

SHIRE
of
DANDARAGAN

AGENDA AND BUSINESS PAPERS

for the

ORDINARY COUNCIL MEETING

to be held

AT THE COUNCIL CHAMBERS, JURIEN BAY

on

THURSDAY, 26 MARCH 2026

COMMENCING AT 4.00PM

(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)



DISCLAIMER

INFORMATION FOR THE PUBLIC ATTENDING A COUNCIL MEETING

Please note:

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

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

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

Brent Bailey
CHIEF EXECUTIVE OFFICER

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

1.1 DECLARATION OF OPENING

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

1.2 DISCLAIMER READING

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

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

2 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

Members

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

Staff

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

Apologies

Approved Leave of Absence

3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

4 PUBLIC QUESTION TIME

5 APPLICATIONS FOR LEAVE OF ABSENCE

6 CONFIRMATION OF MINUTES

6.1 MINUTES OF THE ORDINARY MEETING HELD 26 FEBRUARY 2026

7 NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

9 REPORTS OF COMMITTEES AND OFFICERS

9.1.1 ACCOUNTS FOR PAYMENT FOR THE PERIOD ENDED 28 FEBRUARY 2026

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

PROPOSAL

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

BACKGROUND

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

COMMENT

The Cheque, EFT, BPAY and Direct Debit (including fuel cards) payments for February 2026 totalled **\$1,607,551.63** for the Municipal Fund.

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

CONSULTATION

Nil

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report currently.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

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

(Marked 9.1.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council receives the Cheque, EFT, BPAY, Direct Debit and Fuel Card payment listing for the period ending 28 February 2026 totalling \$1,607,551.63.

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

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

PROPOSAL

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

BACKGROUND

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

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

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

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

COMMENT

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

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

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

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

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

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

There are no known policy implications associated with this item.

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

There are no known strategic implications associated with this item.

ATTACHMENTS

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

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

(Marked 9.1.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

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

9.1.3 BUDGET REVIEW 2025 / 2026

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

PROPOSAL

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

BACKGROUND

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

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

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

COMMENT

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

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

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

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

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

- **Sandy Cape Income**
Increased demand for campground facilities and improved compliance with fee payments following the transition to an online booking system have resulted in an estimated increase in net operating income of approximately \$200,000 above the original budget.
- **Employee Costs**
Ongoing staff vacancies across several service areas have led to reduced employee expenditure, producing a favourable variance of approximately \$520,000 compared to budgeted expectations.
- **Bank Interest**
Higher interest rates and improved returns on term deposits are forecast to generate an additional \$130,000 in interest income above budget for the financial year.
- **Federal Financial Assistance Grants**
The forecast income associated with the Federal Government Financial Assistance Grants was \$293,903 less than budgeted due to a reduction in Western Australia's allocation of the national share and changes arising from other weightings applied through the Western Australian Grants Commission methodology.

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

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

CONSULTATION

Chief Executive Officer
Executive Manager Infrastructure
Executive Manager Development Services

STATUTORY ENVIRONMENT

33A of Financial Management Regulations (1996) states;

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

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

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

**Absolute majority required.*

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

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

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

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

STRATEGIC IMPLICATIONS

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

ATTACHMENTS

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

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

(Marked 9.1.3)

VOTING REQUIREMENT

Absolute majority

OFFICER RECOMMENDATION

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

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

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

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

9.3 DEVELOPMENT SERVICES

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

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

PROPOSAL

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

BACKGROUND

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

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

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

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

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

- b. *The Shire of Dandaragan Local Planning Scheme No. 7 should be repealed, and a new scheme prepared in its place.*
- c. *As part of preparing a new scheme an assessment be made of:*
 - i. *Existing structure plans and development plans to determine which plans (if any) should be amended / revoked.*
 - ii. *The relevance of existing local planning policies to determine which policies (if any) should be amended / revoked and whether any new policies are required.*

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

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

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

COMMENT

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

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

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

CONSULTATION

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

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

STATUTORY ENVIRONMENT

Planning and Development Act (2005)

69. General objects of schemes

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

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

72. Local government may prepare or adopt scheme

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

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

Planning and Development (Local Planning Schemes) Regulations 2015

19. Resolution to prepare or adopt scheme

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

20. Notification of resolution

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

- (a) publish a notice in a form approved by the Commission in accordance with regulation 76A;*
 - (b) provide a copy of the published notice to the following persons or bodies for recommendations —*
 - (i) the local government of each district that adjoins the local government district;*
 - (ii) each licensee under the Water Services Act 2012 likely to be affected by the scheme;*
 - (iii) the chief executive officer of the department of the Public Service principally assisting in the administration of the Conservation and Land Management Act 1984;*
 - (iv) each other public authority likely to be affected by the scheme.*
- (2) A local government must, on the provision of the published notice to a person or body referred to in subregulation (1)(b), request the person or body to provide to the local government within 21 days or such longer period as the local government allows, a memorandum in writing setting out any recommendations in respect of the resolution.*
- (3) If a person or body does not provide a memorandum within the time allowed under subregulation (2), the local government may determine that the person or body is to be taken to have no recommendations to make in respect of the resolution.*

POLICY IMPLICATIONS

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

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

FINANCIAL IMPLICATIONS

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

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

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

STRATEGIC IMPLICATIONS

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

ATTACHMENTS

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

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

(Marked 9.3.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

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

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

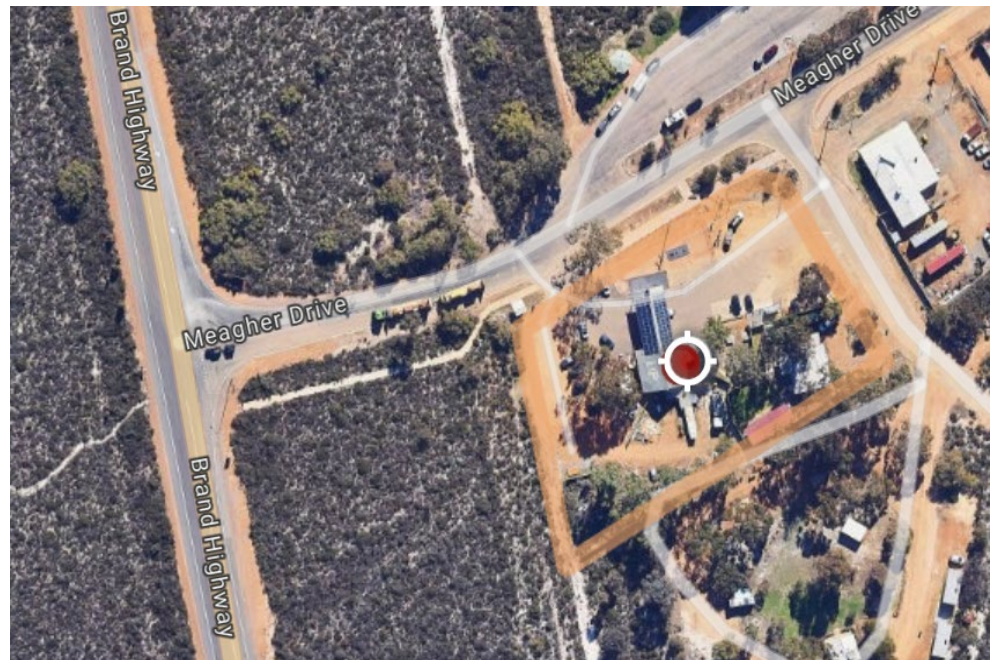
Location:	Lot 163 (2) Meagher Drive, Badgingarra
Applicant:	Michael Grant Henderson
File Reference:	Doc Id: SODR -1262144384-37920
Disclosure of Interest:	Nil
Date:	11 March 2026
Author:	Stienie Fouché, Town Planning Officer
Senior Officer:	Louis Fouché, Executive Manager Development

PROPOSAL

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

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

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



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

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



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

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

BACKGROUND

The subject site occupies approximately 6333m² of Commercial zoned land, located approximately 100 m east of the intersection of Brand Highway and Meagher Drive. The EV charging station is proposed to be located in the northwestern corner of the lot.

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

COMMENT

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

Aims and Provision of the Scheme

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

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

Site and Development requirements:

1. Setbacks:

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

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

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

2. Minimum Landscape Area:

A minimum of 5% of the lot size needs to be landscaped. With a lot size of 6333m² a total of 316m² needs to be dedicated to landscaping. Three landscaped areas are already established with trees, totalling an area of 567m².

3. Minimum number of car parking bays:

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

Compatibility of the development.

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

Adequacy of access, egress and manoeuvring of vehicles

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

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

Relevant State Policy - SPP 3.7 Bushfire

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

Adequacy of Services

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

CONSULTATION

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

STATUTORY ENVIRONMENT

Planning and Development (Local Planning Schemes) Regulations 2015.

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

Clause 67 Consideration of application by local government.

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

Local Planning Scheme No 7

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

- (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental/convenience retail nature; and
- (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles,
but does not include premises used for a transport depot, panel beating, spray painting, major repairs or wrecking.

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

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

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

Shire of Dandaragan Local Planning Strategy

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

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

Shire of Dandaragan Council Plan

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

ATTACHMENTS

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

- Attachment 1 - Site plan (Doc Id: SODR -1262144384-37989)
- Attachment 2 - Floor plan (Doc Id: SODR -1262144384-37990)
- Attachment 3 - Elevations (Doc Id: SODR -1262144384-37991)

(Marked 9.3.2)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

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

Conditions:

1. All development shall be carried out only in accordance with the details of the application as approved herein and plans P1 (Site Plan), P2 (Floor Plan) and P3 (Elevations). Subject to any modifications required as a consequence of any conditions of this approval, the approved plans shall not be altered without the prior written approval of the Shire of Dandaragan.
2. All external lighting shall comply with the requirements of *AS4282 – Control of Obtrusive Effects of Outdoor Lighting* and the Western Australian Planning Commission's Dark Sky Principles to prevent light spill from the site to the satisfaction of the Shire of Dandaragan.
3. All stormwater must be contained and disposed of on-site at all times, to the satisfaction of the Shire of Dandaragan. Direct disposal of storm water onto the road, neighbouring properties, watercourses and drainage lines is prohibited.
4. All cladding and colours shall match or complement the existing structures on the property to the satisfaction of the Shire of Dandaragan. A schedule of colours and material, including non-reflective material external cladding only, is to be submitted prior to the approval of the Building Permit application.

Advice Notes:

- A. This is a development approval of the Shire of Dandaragan under its *Local Planning Scheme No.7*. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
- B. Any additional signage on this property will require a separate Development Application.
- C. Should the applicant be aggrieved by this decision, or any conditions imposed by the Shire, there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be submitted within 28 days of the determination.

9.3.3 JURIEN BAY FORESHORE MASTERPLAN REVIEW

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

PROPOSAL

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

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

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

BACKGROUND

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

In mid-2025, the current lessee for the Jetty Beach Café (and proponent of the retail sea containers approved in 2024) presented a new restaurant concept to Council. The proposal involved a restaurant offering with an approximate 500m² footprint, to be positioned immediately to the south of the existing café.

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

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

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

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

COMMENT

Community Feedback on the Draft Foreshore Masterplan

The following key points were raised in submissions received:

Loss of Green Space and Impact of Additional Parking Bays

The potential for a reduction in the area of green open space available to the public was a key point of concern raised during the consultation process. The draft plan detailed a significant increase in the number of car parking bays along Grigson Street with 44 new bays proposed. This was intended to ensure that there would be sufficient parking available in the event that a new commercial offering (in the order of 500m²) was to eventuate.

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

Traffic Concerns

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

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

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

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

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

Jurien Bay Commercial Demand Analysis – Key Findings

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

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

While the surveys and comparative analysis pointed to demand for additional (and greater choice of) F&B offerings on the foreshore, the report found that the local market would only be able to support an additional venue (with a development footprint of 500m²) as of 2028. Pracsys' report pointed to the role that F&B offerings would play in reinforcing the "*Town Centre – Foreshore*" precinct. From a destination development perspective, additional venues and a diversity of offerings mean increased visitation, longer stay and dwell times, greater spend, and broader economic benefit. The analysis projects that an additional 500m² of F&B options on the foreshore would likely increase visitation by 24K p.a., increase CBD turnover by \$939K p.a., and drive a \$5.8M increase annually in total expenditure across the town.

Despite the positive economic projections, the feasibility assessment showed that, currently, a 500m² F&B business on the foreshore would have a productivity per m² of \$8237. This is below the State benchmark of \$8500 per m² as set out under the State's Activity Centre Guidelines. Another consideration from an overall commercial productivity perspective is in recognition of the initial impact that additional F&B SQM will have on the productivity per m² of existing businesses. Specifically, Pracsys found that an additional 500m² of F&B at the foreshore would see the productivity

of CBD based F&B venues fall by \$813 per m² to \$8646 per m² (still higher than the \$8500 per m² benchmark). While this means that additional F&B m² will not render other F&B businesses unviable; the report suggests that broader commercial productivity per m² may not return to current rates per m² until 2031.

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

- a) Maximise the likelihood that new F&B offerings on the foreshore will be successful; and
- b) Protect existing F&B businesses by ensuring that the impact of “transfer turnover” away from existing F&B businesses is minimised.

In addition to the above, it is worth acknowledging the emerging commercial context for Jurien Bay (north of Doust Street) where more than 3500m² of F&B floorspace is expected to come online in the medium term (3-5years). In this scenario, the existing F&B businesses are likely to suffer a drop in productivity per m² with additional F&B venues on the foreshore serving to anchor the Town Centre – Foreshore precinct, boosting its resilience from what could be seen as a competing “Northern Foreshore and Marina” precinct.

Proposed Foreshore Masterplan

Responding to Community Feedback – Parking and Green Space

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

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

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

Designation of Commercial Nodes – North and South

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

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

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

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

Notionally, the nodes would allow for seating areas of approximately 150m² in the northern location and 250sqm per floor for the southern node, (noting that the Cook Street location would lend itself to a two-storey offering being screened by trees and recognising that a second storey would be needed to achieve ocean views. Such a construction would need to satisfy building requirements contained in State Planning Policy 2.6 which provides guidance for construction within 300m of the coast). These footprints have been informed by the Pracsys commercial analysis with consideration for the projected F&B demand-supply gap of 500m² to 2028.

Preferred Development Option – Central Foreshore Location

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

Sea Container Pop Up Approval

The sea container pop up proposal was approved by Council at its December 2024 meeting. The concept detailed approximately 100m² of retail and F&B 'floor-space' across four containers with a central and surrounding seating area (totalling ~400m²). The approval did not require the construction of additional car parking bays.



Draft Foreshore Masterplan (Commercial Options)

Option 1 - As shown above and in Attachment 1, Option 1 would involve a F&B offering to be positioned south of the existing hardstand area adjoining the beach café. The intent of the concept is that a new F&B offering in this approximate position would be connected to the beach café by decking consistent with the need for lighter and "removable" construction materials in line with coastal planning requirements. The exact layout and positioning with respect to the decking and pedestrian path will be finalised as part of the development application process. The position of Option 1 could be shifted slightly to the north so as to limit any loss of what is now grassed area. This would also lessen the potential for impacts on access to views for adjoining properties. The total additional development footprint would be in the order of 350m² with an internal seating area of 150m², requiring the provision of a minimum 15 car parking bays. Additional bays would be required for outdoor seating at a rate of 1 parking bay per 4 seats.

Using the Beach Café as a guide, at least half of the 360-person capacity comprises outdoor seating. On this basis, it would be reasonable to foresee an external seating capacity of up to 180 persons for options 2 & 3 (being similar to the Beach Café in footprint).

Being 30% smaller in footprint to the Beach Café, Option 1 could be expected to have an external seating capacity of ~120 persons, requiring the provision of ~30 parking bays (or a total of 45 bays).

It should be further noted that the floor area and seating capacity in Option 1 is inclusive of the approved sea container development adjacent to the Beach Café (and not in addition to this development).

Option 2 - As shown above and in Attachment 1, Option 2 would involve a slightly larger additional development footprint of ~500m² positioned slightly more to the north than Option 1. The building would be connected to the beach café by decking. On the basis that the development footprint of Option 2 is fairly similar to Option 3; for the purposes of estimating parking requirements, the rationale applied to Option 3 below will be used.

Option 3 - As shown above and in Attachment 1, Option 3 would involve an additional development footprint of ~500m² and would be positioned immediately to the south of the beach café. A deck area would link the buildings. An additional consideration for Option 3 is the potential impact on visual sightlines for the approved chalets still to be constructed in the adjoining caravan park.

It should be noted that Option 3 is the preferred option of the proponent, with submitted plans detailing 136 seats and an internal seating area of approximately 220m². Excluding any external seating, a minimum of 34 car parking bays would need to be provided. Using the Beach Café as a guide, it is estimated that Option 3 would have an external seating capacity in the order of 136-persons. This would require the provision of an additional 34 parking bays, meaning a total of 68 bays. As explained above, this parking estimate is also applicable to Option 2.

The key point here in terms of how the respective options may impact on the location is that the parking requirements of Option 1 can be accommodated within the parking arrangements envisaged under the updated masterplan. Critically, the parking detailed in the FMP has been designed to minimise potential impacts on available green space. Options 2 & 3, however, would require parking over and above that which is provided for under the FMP. Both of these options would likely require the construction of a significant number of parking bays which will inevitably mean a reduction in the green open space area that is available to the public.

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

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

Officer Recommendation

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

Accordingly, the officer recommendation is that Option 1 would be the most appropriate when considering scale and what this means with respect to parking and retention of grassed open space area, traffic impacts, and servicing needs. Importantly, this recommendation has been made with consideration for the broader commercial demand and viability context noting how an additional 150m² restaurant space in the central location would fit with additional F&B offerings in the southern and northern locations. The report recommendation makes reference to Option 1 having a maximum capacity of 200 persons. This has been included to limit the maximum number of parking bays needed to be within the 50 bays envisaged under the FMP.

Alternate Options

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

CONSULTATION

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

- Letters with copies of the draft masterplan were sent to all Jurien Bay residents inviting comment.
- A copy of the draft FMP

- A sign presenting the masterplan was positioned on the grassed area adjoining the beach café during the consultation process
- Two workshops were also held at the Shire office where members of the community were able to engage with Shire staff and provide feedback on the draft plan.

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

STATUTORY ENVIRONMENT

N/A

POLICY IMPLICATIONS

Local Planning Policy 9.13 – Jurien Bay Foreshore Commercial Development Plan

Objectives

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

Coastal Hazard Risk Management Adaptation Plan

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

- *to ensure that development and the location of coastal facilities take into account coastal processes, landform stability, coastal hazards, climate change and biophysical criteria;*
- *to guide the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities; • to provide for public coastal foreshore reserves and access to them on the coast; and*

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- *to protect, conserve and enhance coastal zone values, particularly in areas of landscape, biodiversity and ecosystem integrity, indigenous and cultural significance.*

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

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

Shire of Dandaragan Council Plan

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

Jurien Bay Growth Plan

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

Local Planning Strategy 2020

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

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

ATTACHMENTS

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

- Attachment 1 – Amended Foreshore Masterplan (SODR-877026889-12120)
- Attachment 2 – Advertised Foreshore Masterplan (SODR-877026889-12106)
- Attachment 3 – Pracsys Jurien Bay Commercial Analysis Report (SODR-877026889-12111)

- Attachment 4 – Schedule of Submissions (SODR-877026889-12034)
- Attachment 5 – 2020 Jurien Bay Foreshore Masterplan (SODR-877026889-12112)
- Attachment 6 – Jurien Bay Foreshore Masterplan Report (SODR-877026889-12110)

(Marked 9.3.3)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

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

- 1. A Food and Beverage / restaurant offering to be positioned adjacent to the southern side of existing hardstand area nominated as Option 1, connected by decking to the Beach Café with a maximum seating capacity of 200 persons.**
- 2. Future development proposals and associated car parking should be implemented in a manner that will minimise any loss of green space of the foreshore reserve.**
- 3. The design of commercial options including will be informed by the Masterplan Report and is to be finalised as part of the development application process.**
- 4. That the Jurien Bay Foreshore Masterplan Report be updated to reflect the endorsed Masterplan.**

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

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

PROPOSAL

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

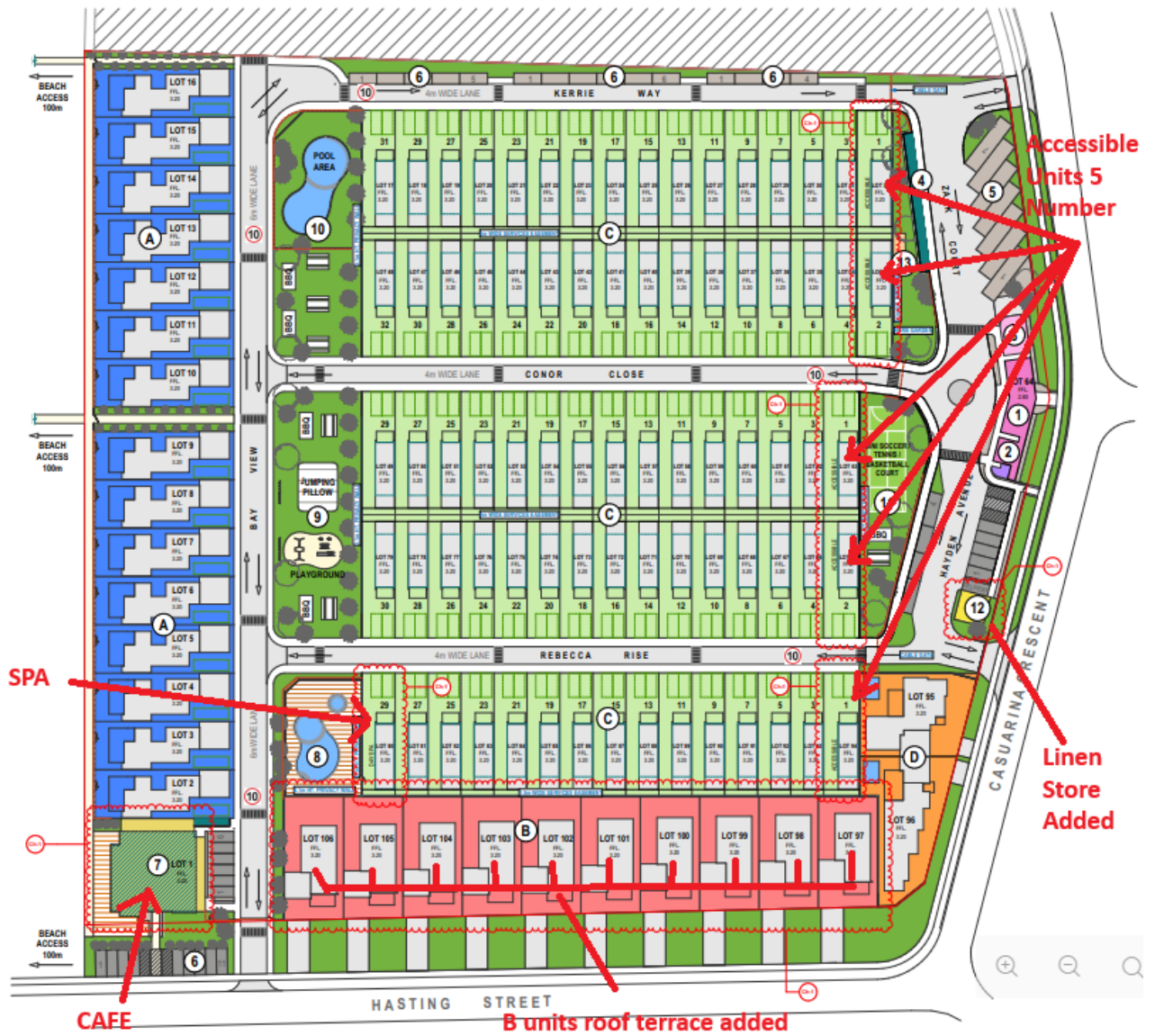
The current application proposes to amend the previously approved development in the following ways:

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



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

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



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

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



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

BACKGROUND

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

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

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

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

COMMENT

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

Proposed Balcony Additions to Townhouses

The current application proposes to amend the design of 10 townhouses fronting Hastings Street to include a 21m² upper-floor balcony. The revised design will see the balcony areas encroach into the primary setback area by approximately 1.4m. However, this is permissible under 5.1.2 of the Residential Design Codes (R-Codes) (C2.4), which allows for a balcony, porch or the equivalent to project forward of the primary street setback line (to a maximum of 50% of the required 4m setback).

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

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

Proposed Spa Facility and Linen Cleaning Building

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

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

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

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

Amendment to Condition 3

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

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

- i. The proportion of residential dwellings relative to the total number of short stay accommodation units on-site shall not be more than twenty-five (25) per cent.*
- ii. The short-stay accommodation and tourism use must be established as the predominant use on-site prior to clearance of titles for the residential component of development.*

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

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

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

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

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

Clearance of Development Approval DA165/25 Conditions - Status

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

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

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

CONSULTATION

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

STATUTORY ENVIRONMENT

Planning and Development (Local Planning Schemes) Regulations 2015

Schedule 2 Deemed provisions for local planning schemes

Part 8 Applications for development approval

Clause 67 – Consideration of Application by Local Government

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

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

Local Planning Scheme No.7

4.24 Development in the Tourist Zone

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

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

POLICY IMPLICATIONS

State Planning Policy 3.6 - Residential Design Codes

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

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

Council Plan

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

Local Planning Strategy

4.4 Tourism – Strategic Directions

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

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

Jurien Bay City Centre Strategy Plan (2012)

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

Tourism Local Planning Strategy (2012)

4.1.5.1 Development

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

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

ATTACHMENTS

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

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

(Marked 9.3.4)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

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

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

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

9.4 GOVERNANCE & ADMINISTRATION

9.4.1 DELEGATIONS REGISTER REVIEW

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

PROPOSAL

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

BACKGROUND

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

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

COMMENT

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

CONSULTATION

Executive Management Team

STATUTORY ENVIRONMENT

5.18. Register of Delegations to committees

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

5.43. Limits on delegations to CEO

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

- (a) any power or duty that requires a decision of an absolute majority of the council;
- (b) accepting a tender which exceeds an amount determined by the local government for the purpose of this paragraph;
- [(c) deleted]*
- (d) acquiring or disposing of any property valued at an amount exceeding an amount determined by the local government for the purpose of this paragraph;
- (e) any of the local government's powers under section 5.98, 5.98A, 5.99, 5.99A, 5.100 or 5.129;
- (f) borrowing money on behalf of the local government;
- (g) hearing or determining an objection of a kind referred to in section 9.5;
- (ha) the power under section 9.49A(4) to authorise a person to sign documents on behalf of the local government;
- (h) any power or duty that requires the approval of the Minister or the Governor;
- (i) such other powers or duties as may be prescribed.

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

5.44. CEO may delegate powers and duties to other employees

- (1) A CEO may delegate to any employee of the local government the exercise of any of the CEO's powers or the discharge of any of the CEO's duties under this Act other than this power of delegation.
- (2) A delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.
- (3) This section extends to a power or duty the exercise or discharge of which has been delegated by a local government to the CEO under section 5.42, but in the case of such a power or duty —
 - (a) the CEO's power under this section to delegate the exercise of that power or the discharge of that duty; and
 - (b) the exercise of that power or the discharge of that duty by the CEO's delegate, are subject to any conditions imposed by the local government on its delegation to the CEO.

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

(5) In subsections (3) and (4) —
conditions includes qualifications, limitations or exceptions.

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

5.45. Other matters relevant to delegations under this Division

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

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

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

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

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

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

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

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

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

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

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

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

NIL

STRATEGIC IMPLICATIONS

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

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

ATTACHMENTS

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

- Current Delegations Register (Doc Id: SODR-461937211-1672)
(Marked 9.4.1)

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION

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

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

Location:	Shire of Dandaragan
Applicant:	N/A
File Reference:	SODR-46193721-1676
Disclosure of Interest:	None
Date:	12 March 2026
Author:	Lauren Miles, Human Resources Coordinator
Senior Officer:	Bradley Pepper, Executive Manager Infrastructure

PROPOSAL

That Council review and endorse the proposed amendments to Policy C-7SRS04 Street Trees and Streetscapes.

BACKGROUND

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

COMMENT

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

Specific amendments include:

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

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

CONSULTATION

Executive Management Team

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

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

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

ATTACHMENTS

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

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

(Marked 9.4.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

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

9.4.3 POLICY AMENDMENT ECONOMIC DEVELOPMENT GRANT

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

PROPOSAL

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

BACKGROUND

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

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

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

Officer recommendation/Council Decision

Moved Cr Young, seconded Cr Lethlean

That Council:

1. *Approve the allocation of the 2025/26 Economic Development Grant of \$30,000 to Ruby Repairs Pty. Ltd.*
2. *Approve an annual budget allocation of \$40,000 for the Economic Development Grant, effective from the 2026/2027 financial year.*

CARRIED 5/0

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

COMMENT

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

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

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

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

CONSULTATION

Nil

STATUTORY ENVIRONMENT

There are no statutory implications to this item.

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

Shire of Dandaragan Council Plan

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

ATTACHMENTS

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

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

(Marked 9.4.3)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

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

9.4.4 LOCAL GOVERNMENT ELECTORAL REFORM – COUNCIL POSITION ON FULL SPILL ELECTIONS AND COMPULSORY VOTING

Location:	Shire of Dandaragan
Applicant:	Not Applicable
File Reference:	SODR-1739978813-9779
Disclosure of Interest:	Nil
Date:	19 March 2026
Author:	Brent Bailey, Chief Executive Officer
Senior Officer:	Not Applicable

PROPOSAL

To seek Council's endorsed position on WALGA's request for sector feedback regarding proposed electoral reform matters, namely the introduction of full spill elections every four years and Compulsory voting at Local Government elections.

WALGA has requested a Council-endorsed response by 27 March 2026.

BACKGROUND

WALGA has circulated an InfoPage and Discussion Paper to all Local Governments requesting feedback to inform its advocacy position ahead of anticipated State Government reforms. The Discussion Paper seeks sector input on two key reform concepts:

1. Full Spill Elections Every Four Years

This model would require all Elected Member positions to be vacated simultaneously at the end of each four-year cycle, replacing the current system of staggered (two-year) elections.

2. Compulsory Voting

This proposal would bring Local Government elections in line with State and Federal electoral requirements, making voting compulsory for eligible electors.

Council feedback will contribute to WALGA's State Council agenda item and subsequent submissions to the State Government.

COMMENT

In considering WALGA's request for sector feedback, it's appropriate for Council to reflect on how proposed changes can contribute to an improved operating environment for a regional local government and how the changes will impact or benefit the Shire's ratepayers.

Full Spill Elections

The idea of a full spill every four years is a significant shift from the staggered election model that most councils and communities have long been accustomed to. There are potential benefits—particularly

the notion of giving the community a clear and holistic say in the overall direction of Council once every four years. A full spill can create a sense of renewal, clarity of mandate, and shared starting point among elected members. It can also simplify the election cycle, reducing the administrative workload of undertaking election processes every other year.

But alongside these advantages, there are very real risks. Council has accumulated corporate knowledge, working relationships, and ongoing project momentum that rely on continuity. A full spill could result in a largely new Council taking office all at once, which may slow or discontinue strategic projects, disrupt governance rhythms, and place a larger onboarding burden on the organisation. There is also a possibility of uncertainty in the community if the entire decision-making body changes at once, especially during times of significant infrastructure or policy activity.

In summary, while a full spill model promises simplicity and a clean slate, it potentially trades stability for that simplicity. Council may wish to reflect on whether our Shire's scale, resourcing, and current project landscape make such a trade-off the most appropriate way forward.

Compulsory Voting – Benefits and Practical Realities

Compulsory voting is, on its face, an appealing concept. It could significantly increase voter turnout and help ensure election results better represent the full spectrum of our community—not just those who traditionally engage. Higher turnout usually brings more legitimacy, and Council decisions may be strengthened by a broader democratic mandate. For reference, under the non-compulsory voting arrangement, the Shire of Dandaragan has experienced approximately 40% and 44% voter turnout in the last 2 ordinary elections.

However, compulsory voting also brings a set of practical considerations. For one, it changes the nature of the election from a voluntary civic exercise to a regulated civic obligation, which may not be universally welcomed. Some residents may feel that compulsion is out of step with the historically local and community-driven character of Local Government. There are also likely to be increased expectations on the WAEC and on Local Governments regarding enforcement, education, and public communication.

Costs would also rise, both for running elections and for systems required to manage non-voters. For smaller regional Shires, this may have a disproportionate impact relative to benefit—though this ultimately depends on the State Government's approach to resourcing.

Ultimately, compulsory voting has the potential to strengthen democratic participation, but Council may wish to carefully consider how such a shift aligns with community values, local capacity, and the broader role of Local Government.

The officer's current recommendation supports maintaining current election processes however Council is encouraged to form an official position reflecting the civic interests of the community.

CONSULTATION

WALGA Governance Team

STATUTORY ENVIRONMENT

Proposed reforms would require amendments to the *Local Government Act 1995* and supporting regulations should the State Government proceed.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

None directly from providing feedback. Potential future implications may arise depending on the State's final reform decisions (election administration, compliance, resourcing).

STRATEGIC IMPLICATIONS

This matter relates to the Shire's strategic objective of effective leadership and good governance, ensuring decisions reflect community expectations and sound democratic processes.

ATTACHMENTS

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

- WALGA InfoPage – Local Government Electoral Reform (Doc Id: SODR-1739978813-9781)
- WALGA Discussion Paper – Full Spill Elections & Compulsory Voting (Doc Id: SODR-1739978813-9782)

(Marked 9.4.4)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

- 1. Provides the following endorsed positions to WALGA regarding Local Government Electoral Reform:**
 - a) Full Spill Elections: Council does not support the introduction of full spill elections every four years.**

b) Compulsory Voting: Council does not support the introduction of compulsory voting for Local Government elections.

9.4.5 UPDATE TO LOCAL GOVERNMENT (MODEL CODE OF CONDUCT) REGULATIONS

Location:	Shire of Dandaragan
Applicant:	Not applicable
File Reference:	Doc Id: SODR-1739978813-9780
Disclosure of Interest:	Nil
Date:	19 March 2026
Author:	Brent Bailey, Chief Executive Officer
Senior Officer:	Not applicable

PROPOSAL

That Council notes the State Government amendments to the *Local Government (Model Code of Conduct) Regulations 2021 (Regulations)* and endorses the consequential updates required to the Shire's Code of Conduct and associated governance documents and practices to ensure continued compliance with the Regulations.

BACKGROUND

The *Local Government (Model Code of Conduct) Regulations 2021* prescribe a model code of conduct for council members, committee members and candidates and set out requirements for the handling of complaints relating to alleged minor breaches. The Regulations also interact with the local government's meeting procedures, registers of interests and other governance arrangements.

Local governments are required to ensure that their adopted Code of Conduct, internal procedures, templates and training arrangements remain aligned with the current Regulations and any related guidance material.

A key driver for recent and proposed refinements to the Regulations has been the establishment of the Office of the Local Government Inspector (Inspector). The Inspectorate was created as part of the State Government's broader local government reform agenda to strengthen accountability and improve standards of governance across the sector, with a particular emphasis on early intervention where warning signs of dysfunction emerge.

Historically, oversight of conduct and governance issues has been dispersed across a number of mechanisms, with local governments managing "behavioural" matters through their Code of Conduct processes and external integrity and enforcement bodies dealing with more serious matters. The Inspectorate reforms are intended to provide a clearer, more consistent, and more responsive oversight framework, including the capacity for the Inspector to undertake inquiries and (where statutory thresholds are met) recommend stronger interventions.

In this context, amendments to the Regulations are directed at ensuring the Code of Conduct framework operating within each

local government is fit-for-purpose and interfaces appropriately with the Inspector's functions. In practical terms, this is reflected through clearer pathways for:

- the receipt and initial assessment of complaints (including whether a matter is properly characterised as a behavioural/minor breach matter under the Regulations, or is more appropriately dealt with under other statutory processes);
- referral and escalation points where a matter falls outside the Code of Conduct minor breach process or otherwise requires external oversight;
- recordkeeping and reporting, to support transparency and consistency across the sector; and
- education and training expectations, recognising that prevention (through clear standards and understanding) is a key element of early intervention.

Accordingly, this report provides Council with an update on the regulatory position and outlines the actions required to align the Shire's Code of Conduct documentation and implementation arrangements with the amended Regulations and the contemporary oversight environment.

COMMENT

The amendments to the Regulations require the Shire to review and update its endorsed Code of Conduct and following this, the administration will update supporting governance arrangements, in particular:

- the adopted Code of Conduct to ensure the wording remains consistent with the current model code (Schedule 1 of the Regulations) and any mandatory provisions;
- the minor breach complaints handling procedures, including receipt, assessment, referral, recordkeeping and reporting requirements;
- internal templates and forms (including complaint forms and correspondence templates) to reflect current terminology and process steps;
- member induction and refresher training content to ensure council members and relevant staff understand current obligations, including meeting conduct, interactions with administration and the management of conflicts of interest; and

- public information on governance and transparency pages, where applicable, to assist community understanding of the Code and complaints process.

CONSULTATION

Officers have reviewed the amendments to the Regulations and relevant DLGSC guidance material.

STATUTORY ENVIRONMENT

The relevant statutory framework includes:

- *Local Government Act 1995* (WA);
- *Local Government (Administration) Regulations 1996* (WA), as applicable; and
- *Local Government (Model Code of Conduct) Regulations 2021* (WA), including Schedule 1 (Model Code of Conduct) and provisions relating to complaints of minor breaches.

Council's Code of Conduct must not be inconsistent with the Regulations. Updates to internal procedures must also align with the complaints handling framework and recordkeeping requirements.

POLICY IMPLICATIONS

If Council supports the recommendation, officers will bring forward updates to Policy 1.12 - C-1CH012 Complaints Handling (as adopted by Council 23 June 2022), to ensure it appropriately distinguishes operational/service complaints from Council member minor breach complaints under the Regulations and sets out referral points where required.

FINANCIAL IMPLICATIONS

There will be minor internal costs associated with updating relevant documents.

STRATEGIC IMPLICATIONS

Updating and implementing governance documents to align with the Regulations supports strong governance, accountability and community trust. The changes contribute to effective decision-making and appropriate standards of behaviour for council members and committee members, consistent with the local government's commitment to good governance and transparency.

ATTACHMENTS

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

- Attachment 1: Shire of Dandaragan Code of Conduct for Council Members, Committee Members and Candidates (revised) (Doc Id: SODR-1739978813-1693)

- Attachment 2: *Local Government (Model Code of Conduct) Regulations 2021* (current compilation) (Doc Id: SODR-1739978813-9784)
(Marked 9.4.5)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

1. **Notes the amendments to the Local Government (Model Code of Conduct) Regulations 2021; and**
2. **Adopts the attached Shire of Dandaragan Code of Conduct for Council Members, Committee Members and Candidates (Doc Id: SODR-1739978813-1693) to ensure alignment with the Regulations; and**
3. **Confirms the Chief Executive Officer remains the Complaints Officer for the purposes of the minor breach complaints process under the Regulations and authorises the CEO to update associated procedures, templates, registers and training materials to implement the adopted Code of Conduct.**

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

Document ID: SODR-2045798944-38129

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

9.5.2 SHIRE OF DANDARAGAN – PLANNING STATISTICS – FEBRUARY 2026

Document ID: SODR-2045798944-38130

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

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

Document ID: SODR-1876983588-2949

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

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