



SHIRE *of* **DANDARAGAN**

MINUTES

of the

ORDINARY COUNCIL MEETING

held at the

JURIEN BAY, COUNCIL CHAMBERS

on

THURSDAY, 27 AUGUST 2026

COMMENCING AT 4.00PM

THESE MINUTES ARE YET TO BE CONFIRMED

(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)

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MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 27 AUGUST 2026

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

1.1 DECLARATION OF OPENING

The Shire President declared the meeting open at 4.00pm and welcomed those present.

"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 disclaimer was read aloud as there were 4 members of the public present.

"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 on the official written confirmation of Council decisions issued within fourteen (14) days."

2 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

Members

Councillor G Lethlean	(Deputy President)
Councillor W Gibson	
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 of Corporate Services)
Mr A MacKenzie	(A/ Executive Manager Development Services)
Mrs K Dean	(Administration & Council Support Officer)

Apologies

Councillor R Glasfurd

Approved Leave of Absence

Councillor T O'Gorman	(President)
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Observers

There were 4 members of the public and 2 staff members present.

3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4 PUBLIC QUESTION TIME

Irene Conner

Can Council advise what is happening to the Medical Services, given that you are the governing body for the contract?

Chief Executive Officer

A review of the medical services arrangements will commence in the coming months in preparation for the 2027 contract tender. The review will consider current GP service levels, the broader medical precinct, community needs, and potential service delivery models to ensure appropriate and sustainable medical services are available into the future. That report will be presented to Council for consideration once the review has been completed.

Irene Conner

Has the Shire spoken to Spectrum Health regarding the lack of advice to the community about halving of our services?

Chief Executive Officer

Yes. The Shire is in regular contact with Spectrum Health regarding the GP service availability. While individual GP arrangements cannot be discussed, Spectrum currently has three GPs available, and referring to their website now, bookings are available tomorrow with Dr Ruwan. The Shire understands that accreditation processes for new GPs can be complex throughout the country and will continue to monitor the situation with the provider.

Irene Conner

I am concerned there was no notice given to the community. When you review the contract, would the Shire consider ensuring that notice is given?

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Chief Executive Officer

The Shire will review the existing contract and its operation. Any medical services contract needs flexibility to respond to one-off circumstances such as this. These matters will be included in the medical services report, allowing Council to consider a range of future operating models.

Irene Conner

Are you going to consult with the community to ask what they would like to see added to that contract?

Chief Executive Officer

Yes. Community feedback will form part of the scope of work. The current Community Survey provides one opportunity for input, and further targeted consultation will be undertaken as part of the contract review and preparation of the new medical services tender.

5 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

6 CONFIRMATION OF MINUTES

6.1 MINUTES OF THE ORDINARY COUNCIL MEETING HELD

COUNCIL DECISION

Moved Cr Johnson, seconded Cr Young

That the minutes of the Ordinary Meeting of Council held on 23 July 2026 be confirmed.

CARRIED 5 / 0

**FOR: Cr Lethlean, Cr Gibson, Cr Young,
Cr Johnson, Cr Krakowiak**

AGAINST: Nil

7 NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

Nil

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 27 AUGUST 2026**8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS**

Nil

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.

MINUTES OF ORDINARY COUNCIL MEETING 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 / COUNCIL DECISION

Moved Cr Gibson, seconded Cr Young

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.

CARRIED 5 / 0

**FOR: Cr Lethlean, Cr Gibson, Cr Young,
Cr Johnson, Cr Krakowiak**

AGAINST: Nil

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

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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

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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:

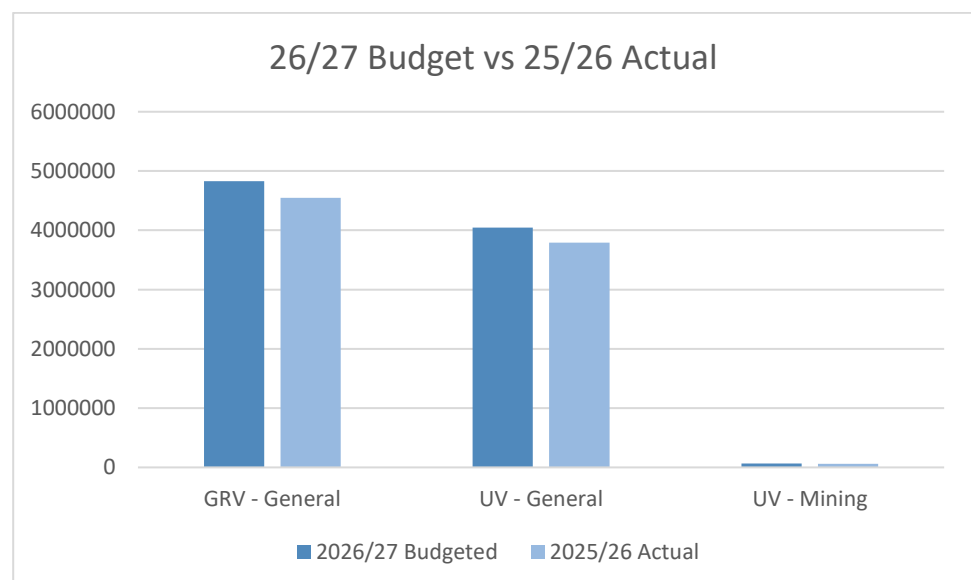
Rating Category	Rate in Dollar
General UV	0.00351
General GRV	0.08271

The proposed minimum payments are:

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

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



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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.

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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.

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.

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- 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 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.

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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 / COUNCIL DECISION
--

Moved Cr Krakowiak, seconded Cr Young

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

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:

- 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:**

- 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:**

- 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:**

- ## PART E – MATERIAL VARIANCES FOR 2026/27

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.

CARRIED BY ABSOLUTE MAJORITY 5 / 0

**FOR: Cr Lethlean, Cr Gibson, Cr Young,
Cr Johnson, Cr Krakowiak**

AGAINST: Nil

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.

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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 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

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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.

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 / COUNCIL DECISION

Moved Cr Gibson, seconded Cr Krakowiak

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.**

CARRIED 5 / 0

**FOR: Cr Lethlean, Cr Gibson, Cr Young,
Cr Johnson, Cr Krakowiak**

AGAINST: Nil

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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.

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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 liveability factors such as health and wellbeing services and educational opportunities.
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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 / COUNCIL DECISION

Moved Cr Young, seconded Cr Johnson

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.**

CARRIED 5 / 0

**FOR: Cr Lethlean, Cr Gibson, Cr Young,
Cr Johnson, Cr Krakowiak**

AGAINST: Nil

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 3. Urban Road Construction

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	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 Qualitative 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. Key services and skills (max 10%) Key personnel (max 10%) Relevant equipment (max 10%)	30%
B) Relevant experience in providing this service. Provide details of previous successful delivery of services: Up to a maximum of 2 projects (max 30%) (1 paragraph description outlining scope of work)	30%

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C) Location of Business Premises Provide the principal address of your business: Shire of Dandaragan (max 40%) Neighbouring local government authority (max 30%) Regional WA (max 10%)	40%
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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

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OFFICER RECOMMENDATION / COUNCIL DECISION
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Moved Cr Krakowiak, seconded Cr Johnson

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	Bernhard Kaiser 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.

CARRIED 5 / 0

**FOR: Cr Lethlean, Cr Gibson, Cr Young,
Cr Johnson, Cr Krakowiak**

AGAINST: Nil

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.

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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 from 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' in the zoning table with 'Unhosted STRA' and 'Hosted STRA.' LPS7

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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.

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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:

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- 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 as 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).*

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- *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.*

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.

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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 / COUNCIL DECISION

Moved Cr Young, seconded Cr Gibson

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.

CARRIED 5 / 0

**FOR: Cr Lethlean, Cr Gibson, Cr Young,
Cr Johnson, Cr Krakowiak**

AGAINST: Nil

**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, Boothdendarra, 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.

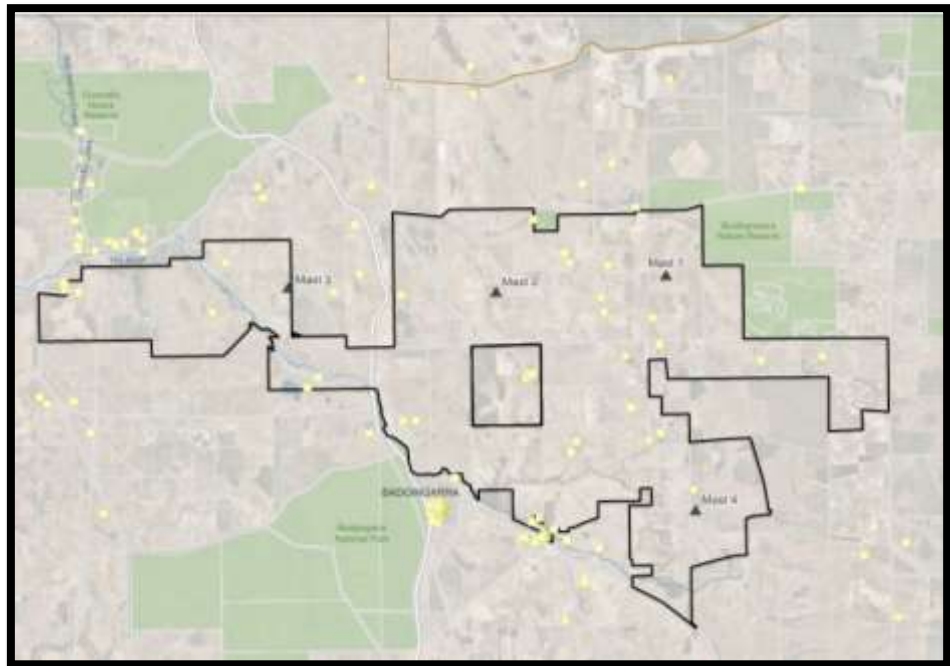
In the first instance, Council needs to make a determination on whether the proposed met masts as a “use not listed” in the zoning table is compatible with the underlying Rural land use under Clause 3.4.2(a) of the Scheme.

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 his 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:

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- 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.*

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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

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STRATEGIC IMPLICATIONS

Local Planning Strategy

Section 4.5 - Rural

Strategic Directions

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

Section 4.7 – Economy

Strategic Directions

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

Actions – Renewable Energy

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

Section 4.8 – Utility Infrastructure

Actions – Energy

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

Section 4.11 - Environment and Natural Resources

Strategic Directions

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

Shire of Dandaragan – Council Plan

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

Moved Cr Young, seconded Cr Johnson

- 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.

CARRIED 5 / 0

**FOR: Cr Lethlean, Cr Gibson, Cr Young,
Cr Johnson, Cr Krakowiak**

AGAINST: Nil

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

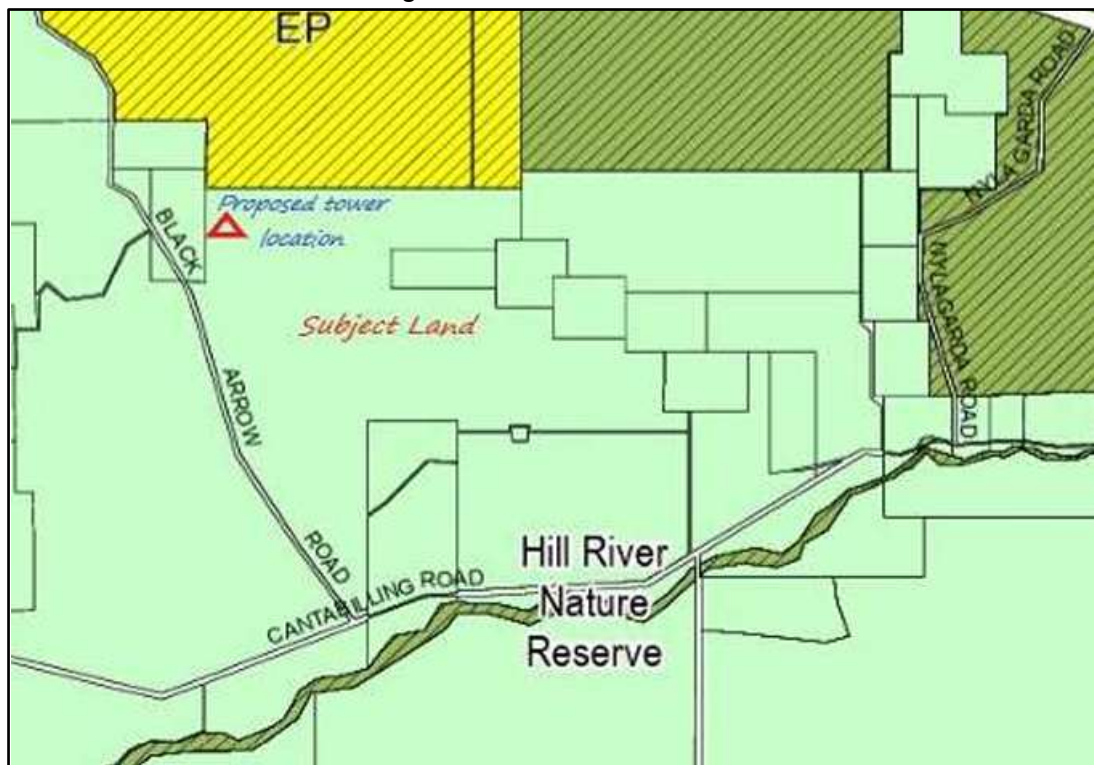
The purpose of this report is for Council to consider a development application for the installation of a telecommunications tower. The tower is proposed as part of the State government's 'Digital Farms'

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).

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- 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

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

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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 / COUNCIL DECISION

Moved Cr Johnson, seconded Cr Young

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.

CARRIED 5 / 0

**FOR: Cr Lethlean, Cr Gibson, Cr Young,
Cr Johnson, Cr Krakowiak**

AGAINST: Nil

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.

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- 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);*

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- 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

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 / COUNCIL DECISION

Moved Cr Johnson, seconded Cr Gibson

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.

CARRIED 5 / 0

**FOR: Cr Lethlean, Cr Gibson, Cr Young,
Cr Johnson, Cr Krakowiak**

AGAINST: Nil

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

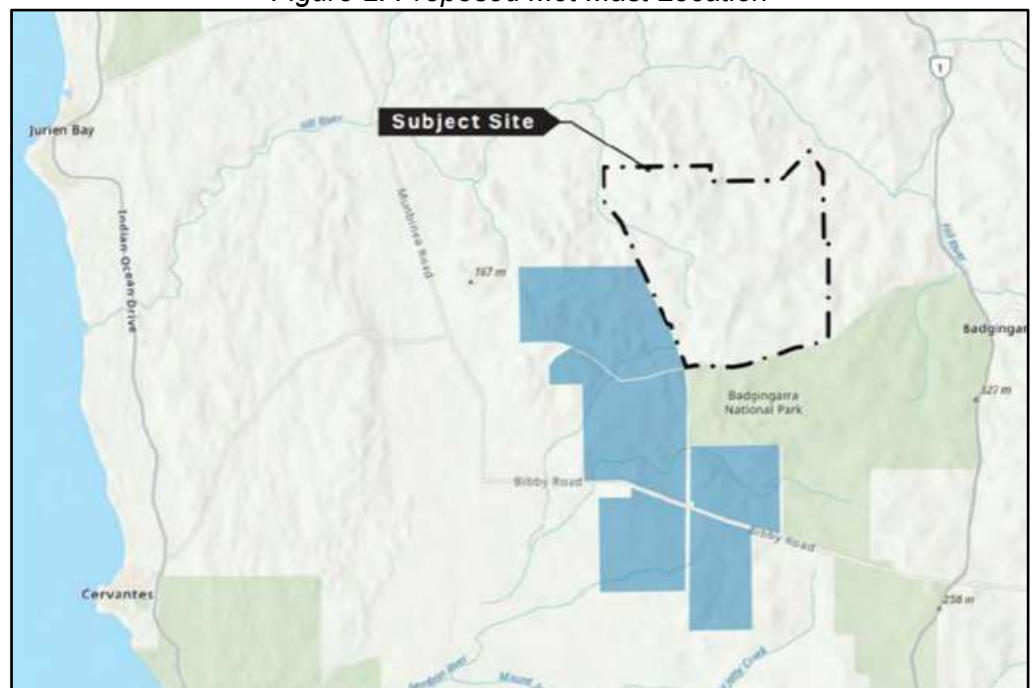
Location:	Lots 3744 & 3739 Yerramullah Road, Hill River
Applicant:	SLR Consulting Australia Pty Ltd on behalf of Zephyr Energy Pty Ltd
File Reference:	Doc Id: SODR-1262144384-43765
Disclosure of Interest:	Nil
Date:	3 August 2026
Author:	Alex MacKenzie, A/Executive Manager Development Services
Senior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

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- 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.

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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 / COUNCIL DECISION

Moved Cr Young, seconded Cr Gibson

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.

CARRIED 5 / 0

**FOR: Cr Lethlean, Cr Gibson, Cr Young,
Cr Johnson, Cr Krakowiak**

AGAINST: Nil

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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.*
- *Identify the preferred locations for particular activities and to regulate the intensity of commercial activities on the Jurien Bay Foreshore.*

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- *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.

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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 / COUNCIL DECISION

Moved Cr Johnson, seconded Cr Young

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.**

CARRIED 4 / 1

**FOR: Cr Lethlean, Cr Gibson,
Cr Young, Cr Johnson,**

AGAINST: Cr Krakowiak

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,

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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 / COUNCIL DECISION

Moved Cr Young, seconded Cr Gibson

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.

CARRIED 5 / 0

**FOR: Cr Lethlean, Cr Gibson, Cr Young,
Cr Johnson, Cr Krakowiak**

AGAINST: Nil

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;

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- 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;

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- 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.

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

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				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 / COUNCIL DECISION

Moved Cr Gibson, seconded Cr Johnson

That Council:

- 1. Accept the tender submitted by Stondon Pty Ltd trading as Avon Waste for Tender 02/2026, and;**

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2. Authorise the Chief Executive Officer to execute the associated contract documentation, and;
3. Advise all tenderers of Council's decision.

CARRIED 5 / 0

**FOR: Cr Lethlean, Cr Gibson, Cr Young,
Cr Johnson, Cr Krakowiak**

AGAINST: Nil

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

Nil

11 CONFIDENTIAL ITEMS FOR WHICH MEETING IS CLOSED TO THE PUBLIC

Nil

12 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 27 AUGUST 2026**13 CLOSURE OF MEETING**

The presiding member declared the meeting closed at 4.18pm.

These minutes were confirmed at a meeting on

Signed

Presiding person at the meeting at which the minutes were confirmed

Date