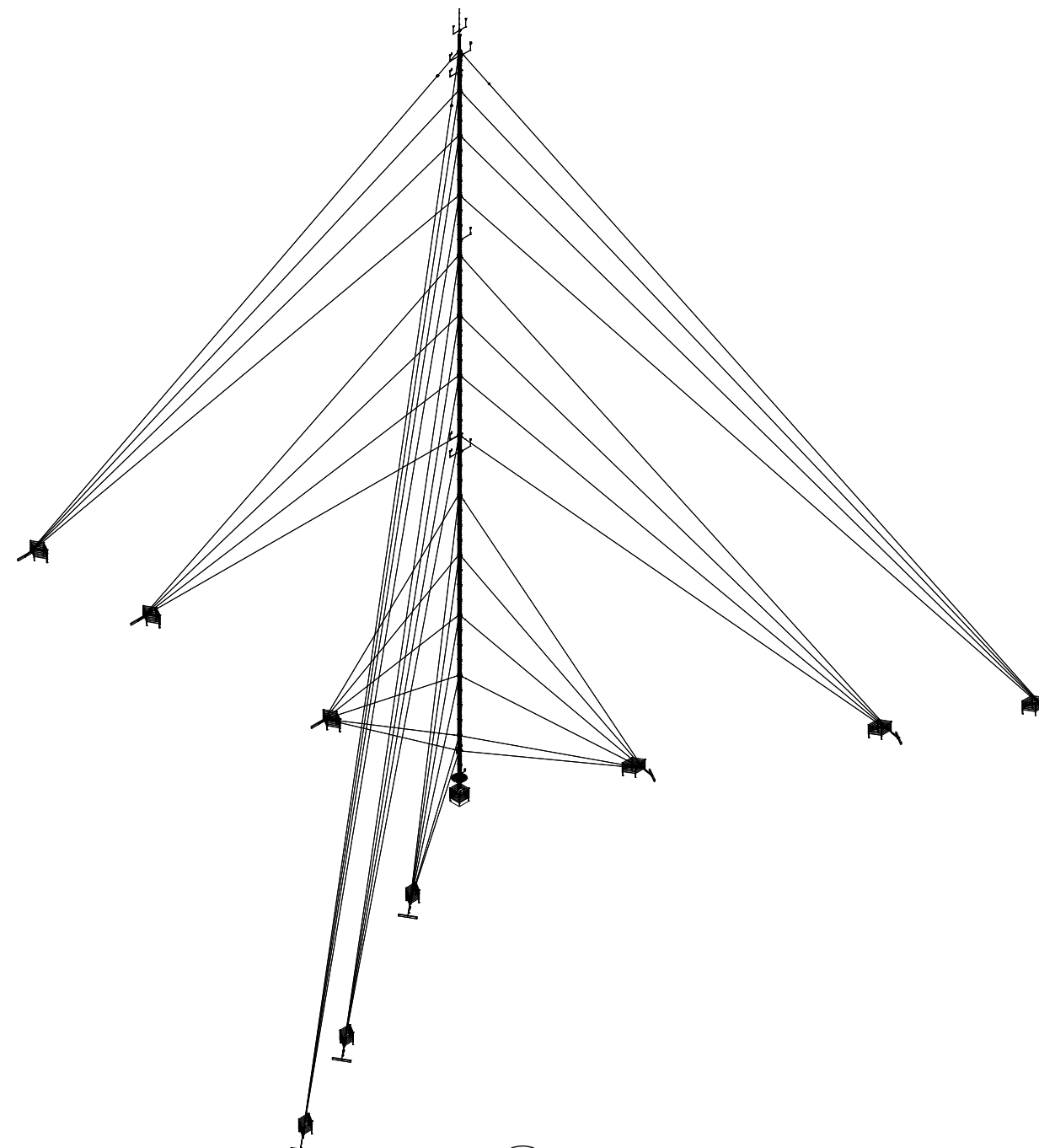
Attachment: 9.3.5

Attachment 2

NOTES



DRAWING REGISTER	
DRAWING TITLE	SHEET No.
TITLE SHEET & DRAWING REGISTER	1/13
GENERAL NOTES	2/13
MAST PLAN	3/13
MAST ELEVATION	4/13
MAST AND GUY WIRE CONNECTION DETAILS	5/13
MAST ANCILLARY LAYOUT DETAILS	6/13
MAST FOOTING DETAILS - CONC. IN-SITU	7/13
EARTHING G.A.	8/13
FENCING G.A.	9/13
FALL ARREST G.A.	10/13
ANTI CLIMB G.A.	11/13
VMET6 SOLAR ARRAY PLAN VIEW	12/13
VMET6 SOLAR ARRAY G.A.	13/13



1
S-01 ISOMETRIC VIEW

REV	DESCRIPTION	DATE
03	REVISED SHEET 6	30/06/25
02	REVISED SHEET 7 & 12	13/06/25
01	REVISED SHEET 6 & 7	11/06/25
00	ISSUED FOR CONSTRUCTION	02/06/25



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CLIENT



PROJECT
PMMF
GPMM-01149M(NOM.)METMAST
GL55-36GUYEDLATTICEMAST
PERMANENTDEPLOYMENT

SHEET TITLE
TITLE SHEET & DRAWING REGISTER

STATUS
FOR CONSTRUCTION

SCALE PLOTTED AT A3
N.T.S.

THIRD ANGLE
PROJECTION

DRAWN CG	CHECKED DM	APPROVED HY	PROJ. MANAGER LG
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DRAWING NUMBER ART-230370-SGA-0001	SHEET 1 / 13	ISSUE 03
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GENERAL NOTES

1. ALL MAST STEELWORK COMPONENTS, ASSEMBLIES AND PARTS CALLED OUT ON DETAILS, SECTIONS AND BILL OF MATERIALS ARE THE PROPRIETARY PRODUCTS OF ART GROUP UNLESS NOTED OTHERWISE (U.N.O). COMPLETE DETAILS AND INFORMATION OF ART GROUP PRODUCTS SHOWN ON PRODUCTION SHOP DRAWINGS.
2. ALL DIMENSIONS TO BE CHECKED ON-SITE PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS SHOWN ARE IN MILLIMETERS U.N.O.
4. DO NOT GET DIMENSIONS BY SCALING DRAWINGS.
5. ALL WORKMANSHIP PREFORMED AND MATERIALS USED SHALL BE AS PER THE CURRENT AUSTRALIAN STANDARDS, THE BY-LAWS, AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY.
6. ALL BOLTS ARE GRADE 8.8 STRUCTURAL ASSEMBLIES SUPPLIED WITH NUT AND WASHER U.N.O.
7. ALL BOLTS TO BE SNUG TIGHTENED U.N.O.
8. MAINTAIN STABLE CONDITIONS OF STRUCTURE DURING CONSTRUCTION AND DO NOT OVER STRESS ANY PART DURING CONSTRUCTION.
9. PROVIDE "HELICOIL GRIP": OR "FAN WRAP" AT TERMINATION OF ALL GUY WIRES.
10. INSTALL LAD-SAF FALL ARREST SYSTEM AS PER MANUFACTURES SPECIFICATIONS.
11. SECURE SCREW PIN FROM ROTATION OR LOOSENING USING PROPER WIRE THROUGH SHACKLE LEG BODY AND PIN COLLAR. (MOUSING THE SHACKLE)

LOCATION

1. THE MAST LOCATION AND PROXIMITY TO PUBLIC ROADS, BUILDINGS AND OTHER INFRASTRUCTURE IS THE RESPONSIBILITY OF THE CLIENT AND RELEVANT LOCAL COUNCIL, STATE AND FEDERAL AUTHORITIES. UNLESS OTHERWISE STATED, ART IS NOT RESPONSIBLE FOR THE FINAL LOCATION IN REGARD TO COMPLIANCE WITH RELEVANT LOCAL COUNCIL, STATE AND FEDERAL AUTHORITIES.

EARTHING

1. UNLESS OTHERWISE SPECIFIED ART IS NOT RESPONSIBLE FOR THE SITE EARTHING SYSTEM COMPLIANCE TO AS/NZS 1768-2021 CI 3.5.3 (EARTHING RESISTANCE RECOMMENDED VALUES) AS WELL AS THE PROVISION OF GEOTECHNICAL AND SOIL RESISTIVITY SURVEY DATA.
2. THE METAL GUY WIRES ARE CONSIDERED ADEQUATELY EARTHED AS THEY ARE ATTACHED TO BURIED STEEL ANCHOR RODS SET IN EARTH (REFER TO AS/NZS 1768-2021 Appendix I.5.1)
3. THE TOWER METALLIC STRUCTURE IS CONSIDERED A NATURAL DOWN CONDUCTOR AND REQUIRES NO ADDITIONAL DOWNCONDUCTOR (REFER TO AS/NZS 1768-2021 CI 3.3.3)

STEEL ERECTION

1. MAINTAIN THE LIFTING CAPACITY OF THE CRANE. MAINTAIN THE LIFTING CAPACITY OF THE CRANE.
2. FOR CRANE LIFTS ASSEMBLED SECTIONS MUST NOT EXCEED 40m IN A SINGLE LIFT UNLESS TWO CRANES ARE USED IN A DUAL LIFT CONFIGURATION.
3. FOR DERRICK-POLE LIFTS ONLY ONE SECTION AT A TIME TO BE RAISED WITH DERRICK-POLE.

FOOTINGS & FOUNDATIONS

1. REMOVE ALL TOPSOIL AND UPPER STRATA CONTAINING ORGANIC MATTER FOR ALL FOOTINGS.
2. IF MATERIAL ON-SITE IS NOT SUITABLE FOR STANDARD COMPACTION SPECIFICATION, THEN IMPORTED FILL OR BACKFILL SHALL CONSIST OF APPROVED MATERIAL INSTALLED AS PER COMPACTION SPECIFICATIONS.
3. GROUND COLLAPSE CONTROL MEASURES SHALL BE USED WHERE GROUND COLLAPSE MAY OCCUR BY APPLYING EITHER SHORING, BENCHING AND OR BATTERING. LOCAL WHS CODE OF PRACTICE SHALL BE ADHERED TO.

GUY ANCHOR COMPACTION SPECIFICATIONS

1. THE LEVEL OF TOLERANCE OF GUY ANCHOR FOOTINGS MAY VARY (HIGHER/LOWER) WITHOUT ENGINEERING REVIEW MAINTAINING NOMINATED GUY ANCHOR ANGLES AS SPECIFIED BY THE STRUCTURAL ENGINEER.

INNER FOOTING:	3.0m
INTERMEDIATE FOOTING:	6.0m
OUTER FOOTING:	6.0m
2. EXCAVATE ANCHOR PIT AND INSTALL STEEL ANCHOR BEAM, ANCHOR ROD AND ATTACHMENTS AS SPECIFIED IN DETAILS AND INFORMATION PROVIDED ON STRUCTURAL DRAWINGS.
3. CLAYS OR SILTS (BASED ON $\phi=20^\circ$ AND $C_u=20\text{kPa}$) OR SANDS (BASED ON $\phi=32^\circ$ MIN.) CAN BE USED AS FILL MATERIAL. MINIMUM SOIL PROPERTIES ARE AS STATED ABOVE UNLESS A GEOTECHNICAL REPORT IS PROVIDED IN WHICH CASE SPECIFIC SELECT FILL PARTICLES SIZE AND SHAPE IS TO SUIT COMPACTED LAYER THICKNESS AS PER THE GEOTECHNICAL REPORT SPECIFICATIONS.

4. ACHIEVE ADEQUATE COMPACTION BY PROVIDING A COMPACTED DENSITY EQUAL TO A CONTROLLED FILL CLASSIFICATION AS DEFINED IN A52870. PLACE FILL IN LAYERS NO GREATER THAN 150mm WHEN COMPACTED. ACHIEVE REQUIRED COMPACTION BY MECHANICAL TAMPING SUCH AS COMPACTION BY RODDING, VIBRATING PLATE, SMOOTH DRUM ROLLER ATTACHED TO A BACKHOE/EXCAVATOR, OR WALK BEHIND WHACKER PACKER.
5. ANGLE OF ANCHOR ROD SHOWN ON GUY ANCHOR FOOTING SCHEDULE REFERS TO PRETENSION FORCE BEING APPLIED TO GUY-WIRES AND RE-COMPACTION OF LOOSE SOIL FOLLOWING PRETENSION.

CONCRETE

1. ALL WORKMANSHIP PREFORMED AND MATERIALS USED ARE AS PER AS3600.
2. PLACE CONCRETE WITH COMPRESSIVE STRENGTH F'C 32MPa AS DEFINED IN AS1379.
3. MAST BASE FOUNDATION: CONCRETE COVER OF 75mm MIN. TOP, BOTTOM AND SIDES.
4. GUY ANCHOR FOUNDATION: MIN. 50mm CONCRETE COVER AROUND THE STEEL ANCHOR BEAM; FOR TOTAL CONCRETE DEPTH REFER TO GUY ANCHOR FOOTING SCHEDULE.
5. NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS MADE IN CONCRETE MEMBERS WITHOUT THE WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
6. REINFORCEMENT SYMBOLS:
N - GRADE 500 NORMAL DUCTILITY DEFORMED BAR. THE NUMBER FOLLOWING THESE SYMBOLS INDICATES BAR DIAMETER IN MILLIMETRES U.N.O.
REINFORCEMENT TO COMPLY WITH AS4671.

STEEL WORK

1. ALL WORKMANSHIP PREFORMED AND MATERIALS USED ARE AS PER AS4100 AND AS1554. EXCEPTION MAY BE PERMITTED ONLY WHERE AS VARIED BY APPROVED CONTRACT DOCUMENTS.
2. UNLESS NOTED OTHERWISE, THE FOLLOWING STEEL GRADES APPLY TO MAST SECTIONS:

MAST CORD (LEGS)	500 MPa
MAST WEBBING	300 MPa
PLATES	250 MPa
3. WELDED CONNECTIONS BETWEEN STRUCTURAL MEMBERS ARE 6mm CONTINUOUS FILLET WELD (OR SIZE EQUIVALENT TO THE MINIMUM THICKNESS OF CONNECTION MEMBERS IF LESS THAN 6mm) U.N.O. WELDED CONNECTIONS BETWEEN LATTICE & CHORDS ARE 6mm MIN. COMPLETE AND INCOMPLETE PENETRATION BUTT WELDS CLASS SP U.N.O.
4. BOLT TYPES AND DESIGNATIONS WHERE USED ARE AS FOLLOWS:

4.6/S COMMERCIAL BOLTS TO AS1111 SNUG TIGHTENED	8.8/S HIGH STRENGTH STRUCTURAL ASSEMBLY (BOLTS, NUTS AND HARDENED WASHERS) TO AS1252 SNUG TIGHTENED ONLY FOR ALL MAST SECTIONS U.N.O.
---	---
5. M16 HIGH STRENGTH (8.8/S) BOLTS USED TYPICALLY IN ALL CONNECTIONS U.N.O. NOTWITHSTANDING THIS, NO STEEL-TO-STEEL CONNECTIONS ASSEMBLED WITH LESS THAN 2/ M16 (8.8/S) BOLTS U.N.O. U-BOLTS (4.6/S) USED FOR ANCILLARIES INSTALLATION U.N.O.
6. BOLT HOLES IN STEEL-TO-STEEL AND STEEL-TO-CONCRETE CONNECTIONS WITH BOLT DIAMETER +2mm AND +3mm RESPECTIVELY. BASE PLATES MUST HAVE A BOLT DIAMETER +6mm U.N.O.
7. ALL NUTS, BOLTS AND WASHERS ARE GALVANIZED U.N.O.
8. WELD MATERIAL REQUIRES A NOMINAL TENSILE STRENGTH OF 490MPa AS PER AS4100 AMENDMENT 1, 2012, TABLE 9.7.3.10(1).
9. ALL WELDS REQUIRE CATEGORY SP AS PER AS1554 PART 1 U.N.O.
10. PROTECTIVE SURFACE TREATMENT APPLIED TO STRUCTURAL STEELWORK AS FOLLOWS:

GENERAL MAST FINISH:
HOT-DIP GALVANIZE "HDG600" (AS2312).

GUY ANCHOR BEAMS & ANCHOR RODS FINISH:
HOT-DIP GALVANIZE "HDG600" (AS2312).
BLACK STEEL MAY BE USED WHERE ANCHOR BEAM IS ENCASED IN CONCRETE.

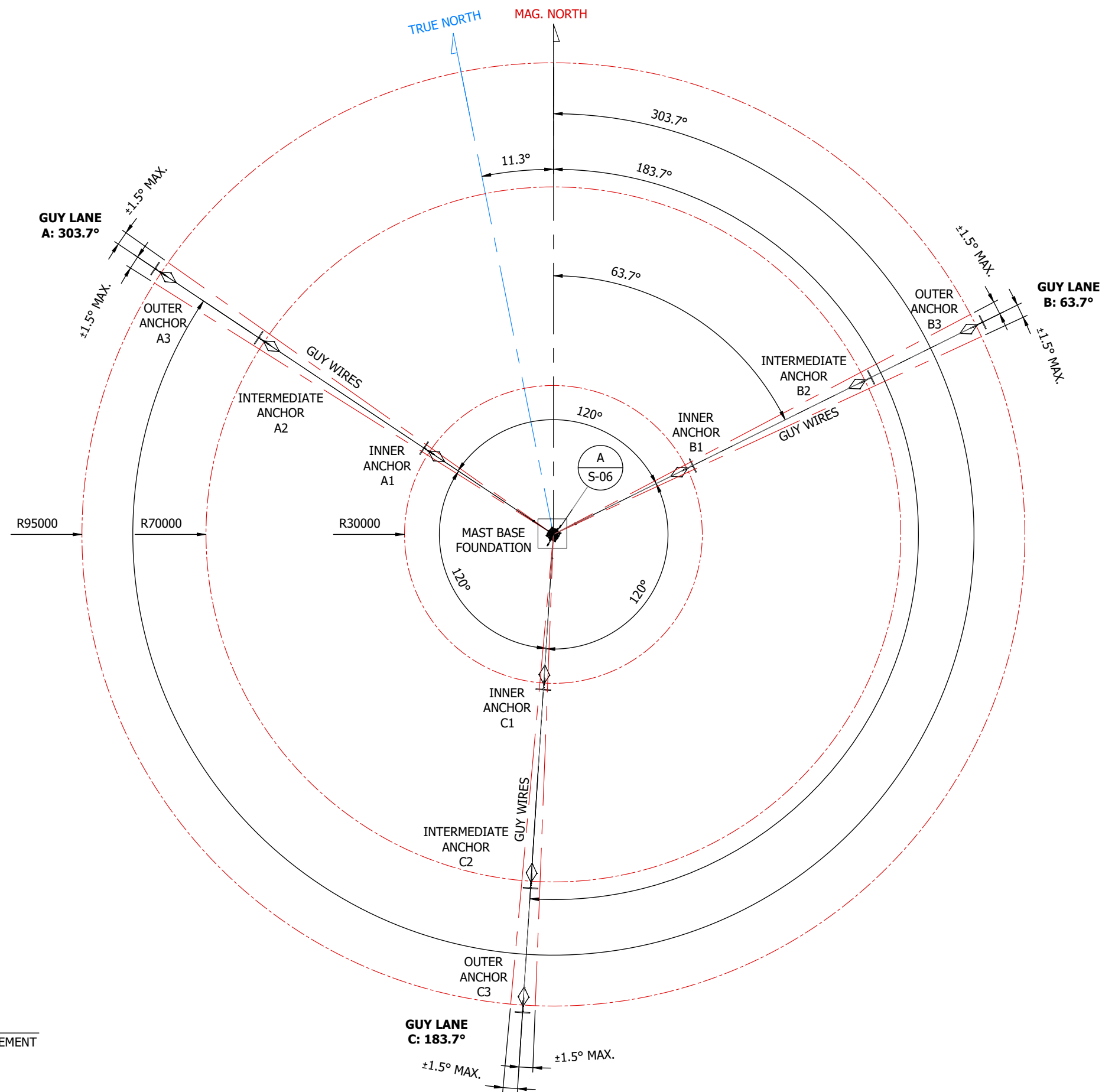
MAST GUY WIRE SPECIFICATIONS

GUY WIRES: Ø8.25 (7/2.75) G1320
TENSILE STRENGTH 1320 MPa
BREAKING FORCE 50 kN
PRE-TENSION 3.5 kN

Ø10 (19/2.00) G1320
TENSILE STRENGTH 1320 MPa
BREAKING FORCE 71 kN
PRE-TENSION 5 kN

MAST DESIGN LOADS	
WIND PARAMETERS (AS1170.2:2021 & AS3995-1994)	
WIND REGION	A5
TERRAIN CATEGORY	2
IMPORTANCE LEVEL (AS1170.0:2011)	1
TOPOGRAPHIC MULTIPLIER Mt	1.000
DIRECTIONAL MULTIPLIER Md	1
CLIMATE CHANGE MULTIPLIER Mc	1
REGIONAL WIND SPEED Vr (m/s) (1)	42
SERVICE WIND Vs (m/s) (2)	27
DEPLOYMENT TYPE (3)	PERMANENT
STRUCTURE SERVICE LIFE (4)	30 YEARS
MAST STEELWORK INFORMATION	
MAST HUB HEIGHT	149000
MAST HEIGHT	146700
STANDARD MAST SECTION HEIGHT (GL55)	2880
MAST BASE HEIGHT (GL55)	465
MAST BASE RL.	100
MAST FOOTING & SOIL PROPERTIES	
SOIL ALLOWABLE BEARING CAPACITY (kPa) (5)	100 kPa
DENSITY OF SOIL (kN/m³)	17 kN/m³
INTERNAL ANGLE OF FRICTION (DEGREES°)	30°
MAST FOUNDATION	CONCRETE CAST IN-SITU
FOUNDATION DIMENSIONS (WxLxD)	2000x2000x700
NOTES: (Δ)	
1. REGIONAL WIND SPEED FOR AS1170.2:2021 CALCULATIONS OF WIND PRESSURE DETERMINED VIA AS1170.0:2011 ANNEX F TAKING INTO ACCOUNT THE DESIGN WORKING LIFE OF THE DEPLOYMENT TYPE AND ANNUAL PROBABILITY OF WIND EVENT EXCEEDANCE IN ACCORDANCE WITH THE IMPORTANCE LEVEL. THE DESIGN WORKING LIFE IS CONSIDERED AS 5 YEARS FOR TEMPORARY MASTS AND 25 YEARS FOR PERMANENT MASTS.	
2. SERVICE WIND SPEED BASED ON CRITERION OF SERVICEABILITY OF COMMUNICATION LATTICE TOWERS WHICH TAKES INTO CONSIDERATION OUTAGES IN BROADCASTING OR LOSS OF SIGNAL IN MICROWAVE RADIO LINKS. A 27 m/s WIND SPEED IS THE REFERENCE SPEED ANNOTATED IN AS3995-1994 ANNEX A AND OTHER INTERNATIONAL STANDARDS THAT REGULATES THIS TYPE OF STRUCTURAL DESIGN.	
3. AS DEFINED IN THE PROJECT SCOPE OF WORKS.	
4. MINIMUM SERVICE LIFE EXPECTED FOR STEEL MEMBERS, PROTECTIVE COATINGS AND CONCRETE ELEMENTS WITHOUT COMPROMISED TO STRUCTURAL INTEGRITY WITH STANDARD LEVEL OF MAINTENANCE.	
5. THE ULTIMATE SOIL CAPACITY IS TAKEN AS AT LEAST 1.5 TIMES THE REFERRED ALLOWABLE CAPACITY.	
* MAINTENANCE LOAD CONSIDERED AS 2 PERSONNEL AT A TIME OR EQUIVALENT.	

NOTES			
03	REVISED SHEET 6	30/06/25	
02	REVISED SHEET 7 & 12	13/06/25	
01	REVISED SHEET 6 & 7	11/06/25	
00	ISSUED FOR CONSTRUCTION	02/06/25	
REV	DESCRIPTION	DATE	
ART  A Lighthouse Industries Company			
119-125 QUARRY ROAD MURWILLUMBAH, 2484, NSW P: (02) 6672 6200 E: admin@art-group.com.au W: www.art-group.com.au			
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CLIENT			
Vestas®			
PROJECT PMMF GPMM-01149M(NOM.)METMAST GL55-36GUYEDLATTICEMAST PERMANENTDEPLOYMENT			
SHEET TITLE GENERAL NOTES			
STATUS FOR CONSTRUCTION			
SCALE PLOTTED AT A3 N/A		THIRD ANGLE PROJECTION	
DRAWN CG	CHECKED DM	APPROVED HY	PROJ. MANAGER LG
DRAWING NUMBER ART-230370-SGA-0001		SHEET 2 / 13	ISSUE 03



1 PLAN VIEW
S-03 MAST ARRANGEMENT

NOTES

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PROJECT
PMMF
GPMM-01149M(NOM.)METMAST
GL55-36GUYEDLATTICEMAST
PERMANENTDEPLOYMENT

SHEET TITLE
MAST PLAN

STATUS
FOR CONSTRUCTION

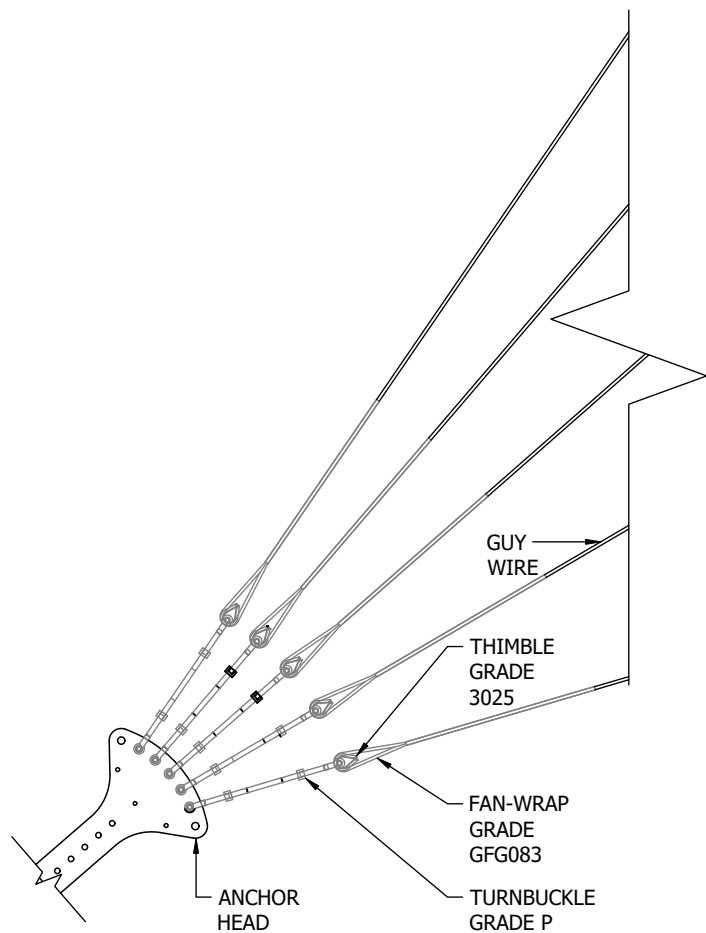
SCALE PLOTTED AT A3
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THIRD ANGLE
PROJECTION

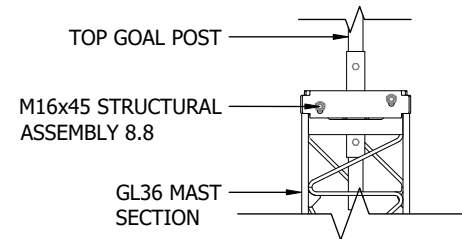


DRAWN CG	CHECKED DM	APPROVED HK	PROJ. MANAGER LG
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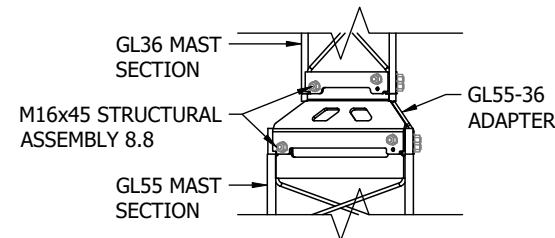
DRAWING NUMBER ART-230370-SGA-0001	SHEET 3 / 13	ISSUE 03
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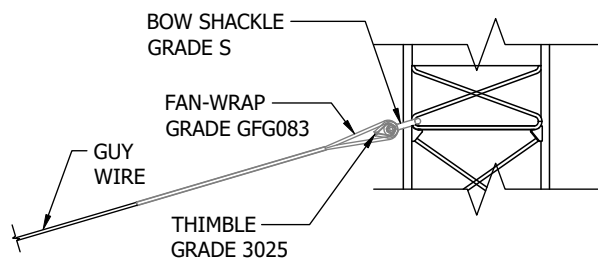
A DETAIL VIEW
S-04 MAST GUY WIRE RIGGING
TYPICAL DETAIL
SCALE 1:25



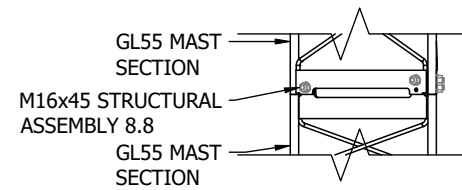
B DETAIL VIEW
S-04 GOAL POST ADAPTER CONNECTION
TYPICAL DETAIL
SCALE 1:25



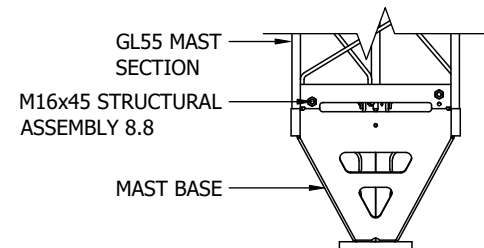
C DETAIL VIEW
S-04 MAST ADAPTER CONNECTION
TYPICAL DETAIL
SCALE 1:25



D DETAIL VIEW
S-04 MAST GUY WIRE CONNECTION
TYPICAL DETAIL
SCALE 1:25



E DETAIL VIEW
S-04 MAST CONNECTION
TYPICAL DETAIL
SCALE 1:25



F DETAIL VIEW
S-04 MAST CONNECTION
TYPICAL DETAIL
SCALE 1:25

NOTES

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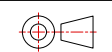
PROJECT
GOLDEN PLAINS 2
GPMM-01 149M(NOM.) MET MAST
GL55-36 GUYED LATTICE MAST
PERMANENT DEPLOYMENT

SHEET TITLE
CONNECTIONS

STATUS
FOR CONSTRUCTION

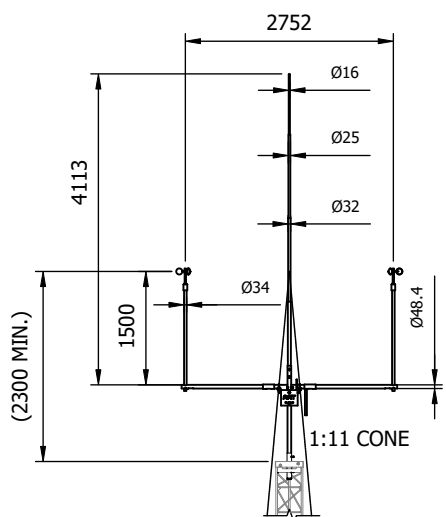
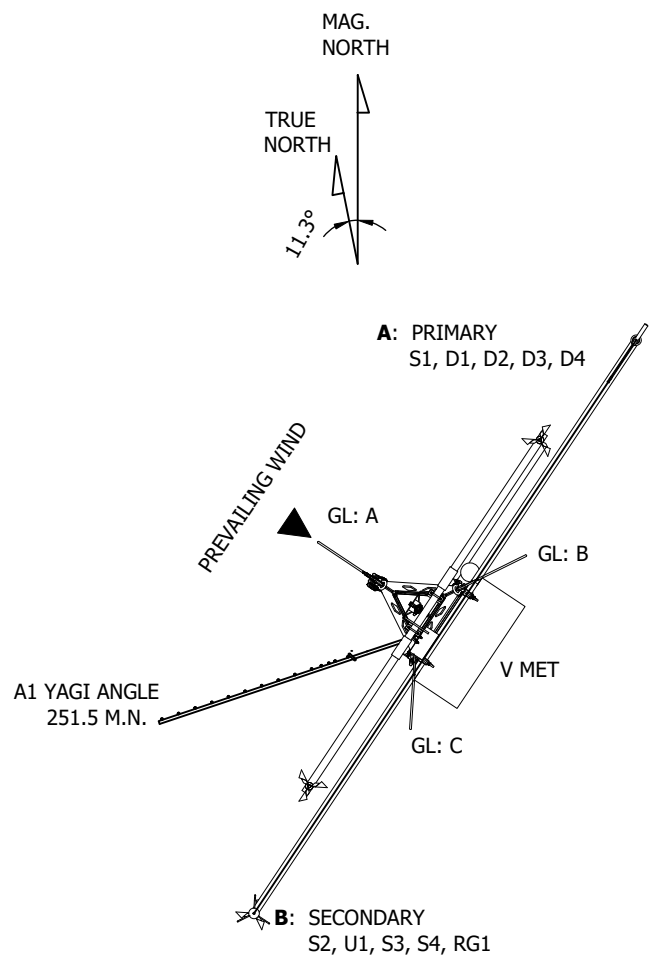
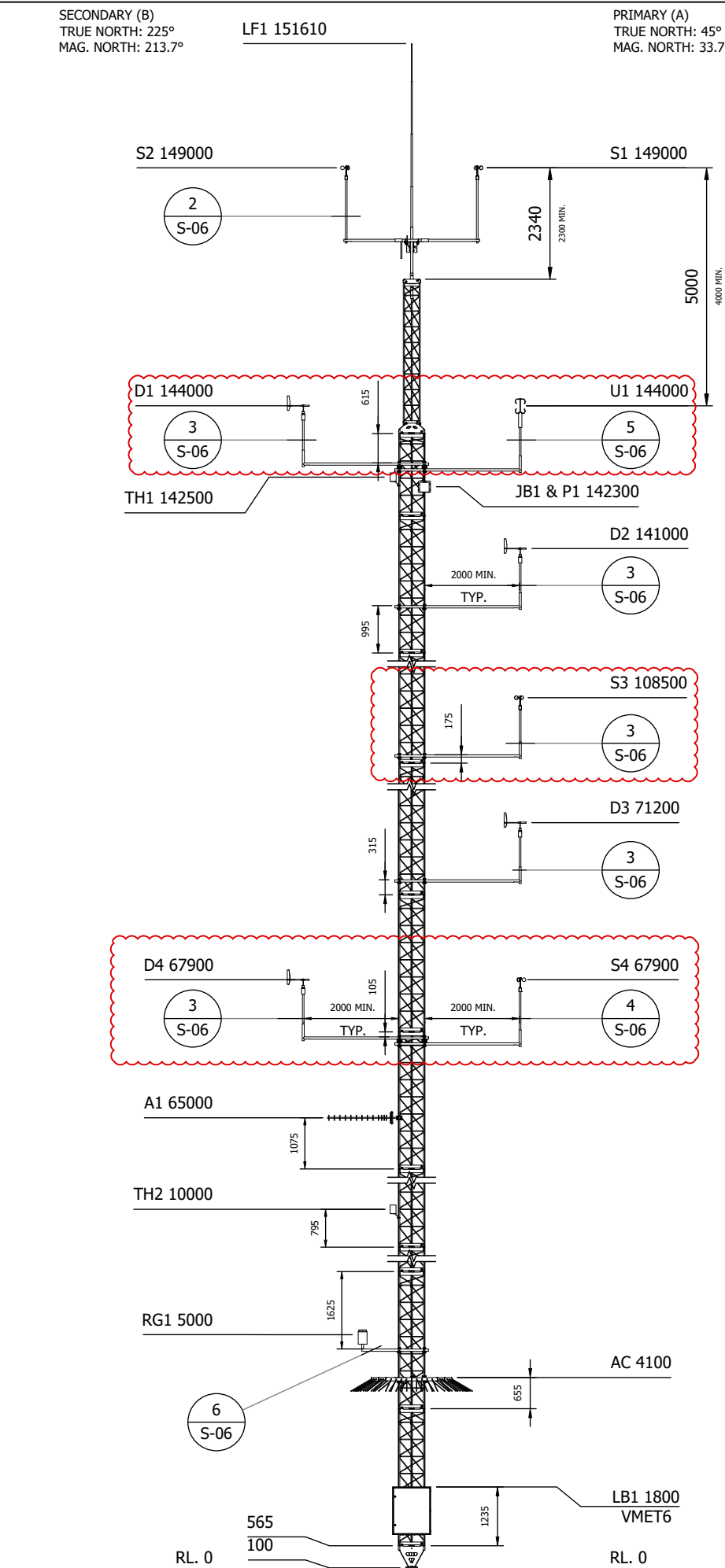
SCALE PLOTTED AT A3
AS SHOWN

THIRD ANGLE
PROJECTION



DRAWN CG	CHECKED DM	APPROVED HY	PROJ. MANAGER LG
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DRAWING NUMBER ART-230370-SGA-0001	SHEET 5 / 13	ISSUE 03
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MAST ANCILLARY LOADING				
MARK	DESCRIPTION	HEIGHT	SECTION	ESA m²
LF1	LIGHTNING FINIAL	151610	TOP	0.56
S1	THIES FCA-X 4.3352.10.401	149000		
S2	THIES FCA-X 4.3352.10.401			
D1	THIES FIRST CLASS 4.3151.10.400	144000	50	0.22
U1	THIES 3D 4.3830.21.310			0.22
TH1	TEMP. & HUMIDITY VAISALA HMP155	142500		0.02
JB1	JUNCTION BOX	142300		0.06
P1	PRESSURE SENSOR VAISALA PTB110 (INSIDE JB1)			
D2	THIES FIRST CLASS 4.3151.10.400	141000	49	0.22
S3	THIES FCA-X 4.3352.10.401	108500	38	0.22
D3	THIES FIRST CLASS 4.3151.10.400	71200	25	0.22
S4	THIES FCA-X 4.3352.10.401	67900	23	0.22
D4	THIES FIRST CLASS 4.3151.10.400			0.22
A1	YAGI 698-890MHz YW15-6989			0.02
TH2	TEMP. & HUMIDITY VAISALA HMP155	10000	4	0.02
RG1	RM YOUNG 52203	5000	2	0.22
AC	ANTI CLIMB TO SUIT N28 BAR CHORD	4100	1	0.27
LB1	VMET6 CABINET	1800		0.27
		TOTAL ESA m²		2.98

- NOTES
1. STRUCTURAL ALLOWANCE FOR BUNDLED CABLES DOWN MAST LEG(S).
 2. ESA VALUES INCLUDE BOOM ARMS, BRACKETS AND INSTRUMENTS.
 3. SIDE MOUNTED INSTRUMENT SEPARATION >20x BOOM DIAMETER.
 4. INTERFERENCE CLEARANCE >30x GUY WIRE Ø.
 5. ALL ANEMOMETERS SHALL BE CALIBRATED TO MEASNET.
 6. MET MAST LAYOUT COMPLIES WITH IEC 61400-12-1 ED1 AND ED2.
 7. SOLAR PANEL ANGLE SHALL BE SET FOR BEST AVERAGE PERFORMANCE THROUGHOUT THE YEAR. RECOMMENDED ANGLES SHOULD BE BASED ON LATITUDE.

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PROJECT
PMMF
GPMM-01149M(NOM.)METMAST
GL55-36GUYEDLATTICEMAST
PERMANENTDEPLOYMENT

SHEET TITLE
MAST ANCILLARY

STATUS
FOR CONSTRUCTION

SCALE PLOTTED AT A3
AS SHOWN



DRAWN CG	CHECKED DM	APPROVED HK	PROJ. MANAGER LG
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1 ELEVATION VIEW
MAST ANCILLARIES
SCALE 1:125

2 BAAS-0032
S-06 TOP GOAL-POST
2x THIES FCA2/X
SCALE 1:100

3 BACP-0116
S-06 BOOM ARM
TFC VANE / ANO
SCALE 1:100

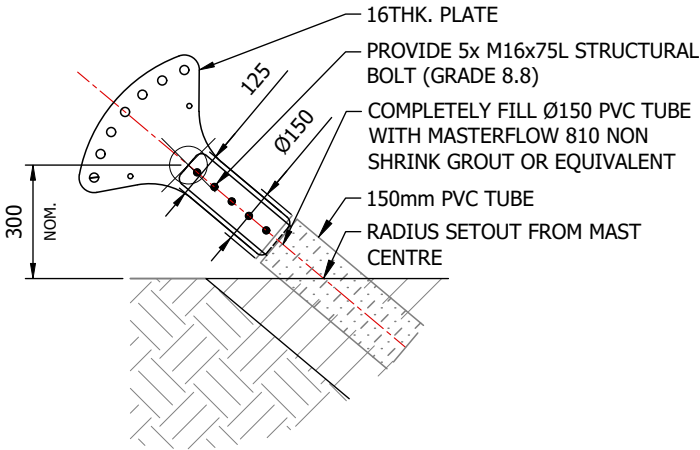
4 BACP-0117
S-06 BOOM ARM
TFC VANE / ANO
SCALE 1:100

5 BACP-0125
S-06 BOOM ARM
THIES 3D 4.3830.21.310
SCALE 1:100

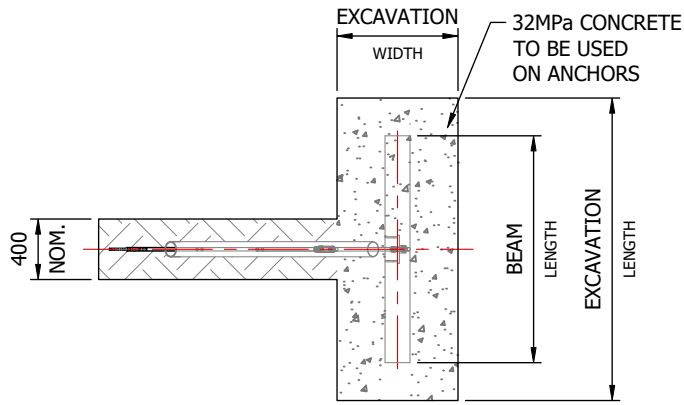
6 BA-077
S-06 BOOM ARM
RAIN GAUGE RM YOUNG 52203
SCALE 1:100

MAST BASE FOUNDATION				
EXCAV. WIDTH	EXCAV. LENGTH	EXCAV. DEPTH	FOOTING HEIGHT	VOL. OF CONCRETE
2000	2000	600	700	2.9m³

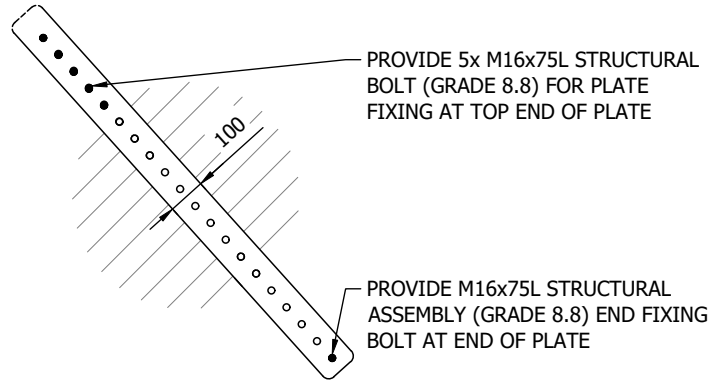
GUY ANCHOR FOOTING SCHEDULE														
FOOTING	RADIUS	EXCAV. WIDTH	EXCAV. LENGTH	EXCAV. DEPTH	BEAM LENGTH	CONC. DEPTH	CONC. VOL. PER ANCHOR	ANGLE	DIM A	DIM B	DIM C	GROUT WEIGHT (kg)	PVC TUBE	ANCHOR HEAD
INNER	30000	800	3400	1600	3000	400	1.088m³	49°	1332	400	2280	58	2100	7 HOLE
INTERMEDIATE	70000	800	3400	1800	3000	400	1.088m³	51°	1397	400	2460	63	2200	7 HOLE
OUTER	95000	1000	3400	2000	3000	600	2.04m³	52.5°	1483	500	2640	69	2500	7 HOLE



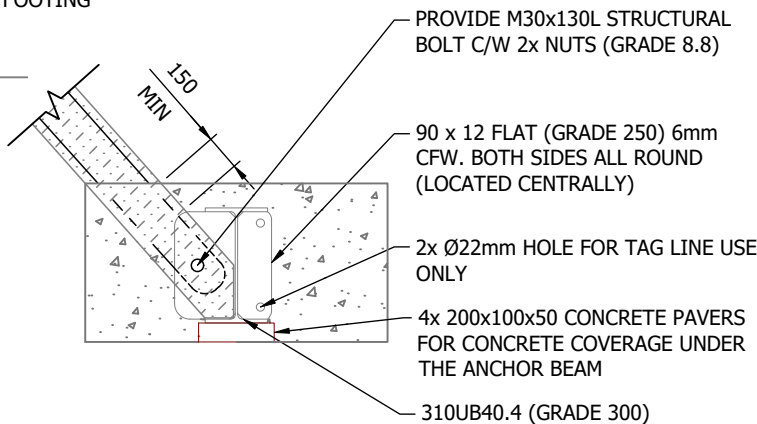
A
S-07
DETAIL VIEW
ANCHOR HEAD ASSEMBLY
TYPICAL DETAIL



3
S-07
PLAN VIEW
GUY ANCHOR FOOTING
TYPICAL DETAIL

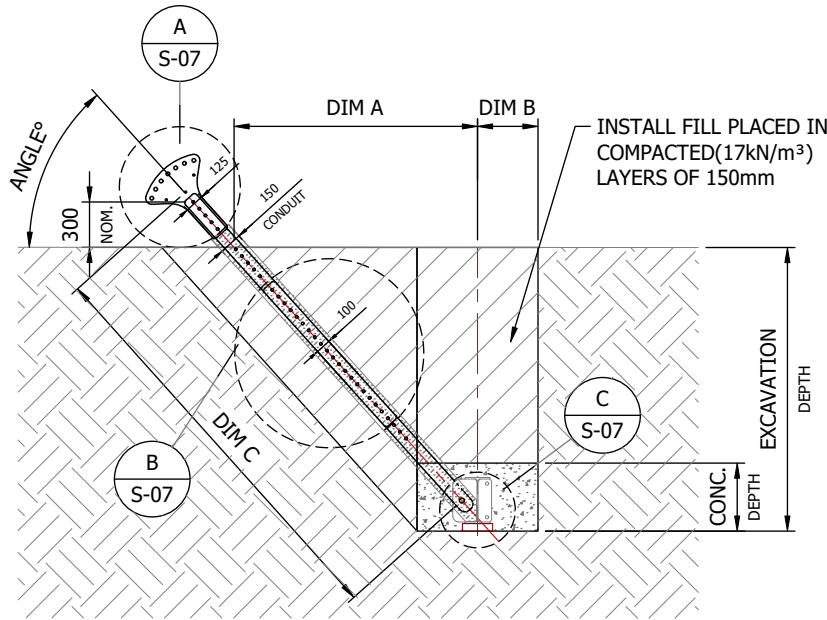


B
S-07
DETAIL VIEW
ANCHOR ROD CONNECTION
PVC TUBE & EARTH NOT SHOWN FOR CLARITY
TYPICAL DETAIL

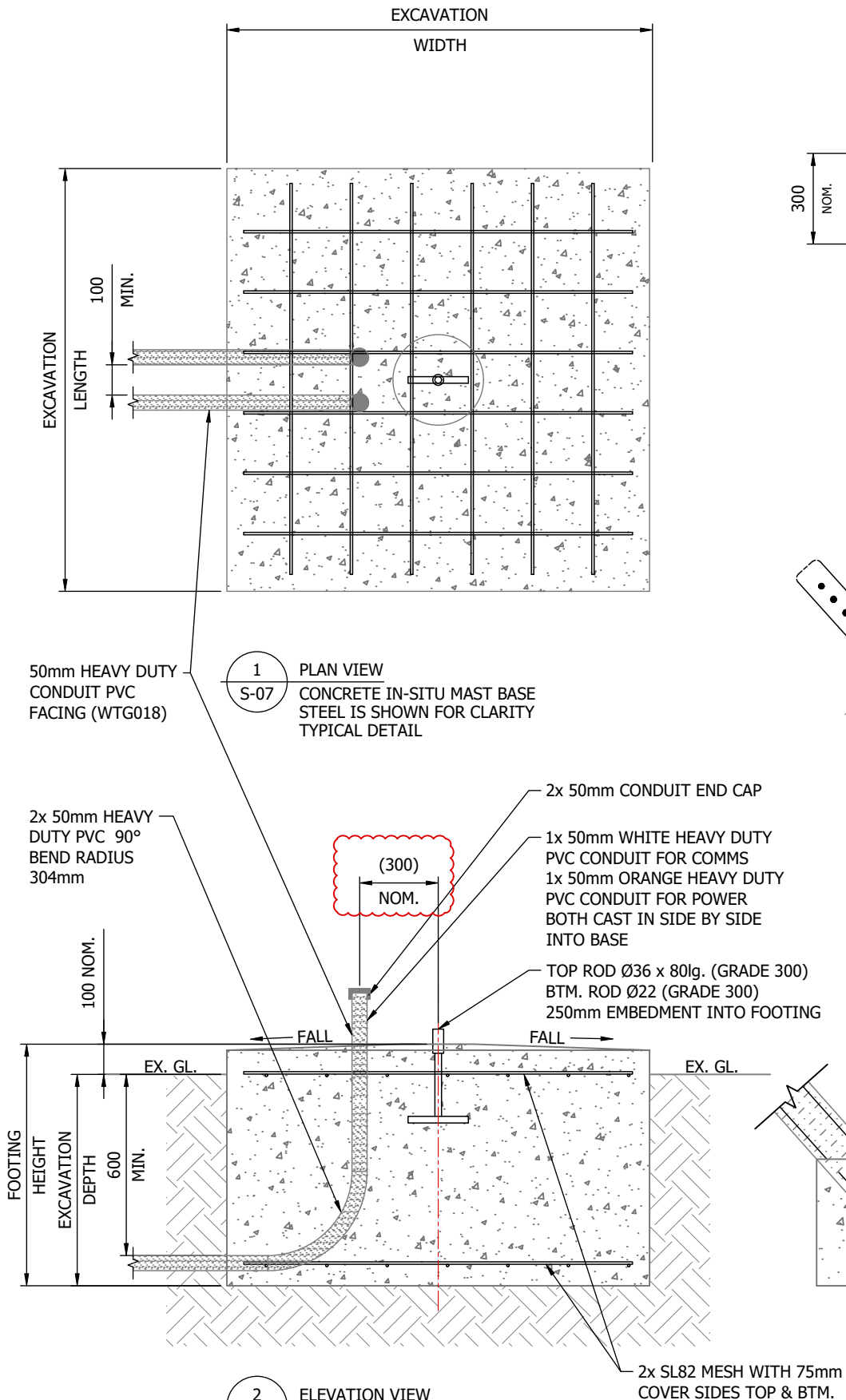


C
S-07
DETAIL VIEW
ANCHOR BEAM ASSEMBLY
TYPICAL DETAIL

ANCHOR PLATE SCHEDULE (SEE NOTE 3)			
FOOTING	ANCHOR ARM BASE	ANCHOR BOLTED ARM CENTER	ANCHOR HEAD 7 HOLE
INNER	ANPA-0073_01	ANPA-0074_00	ANPA-0053_00
INTER	ANPA-0073_01	ANPA-0074_00	ANPA-0049_00
OUTER	ANPA-0045_01	ANPA-0046_01	ANPA-0049_00



4
S-07
ELEVATION VIEW
GUY ANCHOR FOOTING
ANCHOR ASSEMBLY SHOWN FOR CLARITY
TYPICAL DETAIL



1
S-07
PLAN VIEW
CONCRETE IN-SITU MAST BASE
STEEL IS SHOWN FOR CLARITY
TYPICAL DETAIL

2
S-07
ELEVATION VIEW
CONCRETE IN-SITU MAST BASE
STEEL IS SHOWN FOR CLARITY
TYPICAL DETAIL

- NOTES
- REFER TO GENERAL NOTES (SHEET 2) GUY ANCHOR CONCRETE & COMPACTION SPECIFICATIONS.
 - IN ORDER TO MEET REQUIRED DEPTH, ANCHORS NEED CUSTOM ADJUSTABLE ANCHOR ARMS (SEE ANCHOR PLATE SCHEDULE TABLE)
 - DO NOT USE MORE THAN TWO ANCHOR PLATES PER ANCHOR. IF IN DOUBT CONSULT WITH ART ENGINEERING.
 - CONDUIT TO BE INSTALLED BELOW VMET6 ENCLOSURE SEE SHEET 12.

REV	DESCRIPTION	DATE
03	REVISED SHEET 6	30/06/25
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Vestas

PROJECT
PMMF
GPMM-01149M(NOM.)METMAST
GL55-36GUYEDLATTICEMAST
PERMANENTDEPLOYMENT

SHEET TITLE
MAST FOOTING

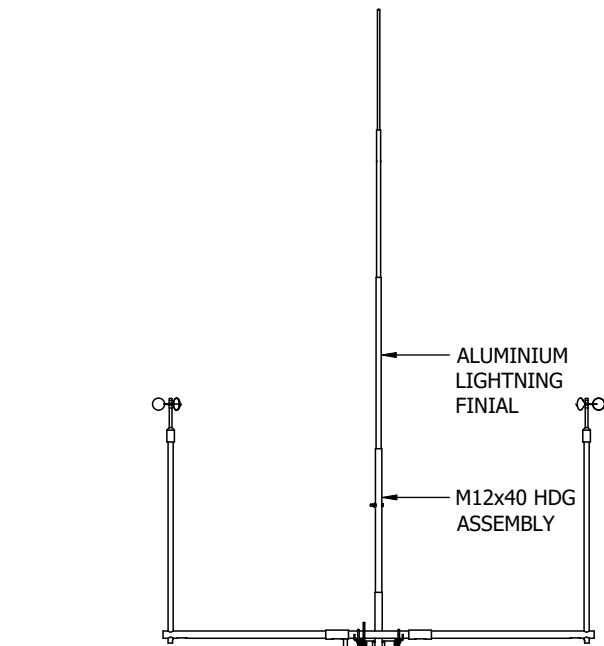
STATUS
FOR CONSTRUCTION

SCALE PLOTTED AT A3
N.T.S.

THIRD ANGLE
PROJECTION

DRAWN CG	CHECKED DM	APPROVED HY	PROJ. MANAGER LG
-------------	---------------	----------------	---------------------

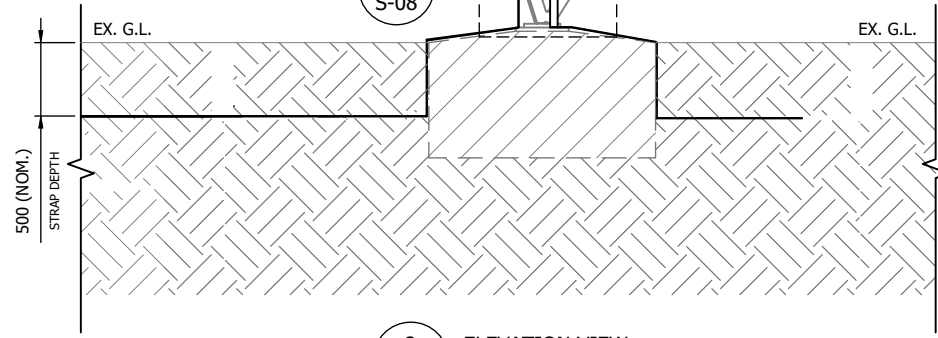
DRAWING NUMBER ART-230370-SGA-0001	SHEET 7 / 13	ISSUE 03
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VMET6 CABINET

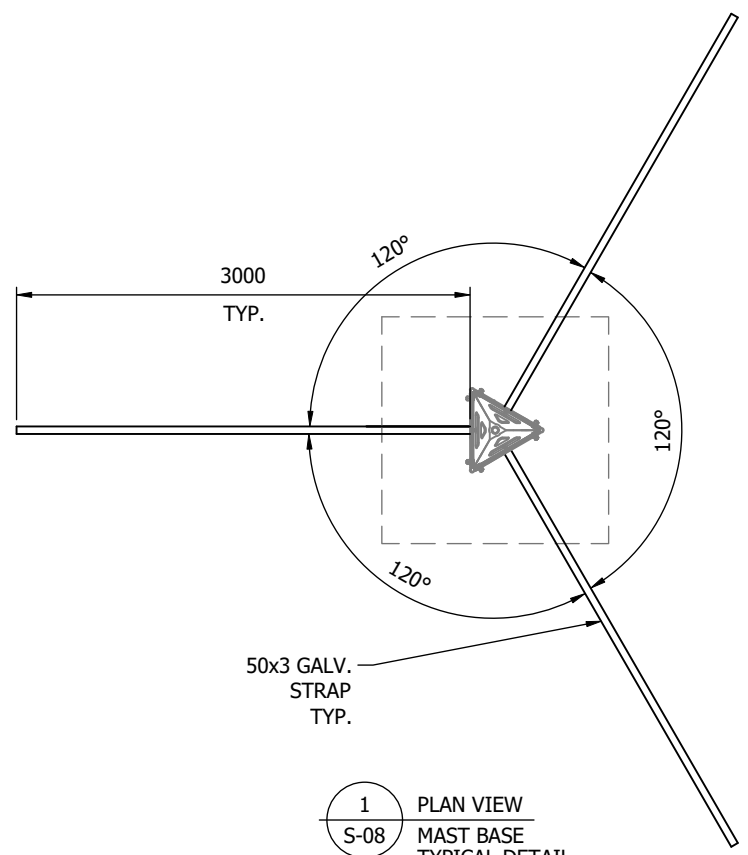
10mm² PVC INSULATED EARTHING CABLE FROM DATA LOGGER FIXED TO MAST CHORD WITH S/S CABLE TIES @ 600 CTRS.

A
S-08



2
S-08

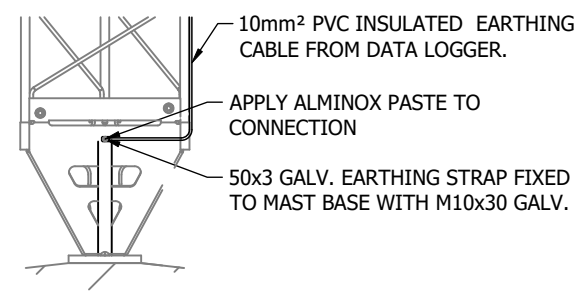
ELEVATION VIEW
MAST BASE
TYPICAL DETAIL
SCALE 1:50



50x3 GALV. STRAP TYP.

1
S-08

PLAN VIEW
MAST BASE
TYPICAL DETAIL
SCALE 1:50



A
S-08

DETAIL VIEW
MAST BASE
EARTHING CONNECTION
SCALE 1:50

NOTES

1. REFER TO GENERAL NOTES (SHEET 2) FOR EARTHING SPECIFICATIONS.

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GPMM-01149M(NOM.)METMAST
GL55-36GUYEDLATTICEMAST
PERMANENTDEPLOYMENT

SHEET TITLE
EARTHING G.A.

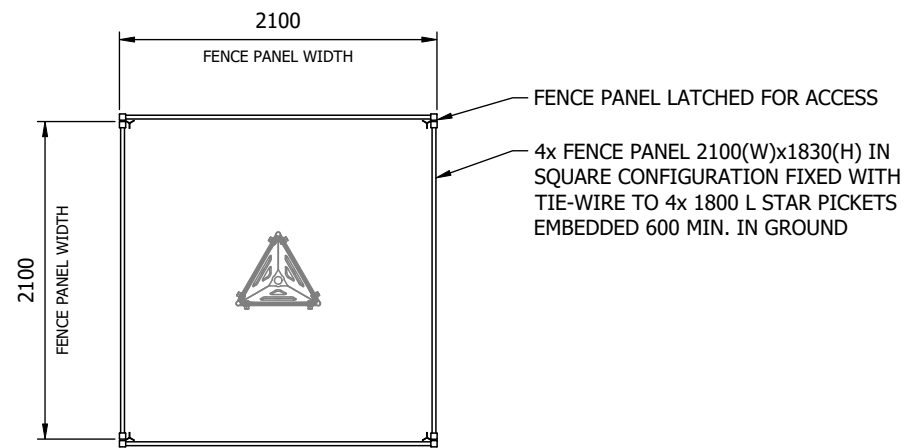
STATUS
FOR CONSTRUCTION

SCALE PLOTTED AT A3
AS SHOWN

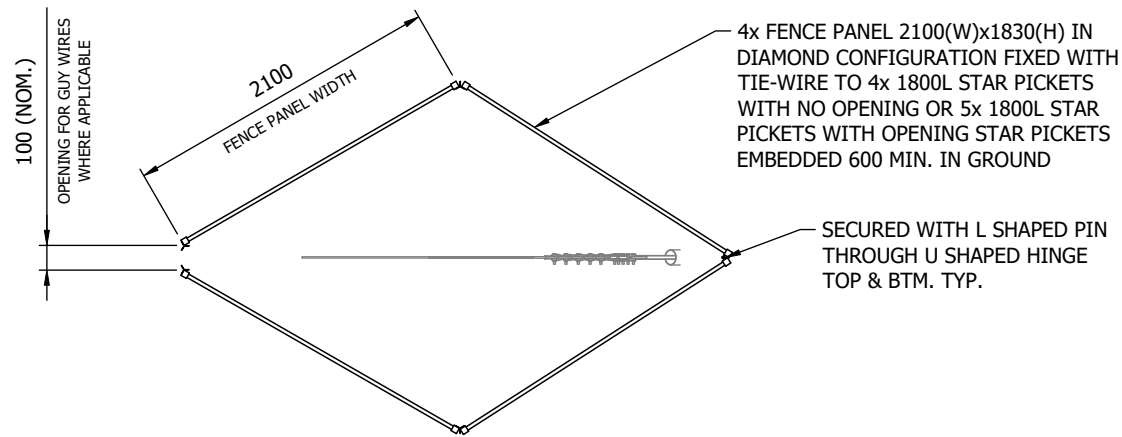
THIRD ANGLE
PROJECTION

DRAWN CG	CHECKED DM	APPROVED PB	PROJ. MANAGER LG
-------------	---------------	----------------	---------------------

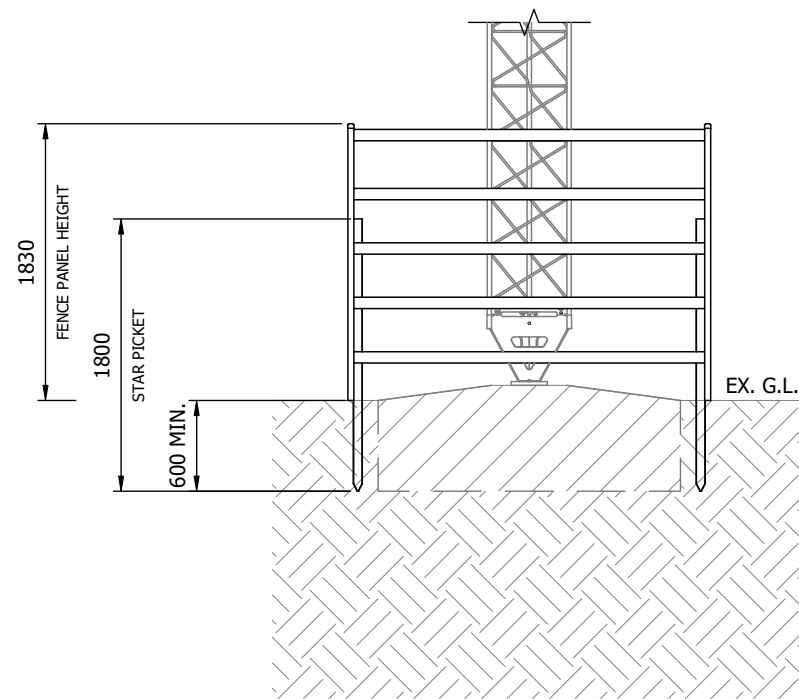
DRAWING NUMBER ART-230370-SGA-0001	SHEET 8 / 13	ISSUE 03
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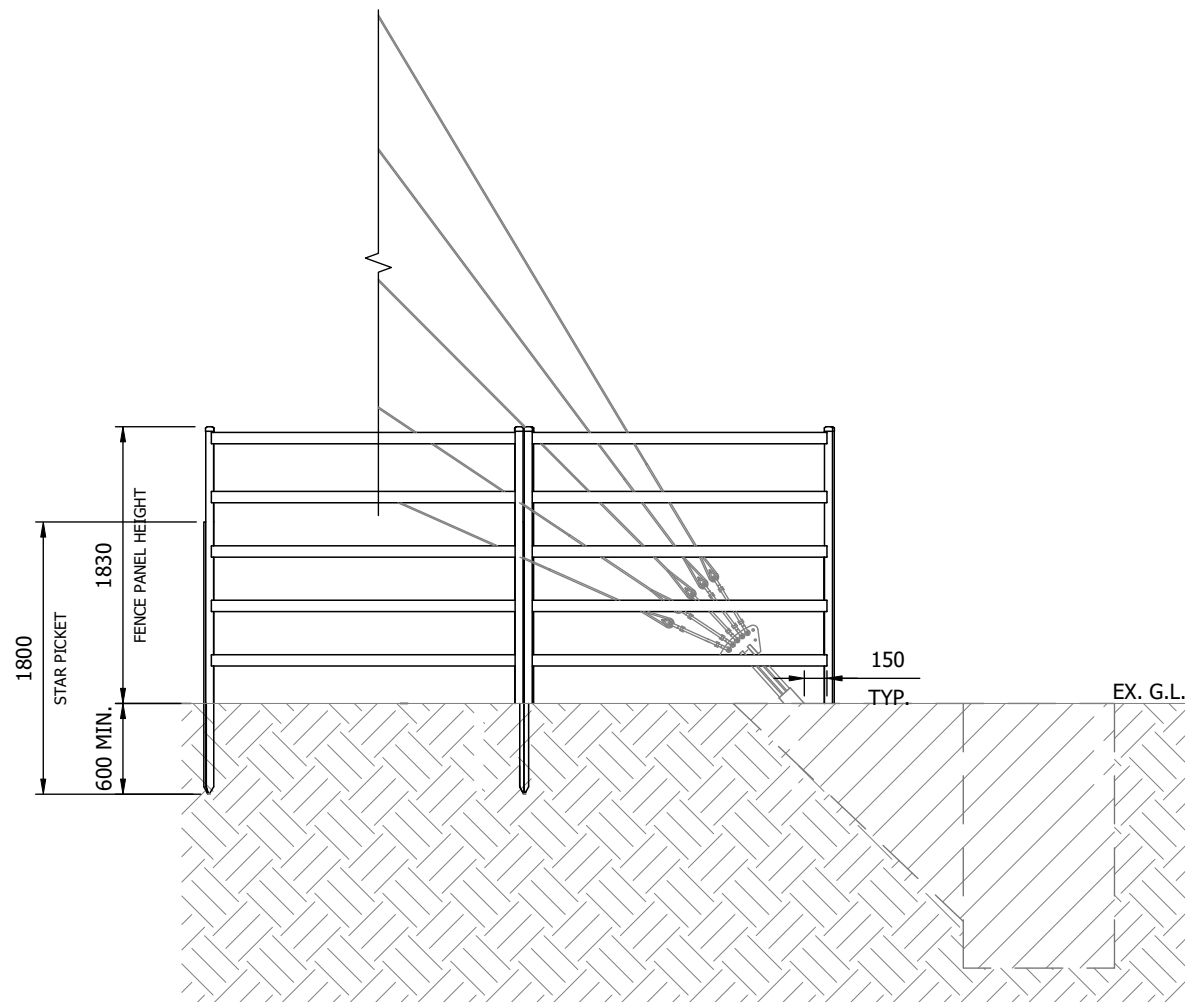
1 PLAN VIEW
S-09 MAST BASE FENCING
TYPICAL DETAIL



3 PLAN VIEW
S-09 GUY ANCHOR FENCING
TYPICAL DETAIL



2 ELEVATION VIEW
S-09 MAST BASE FENCING
TYPICAL DETAIL



4 ELEVATION VIEW
S-09 GUY ANCHOR FENCING
TYPICAL DETAIL

NOTES

1. POSITION STAR PICKETS BEHIND FENCE PANELS.
2. NO SHARP EDGES ON THE OUTSIDE OF FENCE PANELS.
3. INNER ANCHOR - 4 PANELS & 5 STAR PICKETS (OPENING).
4. OTHER ANCHOR(S) - 4 PANELS & 4 STAR PICKETS.
5. FOOTINGS SHOWN FOR INDICATIVE PURPOSE ONLY REFER TO MAST FOOTING AND FOUNDATION DETAILS (SHEET 8).

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PMMF
GPMM-01149M(NOM.)METMAST
GL55-36GUYEDLATTICEMAST
PERMANENTDEPLOYMENT

SHEET TITLE
FENCING G.A.

STATUS
FOR CONSTRUCTION

SCALE PLOTTED AT A3
1:50

THIRD ANGLE
PROJECTION

DRAWN CG	CHECKED DM	APPROVED HY	PROJ. MANAGER LG
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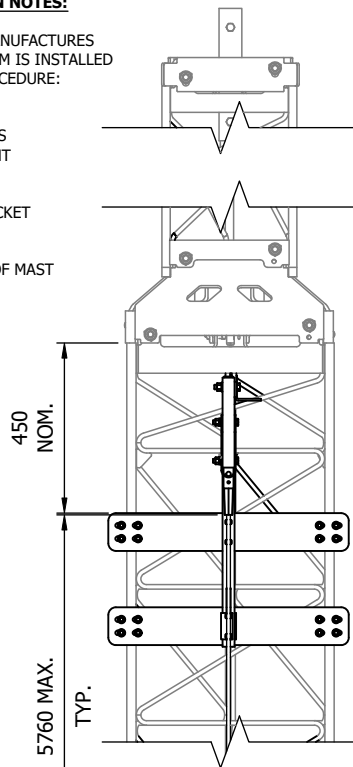
DRAWING NUMBER ART-230370-SGA-0001	SHEET 9 / 13	ISSUE 03
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LAD-SAF FALL ARREST SYSTEM INSTALLATION NOTES:

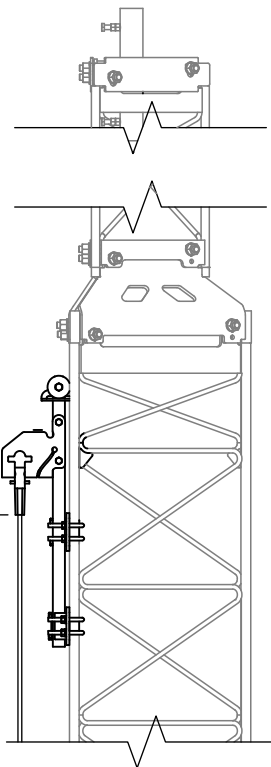
INSTALL LAD-SAF FALL ARREST SYSTEM AS PER MANUFACTURES SPECIFICATIONS. GENERALLY, THE LAD-SAF SYSTEM IS INSTALLED FROM THE TOP DOWN WITH THE FOLLOWING PROCEDURE:

1. INSTALL THE TOP BRACKETS
2. INSTALL THE TOP COMPONENT TO BRACKETS
3. INSTALL THE CABLE TO THE TOP COMPONENT
4. INSTALL THE CABLE GUIDES
5. INSTALL THE BOTTOM BRACKET
6. INSTALL THE BOTTOM COMPONENT TO BRACKET
7. TENSION THE CABLE
8. INSPECT THE INSTALLATION
9. INSTALL THE I-SAFE RFID TAG AT BOTTOM OF MAST

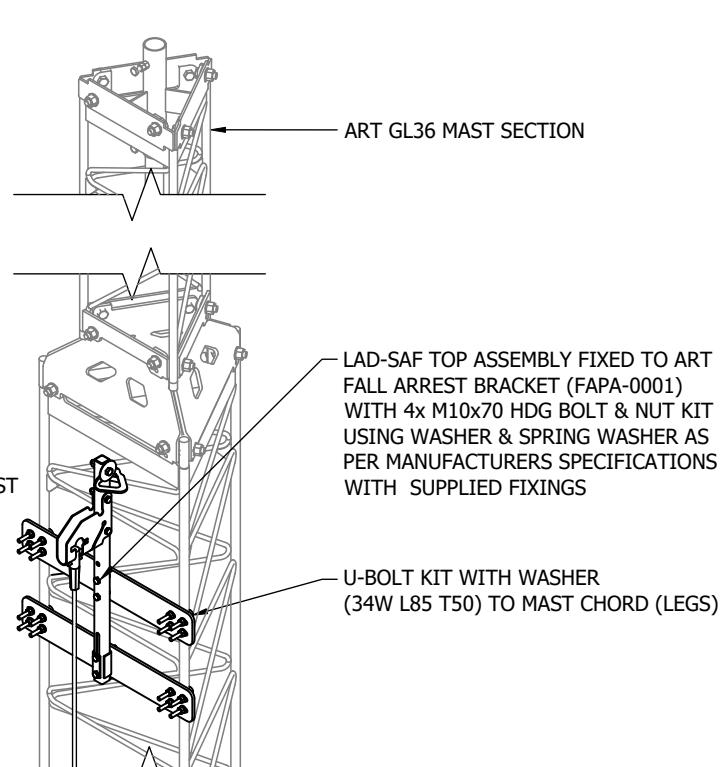
1 FRONT VIEW
S-10 LAD-SAF FALL ARREST
TOP ASSEMBLY
GL55/36 MAST
TYPICAL DETAIL



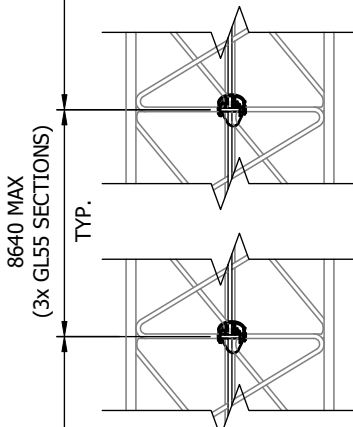
4 SIDE VIEW
S-10 LAD-SAF FALL ARREST
TOP ASSEMBLY
GL55/36 MAST
TYPICAL DETAIL



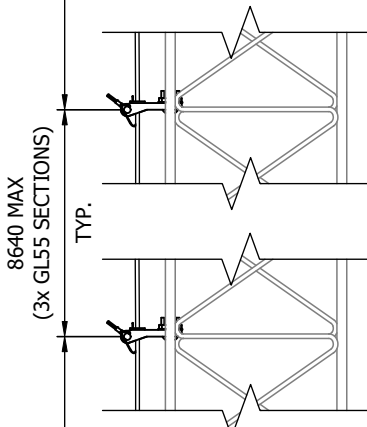
7 ISOMETRIC VIEW
S-10 LAD-SAF FALL ARREST
TOP ASSEMBLY
GL55/36 MAST
TYPICAL DETAIL



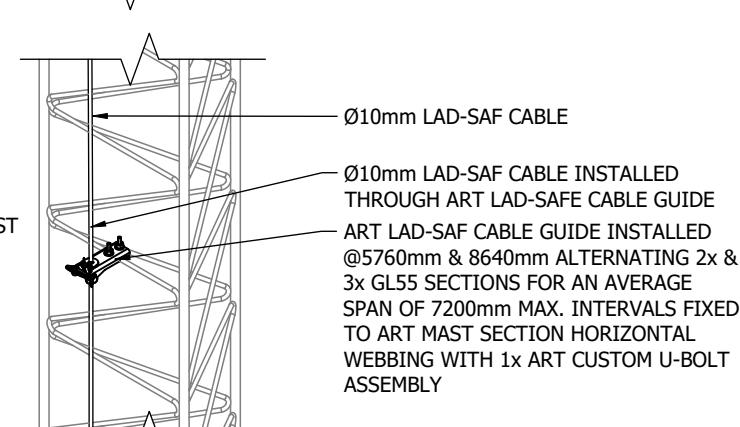
2 FRONT VIEW
S-10 LAD-SAF FALL ARREST
CABLE GUIDE
GL55/36 MAST
TYPICAL DETAIL



5 SIDE VIEW
S-10 LAD-SAF FALL ARREST
CABLE GUIDE
GL55/36 MAST
TYPICAL DETAIL

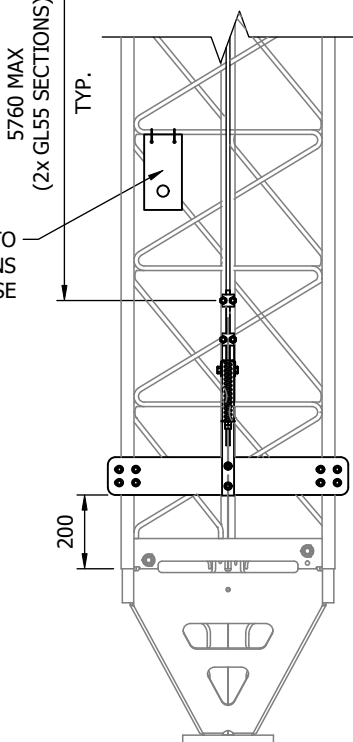


8 ISOMETRIC VIEW
S-10 LAD-SAF FALL ARREST
CABLE GUIDE
GL55/36 MAST
TYPICAL DETAIL

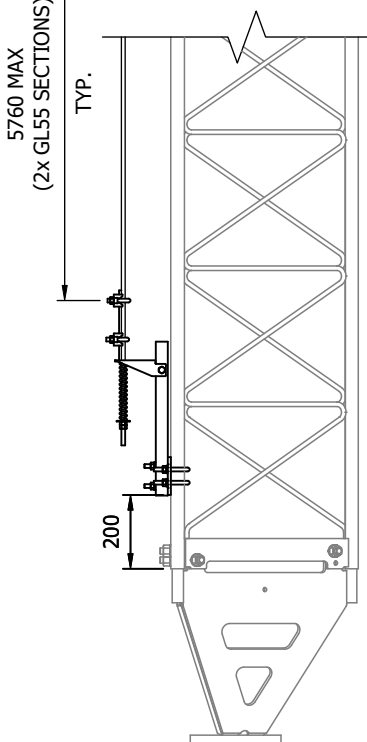


i-SAFE RFID TAG REFER TO
MANUFACTURES SPECIFICATIONS
FOR INSTALLATION AND USE

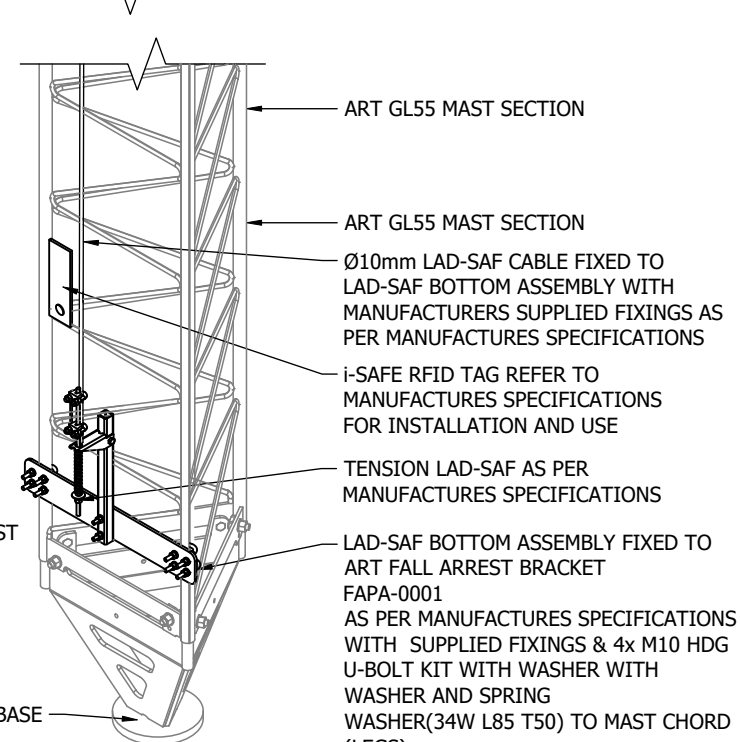
3 FRONT VIEW
S-10 LAD-SAF FALL ARREST
BOTTOM ASSEMBLY
GL55/36 MAST
TYPICAL DETAIL



6 SIDE VIEW
S-10 LAD-SAF FALL ARREST
BOTTOM ASSEMBLY
GL55/36 MAST
TYPICAL DETAIL



9 ISOMETRIC VIEW
S-10 LAD-SAF FALL ARREST
BOTTOM ASSEMBLY
GL55/36 MAST
TYPICAL DETAIL



NOTES

1. USE SPRING WASHERS WHERE REQUIRED.
2. CHECK ALL FASTNERS ARE PROPERLY TIGHTENED.
3. CLEAN ALL SURFACES BEFORE APPLYING REFLECTORS.

REV	DESCRIPTION	DATE
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PROJECT
PMMF
GPMM-01149M(NOM.)METMAST
GL55-36GUYEDLATTICEMAST
PERMANENTDEPLOYMENT

SHEET TITLE
FALL ARREST G.A.

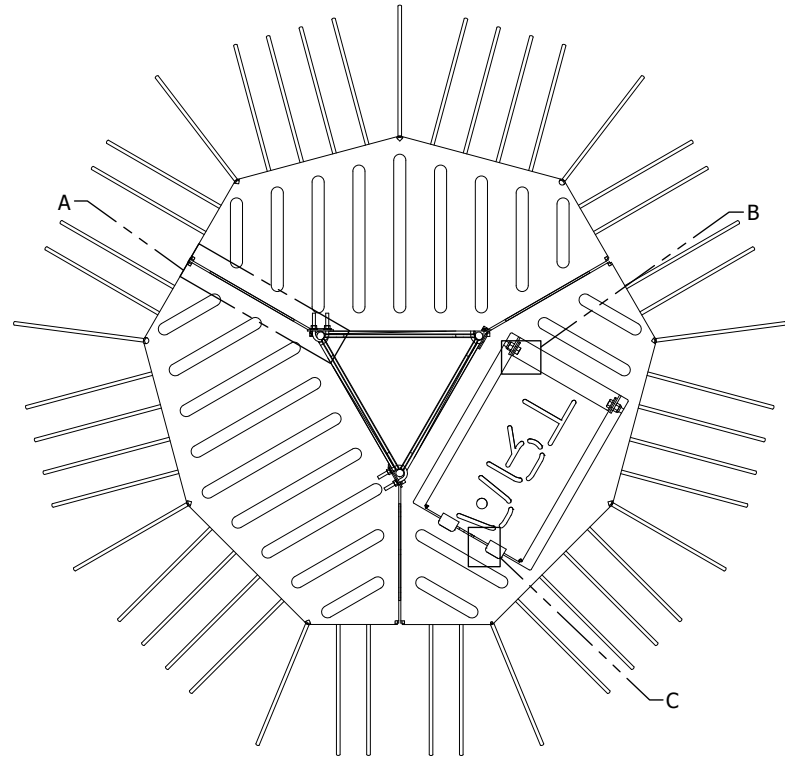
STATUS
FOR CONSTRUCTION

SCALE PLOTTED AT A3
1:20

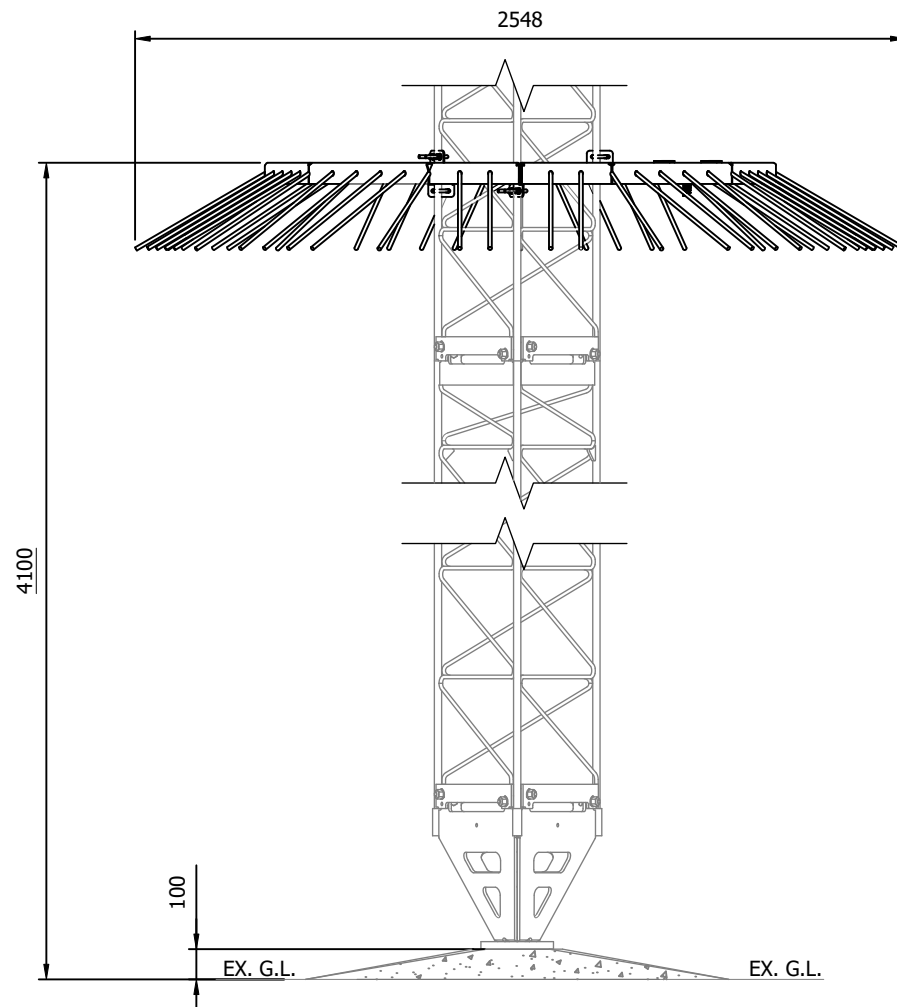
THIRD ANGLE
PROJECTION

DRAWN CG	CHECKED DM	APPROVED HY	PROJ. MANAGER LG
-------------	---------------	----------------	---------------------

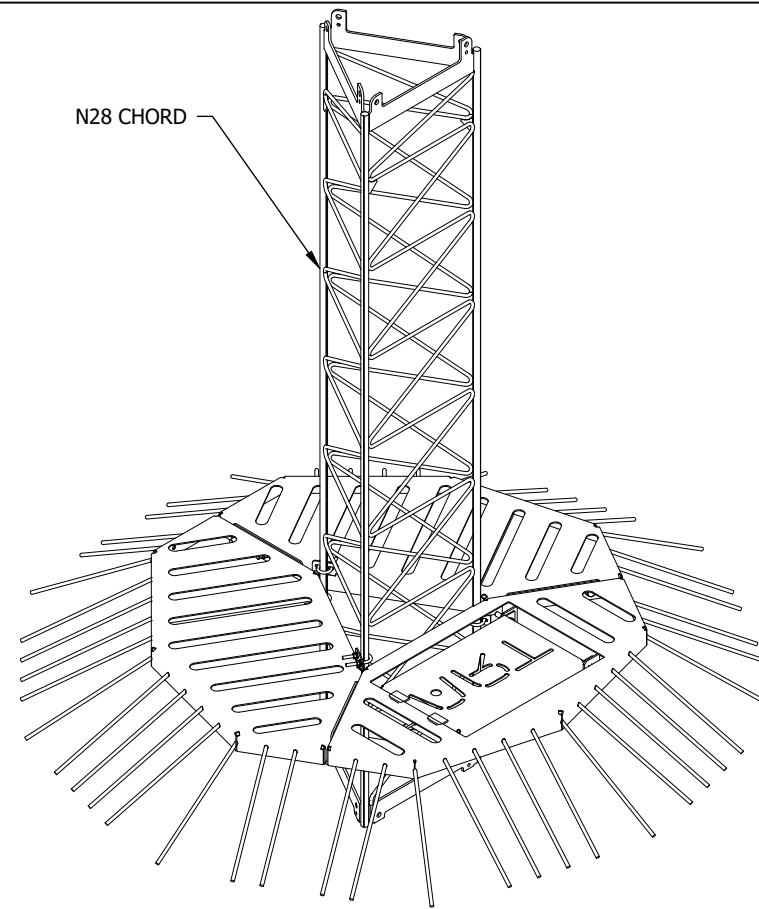
DRAWING NUMBER ART-230370-SGA-0001	SHEET 10/ 13	ISSUE 03
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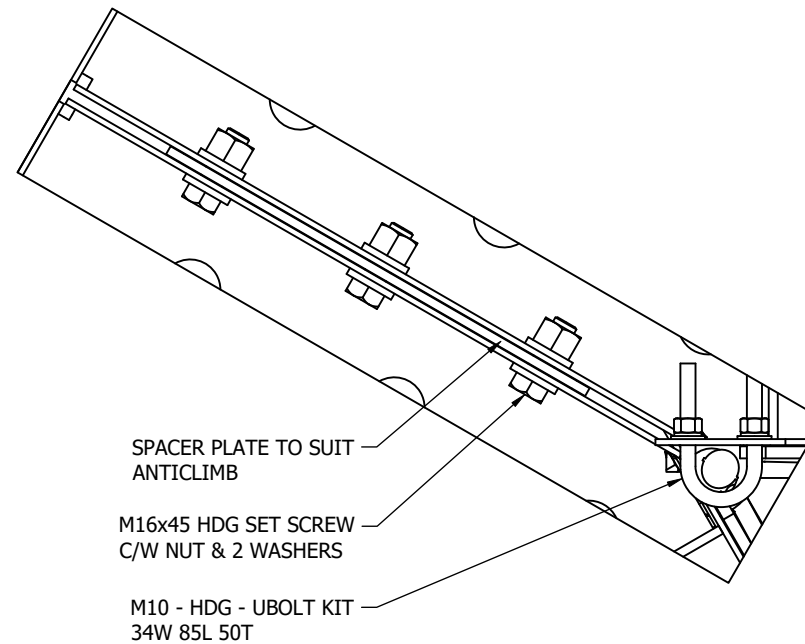
1 TOP VIEW
S-11 GL55 N28 CHORD
SCALE 1:25



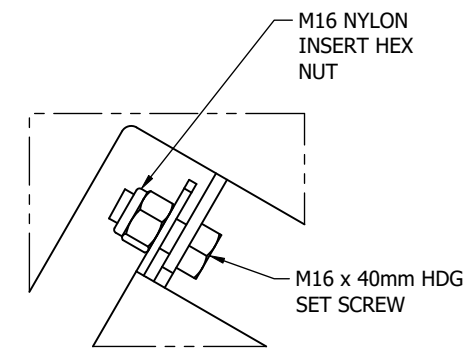
2 TYPICAL ELEVATION
S-11 GL55 N28 CHORD
SCALE 1:25



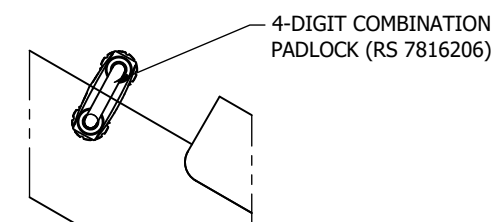
3 ISOMETRIC VIEW
S-11 GL55 N28 CHORD
SCALE N.T.S.



A DETAIL A
S-11 SCALE 1:5



B DETAIL B
S-11 SCALE 1:5



C DETAIL C
S-11 SCALE 1:5

- NOTES
1. USE SPRING WASHERS WHERE REQUIRED.
 2. CHECK ALL FASTNERS ARE PROPERLY TIGHTENED.
 3. CLEAN ALL SURFACES BEFORE APPLYING REFLECTORS.

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02	REVISED SHEET 7 & 12	13/06/25
01	REVISED SHEET 6 & 7	11/06/25
00	ISSUED FOR CONSTRUCTION	02/06/25



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PROJECT
PMMF
GPMM-01149M(NOM.)METMAST
GL55-36GUYEDLATTICEMAST
PERMANENTDEPLOYMENT

SHEET TITLE
ANTI CLIMB G.A.

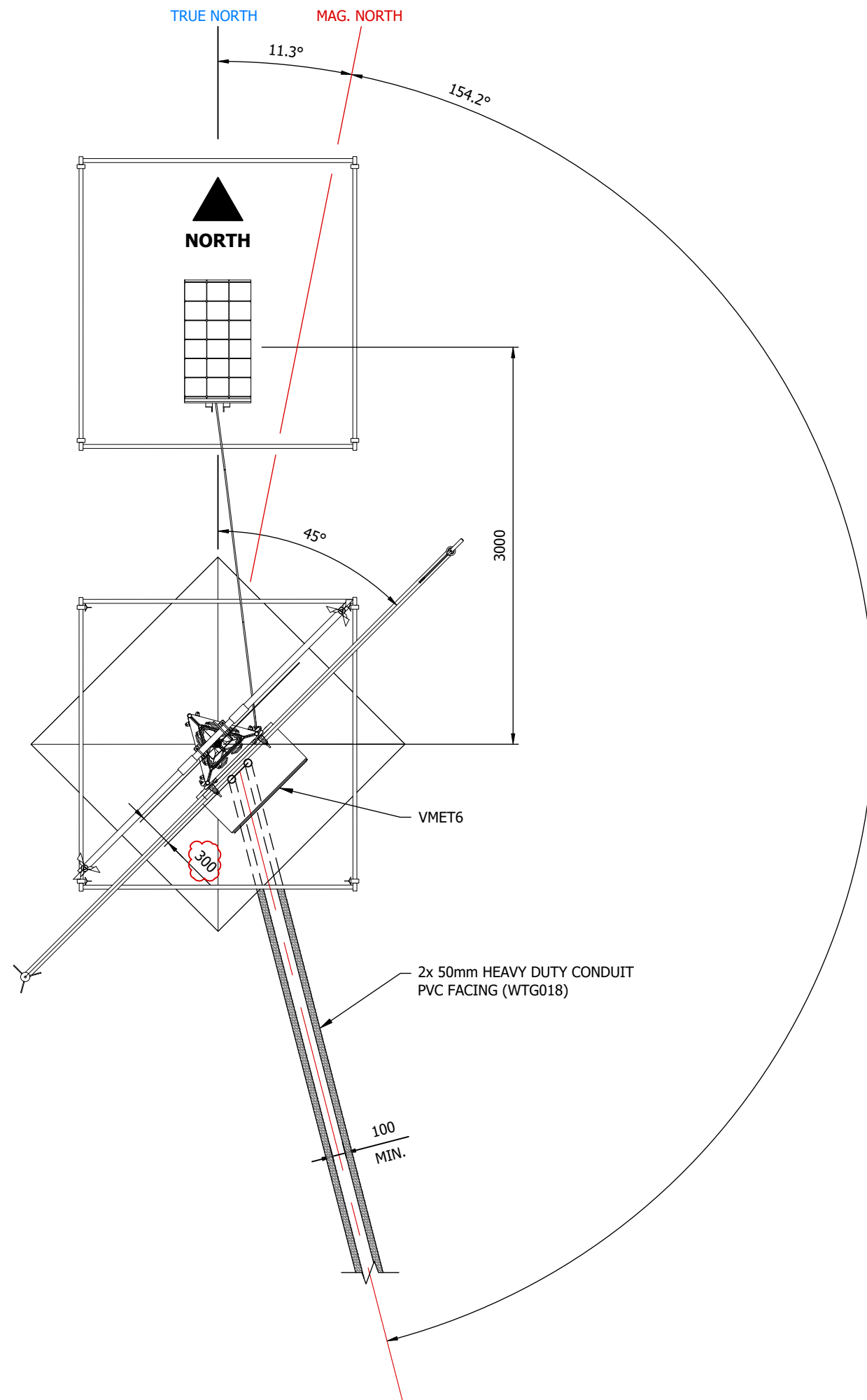
STATUS
FOR CONSTRUCTION

SCALE PLOTTED AT A3
AS SHOWN

THIRD ANGLE
PROJECTION

DRAWN CG	CHECKED DM	APPROVED HY	PROJ. MANAGER LG
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1 PLAN VIEW
S-12 MAST ARRANGMENT
SCALE 1:40

- NOTES
1. USE SPRING WASHERS WHERE REQUIRED.
 2. CHECK ALL FASTNERS ARE PROPERLY TIGHTENED.
 3. CLEAN ALL SURFACES BEFORE APPLYING REFLECTORS.

REV	DESCRIPTION	DATE
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02	REVISED SHEET 7 & 12	13/06/25
01	REVISED SHEET 6 & 7	11/06/25
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A Lighthouse Industries Company

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PERMANENTDEPLOYMENT

SHEET TITLE
VMET6 SOLAR ARRAY PLAN VIEW

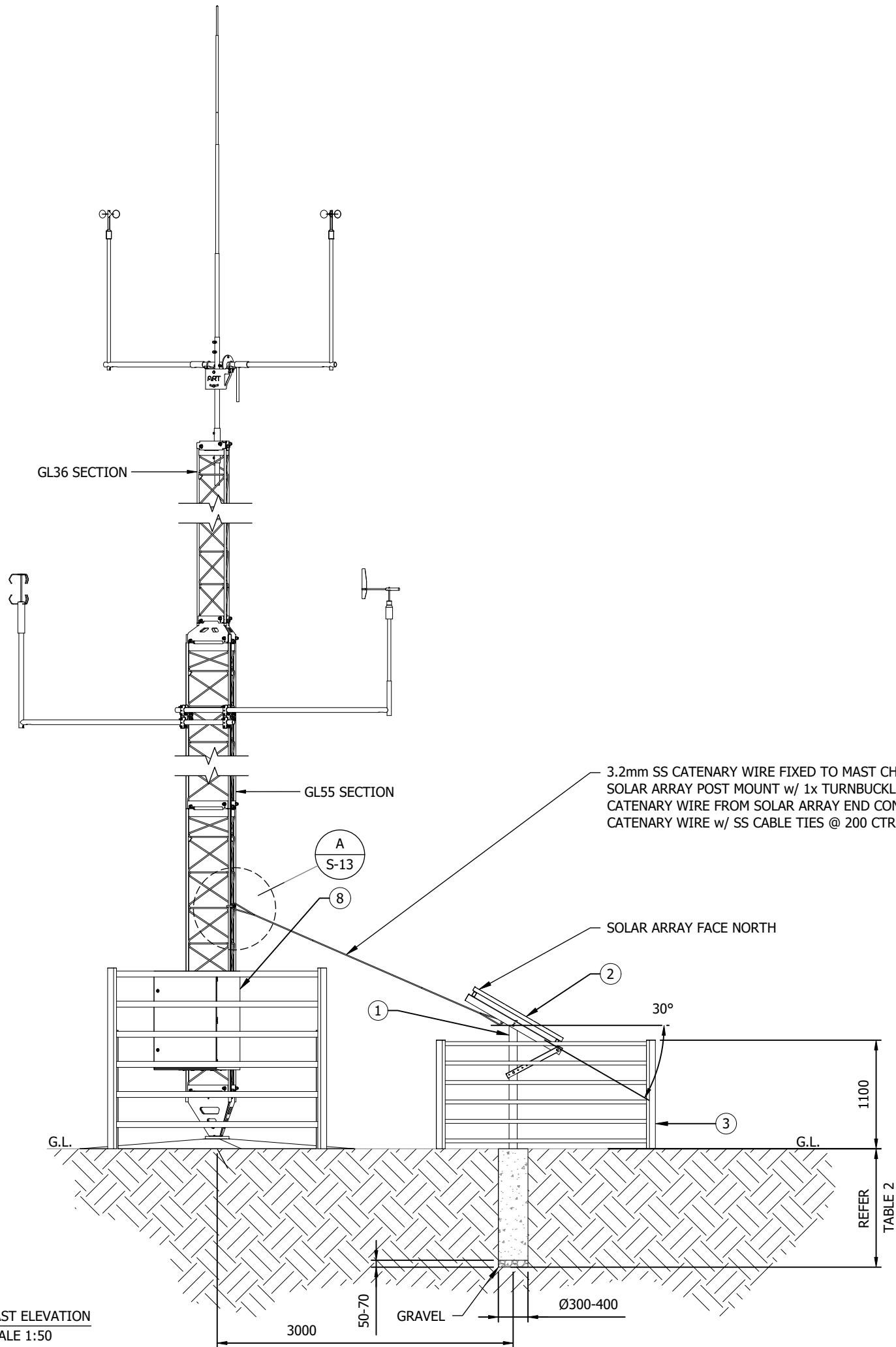
STATUS
FOR CONSTRUCTION

SCALE PLOTTED AT A3
AS SHOWN

THIRD ANGLE
PROJECTION

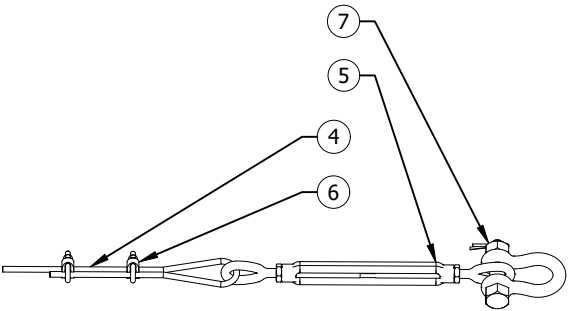
DRAWN CG	CHECKED DM	APPROVED HK	PROJ. MANAGER LG
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MATERIAL LIST (TABLE 1)		
ITEM No.	DESCRIPTION	QTY.
1	CLENERGY PV-EZRACK POSTMOUNT 1-A 2400L	1
2	SUN PEAK SPR 120W POLE-MOUNTED SOLAR MODULE	1
3	SHEEP RAIL FENCE GAL 60x30 RHS 1000x3100 PANELS	4
4	3.2mm MARINE GRADE SS WIRE ROPE 6m	1
5	10mm STAINLESS STEEL EYE AND EYE TURNBUCKLE	1
6	3mm 316 STAINLESS STEEL WIRE ROPE GRIPS	6
7	11mm BOW SHACKLE	2
8	VMET6	1

PV-EZRACK POSTMOUNT FOOTING (TABLE 2)					
	WIND REGION				
	REGION A	REGION B1	REGION B2	REGION C	REGION D
WIND REGINAL SPEED (m/s)	41	48	48	56	66
MAXIMUM TILT ANGLE (DEGREES)	60	60	20	20	10
SOIL TYPE	POST EMBEDDED IN CONCRETE PIER: 300mm DIAMETER CONCRETE PIERS MINIMUM DEPTH (mm)				
HARD OR DENSE SOIL	1000	1040	1070	1110	1150
VERY FIRM OR DENSE SOIL	1100	1130	1160	1210	1260
FIRM OR MEDIUM DENSE SOIL	1300	1350	1390	1430	1480
SOFT OR LOOSE SOIL	1600	1640	1680	1720	1760



A
S-13
DETAIL VIEW
MAST HIDDEN FOR CLARITY
SCALE 1:8

- NOTES
- REFER TO CLENERGY PV-EZRACK POSTMOUNT 1-A FOR INSTALLATION DETAILS & SPECIFICATIONS.
 - DETAILS & INFORMATION SHOWN ARE INDICATIVE ONLY.
 - SOLAR PANEL ANGLE SHALL BE SET FOR BEST AVERAGE PERFORMANCE THROUGHOUT THE YEAR. RECOMMENDED ANGLES SHOULD BE 30°

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PROJECT
PMMF
GPMM-01149M(NOM.)METMAST
GL55-36GUYEDLATTICEMAST
PERMANENTDEPLOYMENT

SHEET TITLE
VMET6 SOLAR ARRAY G.A.

STATUS
FOR CONSTRUCTION

SCALE PLOTTED AT A3
AS SHOWN

THIRD ANGLE
PROJECTION

DRAWN CG	CHECKED DM	APPROVED HK	PROJ. MANAGER LG
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DRAWING NUMBER ART-230370-SGA-0001	SHEET 13/13	ISSUE 03
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SCHEDULE OF SUBMISSIONS
PROPOSED METEOROLOGICAL MASTS – LOT 3744 7 LOT 3739 YERRAMULLAH ROAD, HILL RIVER

No.	Submitters details	Summary of Comments	Officer Response
1	Civil Aviation Safety Authority	Thank you for notifying CASA with regards to the construction of 6 Meteorological Masts (MMs) within the future Dinner Hill Wind Farm site in the Shire of Dandaragan and located specifically at Lots 3744 & 3739 Yerramullah Road, Hill River. From the information provided to CASA and with particular reference to the <i>“Development Application Permanent and Temporary Meteorological Mast - Re: Parron Maam Marang Farm Hill River”</i> report - prepared by SLR Consulting Australia Pty Ltd and dated 13 July 2026. CASA is not aware of any civil certified aerodrome in the vicinity of the proposed MM sites for which there would be an Obstacle Limitation Surface (OLS) that would require protection; therefore, it is outside CASA’s formal regulatory framework for aerodromes. The nearest identified certified aerodrome is Morawa Airport, approximately 143 km to the north northeast of the wind farm project site. CASA is also unaware of any unregulated aerodrome such as an ‘Aeroplane Landing Area’ (ALA) which is not published in the Aeronautical Information Publications (AIP) being within 2.5km of the proposed MM sites. Should there be an unregulated aerodrome within 2.5km of the proposed MM sites, the <i>CASA Advisory Circular 91-02 Guidelines for aeroplanes with MTOW not exceeding 5,700 kg - suitable places to take off and land</i>, makes recommendations with regard to enabling the safe take-off and landing of aircraft. Enquiries regarding whether there are any ALA’s in close proximity to the proposed MM sites, should be directed to the local council officers.	Noted. The approval has been conditioned to reflect CASA’s recommendations.

		From the information provided, the structure of the MMs are guyed mast structures with alternating markings for at least the top third of the mast; and recommended to have marker balls placed on the upper third of the outside guy wires to assist with their visibility to aircraft. Obstacle marking and lighting information can be found in chapter 8, section 8.110 and chapter 9, division 4 of <i>Part 139 (Aerodromes) - Manual of Standards</i>. A copy of these <i>Manual of Standards</i> is available from the following link: Part 139 (Aerodromes) Manual of Standards 2019 (legislation.gov.au). Given the MMs will be 149 m Above Ground Level (AGL) or approximately 406 m AHD (as indicated in the information provided) and the surrounding land use appearing to be mostly agricultural, CASA agrees to the above marking commitments, and will have no objection to the installation of steady medium intensity red obstacle lighting due to the potential for daytime low level aerial agricultural flying, and during poor light and/or dusk. Given the potential community impacts from the obstacle lighting during the hours of darkness, CASA would be satisfied with the installation of steady low intensity red obstacle lighting.	
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Community Emergency Services Manager Business Plan



Introduction

The Community Emergency Services Manager (CESM) Business Plan is agreed annually with workload priorities reviewed quarterly. The process to develop the Business Plan requires discussion and agreement between the Local Government Representative and the DFES Regional Superintendent. The Business Plan is approved locally by the DFES Regional Superintendent and the Local Government CEO .

Important:

Please refer to CESM Reference Manual for instruction on Business Plan Development

Priorities

The Business Plan allows for the identified outcomes to be prioritised. There are three priorities which provide flexibility for parties to assist with the management of workloads over the period of the Business Plan.

Priority 1	High
Priority 2	Medium
Priority 3	Low

Shire/City Details

Local Government Of Dandaragan & Coorow DFES Region of Midwest Gascoyne

This Business Plan between the Local Government of Dandaragan & Coorow and the Department of Fire and Emergency Services outlines key outcomes and deliverables for the Community Emergency Services Manager (CESM) position. The Business Plan is to be reported on half yearly and reviewed annually.

Strategic Intention 1: PREVENTION

To provide a range of prevention services to increase community awareness of hazards and involvement in minimising their impact.

Priority	Outcome	Strategy/Tasks	Whom	When	Performance Indicators
Priority 3 - Desired outcomes required as part of BAU.	Bushfire Risk Management Plan (BRMP) developed, endorsed and maintained for the Local Government as per State Hazard Plan - Fire	Develop / Maintain currency of BRMP - annual review by Local Government	LG, CESM and BRMO with input DFES	March Annually	Development then maintain the Bushfire Risk Management Plan for the LG
			BRPC during development	March Annually	BRMP endorsed by OBRM and approved by LG
			LG, CESM, BRMO & Regional Superintendent	March Annually	Bushfire Risk Management Plan for the LG is maintained
Priority 1 - Critical outcomes required as part of BAU.	Bushfire Risk Mitigation Planning	Bushfire management and mitigation programs developed for LG including Unallocated Crown Land (UCL) & Unmanaged Reserves (UMR) within town boundaries of LG	CESM to support BRMO with assistance from DFES	Ongoing	Bushfire Mitigating Plans and mitigation program in endorsed and in place.
		Engage & consult BFBs/DFES, DPaW & other stakeholders to assist with planning for mitigation activities (hazard reduction burns and other treatment options). Prioritise funding.	CESM to support BRMO with assistance from DO/AO	August	Ongoing development of UCL and UMR databases.
		Annual schedule of works developed based on risk and BRMP treatment schedule confirmed for budget estimates.	CESM with regional support	March Annually	Mitigation activities planned - annual treatment schedule developed. Annual reporting requirements met.
		Appropriate financial management processes used to engage required resources to undertake mitigation works in accordance with DFES and Local Government financial and contract management requirements.	CESM supported by region and LG	Ongoing	Annual budget identified and approved by LG
		Manage Mitigation Activity Fund (MAF) Submission on behalf of Local Government	CESM supported by region (and BRPC if available)	June	MAF submission approved and grant issued
Priority 2 - Achievable outcomes required as part of BAU.	Mitigation Program Implementation	Implement Bushfire Risk Management Practices for lands managed by LG (& including UCL/UMR).	LG, CESM, BRMO, DFES DO	Ongoing	Bushfire Risk Mitigation Plan implemented within the LG
		Annual schedule of works reviewed and databases updated on treatments completed	CESM, BRMO, DFES DO.	June	BRMS data updated
		Complete Mitigation Activity Fund (MAF Aquittal process)	CESM, BRMO (BRPC if available)	June	MAF Aquittal completed within timelines

Strategic Intention 1: PREVENTION

To provide a range of prevention services to increase community awareness of hazards and involvement in minimising their impact.

Priority	Outcome	Strategy/Tasks	Whom	When	Performance Indicators
Priority 2 - Achievable outcomes required as part of BAU.	Administration of relevant Regulations, Local By Laws, Policies and Procedures	Ensure compliance with relevant Acts, Regulations, SEMC Policies, Local By Laws are relevant procedures is maintained. •Monitor and implement required seasonal variations to the restricted and prohibited burning times (RBT & PBT). •Monitor and implement Harvest and Vehicle Movement Bans (HVMB) in accordance with Bush Fires Act 1954. •Coordinate Local Emergency Management Committee (LEMC) meetings, annual reporting and exercises in accordance with SEMP policy.	LG, CESM, BRMO, CBFCO & LEMC	Ongoing	Effective management of seasonal variations to the RBT & PBT that includes reporting. Effective implementation of HVMB process that includes annual reporting. Effective implementation and management of TFB applications process including annual reporting. LEMC quarterly meetings are scheduled and completed with relevant documentation. Completion of annual LEMS exercise(s). LEMC Annual Reporting completed.
		Complete annual review of Firebreak Notice and Bush Fire Information Booklet and other documentation that supports the administration of Regulations and local by laws.	LG, CESM, BRMO, CBFCO & LEMC President	May	Firebreak Notice and Bush Fire Information Booklet reviewed and updated as required.
Priority 2 - Achievable outcomes required as part of BAU.	Support Community Engagement and awareness programs as identified in BRMP or as developed for the Local Government	Implement community engagement and awareness programs	CESM (in collaboration with LG and DFES)	Ongoing	Support the implementation DFES and Local Government Community Engagement/Education/ Awareness programs in place across LG
		Coordinate the provision of public information & develop media contacts.	CESM (in collaboration with LG and DFES)	October Annually	Community engagement programs and campaigns reported annually.
Priority 3 - Desired outcomes required as part of BAU.	Land Use Planning	Provide advice to support the development of Bushfire Management Plans (BMP) for the Local Government	CESM	Ongoing	Inform quarterly reporting tool of actions taken
		Provide feedback on BMP's to Local Government Planners, DFES Land Use Planning Officer and stakeholders as required.	CESM/DO	Ongoing	

Strategic Intention 1: PREVENTION

To provide a range of prevention services to increase community awareness of hazards and involvement in minimising their impact.

Priority	Outcome	Strategy/Tasks	Whom	When	Performance Indicators
Priority 1 - Critical outcomes required as part of BAU.	Emergency Services Strategic Planning	Ensure effective strategic planning for Emergency Services for the Local Government.	CESM	Ongoing	Emergency Services management documents developed and reviewed.
		Support the maintenance and fault reporting processes of Fire Hydrants outside of Gazetted townsite areas	CESM, DFES, DO	Ongoing	Hydrant servicing log reviewed
		Prepare, review and update Local Government Bushfire Management Arrangements.	CESM BRMO DFES DO	October Annually	Review and update of LG Bushfire Management Arrangements completed and endorsed by LG
		Develop, review and update Brigade Response Plans.	CBFCO CAPTAINS FCOs CESM DFES DO	October Annually	Review and update of LG and Brigade response plans completed and distributed to Brigades.
		Provide input to annual review of Gazetted Fire Districts within the Local Government	Regional Superintendent and District Officer with input from CSM.	30 August Annually	Gazetted Fire District proposed changes reviewed and endorsed by Local Government.

Strategic Intention 2: PREPAREDNESS

To provide and maintain appropriate and adequate infrastructure, equipment, skilled personnel, plans and programs in preparation for emergencies. To support the community in its own preparations for emergencies.

Priority	Outcome	Strategy/Tasks	Whom	When	Performance Indicators
Priority 2 - Achievable outcomes required as part of BAU.	Volunteer Bush Fire Brigade Training Coordination	Training calendar established for Local Government to support the operational requirements of brigade members and LG	CESM & Regional TSO	Dec Annually	Implementation of a Local Government training calendar. Promotion of the training calendar.
		Training calendar reviewed to ensure that training delivered is aligned to requirements of the Brigades and the Local Government.	CESM & Regional TSO		Local Government Training Needs Analysis conducted and incorporated into local and regional training schedules.
		Develop and support network of local trainers and assessors	CESM		Network of local trainers and assessors developed and maintained to support Local Government training delivery requirements.
		Coordinate with the DFES Regional Training Support Officer to maintain training records in accordance with DFES standards and procedures including entry of training data.	CESM & Regional TSO		Training records for Local Government entered/maintained to required DFES standards.
		Promote all Local Government BFBs have the required level of training to be operationally effective.	CESM		Seek feedback annually from BFAC
Priority 1 - Critical outcomes required as part of BAU.	LGGS Operation and Capital Grants Management (BFS and SES where required)	Develop and submit annual LGGS Operations and Capital Grants on behalf of the Local Government	CESM & LG	March Annually	Operational and Capital grants submitted, administered and acquitted as per LGGS manual
		Administer annual ESL Operational and Capital Grants.			
Priority 3 - Desired outcomes required as part of BAU.	Administration of State Emergency Service (SES)	Provide effective liaison between Local Government, DFES DO and local SES Unit Leader to assist / provide operational & administrative support to unit.	CESM	Ongoing	Administrative support provided to SES units.
Priority 1 - Critical outcomes required as part of BAU.	Maintain Availability of Relocation Welfare Centres in the Local Government	Ensure that Relocation/Welfare Centres in the Local Government are maintained to a readiness standard.	CESM (with assistance Department of Communities and LG)	August Annually	Register of Relocation/Welfare Centres developed and maintained.
		Conduct an annual audit of current relocation/welfare centres as identified in Local Government LEMA's.		August Annually	Audit of Relocation/Welfare Centres conducted annually prior to commencement of Heightened Threat Period.
Priority 2 - Achievable outcomes required as part of BAU.	Maintenance of Emergency Coordination Centres (ECC) and Incident Control Centres (ICC) within Local Government	Audit and ensure readiness of ECC's & ICC's within Local Government as per Standard Operating Procedures.	CESM (with assistance DFES DO/AO)	October Annually	Centres operable as per SOP's & Local Emergency Management Arrangements. Audit of Relocation/Welfare Centres conducted annually prior to commencement of Heightened Threat Period. •Provide status reports to DFES region and Local Government.

Strategic Intention 2: PREPAREDNESS

To provide and maintain appropriate and adequate infrastructure, equipment, skilled personnel, plans and programs in preparation for emergencies. To support the community in its own preparations for emergencies.

Priority	Outcome	Strategy/Tasks	Whom	When	Performance Indicators
Priority 2 - Achievable outcomes required as part of BAU.	Support Key Bushfire Meetings & Committees (BFAC, ROAC, DOAC) & Brigade meetings.	Provide CESM reports to meetings on business plan deliverables where applicable - e.g. bushfire mitigation, training, LGGS, fleet and community engagement activities.	CESM	Quarterly	BFAC meetings coordinated quarterly with reporting requirements to align to LG council meeting cycles.
		Attend individual brigade meetings where applicable.		Quarterly	CESM reports to BFAC provided on works programs, LGGS, mitigation programs, training, BFS Operational Fleet and other administrative matters.
		Provide advice and feedback to council on BFAC matters when required.			
		Raise any contentious issues from meetings to DO for oversight and management.			
Priority 2 - Achievable outcomes required as part of BAU.	Local Emergency Management Committee	Attend LEMC meetings and provide advice as CESM.	CESM, supported by LG with assistance from DOEM / DEMA	Quarterly	Support Local Government compliance with SEMC Policy.
		Provides assistance and support to the LEMC as required. Involvement in reviews and updates of LEMA's as per SEMC policy requirements.		Annually	Calendar of LEMCs Scheduled
		Provide advice to Local Government for the development and / or updates to the Local Government LEMAs.		Annually	Develop and review annually Local Emergency Management Arrangements to meet SEMC policy requirements.
		Plan and establish exercise regime for LEMC		Annually	Calendar of Exercises for LEMC
		Provide advice and guidance to the Local Government on the establishment of Relocation Plans capable of relocating		Annually	LEMC annual business plan reviewed, updated and submitted.
Priority 2 - Achievable outcomes required as part of BAU.	Local Government Incident Management Capacity/Capability	Identify and coordinate IMT qualification and training requirements commensurate with Local Government responsibility.	CESM (with assistance CBFCO, DO and TSO)	November Annually	Develop matrix identifying current IMT capabilities. Identify qualification and capability gaps and future LG IMT requirements for bushfire on rural lands. Training and development requirements incorporated into a training plan.
		Develop and enhance Local Government IMT capacity and capability.			

Strategic Intention 2: PREPAREDNESS

To provide and maintain appropriate and adequate infrastructure, equipment, skilled personnel, plans and programs in preparation for emergencies. To support the community in its own preparations for emergencies.

Priority	Outcome	Strategy/Tasks	Whom	When	Performance Indicators
Please Select	Emergency Services Forums	Actively participate in local Emergency Services forums.	CESM	September/ May Annually	Local pre-season forums are conducted. Attend regional forums as required.
		Organise and facilitate pre/post season forums as required.			
		Participate in regional Emergency Services forums.			
		Attend other regional forums / meetings as required.			

Strategic Intention 3: RESPONSE

To ensure rapid and comprehensive response to emergencies, to contain and minimise the impact of hazards and to perform rescues. To support the community in its own response to emergencies.

Priority	Outcome	Strategy/Tasks	Whom	When	Performance Indicators
Priority 1 - Critical outcomes required as part of BAU.	Respond to Emergency Incidents.	Coordinate response to emergency incidents that impact on communities, infrastructure and assets within the Local Government jurisdiction.	CESM (in liaison with CBFCO and DFES)	Ongoing	Monitor mobilising within LG jurisdiction to ensure compliance with SOP's and local arrangements.
		Manage and monitor mobilising within the Local Government jurisdiction to ensure compliance with SOP and zone response arrangements where applicable.	CESM (in liaison with CBFCO and DFES)	Ongoing	Report on incidents attended, roles and hours as per LG Corporate Plan reporting requirements.
		Act as Local Govt representative on Incident Support Group, to ensure effective interface between IMT, ISG, LG and DFES ROC	CESM supported by DFES	Ongoing	Provide Support to and Involvement in IMT's and ISG's
Priority 1 - Critical outcomes required as part of BAU.	Respond to incidents in neighbouring Local Government when requested	Respond to incidents when requested	CESM	Ongoing	Effective involvement in adjoining LG incidents and support provided where necessary. Active involvement in IMT's for large incidents in adjoining LG jurisdictions. Active role on DFES Duty Rosters as on-call officer where applicable Support to RDC provided as required/requested.
		Provide IMT support as required at incidents.			
		Monitor incidents & support with resources as required.			
		Support DFES and other Local Governments as per Mutual Aid Agreement(s).			
Priority 1 - Critical outcomes required as part of BAU.	Management of Suspicious & Deliberately Fires	Encourage brigades to report suspicious & deliberately lit fires. Brigades to complete IRS.	CESM BFB's DFES WAPOL	Ongoing	Suspicious & deliberate fires are reported FIAU and WA Police Force. Suitable investigation undertaken
		DFES, DBCA & WAPOL reporting as required.	All		
Priority 2 - Achievable outcomes required as part of BAU.	Incident Reporting	Work with Local Government Brigades and Units to ensure incident reporting is completed within required reporting timeframes.	CESM	Ongoing	IRS reports are complete by Brigades within DFES reporting KPI's.
		Provide support to LG Brigades and Units.			IRS reports are complete by Brigades within DFES reporting KPI's.

Strategic Intention 4: RECOVERY

To assist the community, employees and volunteers affected by major emergencies to recover effectively and efficiently.

Priority	Outcome	Strategy/Tasks	Whom	When	Performance Indicators
Priority 1 - Critical outcomes required as part of BAU.	Management of Volunteer and Staff Health and Safety Including Mental Health	Appropriate support and counselling is provided to Local Government volunteers and staff as required following incidents.	CESM	Ongoing	Counselling and support services are made available to volunteers and staff post incidents. All safety incidents involving LG volunteers reported and investigated as per LG and DFES SOPs.
		Maintain familiarity and awareness with counselling and support services (local, DFES and state).			
		Identify support services that are available through Local Government.			
		Actively encourage, promote and facilitate BFB/SES volunteer and Local Government staff utilisation of support services.			
		All critical incidents involving volunteers, whereby there are serious injuries, trauma or fatalities to be reported to DFES (initially via DOSS).			
		Coordinate and facilitate timely incident investigation of safety incidents involving Local Government volunteers.			
Priority 2 - Achievable outcomes required as part of BAU.	Provide support to the Local Government Recovery Coordinator or recovery team.	Provide advice on the activation and implementation of the Local Government Recovery Plan.	CESM	Ongoing	Recovery plan reviewed and endorsed in line with LEMA review and endorsement.
		Recovery arrangements exercised through establishment of recovery coordinator/team and facilitated discussion exercise.	CESM & LG	Annually	Recovery arrangements exercised
		Monitor & review Recovery Plan with LEMC and Local Government.	CESM & LG	Annually	Recovery Plan currency for LG

Strategic Intention 5: SPECIAL PROJECTS

To assist local government and DFES with special projects that may impact on the community.

Priority	Outcome	Strategy/Tasks	Whom	When	Performance Indicators
Priority 2 - Achievable outcomes required as part of BAU.	Special Projects	As directed coordinate & manage special projects for 'DFES &/or the Local Government'	CESM, LG & DFES	Ongoing	Completion of special projects according to agreed timelines Completion of project reports including hours spent . Appropriate grant funding sourced
		Ensure effective coordination of allocated special projects.			
		Where available seek appropriate grant funding for special projects.			

6: ADMINISTRATION DUTIES

Priority	Outcome	Strategy/Tasks	Whom	When	Performance Indicators
Priority 1 - Essential outcomes or activities required to support outcomes identified in the MOU.	Update DFES Emergency Service Directory & contacts lists.	Develop & maintain a directory for emergency service contacts in liaison with DFES Region.	CESM	September Annually	Annual directory updates completed by deadline allocated by the Region.
Priority 1 - Essential outcomes or activities required to support outcomes identified in the MOU.	Maintain BFB Membership lists and contact details.	Audit and update existing BFB memberships and advise Region of any changes.	CESM	July Annually	BFB membership list accurate and up to date.
	Manage registration of new members	Register new memberships. Ensure that contact details for RMS are correct and accurate		Ongoing	Report provided on number of volunteers as per LG Corporate Plan.
Priority 1 - Essential outcomes or activities required to support outcomes identified in the MOU.	Local Government Grant Scheme (LGGS) - administration of Capital and Operational grant processes as per LGGS manual.	Coordinate annual LGGS submission for BFB & SES on behalf of the Local Government	CESM & LG	March Annually	LGGS operational and capital budgets developed/submitted annually.
		Ensure BFB/SES comply with LGGS administration requirements for capital and operational grants. LGGS budget acquittal complete.		Jan / Feb Annually	LG - Capability to Resource reviewed annually to support LGGS application.
				30th August Annually	LGGS accounts are within budget allocations and they are compliant and acquitted correctly.
Priority 1 - Essential outcomes or activities required to support outcomes identified in the MOU.	Management of Bush Fire Brigade fleet maintenance program.	Liaise with Local Government and assist with the co-ordination of maintenance of vehicles & equipment including communication systems.	CESM & LG	October Annually	Vehicle servicing records maintained in conjunction with the LG Fleet Manager.
Priority 1 - Essential outcomes or activities required to support outcomes identified in the MOU.	Management of Personal Protective Equipment	Develop and implement a system to coordinate the maintenance for the Local Government BFBs to manage all PPE and equipment.	CESM	November Annually	PPE database established, implemented and maintained.
Priority 1 - Essential outcomes or activities required to support outcomes identified in the MOU.	Inform Local Government of bushfire management strategies and expenditure.	Implement a framework that enables reporting to Local Government on bushfire risk management strategies and expenditure.	CESM	March Annually	Reports provided to Local Government on request or as required.
Priority 1 - Essential outcomes or activities required to support outcomes identified in the MOU.	Assist DFES Region in the Provision and Delivery of training courses.	Provision of assistance to DFES Region in delivery of training courses in line with Local Government requirements and training resource kit allocation including Skills Maintenance.	CESM	March to November	Assistance provided to DFES Region in provision of Regional Training Courses.

6: ADMINISTRATION DUTIES

Priority	Outcome	Strategy/Tasks	Whom	When	Performance Indicators
Priority 1 - Essential outcomes or activities required to support outcomes identified in the MOU.	Attend DFES Region Staff Meetings	Attend DFES Region staff meetings as required.	CESM	As required Quarterly	Provide LG representation at DFES Regional staff meetings.
		Provide CESM activity report.			Provide CESM activity report on behalf of LG.
Priority 1 - Essential outcomes or activities required to support outcomes identified in the MOU.	Attend DFES and other Emergency Management Forums as Part of Personal Development	Attendance at DFES and other emergency management forums for personal and Local Government development opportunities.	CESM	Annually	Report on attendance at DFES and other emergency management forums for personal and LG development opportunities.
Priority 1 - Essential outcomes or activities required to support outcomes identified in the MOU.	CESM Business Plan Reporting	Complete quarterly report on CESM Business Plan Reporting Tool.	CESM	Quarterly	CESM business plan reporting tool completed and reviewed quarterly with DFES.

Strategic Intention 6: PERSONAL DEVELOPMENT

Priority	Outcome	Strategy/Tasks	Whom	When	Performance Indicators
Priority 1 - Essential outcomes or activities required to support outcomes identified in the MOU.	Individual Training and Development Plan	Individual Training and Development Plan to be developed and approved by Local Government and DFES Region. Plan to detail Training and Development aligned to CESM pathway and include:	CESM, DFES , LG	Bi-Annually	- Individual Training and Development Plan developed, approved and implemented by LG and DFES Region. - Training and Development plan reviewed Bi-annually. Development opportunity provided up to 6 weeks per annum
		- Administration - Financial management and reporting - Training delivery and coordination - Identified AIMS positions - Emergency management training - Opportunities provided for CESM to act in AO Rural positions where appropriate			
Priority 1 - Essential outcomes or activities required to support outcomes identified in the MOU.	Individual My Path review	CESM/DO/Local Government to complete review Bi-annually	CESM LG, DFES, DO	Bi-Annually	Review to be conducted Bi-annually LG & DFES.

Strategic Intention 7: SUCCESSION PLANNING

Develop future leaders for the Local Government/DFES to fulfil the role of CESM during leave periods, acting opportunities and vacancy periods.

Priority	Outcome	Strategy/Tasks	Whom	When	Performance Indicators
Priority 1 - Essential outcomes or activities required to support outcomes identified in the MOU.	Succession Planning	Where possible, provide opportunities for development through acting opportunities in CESM role during periods of extended leave	CESM, LG & DFES	Ongoing	Opportunities provided for development opportunities acting into CESM position.



Business plan between DFES and the Local Government of Dandaragan & Coorow

Date of effect: _____ To _____

SUPERINTENDENT DFES Midwest Gascoyne Region		
	<i>Signature</i>	<i>Date</i>

CHIEF EXECUTIVE OFFICER Local Government of Dandaragan & Coorow		
	<i>Signature</i>	<i>Date</i>

MEMORANDUM OF UNDERSTANDING*(Non-Binding)*

BETWEEN

Department of Fire and Emergency Services

ABN: 39 563 851 304

20 Stockton Bend

Cockburn Central WA 6164

AND

Shire of Dandaragan

ABN: 94 227 602 040

69 Bashford Street

Jurien Bay WA 6516

AND

Shire of Coorow

ABN: 98 727 377 894

22-26 Main Street Coorow

Coorow WA 6515

FOR

**The Provision of a Local Government Employed Community
Emergency Services Manager (CESM)**

DFES File Reference	2026/1685
Shire of Dandaragan File Reference	
Shire of Coorow File Reference	

1. DEFINITIONS

AIIMS	<i>Australasian Inter-Service Incident Management System, a framework used to support the management of emergency incidents.</i>
Availability Allowance	A payment fully funded by DFES for a CESM to remain contactable, but not necessarily immediately available, outside the employee's normal hours of duty to be available for recall to duty for incident related matters by DFES RDC / MOC.
BF Act	<i>Bush Fires Act 1954 (WA)</i>
BFCO	Bush Fire Control Officer
CEO	Chief Executive Officer
CESM	Community Emergency Services Manager
COMCEN	DFES Communications (000 call) Centre
DFES	Department of Fire and Emergency Services
DFES MOC	DFES Metropolitan Operations Centre
DFES MDC	DFES Metro Duty Coordinator
DFES RDC	DFES Regional Duty Coordinator
Emergency Management	The provision of Prevention, Preparedness, Response and Recovery functions in order to provide a comprehensive approach to emergency services within the City/Shire.
LGGS	Local Government Grants Scheme
MOU	Memorandum of Understanding
On call Allowance	A payment fully funded by DFES for the CESM to be immediately contactable outside the employee's normal hours of duty in case of a call out requiring an immediate return to duty by DFES RDC / MOC.
Party/Parties	DFES and the Shires
SAP	Standard Administrative Procedure
Shires	The Shire's of Dandaragan & Coorow
WAFS EBA	Western Australian Fire Service Enterprise Bargaining Agreement 2023 (as amended)

2. BACKGROUND AND PURPOSE

2.1 The Parties commit to a collaborative approach in the delivery of fire and emergency management functions to the Shires, ensuring alignment with DFES best practice, relevant legislation *and the principles of prevention, preparedness, response and recovery (PPRR)*.

2.2 This MOU:

- sets out the respective roles and responsibilities of the Parties in relation to the employment and management of a CESM for the Shires.
- outlines the commitments and undertakings of both Parties to support the CESM role and achieve effective outcomes for the community.
- is not intended to create legally binding or enforceable obligations between the Parties; it is instead intended as a framework for cooperation and shared understanding between the Parties.

3. MOU OBJECTIVES

3.1 To establish specific responsibilities of the Parties with respect to the delivery of emergency services within the Shires, in particular to:

- deliver coordinated prevention programs to reduce the incidence and impact of emergencies, thereby improving the level of safety and resilience in the community.
- operate to a consistent set of protocols, procedures and equipment standards.
- provide efficient systems of communication between DFES, the Shire and partner agencies to improve service delivery outcomes.
- promote and support volunteer arrangements that combine the spirit of volunteerism to attract, strengthen and retain members.
- provide and/or coordinate the level of training required to ensure volunteers and staff are competent and capable to respond to the risk level and complexity of emergencies to which they may be required to respond to.
- develop and maintain a partnership that will see a best practice approach to emergency service delivery implemented between the Shires and DFES.
- enhance local community ownership of fire prevention and preparedness programs and activities.

4. ACKNOWLEDGMENTS AND UNDERTAKINGS BY DFES

4.1 DFES will deliver the following services:

- **Prevention:** The development and provision of community safety programs and services, to the Shire's staff and emergency service volunteers as required and mutually agreed. Programs and services include (but are not limited to) Bushfire Ready, Juvenile and Family Fire Awareness Program, Education programs such as Home Fire safety school visits, Firewise Gardening, Burn SMART, Storm Safety and Flood, tsunamis, cyclone and earthquake hazard awareness.
- **Preparedness:** DFES will support the training and development of volunteers and staff in partnership with the DFES volunteer training network. Training will be aligned to the evolving risk environment faced by the emergency services and available resources, ensuring personnel are competent and capable to perform their roles safely and effectively. Access will also be provided to specialist and advanced courses that support progression into increased roles and responsibilities.
- **Response:** DFES will assist with the day-to-day incidents through the COMCEN and DFES regional office. When requested by the Shires and agreed by DFES, management, coordination, support and operational leadership will be provided at fire and emergency incidents in accordance with AIIMS and relevant State Hazard Plans.
- **Recovery:** DFES will provide strategic advice and support to the Shires in the development and implementation of recovery management arrangement, in line with *Emergency Management Act 2005* and the *State Emergency Management Policy and Procedures*. DFES will assist the Shires to build local capability and resilience by sharing expertise, lessons learned and resources as appropriate.
- **Management and Administration:** DFES will provide day-to-day and strategic management support to the Shires, including the setting and maintenance of vehicle and equipment standards, guidance on LGGS budgeting and compliance, standards of operation, assistance with the coordination of rosters, brigade training maintenance and records, community liaison and facilitation of administrative processes such as incident reporting, activity statements and other required returns.

4.2 DFES will provide strategic advice and access to programs and/or services in order to support services delivered by the Shires.

5. ACKNOWLEDGMENTS AND UNDERTAKINGS BY THE SHIRE

5.1 The Shires will deliver the following services:

- **Prevention:** The Shires will administer and enforce the appropriate fire prevention provisions of the BF Act while also promoting and participating in community safety programs in consultation with DFES.
- **Preparedness:** The Shires will, through their staff, infrastructure and resources, support the emergency services preparedness programs developed and implemented by DFES. The Shires will also ensure that their bush fire brigade volunteers are trained to the appropriate competency levels.
- **Response:** The Shires will respond to day-to-day incidents through the turnout of their Bush Fire Brigades and provide support to DFES controlled incidents, including access to volunteers, appliances and other resources when requested by the Incident Controller.
- **Recovery:** The Shires will undertake recovery activities in accordance with its responsibilities under the *Emergency Management Act 2005*.
- **Management and Administration:** The Shires will provide leadership and support to the development and management of their community emergency management arrangements, including giving the CESM appropriate access to the Shires systems, resources and financial processes as agreed between the parties.

5.2 The Shires will appoint the CESM as a BFCO in accordance with section 38 of the BF Act.

5.3 The Shires will develop and maintain their emergency services operating and capital budget, to ensure sufficient funds are requested through the LGGS funding process to maintain emergency services buildings, appliances and associated infrastructure.

5.4 The Shires will ensure appropriate allocation of funds in their annual budget to meet the costs of the CESM arrangement, as outlined in [Attachment 1– Indicative Cost Sharing Arrangement between DFES and the Shires](#).

5.5 The Shires will apply to the Department of Transport and Major Infrastructure for designation of the CESM vehicle as an Emergency Vehicle Status (EVS)¹ and shall be responsible for ensuring full and continuing compliance with all statutory and regulatory requirements associated with such designation.

5.6 The Shires may amend any applicable local laws to reflect the arrangements set out in this MOU.

¹ Form E178A: <https://www.transport.wa.gov.au/licensing/licensing-resources/licensing-forms>

6. CONDITIONS OF EMPLOYMENT

- 6.1 The CESM will be employed under the terms and conditions of the relevant award local government industry award 2020 industrial agreement by the Shire of Dandaragan and in accordance with their employment contract and Job Description Form. Any special allowances applicable to the role will be paid in accordance with this MOU.
- 6.2. The CESM's hours of duty will be outlined in their employment contract. The CESM is expected to manage their own time and will be required to work some weekends and nights, as necessary to fulfill the functions of the role.
- 6.3 The CESM will operate under the joint supervision of a designated DFES District Officer South and the Shire's Chief Executive Officer. Any disputes or inconsistencies between the two parties will be managed in accordance with the dispute resolution procedure outlined in clause 11 of this MOU.
- 6.4 The CESM's uniform will be consistent with DFES SAP1.03.D – Dress Standards, including the DFES arm patch and the appropriate epaulettes representative of a Local Government-employed CESM.
- 6.5 Overtime for attendance at DFES controlled operational incidents and for other authorised DFES matters will be approved by the DFES RDC / MOC and reimbursed to the Shires upon invoicing. Overtime for authorised attendance at Shire controlled operational incidents and for any other authorised Shire matters will be approved by the appointed Shire Officer and paid by the Shire. All overtime will be paid in accordance with the relevant Enterprise Agreement. Where the CESM looks after multiple local government areas, the Shire that authorises the attendance warranting overtime will pay the overtime in full.
- 6.6 Availability allowance will be fully funded by DFES at Station Officer L2 classification (as per the WAFS EBA).
- 6.7 On call allowance, where authorised by the DFES RDC / MOC, will be fully funded by DFES. On call allowance will be paid at the Station Officer L2 classification (as per the WAFS EBA).
- 6.8 Performance management of the CESM will be led by the Shire of Dandaragan Chief Executive Officer (CEO) in accordance with the Shire's employment policies and procedures. The DFES District Officer South and the Shire of Dandaragan CEO will jointly complete an annual performance review against the agreed CESM Business Plan. CESM professional development will be consistent with the DFES CESM Pathway and associated training programs.
- 6.9 The vehicle provided for CESM use will be by agreement between the Shires and DFES, within specifications of [Attachment 2: CESM Vehicle Specifications](#). The CESM will have commuting use, home garaging rights and private use within the Midwest Gascoyne DFES Region while on call. Vehicle access will not be permitted during periods of leave. Any vehicle configurations above the specifications outlined in [Attachment 2: CESM Vehicle Specifications](#) will be funded by the Shire. The vehicle is to be replaced on or before its 5-year anniversary, to ensure modern safety standards are being met, preserve mechanical reliability, and retained value.

- 6.10 The CESM will undertake operational duties as required, including supporting the DFES RDC / MOC and being placed on the DFES State Duty Roster.

7. FINANCIAL PROVISIONS²

- 7.1 The costs associated with this CESM arrangement will be shared between DFES and the Shire of Dandaragan & Shire of Coorow, with DFES contributing 50% and the Shires contributing 50 %, unless otherwise specified in [Attachment 1: Indicative CESM Cost Sharing Arrangement between DFES and the Shire's of Dandaragan & Coorow](#)
- 7.2 The CESM arrangement funded by DFES and the Shire is based on the local government rates assessment revenue at the time of MOU development or renewal (see Table 1).

Table 1: Determination of CESM funding ratio

LG RATES ASSESSMENT \$	DFES	LOCAL GOVERNMENT	ESL CATEGORIES
0 – 3,000,000	70%	30%	4 & 5
3,000,001 – 10,000,000	60%	40%	4 & 5
10,000,001 – upwards	50%	50%	3, 4 & 5

Note: Where a CESM arrangement involves multiple local governments, the combined rate assessment value is to be utilised to determine funding ratio.

8. HUMAN RESOURCE ARRANGEMENTS

- 8.1 The selection process for the CESM position will be led by the Shire, with DFES providing support and participation in recruitment and selection process.
- 8.2 The CESM business plan must be approved by DFES and Shires' CEOs, and must prioritise local government emergency management obligations, local risk profiles, brigade support needs, Council-adopted plans and approved budget capacity.
- 8.3 The Shires will provide office facilities, equipment and administrative support for the CESM at each location to enable the CESM to perform their duties effectively. The Shires' acknowledge that the CESM will be based primarily at the Shire of Dandaragan, and the Shire of Coorow will support fatigue management, safe travel, service continuity and reasonable access for the CESM by providing appropriate accommodation, costs toward accommodation or other practical support when required to work in or attend the Coorow district. Such arrangements will be agreed between the Shires in advance where practicable."
- 8.4 The CESM will be released through discussion with the Shires to act in DFES operational positions when successful through expression of interest, or as required, to develop additional skills and experience. Release duration should not exceed eight weeks per annum unless otherwise agreed.

² Note: all cost sharing amounts within this MOU are exclusive of GST.

9. REPORTING

- 9.1 The Shires CEOs and the DFES Midwest Gascoyne Superintendent will jointly set the targets, outcomes and performance measures to be achieved through the CESM business plan.
- 9.2 The CESM is required to complete the reporting tool in the business plan on a quarterly basis to record progress against the agreed targets and outcomes.
- 9.3 The DFES District Officer South will meet with the CESM every quarter to review and discuss the completed reporting tool, provide guidance and ensure that all outcomes and targets in the business plan are being achieved.

10. DURATION AND AMENDMENTS

- 10.1 This MOU will commence on the date of the last signature at clause 15 and will remain in effect for three years with an option to extend for a further three years by mutual agreement of all parties.
- 10.2 This MOU may only be amended, varied or modified by written agreement between the parties.

11. DISPUTE RESOLUTION

- 11.1 The parties will make every reasonable effort to resolve any dispute arising under this MOU locally, through direct discussion, conference and negotiation, as quickly as practicable.
- 11.2 Where a dispute notice is issued by either party, the parties will confer and negotiate within 7 days of receiving the notice, with the aim of reaching a timely resolution.
- 11.3 If the matter cannot be resolved by negotiation then the matter of dispute will be conferred, deliberated and resolved by the FES Commissioner (or a nominated delegate) and the Shires CEO (or a nominated delegate).

12. TERMINATION

- 12.1 This MOU may be terminated by:
 - a) mutual agreement of all parties in writing at any time; or
 - b) either party providing three months' written notice to the other party.

13. NOTICES

- 13.1 Notices or other communications by each party to each other and under this MOU must, unless otherwise notified in writing, be addressed and forwarded as follows:

DFES	Shire of Dandaragan
FES Commissioner Department of Fire and Emergency Services PO Box P1174 PERTH WA 6844 DFES@dfes.wa.gov.au	Chief Executive Officer Shire of Dandaragan Po Box 676 Jurien bay 6516 reception@Dandaragan.wa.gov.au
Shire of Coorow	
Chief Executive Officer Shire of Coorow PO Box 42 Coorow WA 6515 admin@Coorow.wa.gov.au	

14. ASCENDANCY OF LEGISLATION

- 14.1 The parties acknowledge that all relevant legislation applicable in Western Australia, including subsidiary legislation, will prevail over this MOU to the extent of any inconsistency.

15. SIGNATORIES

SIGNED for and on behalf of the **Department of Fire and Emergency Services** by:

DARREN KLEMM AFSM DATE:
COMMISSIONER

SIGNED for and on behalf of Shire of Dandaragan by:

BRENT BAILEY DATE:
CHIEF EXECUTIVE OFFICER

SIGNED for and on behalf Shire of Coorow by:

MIA MAXFEILD DATE:
CHIEF EXECUTIVE OFFICER

CESM VEHICLE SPECIFICATIONS

- 4 x 4 Dual Cab Utility
- Recommended DFES POD style (*lockable*) or to a similar design standard
- Air Conditioning
- Window tinting
- Roobar
- Spotlights
- Towbar
- WAERN Radio
- Automated Vehicle Locator (AVL)
- Mobile phone car kit with high gain antennae
- Emergency beacons and siren to DFES standards
- Emergency striping to DFES standards
- DFES and Local Government logos

Vehicle Disposal Requirement

All DFES branding must be fully removed prior to disposal.

All Local Government (LG) logos must also be removed before the vehicle is transferred, sold, or otherwise disposed of.

LG to ensure Emergency Vehicle Status no longer applied to vehicle prior to disposal.

Removal includes decals, paintwork, signage, and any identifying marks that could imply the vehicle is still an operational government or emergency service asset.

3.4 PRICE INFORMATION

Tenderers **must** complete the following “Price Schedule”. Before completing the Price Schedule, Tenderers should ensure they have read the entire Request.

3.4.1 Discounts

Are you prepared to allow a discount for prompt settlement of accounts?	Yes / No	
If you are offering different discounts for different periods, or other discounts such as volume discounts, detail them in an attachment labelled “Discounts”.	“Discounts”	Tick if attached ☐

3.4.2 Price Basis

Are you prepared to offer a fixed price?	Yes / No	
If No, please indicate how your proposed price adjustment mechanism differs from the one outlined above. Supply details and label it “Price Adjustment Mechanism”.	“Price Adjustment Mechanism”	Tick if attached ☒

3.4.3 Price Schedule

3.4.3.1 Kerbside Refuse Collection Service (weekly)

The Shire of Dandaragan offers no guarantee for the number of MGB's to be collected.

The following rate per MGB unit should be calculated on an eighty-four (84) month contract for the provision of a weekly refuse collection service.

Item Description	Rate per MGB Pickup	Number of Bins	Price Tendered (ex GST) PA	GST Component PA	Price Tendered (inc GST) PA
Weekly 240L MGB refuse collection	\$1.67	Estimated 2,585	\$204,074.00	\$20,407.40	\$224,481.40
Weekly 140L MGB refuse collection	\$1.67	Estimated 10	\$789.45	\$78.95	\$868.40
Weekly street bin 240L MGB collection (Estimated 25% of bins are locked/contained)	\$4.07	120	\$23,088.00	\$2,308.80	\$25,396.80

The tenderer will be asked to breakdown the price of street bin collection, with the cost of collection and the bin surround charges to be separated to allow for cost transparency of advertising bins compared to normal MGB.

3.4.3.2 Kerbside Recycling Collection Service (fortnightly)

The Shire of Dandaragan offers no guarantee for the number of MGB's to be collected.

The following rate per MGB unit should be calculated on a eighty four (84) month contract for the provision of a fortnightly recycling collection service.

Conforming Price Schedule

Item Description	Rate per MGB Pickup	Number of Bins	Price Tendered (ex GST) PA	GST Component PA	Price Tendered (inc GST) PA
Fortnightly 240L MGB recycling collection	\$3.31	Estimated 2,500	\$195,590.91	\$19,559.09	\$215,150.00

Alternative Price Schedule – Separate Recycling Processing Fee

Item Description	Rate	Number	Price Tendered (ex GST) PA	GST Component PA	Price Tendered (inc GST) PA
Fortnightly 240L MGB recycling collection (excluding recycling processing fees)	\$2.66 / MGB pickup	Estimated 2,500	\$157,181.82	\$15,718.18	\$172,900.00
Recycling Processing fees*	\$124.30 per tonne	Estimated 337 tonne pa	\$38,081.00	\$3,808.10	\$41,889.10

***Note 1: Recycling Processing Fees are subject to a six-monthly review and can increase or decrease accordingly. For a detailed explanation on this please see Attachment 9 – Provision of a Recycling Service.**

3.4.3.3 Bulk Waste Handling (Skip Bin Service)

The Shire of Dandaragan offers no guarantee for the number of skip bins to be collected.

The following rate per Skip unit should be calculated on an eighty-four (84) month contract for the provision of a variable weekly, fortnightly and monthly Skip Bin collection service.

Conforming Price Schedule

Item Description	Rate per Skip Pickup	Number of Bins	Price Tendered (ex GST)	GST Component	Price Tendered (inc GST)
Skip collection (per scope)	\$308.00	10-20	\$280.00	\$28.00	\$308.00 per bin

Alternative Price Schedule – Additional Options for Regular Bulk Waste Services

We are offering an Alternative Price Schedule to better reflect the different service provision requirements for the bulk waste services. In some instances, bins will need to be mobilised to an area only at certain times throughout the year whereas other bins are permanently located and require regular servicing. We have also added the three transfer station sites, which form part of the current contracted work.

Item Description	Rate per Skip Pickup	Number of Bins (Estimated)	Price Tendered (ex GST)	GST Component	Price Tendered (inc GST)
Bulk waste collection	\$121.00	10-20	\$110.00	\$11.00	\$121.00 per bin
Delivery & removal fee	\$187.00	Per bin	\$170.00	\$17.00	\$187.00 per bin
Servicing of Cervantes Transfer Station (15m ³ skip bin)	\$462.00	2 bins/week	\$43,680.00	\$4,368.00	\$48,048.00 PA
Servicing of Badgingarra Transfer Station (frontlift bins)	\$121.00	3 bins/week	\$17,160.00	\$1,716.00	\$18,876.00 PA
Servicing of Dandaragan Transfer Station (frontlift bins)	\$121.00	3 bins/week	\$17,160.00	\$1,716.00	\$18,876.00 PA
Sandy Cape (frontlift bins)	\$82.50	10 bins/week	\$39,000.00	\$3,900.00	\$42,900.00 PA

Tender Evaluation Scoring Template (Qualitative Criteria)

Tender: 02-2026 Kerbside Waste Services

Tenderer: Avon Waste

Evaluators:

- Brent Bailey
- Brad Pepper
- Will Miller
- Eilish Collinson

Date: 4 August 2026

Scoring Matrix

Criterion	Weight	Score	Comments / Justification	Evidence Referenced
Experience & Demonstrated Understanding	15	15/15	Consider LG waste experience, understanding of scope, history of similar contracts, references.	• Existing contractor since 2004 • Services 38 Councils • Strong references and proven performance
Tenderer's Resources	15	14/15	Assess personnel, fleet, depot, contingency arrangements, local resources and mobilization.	• Existing Jurien Bay depot • Local staff and housing • Existing relationships with service and supply businesses • Limited references of vehicle contingencies
Provision of Recycling Service	10	10/10	Assess recycling capability, equipment, processing arrangements and demonstrated experience.	• Price matrix clearly outlines recycling handling levies • Strong references and proven performance
Provision of Bulk Waste Skip Bin Service	10	10/10	Assess skip bin fleet, servicing capability, logistics and resources.	• Proven service capability • Ability to service commercial customers • Established resources and infrastructure
TOTAL QUALITATIVE SCORE	50	49/50	Exceptional local and statewide track record from a well established business.	

Suggested Scoring Guide

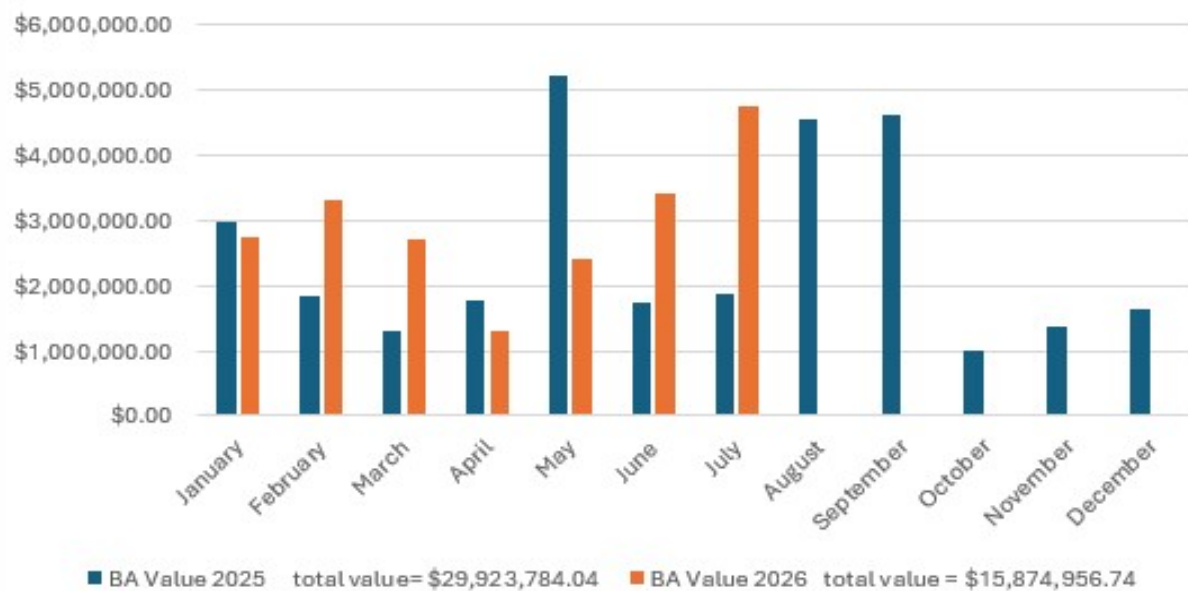
Score Range	Description
100%	Exceptional response that exceeds the criterion with comprehensive evidence and no material weaknesses.
90–99%	Excellent response meeting all requirements with only minor opportunities for improvement.
75–89%	Good response meeting the criterion but with some gaps or limited supporting evidence.
50–74%	Adequate response meeting minimum requirements but with notable weaknesses.
<50%	Poor response or insufficient evidence.

DEVELOPMENT SERVICES SUMMARY OF DECISIONS JULY 2026

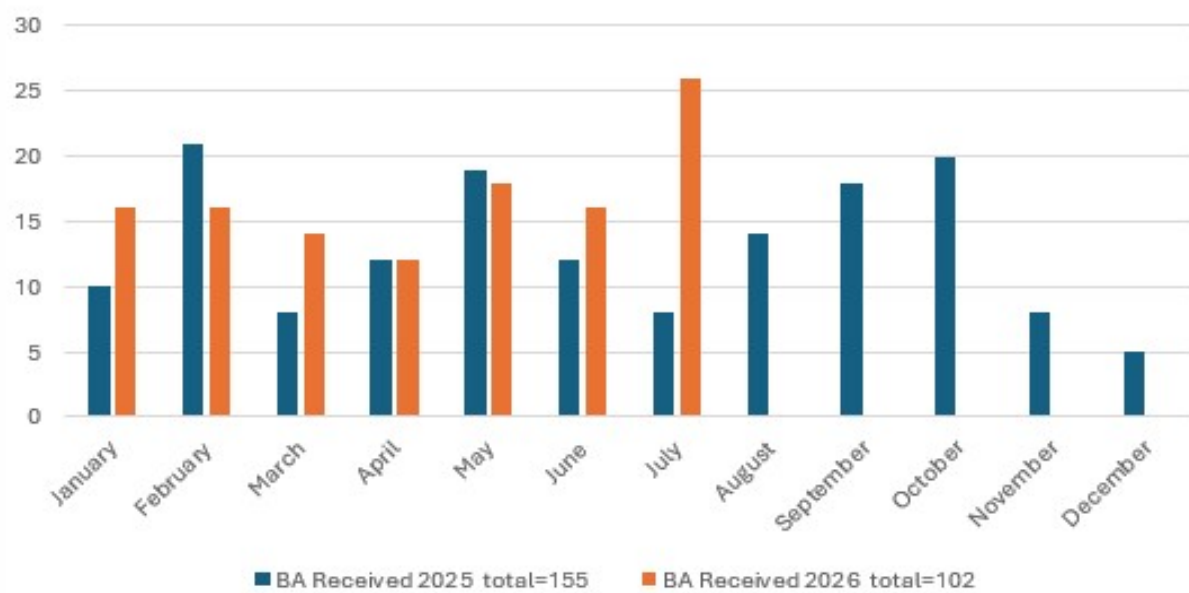
APPLICATIONS DETERMINED - BUILDING

No.	DELEGATION	ADDRESS	PROPOSAL	ASSESSMENT REFERENCE	DECISION	PERSON AUTHORISED	COMMENT
1	Delegated	Lot 1 (50) Catalonia Street, Cervantes	Demolition Permit	BA64/2026	Approved	Principal Building Surveyor	Nil
2	Delegated	Lot 4 (21) Limestone Way, Jurien Bay	Outbuilding	BA113/26	Approved	Principal Building Surveyor	Nil
3	Delegated	Lot 159 (5) Favorite Close, Jurien	Dwelling	BA121/26	Approved	Principal Building Surveyor	Nil
4	Delegated	Lot 1206 (13) Figtree Way, Jurien Bay	Outbuilding	BA106/26	Approved	Principal Building Surveyor	Nil
5	Delegated	Lot 729 (26) Dryandra Boulevard, Jurien Bay	Outbuilding	BA114/26	Approved	Principal Building Surveyor	Nil
6	Delegated	Lot 133 (3) Coubrough Place, Jurien Bay	Carport	BA115/26	Approved	Principal Building Surveyor	Nil
7	Delegated	Lot 475 (18) Bettong Avenue, Jurien Bay	Dwelling	BA112/26	Approved	Principal Building Surveyor	Nil
8	Delegated	Lot 119 (446) Canover Road, Jurien Bay	Conversion Class 10a to 1a	BA101/26	Approved	Principal Building Surveyor	Nil
9	Delegated	Lot 1068 (36) Clifton Avenue, Jurien Bay	Single Dwelling	BA105/26	Approved	Principal Building Surveyor	Nil
10	Delegated	Lot 23 (3) Almeria Street, Cervantes	Dwelling	BA82/26	Approved	Principal Building Surveyor	Nil
11	Delegated	Lot 3 (23) Limestone Way, Jurien Bay	Outbuilding	BA92/26	Approved	Principal Building Surveyor	Nil
12	Delegated	Lot 4 (7) Tarragona Loop, cervantes	Carport	BA110/26	Approved	Principal Building Surveyor	Nil
13	Delegated	Lot 684 (4) Castilla Way, Cervantes	Verandah	BA78/26	Approved	Principal Building Surveyor	Nil
14	Delegated	Lot 880 (5) Prevelly Way, Jurien Bay	Spa	BA116/26	Approved	Principal Building Surveyor	Nil
15	Delegated	Lot 1 (12) Nineteenth Ave, Jurien bay	Solar Panels	BA126/26	Approved	Principal Building Surveyor	Nil
16	Delegated	Lot 52 (13) Dodd Street, Badgingarra	Relocatable Building	BA125/26	Approved	Principal Building Surveyor	Nil
17	Delegated	Lot 201 (246) Dandaragan Road, Dandaragan	Outbuilding	BA108/26	Approved	Principal Building Surveyor	Nil
18	Delegated	Lot 341 (12) Hill Street, Jurien Bay	Demolition Permit	BA122/26	Approved	Principal Building Surveyor	Nil
19	Delegated	Lot 186 (14) Favorite Close, Jurien Bay	Outbuilding	BA117/26	Approved	Principal Building Surveyor	Nil
20	Delegated	Lot 206 (15) Cameron Street, Jurien Bay	Demolition Permit	BA103/26	Approved	Principal Building Surveyor	Nil
21	Delegated	Lot 165 Sailfish Way, Jurien Bay	Dwelling	BA79/26	Approved	Principal Building Surveyor	Nil
22	Delegated	Lot 47 (16) Salamanca Road, Cervantes	Dwelling	BA128/26	Approved	Principal Building Surveyor	Nil
23	Delegated	Lot 105 (402) Badgingarra Road, Badgingarra	Swimming Pool	BA129/26	Approved	Principal Building Surveyor	Nil
24	Delegated	Lot 1 (12) Nineteenth Avenue, Jurien bay	Dwelling	BA130/26	Approved	Principal Building Surveyor	Nil

Building Application Comparison

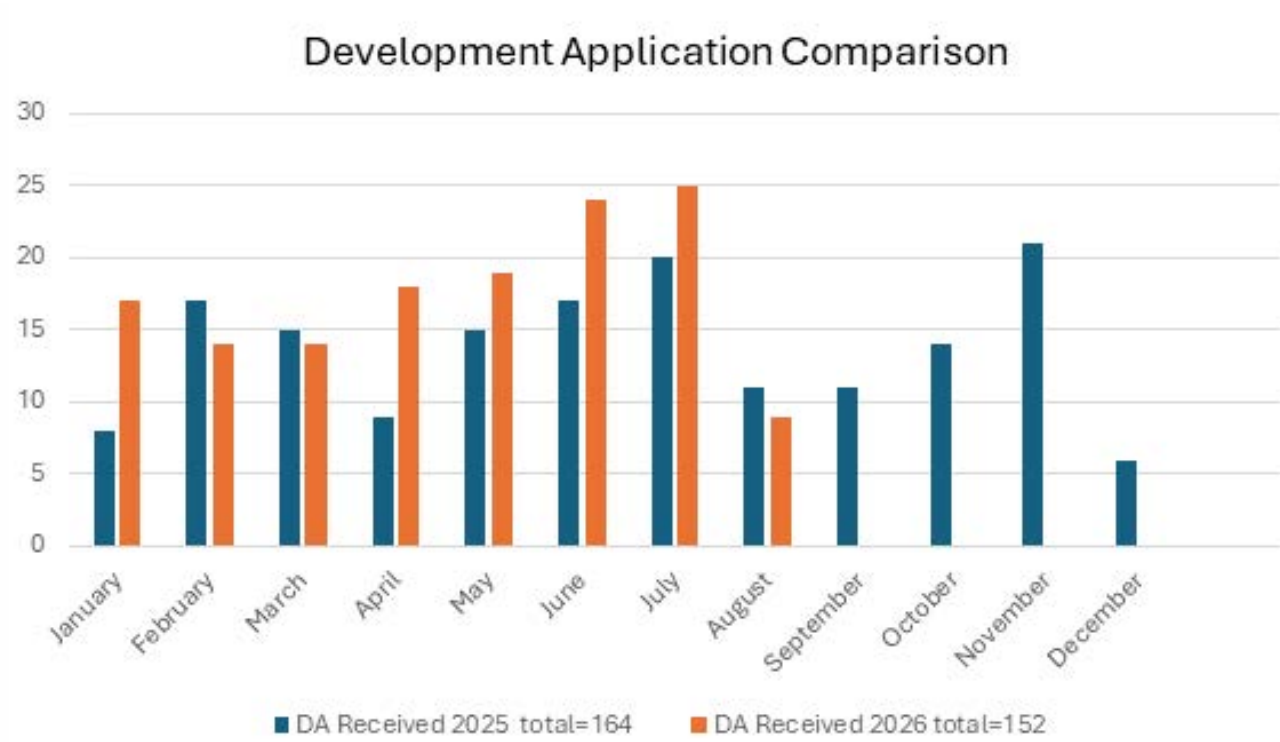
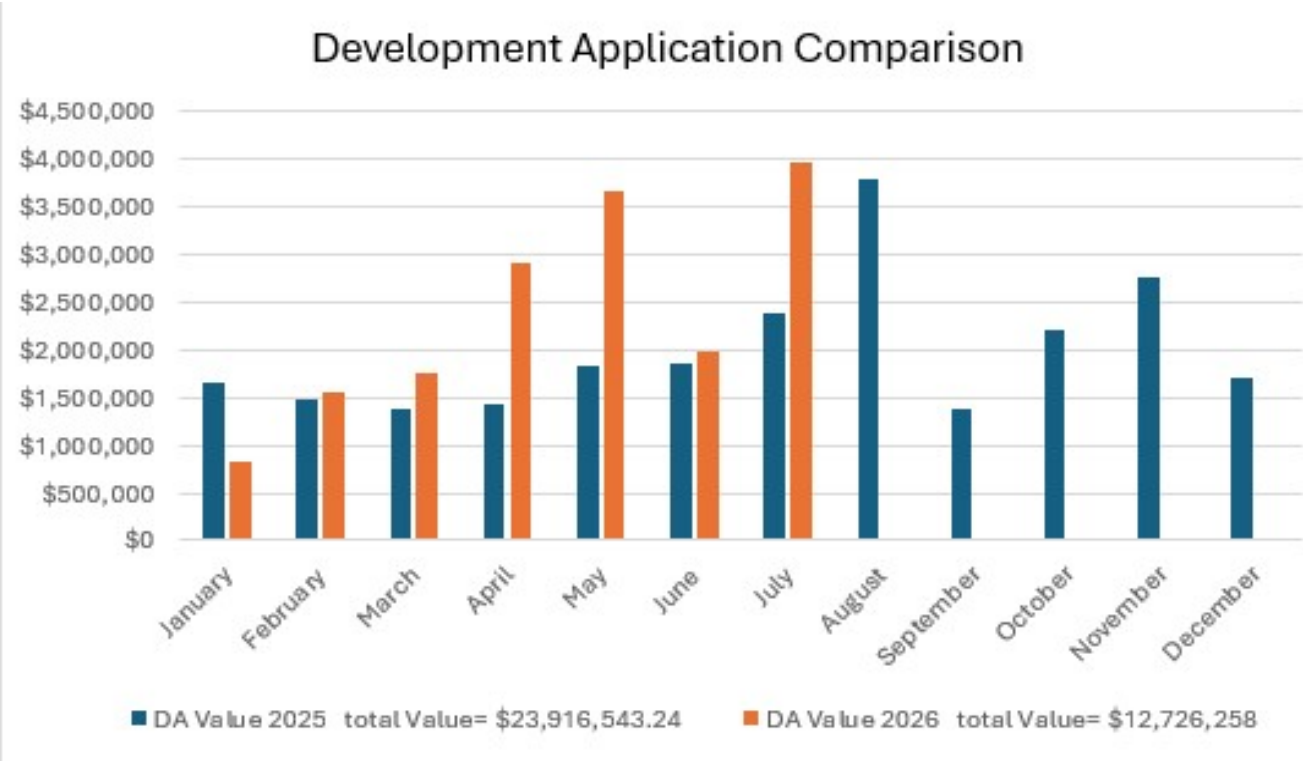


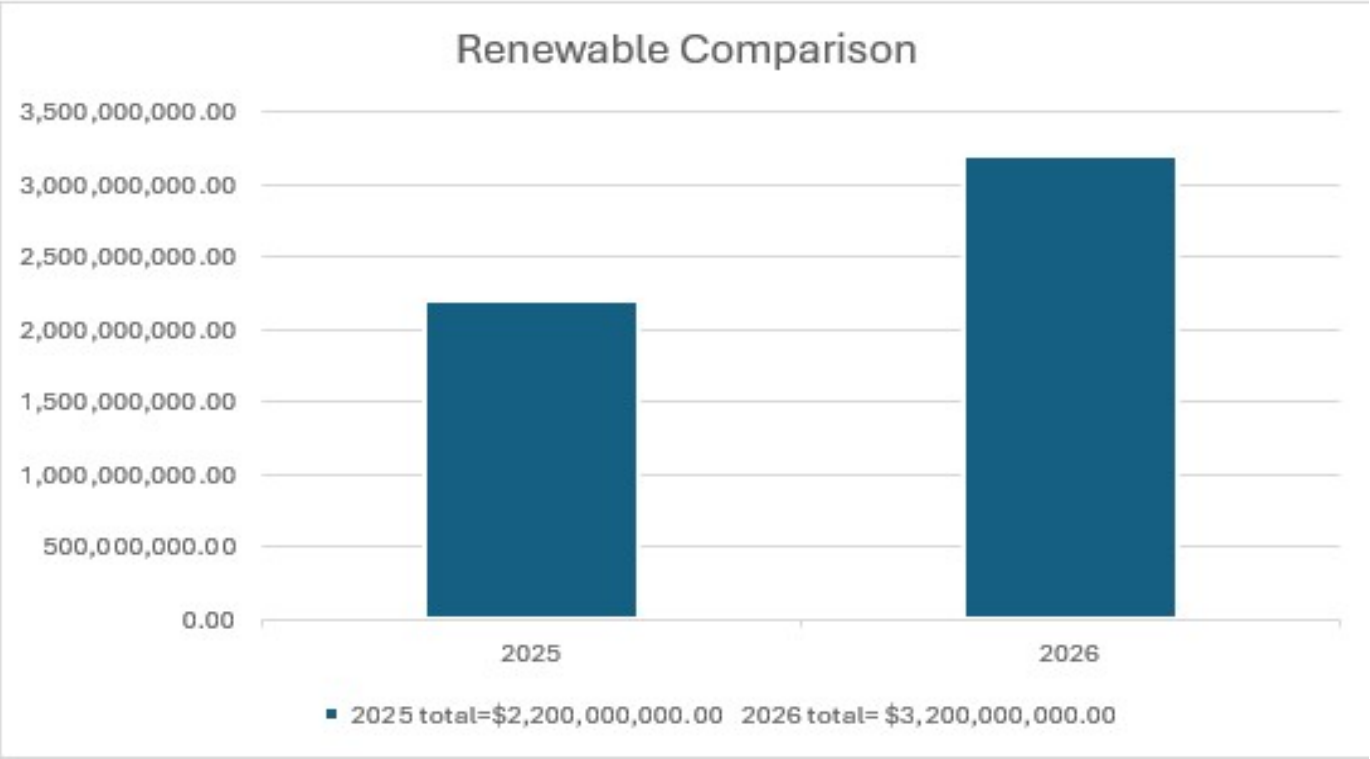
Building Application Comparison



DEVELOPMENT SERVICES SUMMARY OF DECISIONS JULY 2026

APPLICATIONS DETERMINED - PLANNING							
No.	DELEGATION	ADDRESS	PROPOSAL	ASSESSMENT REFERENCE	DECISION	PERSON AUTHORISED	COMMENT
1	Delegated	Lot 130 (63) Bashford Street, Jurien Bay	Shop (Computer & IT Services) and Takeaway Food Outlet	DA#138/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
2	Delegated	Lots 75 & 76 Blue Water Drive, Jurien Bay	Subdivision, Boundary Realignment	WAPC 203364	Supported	A/ Executive Manager Development Services	Supported with Conditions
3	Delegated	Lot 6 (2) Huelva Place, Cervantes	Grouped Dwelling	DA#84/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
4	Delegated	Lot 42 (12) Mermaid Cove, Jurien Bay	Single House	DA#86/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
5	Delegated	Lot 124 (489) Jurien Bay Vista, Jurien Bay	Building Envelope, Change of Use - Outbuilding to Single House	DA#81/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
6	Delegated	Lot 67 River Loop, Jurien Bay	Building Envelope, Single House	DA#87/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
7	Delegated	Lot 50 (101) Cambewarra Drive, Alta Mare	Single House	DA#94/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
8	Delegated	Lot 29 (50) River loop, Jurien Bay	Building Envelope, Additions to Single House	DA#73/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
9	Delegated	Lot 1066 (32) Clifton Avenue, Jurien Bay	Dwelling	DA#96/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
10	Delegated	Lot 699 (3) Picasso Place, Cervantes	Home Business	DA#75/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
11	Delegated	Lot 132 Weston Street, 134 Corunna Road, Cervantes DP431575	Clearance of Conditions	WAPC 202359	Supported	A/ Executive Manager Development Services	Supported with Conditions
12	Delegated	Lot 239 (21) Verticordia Place, Jurien Bay	Carport	DA#64/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
13	Delegated	Lot 500 (40) Whitlock Corner, Jurien Bay	Ancillary Accommodation	DA#67/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
14	Delegated	Lot 143 Valley View Road, Jurien Bay	Building Envelope, Single House	DA#72/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
15	Delegated	Lot 68 (213) River Loop, Jurien Bay	Building Envelope, Outbuilding	DA#69/26	Approved	A/ Executive Manager Development Services	Approved with Conditions
16	Delegated	Lot 9016 Hamersley Street, Jurien Bay	59 Lot Residential Subdivision	WAPC 203420	Supported	A/ Executive Manager Development Services	Supported with Conditions
17	Council	Lot 4113 (2269RRD) Wongonderrah Road, Dandaragan	Extension to Term of Approval for Workforce Accommodation	DA#129/26	Approved	Ordinary Council Meeting	Approved with Conditions
18	Council	Lot 122 (6) Murray Street, Jurien Bay	Use Not Listed – Workforce Accommodation	DA#63/26	Approved	Ordinary Council Meeting	Approved with Conditions
19	Council	Lot 163 Sailfish Way, Jurien Bay	Home Business (Wellness)	DA#47/26	Approved	Ordinary Council Meeting	Approved with Conditions
20	Council	Lot 290 Indian Ocean Drive, Jurien Bay	Extractive Industry – Limestone Quarry	DA#62/26	Approved	Ordinary Council Meeting	Approved with Conditions







MONTHLY REPORT

Date:	July 2026
Visitor Centre customers:	735
Telephone calls:	140
Sandy Cape enquiries (phone, website & email):	170
Merchandise sales:	646 items \$2,552.65

Visitor numbers increased in July, with 735 visitors recorded compared to 533 in June 2026. This is also lower than June 2025, when the Visitor Centre had 1,205 visitors.

Despite the decline in visitor numbers, retail sales remained relatively consistent with the same period last year:

July 2025: \$1,479.45

July 2026: \$2,552.65

Visitor feedback throughout the month was positive, with many visitors commenting on the friendly service provided by staff.

The Visitor Centre has had new stock arrive including crayfish, crabs, stingrays and more. The refresh has had a positive effect with great feedback coming from it.



LIBRARIES MONTHLY REPORT

Date: July 2026

Table 1

This figure shows the number of items borrowed / renewed from each library (monthly circulation):

User Library	Number of Items
Badgingarra Library	42
Cervantes Library	90
Dandaragan Library	89
Jurien Bay Library	214

Table 2

This figure shows the number of users who have borrowed/renewed items from each library (user count):

User Library	Number of Users
Badgingarra Library	30
Cervantes Library	25
Dandaragan Library	20
Jurien Bay Library	214

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	1
Jurien Bay Library	6
Total:	17



COMMUNITY DEVELOPMENT REPORT

Yued NAIDOC Event – Badgingarra

On 9 July 2026, Yued hosted a NAIDOC event in Badgingarra, bringing the community together to celebrate Aboriginal culture and heritage. The event featured a range of activities, including artwork, painting, face painting and cultural dance performances.

The event attracted an excellent turnout, with attendees including local community members, representatives from the Department of Biodiversity, Conservation and Attractions (DBCA), and other stakeholders. The strong attendance and participation contributed to a successful and engaging community event.

DEVELOPMENT SERVICES SUMMARY OF DECISIONS JULY 2026

APPLICATIONS DETERMINED - HEALTH							
No.	DELEGATION	ADDRESS	PROPOSAL	ASSESSMENT REFERENCE	DECISION	PERSON AUTHORISED	COMMENT
1	Delegated	Lot 211 (3) Cameron Street	Food Business proposal -Trading in Public Places	Nil	Approved	Manager of Enviromental Health	Nil
2	Delegated	Lot 3742 (2446) Yerramullah Road	Renewable Energy Facility - Noise Management Plan	Nil	Approved	Manager of Enviromental Health	Nil
3	Delegated	Lot 500 (12) Reimers Street	Wastewater System	PA 17.26	Approved	Manager of Enviromental Health	Nil
4	Delegated	Lot 3742 (2446) Yerramullah Road	Dust Management Plan	Nil	Approved	Manager of Enviromental Health	Nil
5	Delegated	Lot 700 (3) Bashford Street, Jurien Bay	Public Building Accommodation Certificate	Nil	Approved	Manager of Enviromental Health	Nil
6	Delegated	Lot 700 (3) Bashford Street, Jurien Bay	Liquor Licensing	Nil	Approved	Manager of Enviromental Health	Nil
7	Delegated	Lot 68 (3428) & Lot 69 (3430) Dandaragan Rd	Wastewater System	PA 02.26	Approved	Manager of Enviromental Health	Nil
8	Delegated	Lot 303 (25) Roberts Street, Jurien Bay	Petting Farm Event	Nil	Approved	Manager of Enviromental Health	Nil
9	Delegated	Lot 303 (25) Roberts Street, Jurien Bay	Market Sisters	Nil	Approved	Manager of Enviromental Health	Nil
10	Delegated	Lot 67 (28) Heaton Street, Jurien Bay	Niks Street Food Van	Nil	Approved	Manager of Enviromental Health	Nil