

SHIRE
of
DANDARAGAN

AGENDA AND BUSINESS PAPERS

for the

ORDINARY COUNCIL MEETING

to be held

**AT THE DANDARAGAN COMMUNITY RECREATION CLUB,
DANDARAGAN**

on

THURSDAY 23 JANUARY 2020

COMMENCING AT 5.00PM

(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)



ORDINARY COUNCIL MEETING

THURSDAY 23 JANUARY 2020

Welcome to the Ordinary Council Meeting of the Shire of Dandaragan.

Please be advised that the Ordinary Meeting of Council will be held on the following dates, times and venues:

DAY	DATE	TIME	MEETING VENUE
Thurs	23 January 2020	5.00pm 6.00pm	Dandaragan AGM of Electors
Thurs	27 February 2020	4.00pm	Jurien Bay
Thurs	26 March 2020	4.00pm	Jurien Bay
Thurs	23 April 2020	4.00pm	Badgingarra
Thurs	28 May 2020	4.00pm	Jurien Bay
Thurs	25 June 2020	4.00pm	Jurien Bay

Brent Bailey
CHIEF EXECUTIVE OFFICER



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



COUNCIL MEETING INFORMATION NOTES

1. Your Council generally handles all business at Ordinary or Special Council Meetings.
2. From time to time Council may form a Committee, Working Party or Steering group to examine subjects and then report to Council.
3. Generally all meetings are open to the public; however, from time to time Council will be required to deal with personal, legal and other sensitive matters. On those occasions Council will generally close that part of the meeting to the public. Every endeavour will be made to do this as the last item of business of the meeting.
4. Public Question Time. It is a requirement of the Local Government Act 1995 to allow at least fifteen (15) minutes for public question time following the opening and announcements at the beginning of the meeting. Should there be a series of questions the period can be extended at the discretion of the Chairman.

Written notice of each question should be given to the Chief Executive Officer fifteen (15) minutes prior to the commencement of the meeting. A summary of each question and response is included in the Minutes.

When a question is not able to be answered at the Council Meeting a written answer will be provided after the necessary research has been carried out. Council staff will endeavour to provide the answers prior to the next meeting of Council.

Council has prepared an appropriate form and Public Question Time Guideline to assist.

5. Councillors may from time to time have a financial interest in a matter before Council. Councillors must declare an interest and the extent of the interest in the matter on the Agenda. However, the Councillor can request the meeting to declare the matter **trivial, insignificant or in common with a significant number of electors or ratepayers**. The Councillor must leave the meeting whilst the matter is discussed and cannot vote unless those present agree as above.

Members of staff, who have delegated authority from Council to act on certain matters, may from time to time have a financial interest in a matter on the Agenda. The member of staff must declare that interest and generally the Chairman of the meeting will advise the Officer if he/she is to leave the meeting.

6. Agendas including an Information Bulletin are delivered to Councillors within the requirements of the Local Government Act 1995, i.e. seventy-two (72) hours prior to the advertised commencement of the meeting. Whilst late items are generally not considered there is provision on the Agenda for items of an urgent nature to be considered.

Should an elector wish to have a matter placed on the Agenda the relevant information should be forwarded to the Chief Executive Officer in time to allow the matter to be fully researched by staff. An Agenda item including a recommendation will then be submitted to Council for consideration should it be determined appropriate by the Chief Executive Officer.

The Agenda closes the Monday week prior to the Council Meeting (i.e. ten (10) days prior to the meeting).

The Information Bulletin produced as part of the Agenda includes items of interest and information, which does not require a decision of Council.

7. Agendas for Ordinary Meetings are available in the Shire of Dandaragan Administration Centre and all four libraries as well as on the website www.dandaragan.wa.gov.au seventy-two (72) hours prior to the meeting and the public are invited to secure a copy.

8. Agenda items submitted to Council will include a recommendation for Council consideration. Electors should not interpret and/or act on the recommendations until after they have been considered by Council. Please note the Disclaimer in the Agenda (page 3).
9. Public Inspection of Unconfirmed Minutes (Reg 13)

A copy of the unconfirmed Minutes of Ordinary and Special Meetings will be available for public inspection in the Shire of Dandaragan Libraries and on the website www.dandaragan.wa.gov.au within ten (10) working days after the Meeting.

NOTE:

10.3 Unopposed Business

- (1) Upon a motion being moved and seconded, the person presiding may ask the meeting if any member opposes it.
- (2) If no member signifies opposition to the motion the person presiding may declare the motion in sub clause (1) carried without debate and without taking a vote on it.
- (3) A motion carried under sub clause (2) is to be recorded in the minutes as a unanimous decision of the Council or committee.
- (4) If a member signifies opposition to a motion the motion is to be dealt with according to this Part.

This clause does not apply to any motion or decision to revoke or change a decision which has been made at a Council or committee meeting.

SHIRE OF DANDARAGAN QUESTIONS FROM THE PUBLIC

The Shire of Dandaragan welcomes community participation during public question time as per the Shire of Dandaragan Standing Orders Local Law.

A member of the public who raises a question during question time is requested to:

- (a) provide a copy of his or her questions at least 15 minutes prior to the commencement of the meeting;
- (b) first state his or her name and address;
- (c) direct the question to the President or the Presiding Member;
- (d) ask the question briefly and concisely;
- (e) limit any preamble to matters directly relevant to the question;
- (f) ensure that the question is not accompanied by any expression of opinion, statement of fact or other comment, except where necessary to explain the question;
- (g) each **member of the public** with a question is **entitled to ask up to 3 questions** before other members of the public will be invited to ask their questions;
- (h) when a member of the public gives written notice of a question, the President or Presiding Member may determine that the question is to be responded to as normal business correspondence.

The following is a summary of procedure and a guide to completion of the required form.

1. This is a "question" time only. Orations, explanations or statements of belief will not be accepted or allowed.
2. Questions must relate to a matter affecting the Shire of Dandaragan.
3. Questions must be appropriate and made in good faith. Those containing defamatory remarks, offensive language or question the competency or personal affairs of council members or employees may be ruled inappropriate by the Mayor or Presiding Member and therefore not considered.
4. Frame your question so that it is both precise and yet fully understood. Long questions covering a multitude of subjects are easily misunderstood and can result in poor replies being given.
5. Write your question down on the attached form, it helps you to express the question clearly and provides staff with an accurate record of exactly what you want to know.
6. When the President or presiding member calls for any questions from the public, stand up and wait until you are acknowledged and invited to speak. Please start by giving your name and address first, then ask the question.
7. Questions to be put to the President or presiding member and answered by the Council. No questions can be put to individual Councillors.
8. The question time will be very early in the meeting. **There is only 15 minutes available for Question Time.** Questions not asked may still be submitted to the meeting and will be responded to by mail.
9. When you have put your question, resume your seat and await the reply. If possible, the President or presiding member will answer directly or invite a staff member with special knowledge to answer in his place. However, it is more likely that the question will have to be researched, in which case the President or presiding member will advise that the question will be received and that an answer will be forwarded in writing. Please note under NO circumstances, will the question be debated or discussed by Council at that meeting.
10. To maximise public participation only three questions per person will initially be considered with a time limit of 2 minutes per person. If there is time after all interested persons have put their questions the President or presiding member will allow further questions, again in limits of two per person.
11. To fill out the form, just enter your name and address in the appropriate areas together with details of any group you are representing, then write out your question.
12. Please ensure your form is submitted to the minute's secretary.

If you have difficulty in or are incapable of writing the question, Shire staff are available on request to assist in this task.

We hope this note assists you in the asking of your question and thank you for your interest and participation in the affairs of our Shire.

SHIRE OF DANDARAGAN

QUESTIONS FROM THE PUBLIC

Any member of the public wishing to participate in Public Question Time during Council or Committee meetings is welcome to do so, however, Council requires your name, address and written questions to be provided to the meeting secretary.

Name: _____ Signature: _____

Address: _____

Contact No: _____ Meeting Date: _____

Council Agenda
Item No: _____

Name of Organisation Representing: _____
(if applicable)

QUESTION:

Each member of the public is entitled to ask up to 3 questions before other members of the public will be invited to ask their question. 15 Minutes is allotted to Public Question Time at Council Meetings.

Please see notes on Public Question Time overleaf...



SHIRE OF DANDARAGAN

Record of Disclosure

Person making disclosure:

Surname: _____

Given Names: _____

Member of Council Officer of Council Committee Member

Date of Meeting: _____

Type of Meeting: Ordinary Meeting of the Council Committee Meeting

Special Meeting of the Council Selection Panel Other _____

Report Item No: _____

Report Title: _____

Nature of Interest: Financial (section 5.60A) Proximity (section 5.60B)

Indirect Financial (section 5.61) Impartiality

Extent of Interest: _____

Signed: _____ **Date:** _____

(Office Use Only)

Minute Book Page: _____

Signature of Staff Recording Entry: _____

For the purpose of the financial interest disclosure provisions you will be treated as having an interest in a matter, if either you (as a relevant person), or a person with whom you are closely associated, has

–

- a direct or indirect financial interest in a matter; or
- a proximity interest in a matter

Section 5.60A – Financial Interest

The Act provides that: A person has a financial interest in a matter if it is reasonable to expect that the matter will, if dealt with by the local government, or an employee or committee of the local government or member of the council of the local government, in a particular way, result in a financial gain, loss, benefit or detriment for the person. The elements are:

- there is a matter to be dealt with;
- if the matter were to be dealt with in a particular way, it would be reasonable to expect the person to enjoy a financial gain or benefit, or suffer a financial loss or detriment. All elements must exist for there to be a direct financial interest. When considering the elements to test whether you have a direct financial interest in a matter, remember that the same test must be applied to persons with whom you are closely associated.

Section 5.60B - Proximity interest

The Act requires you to disclose a proximity interest that you, or a person with whom you are closely associated, has in a matter before a council or council committee meeting. You (or a person with whom you are closely associated) have a proximity interest in any matter that concerns:

- a proposed change to a planning scheme affecting land that adjoins the person's land;
- a proposed change to the zoning or use of land that adjoins the person's land; or
- a proposed development of land that adjoins the person's land (development refers to the development, maintenance or management of the land or of services or facilities on the land)

The existence of a proximity interest is established purely by the location of land, a financial effect on the valuation of your land or on the profitability of your business does not have to be established. It is therefore important that you fully understand when a proximity interest exists.

Section 5.61 – Indirect Financial Interest

The Act states that a reference to an indirect financial interest of a person includes a reference to a financial relationship between that person and another person who requires a local government decision in relation to the matter. The word "includes" in this context is not exhaustive and therefore other indirect financial interests do exist. An indirect financial interest also includes an interest a person has in a matter if it is reasonable to expect that the matter will, if dealt with by the local government in a particular way, result in an indirect financial gain, loss, benefit or detriment for the person.

The Act does not expressly define "financial relationship", therefore it should be taken to have its ordinary meaning of a relationship which is of a financial nature (whether or not the relationship also has other aspects). For example, you may have a personal relationship with a person (e.g. friendship), but also a business relationship with that person. It is to be remembered that the existence of an indirect financial interest in a matter can be established by showing that you, or a person with whom you are closely associated, has a financial relationship with a person requiring a local government decision in relation to that matter. There is no requirement to establish a financial gain, loss, benefit or detriment in this instance, the mere existence of a financial relationship and the requirement for a decision is sufficient for a breach of the provision to have occurred.

Elected members must remember that a financial or proximity interest can exist even though the matter is being dealt with by employees under delegated authority. Therefore you should avoid any involvement in discussions on those matters at meetings that you attend as a member. Declaring under this section means that you are required to leave the meeting whilst the item is being discussed. Once the item has been discussed you may re-enter the meeting.

If you have disclosed an interest in writing before the meeting or immediately before the matter is discussed during the meeting, you must not:

- preside at the part of the meeting relating to the matter; or
- participate in, or be present during any discussion or decision-making procedure relating to the matter. In brief, having disclosed an interest you must leave the room. You may re-enter the room and be present during the discussion on the matter in which you disclosed an interest only if allowed by the members present. The Minister for Local Government may also allow you to be present. (refer page 27 under "Can the Minister give approval to participate?").

After disclosing the nature of your interest in a matter to the meeting, or the presiding person having read out the disclosure, you may, without further disclosure, request the remaining members present who are entitled to vote (you are not entitled to vote) to allow you to be present during any discussion or decision-making procedure on the relevant matter.

Disclosure of Interest Affecting Impartiality

For the purposes of requiring disclosure, an interest is defined in Regulation 34C of the Local Government (Administration) Regulations 1996 and Regulation 11 of the Local Government (Rules of Conduct) Regulations 2007 as, "an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest and includes an interest arising from kinship, friendship or membership of an association.

The existence of an interest affecting impartiality is dependent on –

- the member or employee having an association with a person or organisation that has a matter being discussed at a council or committee meeting;
- the employee being required to give advice on a matter where they have an association with a person or an organisation related to that matter; and
- the type of matter being discussed at a council or committee meeting.

For example, with the declaration of a financial interest an elected member leaves the room and does not vote (unless permitted to do so by the meeting or the Minister). With the declaration of an impartiality interest, the elected member stays in the room, participates in the debate and votes. In effect then, following disclosure of an interest affecting impartiality, the member's involvement in the meeting continues as if no interest existed.

If the matter in which an elected member or employee has an interest affecting impartiality is to be discussed at a council or committee meeting, the member or employee is to disclose the interest either in a written notice given to the CEO before the meeting or verbally at the meeting immediately before the matter is discussed.

To assist with making the disclosure, the Department has prepared the following declaration which elected members or employees may use when they consider it necessary to disclose an interest affecting impartiality. The nature of the interest must also be stated. "With regard to ... the matter in item x ... I disclose that I have an association with the applicant (or person seeking a decision). This association is ... (nature of the interest ... As a consequence, there may be a perception that my impartiality on the matter may be affected. I declare that I will consider this matter on its merits and vote accordingly."

All disclosures made are to be recorded in the minutes of the relevant meeting. It is important that the minutes distinguish between disclosures of interests affecting impartiality and disclosures of financial interests.

Table of Contents

1	DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS	1
1.1	DECLARATION OF OPENING.....	1
1.2	DISCLAIMER READING	1
2	RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE.....	1
3	RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE	2
4	PUBLIC QUESTION TIME.....	2
5	APPLICATIONS FOR LEAVE OF ABSENCE.....	2
6	CONFIRMATION OF MINUTES	2
6.1	MINUTES OF THE ORDINARY MEETING HELD 19 DECEMBER 2019	2
7	NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION.....	2
8	PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS	2
9	REPORTS OF COMMITTEES AND OFFICERS	3
9.1	CORPORATE & COMMUNITY SERVICES.....	3
9.1.1	ACCOUNTS FOR PAYMENT – DECEMBER 2019.....	3
9.1.2	FINANCIAL STATEMENTS - MONTHLY REPORTING FOR THE PERIOD ENDING 31 DECEMBER 2019	5
9.2	INFRASTRUCTURE SERVICES.....	7
9.3	DEVELOPMENT SERVICES.....	7
9.3.1	PROPOSED CARPORT – LOT 3 LINDSAY STREET, JURIEN BAY	7
9.3.2	PROPOSED OVER HEIGHT CARPORT – LOT 165 (#25) SANDLAND STREET, JURIEN BAY	12
9.3.3	PROPOSED PLACE OF WORSHIP – RESERVE 37024 BASHFORD STREET, JURIEN BAY	17
9.3.4	SUBDIVISION REFERRAL – LOT 1 JURIEN ROAD, JURIEN BAY	21
9.3.5	FORESHORE MASTERPLANS ADVERTISING.....	27
9.4	GOVERNANCE & ADMINISTRATION	33
9.4.1	AMENDMENT TO COUNCIL POLICY – ELECTED MEMBERS ENTITLEMENTS - POLICY NO. 1.10 C-1EMEPD.....	33
9.5	COUNCILLOR INFORMATION BULLETIN.....	35
9.5.1	SHIRE OF DANDARAGAN – DECEMBER 2019 COUNCIL STATUS REPORT	35
9.5.2	SHIRE OF DANDARAGAN – EXECUTIVE MANAGER INFRASTRUCTURE REPORT – DECEMBER 2019	35
9.5.3	SHIRE OF DANDARAGAN – BUILDING STATISTICS – DECEMBER 2019.....	35
9.5.4	SHIRE OF DANDARAGAN – PLANNING STATISTICS – DECEMBER 2019	35
9.5.5	SHIRE OF DANDARAGAN TOURISM / LIBRARY REPORT FOR DECEMBER 2019	35
9.5.6	WALGA – NATIVE VEGETATION IN WA ISSUE PAPER - SUBMISSION.....	35
9.5.7	WALGA HONOURS PROGRAM 2020 – CALL FOR NOMINATIONS	35

**10 NEW BUSINESS OF AN URGENT NATURE – INTRODUCED BY
RESOLUTION OF THE MEETING 36**

**11 CONFIDENTIAL ITEMS FOR WHICH MEETING IS CLOSED TO THE
PUBLIC..... 36**

**12 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS
BEEN GIVEN 36**

13 CLOSURE OF MEETING 36

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

"No responsibility whatsoever is implied or accepted by the Shire of Dandaragan for any act, omission, statement or intimation occurring during this meeting."

It is strongly advised that persons do not act on what is heard, and should only rely on written confirmation of Council's decision, which will be provided within fourteen days."

2 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE**Members**

Councillor L Holmes	(President)
Councillor P Scharf	(Deputy President)
Councillor J Clarke	
Councillor A Eyre	
Councillor W Gibson	
Councillor D Richardson	
Councillor R Rybarczyk	
Councillor R Shanahun	
Councillor D Slys	

Staff

Mr S Clayton	(Acting Chief Executive Officer)
Mr D Chidlow	(Executive Manager Development Services)
Mr B Pepper	(Executive Manager Infrastructure)
Ms R Headland	(Council Secretary & Personal Assistant)
Mr R Mackay	(Planning Officer)
Ms M Perkins	(Manager Customer & Community Services)
Mr T O'Gorman	(Manger Economic Development)

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 19 DECEMBER 2019**
- 7 NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION**
- 8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS**

9 REPORTS OF COMMITTEES AND OFFICERS

9.1 CORPORATE & COMMUNITY SERVICES

9.1.1 ACCOUNTS FOR PAYMENT – DECEMBER 2019

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Business Classification Scheme / Financial Management / Creditors / Expenditure
Disclosure of Interest:	None
Date:	10 January 2020
Author:	Scott Clayton, Executive Manager Corporate & Community Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

To accept the cheque, EFT and direct debit listing for the month of December 2019.

BACKGROUND

As part of the Local Government Act 1995, Financial Management Regulations 1996, a list of expenditure payments is required to be presented to Council.

COMMENT

The cheque, electronic funds transfer (EFT) and direct debit payments for December 2019 totalled \$1,358,709.29 for the Municipal Fund.

Should Councillors wish to raise any issues relating to the December 2019 Accounts for payment, please do not hesitate to contact the Executive Manager Corporate and Community Services 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

- Chief Executive Officer

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 at this time.

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 and direct debit listings for December 2019 (Doc Id: 147519)

(Marked 9.1.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the Cheque and EFT listing for the period ending 31 December 2019 totalling \$1,358,709.29.

9.1.2 FINANCIAL STATEMENTS - MONTHLY REPORTING FOR THE PERIOD ENDING 31 DECEMBER 2019

Location:	Shire of Dandaragan
Applicant:	N/A
Folder	Business Classification Scheme / Financial Management / Financial Reporting / Periodic Reports
Disclosure of Interest:	None
Date:	13 January 2020
Author:	Scott Clayton, Executive Manager Corporate and Community Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

To table and adopt the monthly financial statements for the period ending 31 December 2019.

BACKGROUND

As part of the Local Government Act 1995 and Financial Management Regulations (1996), monthly financial statements are required to be presented to Council. Circulated are the monthly financial statements for the period ending 31 December 2019.

COMMENT

Regulation 34 of the Financial Management Regulations (1996) requires the following information to be provided to Council:

1. Net Current Assets

Council's Net Current Assets [i.e. surplus / (deficit)] position as at the 31 December 2019 was \$5,659,959. The composition of this equates to Current Assets minus Current Liabilities less Cash Assets that have restrictions on their use placed on them, in this case Reserves and Restricted Assets. The current position indicates that Council can easily meet its short-term liquidity or solvency.

The Net Current Asset position is reflected on page 12 and reconciled with the Statement of Financial Activity on page 3 of the financial statements.

The amount raised from rates, shown on the Statement of Financial Activity (page 3), reconciles with note 5 (page 12) of the financial statements and provides information to Council on the budget vs actual rates raised.

2. Material Variances

During budget adoption a 10 percent and \$10,000 threshold for these variances to be reported was set.

Note 12 of the attached report details any significant variances. Should Councillors wish to raise any issues relating to the 31 December 2019 financial statements, please do not hesitate to

contact the Executive Manager Corporate and Community Services 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

- Chief Executive Officer

STATUTORY ENVIRONMENT

- Regulation 34 of the Local Government Financial Management Regulations (1996)

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report at this time.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- Financial statements for the period ending 31 December 2019 (Doc Id:147416)

(Marked 9.1.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the monthly financial statements for the period 31 December 2019 be adopted.

9.2 INFRASTRUCTURE SERVICES

9.3 DEVELOPMENT SERVICES

9.3.1 PROPOSED CARPORT – LOT 3 LINDSAY STREET, JURIEN BAY

Location:	Lot 3 (#23) Lindsay Street, Jurien Bay
Applicant:	Jurien Bay Building
File Ref:	Development Services Apps / Development Application / 2010 / 110
Disclosure of Interest:	Nil
Date:	8 January 2020
Author:	Rory Mackay, Planning Officer
Senior Officer:	David Chidlow, Executive Manager of Development Services

PROPOSAL

The proponent is seeking development approval for a rear carport adjoining the existing shed on Lot 3 (#23) Lindsay Street, Jurien Bay.



Location Map – 23 Lindsay Street, Jurien Bay

BACKGROUND

The applicant is seeking development approval to construct a 10.27 x 8.27, 85m² flat roof carport at a maximum height of 3.2m on the 810m² property. The carport will have a nil setback to the both west side boundary and south rear boundary and adjoins the existing 9 x 9, 81m² outbuilding which stands at a maximum height of 3m in the other rear corner of the property.

Initially a 4.9m high gabled roof was proposed for the carport, but this design was revised based on two objecting submissions from adjoining neighbours. These two objecting neighbours were provided with the opportunity to comment on the revised plans; of which one neighbour withdrew their objection, however the other neighbour held their objection based on the nil setbacks proposed. This item is presented to Council for a decision based on these grounds.

Local Planning Policy 9.10 Residential Design Codes – Side and Rear Boundary Setbacks states the following in regard to nil boundary setbacks:

Authorised to approve of a residential parapet wall (inclusive of incidental development) built up to a property boundary in areas zoned R20 or less dense, where the following are observed:

- a) *The parapet wall has a height no greater than 3.3m (measured from the ground level of the affected adjoining property).*
 - b) *The parapet wall has a maximum aggregate length of 9m.*
 - c) *The design principles of section 5.1.3 P3.2 of the R-Codes are sufficiently addressed to the satisfaction of the Shire.*
 - d) *No objection or concern has been raised by an adjoining landowner or residents.*
 - e) *Construction inside an existing fence (unless otherwise agreed to by the affected adjoining landowner).*
 - f) *That both the applicant / builder and affected adjoining landowner enter into a written agreement as to the standard of construction / finish to the neighbouring side of boundary.*
- OR**
- g) *The proposed wall would abut an existing or simultaneously constructed wall of similar or greater dimension.*

COMMENT

Local Planning Policy 9.4 Residential Outbuildings permits carports to have a maximum area of 40m² exclusive of shed up to 80m². The proposal is for a carport of 85m², more than double the policy area standard. However, discretion can be shown given there is no covered car parking infrastructure (garage or carport) attached to the dwelling. It is also noted the 3.2m wall height is well under the maximum 3.6m permitted.

Where a proposal does not meet the deemed-to-comply provisions of LPP8.5 the decision maker is to consider the application against

the design principle of the policy (which is as per the *Residential Design Codes*). The design principle in this instance is: *Buildings built up to boundaries (other than the street boundary) where this:*

- *makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;*
- *does not compromise the design principle contained in clause 5.1.3 P3.1;*
- *does not have any adverse impact on the amenity of the adjoining property;*
- *ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and*
- *positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.*

For reference, Design Principle 3.1 reads:

Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:

- *reduce impacts of building bulk on adjoining properties;*
- *provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and*
- *minimise the extent of overlooking and resultant loss of privacy on adjoining properties.*

It is concluded the proposal is consistent with these applicable design principles for the following reasons:

- Given the location of the existing dwelling and outbuilding the proposed carport will be sited in the most practicable remaining position which aligns with the driveway.
- Privacy concerns are not applicable for a carport.
- The flat roof carport has no impacts on the sunlight and ventilation of neighbouring outdoor living spaces or habitable rooms.
- Ocean views for neighbouring properties are retained.
- The proposal is consistent with the Residential zone of Jurien Bay in that secondary outbuildings are located to the rear of property and are not visually obtrusive to the streetscape and neighbouring properties.

The picture below taken from RE Snook Reserve shows a caravan in the proposed location of the carport and the balconies of the adjoining properties which made a submission. The landowner of the centrally positioned balcony withdrew their objection once the plans were amended to a flat roof design. The landowner of the balcony on the right hand side of the image kept their objection after viewing the revised plans based on the nil side and rear boundary setbacks proposed encroaching on both the crowding and visual amenity of their property. Given this objecting

landowner enjoys ocean views in the opposite direction to the development and has no active space which could be affected by the proposal, the objection is not supported.



Given the above, Council is requested to grant development approval for the proposed carport which is considered to achieve orderly and proper planning by the reporting officer.

CONSULTATION

Comment was sought from adjoining landowners from the 16 December 2019 to 6 January 2020 the result of which has been discussed above.

STATUTORY ENVIRONMENT

- Local Planning Scheme No 7:
Clause 4.2 of the Scheme outlines *State Planning Policy 3.1 - Residential Design Codes* is to read as part of the Scheme.
- Shire of Dandaragan Delegations Register

POLICY IMPLICATIONS

Local Planning Policy 9.4 Outbuildings – ‘Residential Areas’.

FINANCIAL IMPLICATIONS

The applicant has paid the required \$147 fee for the development application.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- Revised plans (Doc Id: 147178)
(Marked 9.3.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council grant development approval for the proposed carport upon Lot 3 Lindsay Street, Jurien Bay subject to the following conditions and advice notes:

1. All development shall be in accordance with the attached plans date stamped 23 January 2020 subject to any modifications required as a consequence of any conditions of this approval and shall not be altered without the prior written approval of the local government.
2. The roof material being of non-reflective nature and colour consistent with the existing structure and/or predominant colours of the individual site.
3. The carport is to remain as open on all sides excluding any existing walls attached to. This condition may be varied by any future approvals.

Advice Notes:

1. The applicant is advised this is planning approval only and not a building permit. A building permit must be obtained for this development.
2. Stormwater is to be managed on site or directed to a suitable disposal system in accordance with *AS3500 Plumbing and Drainage*.

9.3.2 PROPOSED OVER HEIGHT CARPORT – LOT 165 (#25) SANDLAND STREET, JURIEBAY

Location:	Lot 175 Sandland Street, Jurien Bay
Applicant:	P House
Folder Path:	Development Service Apps / Development Application / 2020 / 04
Disclosure of Interest:	None
Date:	13 January 2020
Author:	David Chidlow, Executive Manager Development Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

The applicant seeks approval for an over height carport attached to a dwelling that does not comply with the Council's Policy for outbuildings.



BACKGROUND

The proponent has submitted a proposal to construct a carport attached to an existing dwelling. The proposed carport has a floor area of 46.3m², with a frontage of 5.68m

The policy requires all garages and carports to not exceed a floor area of 40m², a wall height of 3.0m or a ridge height of 4.5m.

The ridge height of the existing single storey dwelling is 3.6m. The proposed carport has a ridge height 5.35m which is 1.75m above the height of the ridge of the dwelling.

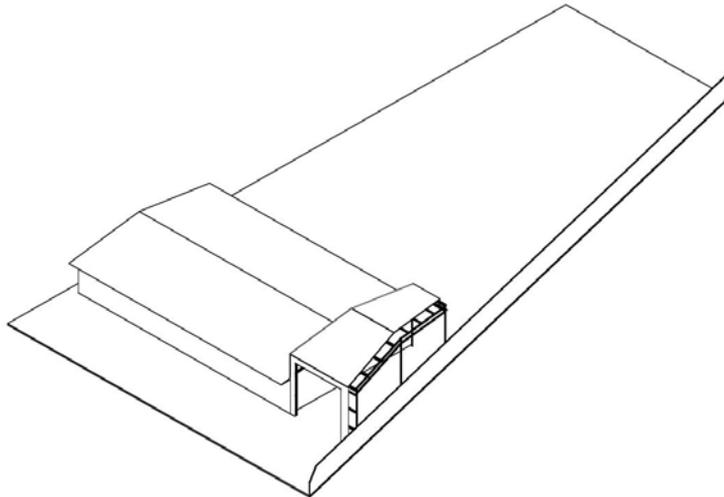
The policy requires the carport to be situated under the roof line of the adjoining dwelling.

COMMENT

The proposed carport does not comply with the requirements of Local Planning Policy 8.6 – Outbuildings ‘Residential Areas’ as outlined in the table below in policy implications.

The applicant proposes to house a recreational vehicle that requires a height greater than the roof line of the existing dwelling.

The bulk of the frontage length of the proposed carport is 5.68m which is minimal in comparison to the length of the existing dwelling of 18.5m. Combined with the tapering of the carport down to 3m at the rear supports approving a floor area of 46m².



The issue is primarily the height of the carport above the existing dwelling ridge line. It is noted that there are three other dwellings (two in Whitfield Road and one in Sandland Street) in the vicinity that have similar constructed garage or carports above the dwelling roof height. Images of these are provided in the attachments.

It was also noted that the immediately adjoining property (letter of no objection) is a corner lot and that there are significant trees on the property that would provide height comparable with the proposed carport.

There is a two storey dwelling on the adjoining lot to the west supporting the height of the proposed carport.

Due to the specific circumstances of this application as described above, the officer recommendation is for approval.

Alternative Officer Recommendation

That Council refuse development approval for the proposed carport on Lot 165 Sandland Street, Jurien Bay for the following reasons:

1. The proposed carport does not comply with *Local Planning Policy 8.5 – Outbuildings ‘Residential Areas’* as it exceeds the specified floor area and ridge height maximums for a carport.
2. The proposed development would detract from the visual amenity of the neighbouring properties.
3. The proposed development does not comply with orderly and proper planning for the locality.
4. Approval of such development would set an undesirable precedent for similar applications in the future in contravention of Council adopted policy.

Advice:

The applicant be advised that “should you be aggrieved by this decision, or any conditions imposed, there is a Right of Review under the *Planning and Development Act 2005*. An application for Review must be submitted in accordance with Part XIV of the *Planning and Development Act* within 28 days of the date of this decision to:

The State Administrative Tribunal
GPO Box U1991
PERTH WA 6845”

CONSULTATION

The applicant has provided signed copy by the impacted neighbour advising of no objection to the proposal.

STATUTORY ENVIRONMENT

- Local Planning Scheme No 7

POLICY IMPLICATIONS

- Local Planning Policy 8.5 – Outbuildings ‘Residential Areas

Outbuildings

Carports and Garages

1. All garages and carports shall not exceed a floor area of 40m ² , a wall height of 3.0m or a ridge height of 4.5m.	Does not comply
2. The Council may consider applications for carports and garages that exceed the size limitations defined in Part 1, where the following criteria are, in the opinion of Council, satisfactorily addressed;	Complies
a) the garage or carport is attached to and forms part of the adjoining dwelling;	
b) the garage or carport is situated under the roof line of the adjoining dwelling;	
	Proposed garage exceeds the height of the dwelling. Does not

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 23 JANUARY 2020

	comply
c) the garage or carport is located at least 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony);	Complies
d) the garage or carport will not have an impact on the streetscape or amenity of the area; and	Complies
e) the garage or carport complies with any design guidelines adopted by Council.	None applicable
3. All carports and garages shall be constructed of materials that match or complement the dwelling on the site.	Complies
4. The use of zincalume wall cladding in garages and carports will not be permitted.	Complies

FINANCIAL IMPLICATIONS

The applicant has paid a standard planning application fee of \$147.

STRATEGIC IMPLICATIONS

Strategic Community Plan – Envision 2029:

02 – Propensity	The Shire will experience broad economic and population growth with decreasing economic barriers, diversified agriculture and fisheries output and vibrant visitor economy.
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.

ATTACHMENTS

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

- Plans (Doc Id: 147524)
- Photographs (Doc Id: 147527)

(Marked 9.3.2)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council grant planning approval for the proposed carport in accordance with the attached approved plans date stamped 24 January 2020 on Lot 165 Sandland Street, Jurien Bay subject to:

Conditions:

- 1. All development shall be in accordance with the attached plans date stamped 23 January 2020 subject to any**

- modifications required as a consequence of any conditions of this approval and shall not be altered without the prior written approval of the local government;
2. the roof and wall material matching the existing dwelling and being of non-reflective nature and colour; and
 3. the storm water run-off on the property to be managed on site or directed to a suitable disposal system to the satisfaction of the Shire's Manager of Building Services.

ADVICE NOTES:

- Note 1:** The applicant be advised this is planning approval only and not a building permit. A building permit must be obtained for this development;
- Note 2:** If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
- Note 3:** Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
- Note 4:** Council has granted dispensation for this specific application due the presence of screening vegetation at the dwelling immediately adjoining the development, the presence of a school over the road (non-residential), and three similar structures having been constructed in the vicinity of the proposal.
- Note 5:** The applicant be advised that "should you be aggrieved by this decision, or any conditions imposed, there is a Right of Review under the Planning and Development Act 2005. An application for Review must be submitted in accordance with Part XIV of the Planning and Development Act within 28 days of the date of this decision to:

**The State Administrative Tribunal
GPO Box U1991
PERTH WA 6845"**

9.3.3 PROPOSED PLACE OF WORSHIP – RESERVE 37024 BASHFORD STREET, JURIEN BAY

Location:	Reserve 37024
Applicant:	Trendstyle Design on behalf of the Roman Catholic Archbishop of Perth Moora Parish
File Path:	Development Service Apps / Development Application / 101 / 19
Disclosure of Interest:	Nil
Date:	7 January 2020
Author:	Rory Mackay, Planning Officer
Senior Officer:	David Chidlow, Executive Manager Development Services

PROPOSAL

Trendstyle Design on behalf of the Roman Catholic Archbishop of Perth Moora Parish is seeking development approval for the construction of church upon Reserve 37024 (Lot 674) Bashford Street, Jurien Bay.

BACKGROUND

Reserve 37024 of 4313 square metres adjoins the Jurien Bay Fire and Rescue to the north and the existing single house currently used as church to the south. A locational map is provided below.



The Reserve is classified as 'Public Purposes: Church' under the Shire's Local Planning Scheme No.7 (LPS7) and has a reserve title purpose of 'Church Site' with a management order held by the Roman Catholic Archbishop of Perth.

The proposed church will be sited to the south of the property with paving access to Bashford Street, the adjoining make-shift church/single house and the current temporary parking area on Lot 81 (#79) Bashford Street; which is utilised by the church and clients of the home occupation chiropractor located further south. The north portion of the property will remain vacant to facilitate further development in the mid-term future.

COMMENT

The proposal is for most part consistent with the local planning framework. However, the temporary parking on a neighbouring property zoned 'Residential' and access onto a State road has raised some concern with staff and Main Roads WA respectively.

Lot 81 Bashford Street is a freehold property owned by the church body and has historically been used for parking as outlined above. Vehicle parking is a use not listed under the zoning table of LPS7, therefore a decision has been made on whether the use is consistent with the objective of the particular zone. The objective of the Residential zone is:

To provide for residential development at a range of densities with a variety of housing to meet the needs of different household types through the application of the Residential Design Codes.

It is clear car parking does not align the objective's context.

A locational unique circumstance however exists in that the parking is located between two quasi-public facilities in the current church and home occupation chiropractor. On these grounds, the officer believes it is realistic to continue to permit the temporary parking for a further three years on the church owned Lot 81 until the applicant will be required to construct parking facilities on Reserve 37024.

Given the access of the development onto the State road of Bashford Street/ Indian Ocean Drive, comment was sought from Main Roads WA. Concerns were raised with the access being close to Lindsay Street intersection and whether the access would be suitable in peak traffic periods.

Based on these concerns the applicant had a 'Parking Demand Assessment' prepared by Auswide Consulting. This assessment concluded that the proposed development is not envisaged to have adverse impacts on the surrounding traffic or parking conditions. A key finding was that the proposed place of worship will generate additional, but low levels of trips throughout the day. It is expected that these trips can be accommodated at the nearby intersections without affecting intersection performance or increasing delays and queues.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 23 JANUARY 2020

Main Roads WA were not satisfied with the assessment and entered further discussions with the Shire to identify consistency with the future Bashford street upgrade works, current traffic numbers and any possible alternative access arrangements from the rear of the property which align with Ardross Estate's Structure Plan. The Shire's Executive Manager of Infrastructure concluded the proposed access arrangements are suitable in the local context and will function with the upgrade works denoted in the current concept plans.

Final comment from Main Roads WA has not been received. Given the application was submitted on the 11 November 2019 a decision is required at this Council meeting to ensure the Shire meets its statutory planning timeframe of 90 days to decide a development application which requires consultation. The applicant will be advised to continue access discussions with Main Roads WA outside of the development application.

Council are requested to approve the development application subject to conditions and advice.

CONSULTATION

- Executive Manager of Infrastructure
- Main Roads WA

STATUTORY ENVIRONMENT

Local Planning Scheme No. 7

POLICY IMPLICATIONS

Local Planning Policy 9.6 Car Parking

State Planning Policy 3.7 Building in Bushfire Prone Areas

FINANCIAL IMPLICATIONS

The applicant has paid the applicable development application fee.

STRATEGIC IMPLICATIONS

Strategic Community Plan – Envision 2029

02 – Propensity	The Shire will experience broad economic and population growth with decreasing economic barriers, diversified agriculture and fisheries output and vibrant visitor economy.
Priority Outcomes	Our Roles
Our Shire has a contemporary land use planning system that responds to, and creates, economic opportunities.	Identify and activate underutilised economic and land assets to promote employment and economic activity.
04 – Community	The Shire's resident population will grow more than the WA regional average supported by increased community recreation and cultural opportunities and access to key liveability factors such as

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 23 JANUARY 2020

	health and wellbeing services and educational opportunities.
Priority Outcomes	Our Roles
A region that develops and supports community leadership and collective values.	Provide governance support for community groups to deliver their objectives.

ATTACHMENTS

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

- Development plans (Doc Id: 144177)
 - Parking Demand Assessment (Doc Id: 145701)
 - Bushfire Attack Level Assessment (Doc Id: 144450 & 144451)
- (Marked 9.3.3)**

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council grant development approval for a place of worship upon Reserve 37024 to the Roman Catholic Archbishop of Perth subject to following conditions and advice:

- 1. All development shall be in accordance with the submitted plans and documentation date stamped 23 January 2020 subject to any modifications required as a consequence of any conditions of this approval and shall not be altered without the prior written approval of the local government.**
- 2. The building materials being of non-reflective nature and colour consistent with the predominant colours of the individual site.**
- 3. This development approval is valid for a period of three (3) years. If the development is not substantially commenced within this period, the approval shall lapse and be of no further effect.**
- 4. Temporary worshipper parking on Lot 81 Bashford Street, Jurien Bay is permitted for a period of three (3) years from the date of this approval. After this period suitable sealed parking facilities are to be developed on Reserve 37024.**

Advice:

- 1. The applicant is advised this is planning approval only and not a building permit. A building permit must be obtained for this development.**
- 2. The applicant is advised to confirm access arrangements onto Bashford Street with Main Roads WA commencement of development.**

9.3.4 SUBDIVISION REFERRAL – LOT 1 JURIEN ROAD, JURIEN BAY

Location:	Lot 1 Jurien Road, Jurien Bay
Applicant:	Driscoll Planning on behalf D Kent
File Ref:	Development Services Apps / Subdivision Applications / WAPC 158822 - Lot 1 Jurien Road, Jurien Bay
Disclosure of Interest:	Nil
Date:	8 January 2020
Author:	Rory Mackay, Planning Officer
Senior Officer:	David Chidlow, Executive Manager Development Services

PROPOSAL

To consider an application for the subdivision of Lot 1 Jurien Road, Jurien Bay (the Site) and make a recommendation to the Western Australian Planning Commission (WAPC).

BACKGROUND

On the 11 October 2019, a portion of the site was rezoned from 'Rural' zone to 'Rural Smallholdings' zone by Amendment No.27 of Local Planning Scheme No. 7 (LPS7).

This application is for subdivision of the Site (1429.42 ha) into the following:

- Lot 1 which has an area of 293.50 ha and is zoned 'Rural';
- Lot 2 which has an area of 296.42 ha and is zoned 'Rural';
- Lot 3 which has an area of 293.20 ha and is zoned 'Rural';
- Lot 4 which has an area of 498.77 ha and is zoned 'Rural Smallholdings';
- Lot 5 which has an area of 47.22 ha and is zoned 'Rural Smallholdings' and contains the homestead, machinery sheds and other farming infrastructure.

Subdivision of 'Rural' zoned land is guided by State and local government planning policies and controls. *State Planning Policy 2.5: Rural Planning* (SPP 2.5), seeks to protect 'Rural' land from incompatible uses.

SPP 2.5 does not provide a minimum lot size and requires this matter to be addressed in local planning strategies but apart from specific circumstances, subdivision of broadscale agricultural land is not encouraged.

It is the view of the WAPC that there are sufficient, suitably sized and located 'Rural' lots to cater for intensive and emerging primary production land uses. Creation of new 'Rural' lots through ad-hoc, unplanned subdivision will not be permitted.

In contemplating subdivision proposals on 'Rural' land, the WAPC policy states:

- (a) the creation of new or smaller 'Rural' lots will be by exception and in accordance with *Development Control Policy 3.4 (DC 3.4) Subdivision of 'Rural' land*;
- (b) the creation of new or smaller rural lots by exception may be provided for in other State Planning Policies and/or a local planning strategy or scheme;
- (c) no other planning instruments besides those listed at (a) or (b) can provide for the subdivision of 'Rural' land; and
- (d) the introduction of new dwelling entitlements or other sensitive land uses should not limit or prevent primary production from occurring.

Clause 6.6 Homestead lots of *Development Control Policy 3.4: Subdivision of 'Rural' land* states:

The creation of homestead lots is intended to allow primary producers to continue to occupy their dwelling when they cease to farm, and provide settlement opportunities in areas where land fragmentation is limited and unlikely to increase.

Homestead lots are to be created in a manner that is consistent with the rural character and landscape of a locality. Homestead lots may be facilitated through boundary rationalisation or the creation of a new lot.

Homestead lots may therefore be created to enable an approved existing house on a 'Rural' lot to continue to be occupied provided that:

- a) the land is in the DC 3.4 Homestead lot policy area;*
- b) the homestead lot has an area between one and four hectares, or up to 20ha to respond to the landform and include features such as existing outbuildings, services or water sources;*
- c) there is an adequate water supply for domestic, land management and fire management purposes;*
- d) the dwelling is connected to a reticulated electricity supply or an acceptable alternative is demonstrated;*
- e) the homestead lot has access to a constructed public road;*
- f) the homestead lot contains an existing residence that can achieve an appropriate buffer from adjoining rural land uses;*
- g) a homestead lot has not been excised from the farm in the past;*
- h) the balance lot is suitable for the continuation of the 'Rural' land use, and generally consistent with prevailing lot sizes, where it can be shown that this is consistent with the current farming practices at the property; and*
- i) the dwelling on a homestead lot must be of a habitable standard and may be required to be certified as habitable by the local government.*

Local planning guidance on the matter is given in the Shire's *Local Planning Strategy*:

The Shire has a general presumption against subdivision of land creating lots less than 300ha, to protect the productive capacity of agricultural land. However, the Shire will consider subdivision for intensive agricultural use where it can be clearly demonstrated that subdivision will be beneficial to viable and sustainable agricultural production and land management on the subject land and the subdivision will not be prejudicial to similar production and management of adjoining lands.

The Shire may support development of a smaller lot where the lot is a minimum of 40ha in size and all the following criteria are met:

- *An agronomists report or similar demonstrates that each new lot will contain a minimum of 30ha of land with a high capacity rating (class 1 or 2) for annual or perennial horticultural production;*
- *A hydrologist's report or similar demonstrates that each new lot has long term, secure access to a supply of water of a sufficient quantity and quality as applicable to the potential agricultural production of that land and the DWER is prepared to agree that the capture of the water is within the limits of an endorsed water allocation management plan or is within the sustainable yield for that sub catchment; and*
- *The total lot area incorporates the minimum area of 30ha of high capability land. Additional provision should be made for the water capture and/or storage area (as necessary) plus an area for farm infrastructure and buildings with sufficient setback from adjoining properties so as not to restrict potential agricultural productivity on those properties, setbacks from watercourse and wetlands, plus the retention of any remnant vegetation that should be protected from clearing.*

COMMENT

This item is presented at this meeting as comments to the WAPC on the proposed subdivision are due by 30 January 2020.

The creation of the three rural lots, which comprise the most productive agricultural land on the property will allow the sale of these properties to nearby farmers to improve the viability of their holdings or to purchasers interested in other forms of agriculture. Lots 1, 2 and 3 are expected to be in demand as they contain excellent summer pastures which accounts for the property name of 'Summer Green'. The sale of Lots 1, 2 and 3 will provide capital for the landowner, Mr Kent, to fund the preparation of the structure plan and supporting technical reports to facilitate subdivision of the 'Rural Smallholdings' zone, which makes up the balance of the property. All lots have water supply options for stock.

Lot 4 is the balance of the property which was recently rezoned 'Rural Smallholdings' and will be subject to the preparation and

approval of a Structure Plan prior to any development or further subdivision occurring, which is stipulated in Clause 4.12.2 of LPS7.

Lot 5 which has a proposed area of 47.22ha and contains all the farming infrastructure and homestead which will continue to be occupied by the Kent family who will continue to manage and maintain Lots 1 – 4 until in other ownership. This proposed lot meets the provisions of clause 6.6 of Development Control Policy 3.4 outlined previously.

Approval of Lots 1-4 will not compromise the structure plan requirements of Amendment No.27, as it has been demonstrated that all lots have access to onsite water and can collect rainwater for drinking purposes. Lots 1-3 will continue to be used for agricultural purposes and Lot 4 will contain all the 'Rural Smallholdings' zone allowing the lot to be rated separately from the Rural lots.

All the lots have frontage to a constructed, gazetted road, including Lot 4 which has frontage to Jurien Road in addition to an access way on the eastern side of Lot 5 to Jurien Road which will provide for a future subdivisional road to Jurien Road.

Only 3 future dwellings could result from the subdivision being on Lots 1-3 which are already covered by the fire management plan in Amendment No.27 and have suitable cleared areas for dwelling construction. No dwellings are permitted, at this stage, on Lot 4, and Lot 5 is already occupied by the homestead.

The approval of Lots 1-5 will provide a valuable agricultural and lifestyle opportunity within the locality and will be the culmination of an extremely long planning process by the landowner to achieve this outcome for the property prior to the planning and implementation of the future development of the 'Rural Smallholdings' zone.

It is recommended Council advise the WAPC they support the application with model subdivision conditions.

CONSULTATION

The Shire has been requested to comment on the subdivision application by the WAPC.

STATUTORY ENVIRONMENT

- Planning and Development Act 2005
- Local Planning Scheme No 7

POLICY IMPLICATIONS

- State Planning Policy 2.5 - Rural planning

- Development Control Policy 3.4 - Subdivision of rural land

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

Local Planning Strategy 2019:

The purpose of the 'Rural' zone is to provide for the sustainable use of rural land which primarily accommodates a range of rural pursuits compatible with the capability of the land and which retains the rural character and amenity of the locality within the Shire for future generations.

The Council's objectives and strategies in managing and guiding land use, subdivision and development within the 'Rural' zone are to:

- *encourage the protection of the land resource and rural infrastructure;*
- *encourage the use of cleared rural land for commercial agricultural production including for grazing, cropping, tree farming and intensive agriculture where appropriate;*
- *support the 'Rural' zone as a flexible zone to cater for a wide range of rural land uses that support primary production and value adding, small-scale tourism, environmental protection and biodiversity conservation;*
- *support other land uses on rural land where it adequately demonstrated that the proposed land use will not constrain existing or potential rural land uses;*
- *only support the subdivision of rural land for agricultural purposes where it is consistent with State policy or where substantive evidence is provided that that subdivision will not be detrimental to viable and sustainable agricultural production and land management on the subject land and on adjoining lands;*

Strategic Community Plan – Envision 2029

02 – Prosperity	The Shire will experience broad economic and population growth with decreasing economic barriers, diversified agriculture and fisheries output and vibrant visitor economy.
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.

ATTACHMENTS

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

- Subdivision Application 158822 (Doc Id: 146567)
(Marked 9.3.4)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council advise the Western Australian Planning Commission that they support the proposed application for a five-lot subdivision at Lot 1 Jurien Road, Jurien Bay and recommend the following standard conditions:

1. Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision. (Local Government)
2. A notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:
'A mains potable water supply is not available to the lot(s).' (Local Government)
3. A notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:
'A reticulated sewerage service is not available to the lot(s).' (Local Government)

9.3.5 FORESHORE MASTERPLANS ADVERTISING

Location: File Ref	Jurien Bay Foreshore and Cervantes Foreshore Business Classification Scheme / Parks & Reserves / Design & Construction / Jurien Bay & Cervantes Foreshore Recreation
Disclosure of Interest:	None
Date:	13 January 2020
Author:	David Chidlow, Executive Manager Development Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

Council consent to advertising the draft Jurien Bay and Cervantes Foreshore Masterplans.

BACKGROUND

In June 2019 the Shire sought quotes from suitably qualified and experienced landscape architects to undertake development of foreshore masterplans for the Jurien Bay and Cervantes foreshore areas.

Council approved funding for this project in the 2019/20 budget.

A total of six quotes were received. UDLA was selected as the successful firm to undertake the masterplans based on scoring highest in the selection assessment matrix.

The primary aim of the project is to develop foreshore masterplans for the Jurien Bay and Cervantes Foreshores. The masterplans should provide design guidelines that address the public use of the foreshore assets, establish a proactive and where appropriate 'entrepreneurial' approach to the management of the Reserves taking into account the unique nature of each foreshore. Provide building design guidelines that take into account the coastal location, prevailing winds and history of the town sites. Provide for public art and culture and address the interconnectivity of recreational landuses, development and facilities that activate the foreshore.

The outcome that is developed through this process should aim to both fulfil Council's commercial aspirations and make a contribution to the social and economic development of the Shire.

COMMENT

The following key issues were set out by UDLA in their submission. It is the opinion of the officer that these issues have been addressed in the draft masterplans submitted.

Jurien Bay Foreshore

We understand that the key drivers for foreshore planning and improvements at Jurien Bay are:

- *Unlocking the Economic Opportunity on the 21 year leasehold site adjacent the Jetty cafe*
- *Activation of foreshore (event spaces and supporting infrastructure, day to day use, tourism and locals)*
- *Certainty for future regarding staged implementation of amenity upgrades and landscape improvements (what, where, when, look and feel etc.)*
- *Community consensus around location of skatepark; and*
- *Opportunities for community arts*

Further to these key drivers, from our meeting and site visit we understand the following will need careful attention:

1. *The corner site adjacent jetty café is key to long term activation of the jetty precinct. Due to the leasehold and planning requirements based on CHRMAP we understand that any built form outcome on this site will need to be non-permanent although it may stay in place for the entire 21 years. It will be essential to develop some architectural design parameters around what this may be including height (2 storeys), look and feel, colour, 'style' etc. It should be uniquely 'Jurien' and responsive to the coastal character and laid back lifestyle that the town is famous for. Our team will produce some simple yet effective design concepts with this in mind and parameters grounded in economic reality that the shire can use to guide the appropriate development of this key site.*
2. *The area to the north of the carpark in the proximity of the bandstand is a key location for a significant activated public asset. The future skatepark has been recommended for this site however a community and stakeholder consensus concerning the best use of this area and skatepark location needs to be agreed. This will be one of the primary objectives of the Master plan design process. Based on our understanding of the work to date, UDLA supports this site as a potential wheeled sports location however we will investigate alternative opportunities and determine pros and cons based on stakeholder, community and council input.*
3. *We understand the existing ablutions building requires improvement yet is limited by services capacity and as such a new ablutions building and location should be considered as central to the plan. As with the leasehold site, our team will develop some look and feel concepts to establish a baseline of style, theme and servicing requirements of the structure.*
4. *Large grassed expanse of recently completed landscape upgrades to the south presents significant opportunity for an activation and events 'overlay' as does the plaza space addressing the Jetty. Our team will develop a series of events*

overlays identifying spaces, crowd capacities, locations for services, temporary structures and pavilions, and 'bump-in/bump-out' vehicle access to ensure Jurien Bay's key annual, seasonal and weekly events such as the Lions Markets, Indian Ocean Festival, Swimming Lessons, and Spay the Grey Festival – plus future opportunities are catered to. UDLA will communicate various configurations using easily understood diagrams such as those presented in our Bremer Bay Town Centre Master Plan.

5. *We understand that sand accretion along the beach around the jetty is the result of natural coastal processes and is expected to reverse in the next 10 years. In this regards all propositions will be in alignment with recommendations from Coastal Processing engineering in the CMRMAP report.*
6. *The beach at Jurien Bay is of high quality and an enormous asset for the town. Nonetheless we understand that prevailing sea breezes are exceptionally strong along this part of the coast and that an effective master plan for the foreshore will incorporate several opportunities of various type to provide shelter and respite from the wind and sun. This can include small structures and enclosures, topographical features such as hillocks and swales to provide lee-side protection, and screening using planting, trees and fencing*
7. *The turquoise way pathway is of a high quality however could be more animated with contextual art, site interpretation, seating, respite from wind and sun, and exercise and play equipment. We understand that the Turquoise Way can ultimately connect Jurien Bay and Cervantes providing a unique coastal cycle path and walk (notwithstanding the logistics of crossing Hill River). UDLA supports this idea and will consider it in the broader context of the masterplanning exercise.*

Cervantes Foreshore

The Key Drivers for the Cervantes Foreshore are somewhat different to Jurien Bay and principally are concerned with car-parking and vehicle movements in and around the Lobster Shack. We understand that the Lobster Shack, the DoT and the Shire are in discussions concerning an alternative location for operations with hopes to improve the access and relationship to the beachfront.

Broadly the primary issues to consider for Cervantes are more logistical and concerning connectivity and conflict between residents and operations of the Lobster Shack. Key Stakeholder and Community engagement will be essential to arrive at a satisfactory agreed direction.

Key issues to address include:

- 1. Issues concerning the Lobster Shack daily operations: Between 10am and 3pm on a daily basis there are ongoing issues concerning car-parking, tour buses, impact on residents leading to talks of the possibility of land swap to a site with less constraints. Alternatively if the Lobster Shack were to remain where it is, a new carpark and turnaround on the lot at the end of either Targus or Madrid St could be considered to ameliorate the issue.*
- 2. A connected and continuous walk trail for the Foreshore is essential to address its presently disconnected and haphazard condition. This would present as a coherent journey with a beginning, middle and end and potentially to be considered as start/end of a Jurien Bay connection (Turquoise Way).*
- 3. The old DoT groynes interrupt flow along the beach and although they are important for maintaining the general structure of the beach they do present a considerable safety risk considering they are made up of various rubble and in disrepair. The master plan scheme will need to examine opportunities to keep the groynes but make them safe for occupation and a key feature of the design.*
- 4. Beach access generally is not clear despite having the timber ramps due to seaweed build up. These direct water connections need to be improved and made more obvious.*
- 5. Shade and respite from wind and sun – much like Jurien Bay a combination of trees, screen planting, manipulated landform, and new structures will need to be incorporated to provide this amenity. There is a notable lack of trees on the Cervantes foreshore despite their being some fantastic trees in the immediate vicinity – notably at the caravan park.*
- 6. There is opportunity for the Caravan Park café to better address and connect to the foreshore park.*
- 7. Cervantes, more so than Jurien is a popular kitesurfing and windsurfing destination especially from Thirsty Point to the south. There is an opportunity to better cater to and celebrate this aspect of Cervantes' popularity within the foreshore reserve.*
- 8. We note a general lack of capacity with water, sewer and power in Cervantes generally and this could present as a constraint on plans for the foreshore.*
- 9. Improved interpretation of the town's history, the various shipwrecks and their stories. Opportunities for both commissioned art and community driven art should be considered. The hillock between Targus St and Madrid St is an opportunity for improvement.*
- 10. Cervantes beachfront is notable for the quantities of seaweed deposits which we understand is critical to maintaining the structural integrity of the beachfront and foredune. We would look to celebrate and interpret this unique attribute – i.e. turn a*

perceived negative into a positive and educational opportunity for the visitor.

CONSULTATION

Four stages of consultation were undertaken as detailed below;
Inception meeting with Shire staff to discuss the scope of the project and any additional local information.

1. First workshop (2 days) – this included a walk over both Cervantes and Jurien Bay foreshores with the architects with selected locals that have extensive knowledge of the foreshores. Followed by consultation with selected foreshore and community groups at the Lobster Shack and the Jurien Bay Shire office.
2. Second workshop (2 days) - Following on from the first workshop, concept masterplans were drafted. These were presented to the first workshop participants and other groups that wished to attend. Held at the Cervantes Pinnacles Motel and the Jurien Bay Conference and Education Centre.
3. Community Presentation (2 days) – Following on from the workshops, the masterplans were amended taking into account community comments. Plans were presented as an open invite to the community to view copies of the masterplan drafts. Copies of the masterplans were set up at the Jurien Bay Tourist Centre and the Cervantes Country Club for a week cumulating in the Architects being available to meet with the public to individually discuss the masterplans
4. Council presentation (to the 2020 February Council meeting).

STATUTORY ENVIRONMENT

There are no statutory implications relevant for this item.

POLICY IMPLICATIONS

There are no policy implications relevant for this item.

FINANCIAL IMPLICATIONS

Funds for the coordination of this project were provided in the 2019/20 budget.

STRATEGIC IMPLICATIONS

Strategic Community Plan – Envision 2029:

01 – Infrastructure	The Shire will sustain a dynamic infrastructure network responsive to usage demand that attracts and retains residents and businesses.
Priority Outcomes	Our Roles
Our communities contain vibrant, activated public open space and buildings with high levels of utilisation and functionality.	To manage and facilitate community assets that are flexible, vibrant, adaptable and enjoyable places to occupy employing the principals of place making and design thinking.

ATTACHMENTS

Circulated with the agenda are the following items relevant to this report: (These documents will be distributed when received)

- Jurien Bay Draft Foreshore Masterplan (Doc Id: xxxxx)
- Cervantes Draft Foreshore Masterplan (Doc Id: xxxxx)

(Marked 9.3.5)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council endorse the Jurien Bay and Cervantes Draft Foreshore Masterplans and advertise these for public comment for a minimum period of 21 days.

9.4 GOVERNANCE & ADMINISTRATION

9.4.1 AMENDMENT TO COUNCIL POLICY – ELECTED MEMBERS ENTITLEMENTS - POLICY NO. 1.10 C-1EMEPD

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Business Classification Scheme / Governance / Councillors / Councillors Fees
Disclosure of Interest:	None
Date:	10 January 2020
Author:	Julie Rouse, Executive Secretary
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

This item addresses an amendment to Council's Policy No. 1.10 Elected Members Entitlements following the State Government's recently passed *Local Government Legislation Amendment Bill 2019* following the 2019 review of the *Local Government Act 1995*.

BACKGROUND

The purpose of policy documents is to enable the effective and efficient management of Council resources and to assist staff and Council achieve an equitable decision-making process.

Following a review of the *Local Government Act 1995* and the passing of the State Government's *Local Government Legislation Amendment Bill 2019* it has been highlighted within the Bill the need for universal training to be undertaken by council members which consists of the following requirements:

- All candidates to complete an online induction prior to nominating for election;
- All council members to complete prescribed training within twelve months of being elected;
- All local governments to prepare and adopt a council member training policy for ongoing professional development; and
- All local governments to annually report on the training completed by each council member.

To respond to the new legislative requirements an amendment is to be made within Part 3 of the Policy – Attendance at Conferences, Study Tours, Community Consultation and Training, with a new Point 3.4 to be inserted and to read as follows:

3.4 Required Training for Council Members

All newly elected Council Members are required to comply with the provisions of section 5.126 of the Local Government Act 1995 and undertake the training stipulated in Regulations 35 and 36 of the Local Government (Administration) Regulations 1996.

Following this insertion, the remaining points will then be renumbered as shown in the relevant attachment.

COMMENT

While the Act now requires a Professional Development Policy nothing has been prescribed by the Department of Local Government to date. This amendment to the Shire's current policy will ensure compliance with this legislative requirement.

CONSULTATION

- Chief Executive Officer
- Consultant – Darrell Forrest, Darrell Forrest Advisory Services
- Executive Secretary

STATUTORY ENVIRONMENT

The *Local Government Act 1995* Section 5.126 and *Local Government (Administration) Regulations 1996*, Regulations 35 and 36.

POLICY IMPLICATIONS

Policy 1.10 Elected Member Entitlements to be amended as per the suggested changes noted within this Agenda Item.

FINANCIAL IMPLICATIONS

Financial implications will be the cost of relevant training to be paid for each newly elected Council Member to the Shire of Dandaragan.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- Amended Shire of Dandaragan Policy No. 1.10 C-1EMEPD Elected Members Entitlements and Professional Development (Doc Id: 147412)
- Section 5.126 of the *Local Government Act 1995* (Doc Id: 147447)
- Regulations 35 and 36 of the *Local Government (Administration) Regulations 1996* (Doc Id: 147450)

(Marked 9.4.1)

VOTING REQUIREMENT

Absolute majority

OFFICER RECOMMENDATION

That Council amends its Policy No. 1.10 – C-1EMEPD Elected Members Entitlements as per the attached Doc Id: 147412.

9.5 COUNCILLOR INFORMATION BULLETIN

9.5.1 SHIRE OF DANDARAGAN – DECEMBER 2019 COUNCIL STATUS REPORT

Document ID: 146795

Attached to the agenda is a copy of the Shire's status report from the Council Meeting held December 2019. **(Marked 9.5.1)**

9.5.2 SHIRE OF DANDARAGAN – EXECUTIVE MANAGER INFRASTRUCTURE REPORT – DECEMBER 2019

Document ID: 147237

Attached to the agenda is a copy of the Shire of Dandaragan's Executive Manager Infrastructure Report for December 2019. **(Marked 9.5.2)**

9.5.3 SHIRE OF DANDARAGAN – BUILDING STATISTICS – DECEMBER 2019

Document ID: 146988

Attached to the agenda is a copy of the Shire of Dandaragan Building Statistics for December 2019. **(Marked 9.5.3)**

9.5.4 SHIRE OF DANDARAGAN – PLANNING STATISTICS – DECEMBER 2019

Document ID: 146977

Attached to the agenda is a copy of the Shire of Dandaragan Planning Statistics for December 2019. **(Marked 9.5.4)**

9.5.5 SHIRE OF DANDARAGAN TOURISM / LIBRARY REPORT FOR DECEMBER 2019

Document ID: 146870

Attached to the agenda is monthly report for Tourism / Library for December 2019. **(Marked 9.5.5)**

9.5.6 WALGA – NATIVE VEGETATION IN WA ISSUE PAPER - SUBMISSION

Document ID: 146964

Attached to the agenda is a copy of Draft Submission in relation to Native Vegetation in WA **(Marked 9.5.6)**

9.5.7 WALGA HONOURS PROGRAM 2020 – CALL FOR NOMINATIONS

Document ID: 147176

Attached to the agenda is a copy of correspondence from WALGA in relation to Honours Program 2020 – Call for Nominations **(Marked 9.5.7)**

9.5.8 WA ELECTORAL COMMISSION – 2019 LOCAL GOVERNMENT ELECTION REPORT

Document ID: 147468

Attached to the agenda is a copy of Shire of Dandaragan – 2019 Local Government Election Report **(Marked 9.5.8)**

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 23 JANUARY 2020

- 10 NEW BUSINESS OF AN URGENT NATURE – INTRODUCED BY RESOLUTION OF THE MEETING**

- 11 CONFIDENTIAL ITEMS FOR WHICH MEETING IS CLOSED TO THE PUBLIC**

- 12 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

- 13 CLOSURE OF MEETING**



ATTACHMENTS

FOR ORDINARY COUNCIL MEETING 23 JANUARY 2020

SHIRE OF DANDARAGAN

ACCOUNTS FOR PAYMENT

FOR THE PERIOD ENDING

31 DECEMBER 2019

SUMMARY OF SCHEDULE OF ACCOUNTS December 2019

<u>FUND</u>	<u>AMOUNT</u>
<u>MUNICIPAL FUND</u>	
CHEQUES	\$16,489.89
EFT'S	\$1,279,920.20
DIRECT DEBITS	\$62,299.20
TOTAL MUNICIPAL FUND	<u>\$1,358,709.29</u>

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

This schedule of accounts to be passed for payment, covering vouchers as detailed above, which was submitted to each member of Council has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations, and costings and the amounts shown the amounts show are due for payment.



CHIEF EXECUTIVE OFFICER



EXECUTIVE MANAGER DEVELOPMENT SERVICES

MUNICIPAL ACCOUNT				
DATE	CHEQUE	PAYEE	INVOICE DETAILS	AMOUNT
06/12/19	33755	Telstra	Various Telephone Usage	\$398.40
06/12/19	33756	Shire Of Dandaragan	BSL Commission Nov 19	\$60.00
16/12/19	33757	Telstra	Various Telephone Usage	\$1,984.64
16/12/19	33758	City Of Busselton	Repayment of Conference Meal	\$125.14
24/12/19	33759	Jurien Bay IGA	Jurien Admin Consumables Nov 19	\$1,112.71
24/12/19	33760	Telstra	Various Telephone Usage	\$6,173.95
24/12/19	33761	Water Corporation	Various Water Usage	\$0.00
24/12/19	33762	Water Corporation	Various Water Usage	\$6,277.80
24/12/19	33763	Please Pay Cash	Jurien Admin Dec 19 Petty Cash Recoup	\$357.25
				\$16,489.89

DIRECT DEBITS				
DATE		JOURNAL NUMBER	DESCRIPTION	AMOUNT
2/12/2019		GJBDEB-3875	ANZ Merchant Fees Nov 19	\$433.87
2/12/2019		GJBDEB-3876	BWA - Paper Trans Fee - Nov 19	\$53.40
2/12/2019		GJBDEB-3877	BWA - BPay Mtnc Fee - Nov 19	\$15.00
2/12/2019		GJBDEB-3878	BWA - Over the Counter Fee - Nov 19	\$58.00
2/12/2019		GJBDEB-3879	BWA - BPay Trans Fee - Nov 19	\$436.80
2/12/2019		GJBDEB-3880	BWA - BPay Cr Card Merch Fee - Nov 19	\$40.17
2/12/2019		GJBDEB-3881	BWA - Mtnc Fee ex 117-005816-7 - Nov 19	\$20.00
2/12/2019		GJBDEB-3882	BWA - OBB Record Fee - Nov 19	\$29.15
3/12/2019		GJBDEB-3883	BWA JB Admin Merch Fees - Nov 19	\$105.39
3/12/2019		GJBDEB-3884	BWA - TCVC Merch Fees - Nov 19	\$63.23
4/12/2019		GJBDEB-3885	M/C - Staff Training - Accommodation	\$157.14
4/12/2019		GJBDEB-3886	M/C - Staff Training - Accommodation	\$157.14
4/12/2019		GJBDEB-3887	M/C - LG Pro. Conference - Meals	\$67.00
4/12/2019		GJBDEB-3888	M/C - LG Pro. Conference - Accommodation	\$1,349.50
4/12/2019		GJBDEB-3889	M/C - Ice & Water - Regan's Ford Fire	\$54.90
4/12/2019		GJBDEB-3890	M/C - Staff Training - Meals	\$68.50
4/12/2019		GJBDEB-3891	M/C - Parabolic Rubber Damper	\$82.50
4/12/2019		GJBDEB-3892	M/C - Virgin Flight to Christmas Island	\$952.10
4/12/2019		GJBDEB-3893	M/C - Virgin Flight to Cocos Island	\$952.09
4/12/2019		GJBDEB-3894	M/C - Tourism Council Tickets x 2	\$65.00
4/12/2019		GJBDEB-3895	M/C - Tourism Council Tickets x 2	\$65.00
4/12/2019		GJBDEB-3896	M/C - Staff Uniform	\$79.98
4/12/2019		GJBDEB-3897	M/C - Adobe Pro DC Annual Subs	\$263.87
4/12/2019		GJBDEB-3898	M/C - LG Pro Conference Accommodation	\$1,358.91
4/12/2019		GJBDEB-3899	M/C - Staff Uniform	\$149.99
4/12/2019		GJBDEB-3900	M/C - Conference Parking	\$8.80
4/12/2019		GJBDEB-3901	M/C - Refund for Hightail subs	-\$488.89
4/12/2019		GJBDEB-3902	M/C - Foreign Transaction Fee	-\$6.50
6/12/2019		GJBDEB-3903	BWA - Deposit Book Fee	\$4.50
12/12/2019		GJBDEB-3873	Salary Packaging	\$3,250.68
12/12/2019		GJBDEB-3874	SuperChoice	\$21,868.69
16/12/2019		GJBDEB-3904	Secure Pay JB Admin Trans Fee - Nov 19	\$21.82
24/12/2019		GJBDEB-3905	Salary Packaging	\$3,603.47
24/12/2019		GJBDEB-3906	SuperChoice	\$22,507.12
24/12/2019		GJBDEB-3907	Easifleet Lease 33 of 48 - Dec 19	\$1,257.31
24/12/2019		GJBDEB-3908	AustPost Comm. Nov 19 - JB Admin	\$503.49
24/12/2019		GJBDEB-3909	AustPost Comm. Nov 19 - TCVC	\$97.02
30/12/2019		GJBDEB-3910	WEX Fuel Usage Nov./Dec 19	\$1,543.06
31/12/2019		GJBDEB-3911	BWA Line of Credit Fee	\$1,050.00
				\$62,299.20

ELECTRONIC FUNDS TRANSFER - MUNICIPAL ACCOUNT				
6/12/2019	393/980	Advance Scanning Services	Scanning tech & gear Telstra cables	\$1,575.20
6/12/2019	393/980	Allstamps	Self ink stamps	\$53.20
6/12/2019	393/980	AMPAC Debt Recovery (WA) Pty Ltd	Legal Expenses 15/11/19	\$22.00
6/12/2019	393/980	AMPAC Debt Recovery (WA) Pty Ltd	Legal Expenses - 25/11/19	\$22.00
6/12/2019	393/980	AN & A Whybrow	Hire Cat 950G Loader 28/10-5/11/19	\$7,403.00
6/12/2019	393/980	AN & A Whybrow	Hire Cat D9N Dozer 11/9-28-10-19	\$39,820.00
6/12/2019	393/980	Australia Post	Monthly Postage November 2019	\$487.38
6/12/2019	393/980	Avdata Australia	Jurien airport flight data Nov 19	\$343.98
6/12/2019	393/980	Avon Waste	Rubbish Removal 28/10-8-11-19	\$12,771.65
6/12/2019	393/980	Badgingarra Community Assn	Badgy Gen Mtnce - Contract Nov 19	\$3,400.10
6/12/2019	393/980	Badgingarra Community Assn	Shire Matters Nov 2019	\$82.75
6/12/2019	393/980	Barnes Hydraulic Services	QF3 1/4 Quick fit m/stud brass fitting	\$6.41
6/12/2019	393/980	Boc Gases	JBay Depot Container Service Charge Nov 19	\$95.27
6/12/2019	393/980	BP Jurien Bay	Ultimate fuel in jerry can	\$76.60
6/12/2019	393/980	BCITF	BCITF - 051219111656	\$391.75
6/12/2019	393/980	BCITF	BCITF - 051219112334	\$605.85
6/12/2019	393/980	Building Commission	BSL remittance for Nov 2019	\$4,394.11
6/12/2019	393/980	Cervantes Hardware and Marine	Various painting equipment	\$58.52
6/12/2019	393/980	Cervantes Pinnacles Motel	BookEasy Booking 8096701	\$472.50
6/12/2019	393/980	Cervantes Pinnacles Motel	Hire of conference room & refreshments	\$1,188.00
6/12/2019	393/980	Child Support	Child Support Pay period ended 26/11/19	\$110.37
6/12/2019	393/980	Covs Parts Pty Ltd	Sand blast grit	\$73.44
6/12/2019	393/980	D Greenwood	Badgingarra Waste Site Attendant Nov 19	\$1,280.00
6/12/2019	393/980	Dandaragan CRC	4 x bottles of olive oil - thank you gifts	\$46.00
6/12/2019	393/980	Dandaragan CRC	Cleaning & Maintenance Contract Nov 2019	\$1,320.92
6/12/2019	393/980	Dandaragan Mechanical Services	Remove jacking leg, covers, gears-clean	\$368.50
6/12/2019	393/980	Dandaragan Mechanical Services	Replace a/c fan in dash	\$616.00
6/12/2019	393/980	Dandaragan Mechanical Services	Exhaust fault & wiper control	\$1,776.30
6/12/2019	393/980	Dandaragan Store	Diesel - light tanker	\$183.08
6/12/2019	393/980	David Gray & Co Pty Ltd	Supply general & recycle waste bins	\$2,550.24
6/12/2019	393/980	Direct Contracting Pty Ltd	Culvert works-remove tree & clean up	\$2,695.00
6/12/2019	393/980	Elders Rural Services Australia Ltd	Rapidset cement bags	\$205.20
6/12/2019	393/980	Elite Graphix	Name badges	\$78.10
6/12/2019	393/980	Family Affair Cafe	Refreshments	\$900.00
6/12/2019	393/980	Fuel Distributors of WA Pty Ltd	Diesel - Dandy depot	\$12,680.91
6/12/2019	393/980	GG & JM Armstrong	Sm fruit cakes & hand towels	\$52.00
6/12/2019	393/980	Graze Away Platters And Catering	Catering deposit - Staff Christmas Party	\$2,700.00
6/12/2019	393/980	H J & M D Hay	Reimbursement working with children's check	\$87.00
6/12/2019	393/980	Indian Ocean Blinds and Canvas	Repairs sail Catalonia Park	\$85.00
6/12/2019	393/980	Indian Ocean Blinds and Canvas	Repairs sails Marina	\$220.00
6/12/2019	393/980	Jolin Consulting	Apollo profile for applicant	\$95.00
6/12/2019	393/980	Jolin Consulting	Emotional intelligence leadership workshops	\$1,220.00
6/12/2019	393/980	Jordyn Thompson	Visitor Centre Merchandise	\$510.00
6/12/2019	393/980	Jurien Bay CRC	Shire Matters - Craytales issue 357	\$753.75
6/12/2019	393/980	Jurien Bay CRC	2 x certificates of appreciation	\$3.00
6/12/2019	393/980	Jurien Bay CRC	4 x oval soaps - thank you gifts	\$24.40
6/12/2019	393/980	Jurien Bay Newsagency	Frames for appreciation certificates	\$15.90
6/12/2019	393/980	Jurien Bay Tourist Park	BookEasy Booking 8071163	\$253.75
6/12/2019	393/980	Jurien Concrete Services	Install footpath Seward dr to Carmella st	\$51,618.18
6/12/2019	393/980	Jurien Hardware - Thrifty Link	Water slimline tank	\$709.56
6/12/2019	393/980	Jurien Hardware - Thrifty Link	9kg gas refills	\$66.50
6/12/2019	393/980	Jurien Hardware - Thrifty Link	9kg gas refill	\$33.25
6/12/2019	393/980	Jurien Hardware - Thrifty Link	Retic parts	\$18.34
6/12/2019	393/980	Jurien Hardware - Thrifty Link	Tank outlet & ball valve	\$76.47
6/12/2019	393/980	Jurien Hardware - Thrifty Link	Plumbing parts	\$94.24
6/12/2019	393/980	Jurien Hardware - Thrifty Link	Truck wash & windscreen wash	\$35.62
6/12/2019	393/980	Jurien Hardware - Thrifty Link	Tie down	\$33.20
6/12/2019	393/980	Jurien Hardware - Thrifty Link	Plumbing parts	\$92.14
6/12/2019	393/980	Jurien Hardware - Thrifty Link	Agapanthus plants	\$28.50
6/12/2019	393/980	Jurien Hardware - Thrifty Link	Door mats	\$18.05
6/12/2019	393/980	Jurien Hardware - Thrifty Link	PVC Fittings, Solenoids, tape	\$333.45
6/12/2019	393/980	Jurien Home Timber & Hardware	Floor grates & pvc fittings	\$142.05
6/12/2019	393/980	Jurien Home Timber & Hardware	Pressure cap, coupling, drill panel	\$51.55
6/12/2019	393/980	Jurien Home Timber & Hardware	Paint rollers, hand cleaner, PC blue handle	\$43.00
6/12/2019	393/980	Jurien Home Timber & Hardware	PVC fittings	\$81.00
6/12/2019	393/980	Jurien Home Timber & Hardware	Toro nozzles	\$100.00
6/12/2019	393/980	Jurien Home Timber & Hardware	Toro nozzle sprinklers	\$100.00
6/12/2019	393/980	Jurien Home Timber & Hardware	Valve sleeve, cold water float	\$79.90
6/12/2019	393/980	Jurien Home Timber & Hardware	Copper tube	\$90.00
6/12/2019	393/980	Jurien Home Timber & Hardware	PVC solvent cement, priming fluid, tape	\$26.10
6/12/2019	393/980	Jurien Home Timber & Hardware	Union olive comp	\$17.85
6/12/2019	393/980	Jurien Home Timber & Hardware	Agri guard cartridge	\$22.25
6/12/2019	393/980	Jurien Trenching & Excavations	Dig graves Dandaragan	\$1,000.00

6/12/2019	393/980	Jurien Tyre & Auto	Penrite 4lt	\$100.00
6/12/2019	393/980	Landgate	Aerial photograph	\$1,489.24
6/12/2019	393/980	Landgate	Rural UV's chargeable schedule	\$67.85
6/12/2019	393/980	Landmark Operations Limited	Phil pipe repair kit	\$67.69
6/12/2019	393/980	Lowman Engineering	Galvanise seat brackets	\$99.00
6/12/2019	393/980	Lyall Ward	November Waste Management - Dandy tip	\$2,112.00
6/12/2019	393/980	Lyall Ward	November 19 Loader hire	\$250.00
6/12/2019	393/980	M & S O'Brien	Insurance excess	\$500.00
6/12/2019	393/980	Marketforce Pty Ltd	Early Settlement discount Sept 19	-\$19.60
6/12/2019	393/980	Marketforce Pty Ltd	Design/produce holiday planner/visitor guide	\$2,898.50
6/12/2019	393/980	Melrose Cellars - Cellarbrations	Refreshments - Dandy Depot	\$163.00
6/12/2019	393/980	Nessa Hall	Cervantes Cleaning Contract Nov 19	\$3,474.63
6/12/2019	393/980	Nessa Hall	Jurien Bay Cleaning Cont Nov 19	\$5,334.29
6/12/2019	393/980	Pinnacles Traffic Management Services	Supply 2 x traffic controllers & 1 vehicle	\$5,172.75
6/12/2019	393/980	Pinnacles Traffic Management Services	Supply 3 traffic controllers & vehicle	\$7,931.69
6/12/2019	393/980	Pitney Bowes Australia Pty Ltd	R1000 3 stn folding machine	\$7,150.00
6/12/2019	393/980	Poynton Building Company	Refund verge bond 19/2019	\$500.00
6/12/2019	393/980	RDI Transport	Freight John Deer Loader Guildford/Jurien	\$1,320.00
6/12/2019	393/980	Redgum Reports Inc	Shire Matters Ed 22	\$207.00
6/12/2019	393/980	Turquoise Safaris	BookEasy Payments x 4	\$693.00
6/12/2019	393/980	Turquoise Safaris	BookEasy Booking #'s 8098815 & 8104563	\$346.50
6/12/2019	393/980	Vari-Skilled	Mowing Administration Centre Nov 19	\$14,422.39
6/12/2019	393/980	W Purser & Sons	Meat for staff event	\$41.00
6/12/2019	393/980	WA Hino Sales & Service	End sub assy controls	\$447.94
6/12/2019	393/980	WA Hino Sales & Service	Lube kit & air filter kit	\$329.85
6/12/2019	393/980	Western Regional Towing	Remove sedan Sandy Cape Rd to Jurien Tip	\$165.00
6/12/2019	393/980	Winc Australia Pty Limited	Stationery November 2019	\$16.30
6/12/2019	393/980	Winc Australia Pty Limited	Stationery November 2019	\$16.30
6/12/2019	393/980	Winc Australia Pty Limited	Stationery backorder Sept19	\$0.66
6/12/2019	393/980	Winc Australia Pty Limited	Stationery backorder Oct19	\$24.63
6/12/2019	393/980	Winc Australia Pty Limited	Stationery Backorder	\$5.89
6/12/2019	393/980	Winc Australia Pty Limited	Stationery backorder Oct19	\$3.63
6/12/2019	393/980	Winc Australia Pty Limited	Stationery November 2019	\$1,083.15
6/12/2019	393/980		Total 393/980	\$215,499.61
12/12/2019	394	Payroll	Payroll	\$107,761.20
12/12/2019	394			\$107,761.20
16/12/2019	395/981	Ann Eyre, Cr	Annual Meeting Fee - 2nd qtr	\$4,866.25
16/12/2019	395/981	Avon Waste	Rubbish Removal 9/11-22/11/19	\$13,929.70
16/12/2019	395/981	Badgingarra Roadhouse & Tourist Park	Diesel 74.50lts	\$111.53
16/12/2019	395/981	Barbara Hayes	Refund pension rebate	\$465.46
16/12/2019	395/981	Bay Glass	Supply/install alumin venetian blind	\$244.00
16/12/2019	395/981	Bitutek Pty Ltd	Spray/cover bituminous product Jurien East Rd	\$74,088.96
16/12/2019	395/981	Child Support	Child Support Pay period ended 10/12/19	\$110.37
16/12/2019	395/981	Coastal Trimming	Repair shade sail Cervantes playground	\$712.25
16/12/2019	395/981	Coastal Trimming	Refurbish truck seats	\$660.00
16/12/2019	395/981	Communication and Wireless Services	Qtr maint broadcasting sites Oct19-Dec19	\$5,489.10
16/12/2019	395/981	Communication and Wireless Services	Prep site radiation folder	\$577.50
16/12/2019	395/981	Council First	Production Environment Jan-Mar2020	\$14,500.20
16/12/2019	395/981	Council First	STP Transaction Nov19	\$28.82
16/12/2019	395/981	D Slyns (Cr)	Annual Meeting Fee 2nd Qtr	\$4,866.25
16/12/2019	395/981	Dahlia Richardson, Cr	Annual Meeting Fee - 2nd Qtr	\$4,866.25
16/12/2019	395/981	DFES	2019/20 ESL Qtr2 contribution	\$98,054.15
16/12/2019	395/981	Elite Electrical Contracting Pty Ltd	Repair light	\$209.00
16/12/2019	395/981	Flame N Roopaw	Remove & replace fence panel	\$682.00
16/12/2019	395/981	Graze Away Platters And Catering	Catering - Annual Christmas Party	\$2,700.00
16/12/2019	395/981	J Bay Concreting	Remove/replace damaged path/kerb Aragon St	\$3,454.00
16/12/2019	395/981	Jason Clarke, Cr	Annual Meeting Fee - 2nd Qtr	\$4,866.25
16/12/2019	395/981	Jurien Bay Motel Apartments	BookEasy booking 8093537	\$119.00
16/12/2019	395/981	Jurien Bay Tourist Park	BookEasy booking 8080399	\$875.00
16/12/2019	395/981	Jurien Concrete Services	Supply premix concrete dark brown	\$75,271.16
16/12/2019	395/981	Jurien Garden Soils	Supply 30kg terracotta	\$1,130.00
16/12/2019	395/981	Jurien Hardware - Thrifty Link	Protective Clothing	\$161.79
16/12/2019	395/981	Jurien Hardware - Thrifty Link	9kg gas refill	\$33.25
16/12/2019	395/981	Jurien Hardware - Thrifty Link	9kg gas refills	\$66.50
16/12/2019	395/981	Jurien Hardware - Thrifty Link	Grillman BBQ grill blocks	\$26.41
16/12/2019	395/981	Jurien Hardware - Thrifty Link	Choker chain	\$9.50
16/12/2019	395/981	Jurien Hardware - Thrifty Link	9kg gas refill	\$33.25
16/12/2019	395/981	Jurien Hardware - Thrifty Link	9kg gas refill	\$33.25
16/12/2019	395/981	Jurien Hardware - Thrifty Link	PVC cap ends	\$2.85
16/12/2019	395/981	Jurien Hardware - Thrifty Link	Plastic fuel can 10lt	\$23.75
16/12/2019	395/981	Jurien Hardware - Thrifty Link	Retic various parts	\$27.28
16/12/2019	395/981	Jurien Hardware - Thrifty Link	Retic various parts	\$26.89
16/12/2019	395/981	Jurien Hardware - Thrifty Link	Hose clamps	\$15.20
16/12/2019	395/981	Jurien Hardware - Thrifty Link	Tank outlet	\$11.40

16/12/2019	395/981	Jurien Hardware - Thrifty Link	Spray paint, poly tape, poly nipple	\$21.66
16/12/2019	395/981	Jurien Hardware - Thrifty Link	Hose clamps	\$11.40
16/12/2019	395/981	Jurien Hardware - Thrifty Link	Magic planters	\$14.25
16/12/2019	395/981	Jurien Hardware - Thrifty Link	PVC chemical gloves	\$13.30
16/12/2019	395/981	Jurien Hardware - Thrifty Link	Resin core solder	\$24.22
16/12/2019	395/981	Jurien Home Timber & Hardware	Dek Screws	\$17.50
16/12/2019	395/981	Jurien Home Timber & Hardware	4 way anti vandal key	\$12.75
16/12/2019	395/981	Jurien Home Timber & Hardware	Gate latch	\$22.25
16/12/2019	395/981	Jurien Home Timber & Hardware	Brass catch, magnetic catch	\$12.10
16/12/2019	395/981	Jurien Home Timber & Hardware	Builders bog	\$15.50
16/12/2019	395/981	Jurien Home Timber & Hardware	Power board, ext. lead, cloth tape	\$58.00
16/12/2019	395/981	Jurien Home Timber & Hardware	Toilet rolls	\$110.00
16/12/2019	395/981	Jurien Home Timber & Hardware	Toilet rolls	\$110.00
16/12/2019	395/981	Jurien Home Timber & Hardware	Double adaptor	\$2.95
16/12/2019	395/981	Jurien Home Timber & Hardware	Sprinklers & faucet elbow	\$23.35
16/12/2019	395/981	Jurien Home Timber & Hardware	Broom skirting	\$24.50
16/12/2019	395/981	Jurien Home Timber & Hardware	Tellfresh	\$6.40
16/12/2019	395/981	Jurien Home Timber & Hardware	Acetone Maxi	\$14.50
16/12/2019	395/981	Jurien Home Timber & Hardware	Cable ties	\$21.30
16/12/2019	395/981	Jurien Home Timber & Hardware	Cord sash & hook snap	\$17.30
16/12/2019	395/981	Jurien Home Timber & Hardware	Sikaflex tubes	\$83.25
16/12/2019	395/981	Jurien Home Timber & Hardware	F/Glass repair kit	\$34.00
16/12/2019	395/981	Jurien Home Timber & Hardware	Double adaptor, ext. leads	\$76.90
16/12/2019	395/981	Jurien Home Timber & Hardware	Fairy Light Rope	\$107.25
16/12/2019	395/981	Jurien Signs	Crystal Glass Trophy etch, text & logo	\$95.00
16/12/2019	395/981	Jurien Signs	Gloves & safety glasses	\$985.00
16/12/2019	395/981	Jurien Signs	Protective Clothing	\$349.29
16/12/2019	395/981	Jurien Signs	Squincer hydration quick sticks	\$53.50
16/12/2019	395/981	Jurien Sport and Recreation Centre	2019/20 Tronox Grant - Solar Panels	\$3,905.00
16/12/2019	395/981	Jurien Tyre & Auto	Various battery terminals/cables/lugs	\$39.00
16/12/2019	395/981	Jurien Tyre & Auto	Superwash 20lts	\$89.50
16/12/2019	395/981	Jurien Tyre & Auto	Twin mini blade fuse holder	\$11.60
16/12/2019	395/981	Landmark Operations Limited	LMBG better grow npk 25kg bags	\$3,735.60
16/12/2019	395/981	Leslee Holmes (Cr)	Presidents Meeting Fee - 2nd Qtr	\$11,055.00
16/12/2019	395/981	Lois S Soap	Visitor Centre Merchandise - Soaps	\$70.00
16/12/2019	395/981	Marketforce Pty Ltd	The West Australian Local Laws	\$1,878.29
16/12/2019	395/981	Marketforce Pty Ltd	The West Australian Int to Borrow	\$393.60
16/12/2019	395/981	North Metropolitan TAFE	Course Fees - C111 Tourism	\$276.25
16/12/2019	395/981	Oztrology	Visitor centre merchandise	\$449.00
16/12/2019	395/981	Peter Scharf (Cr)	Annual Meeting Fees 2nd Qtr	\$5,866.25
16/12/2019	395/981	Philip Swain	Local Law Development	\$2,560.01
16/12/2019	395/981	Pinnacles Traffic Management Services	Traffic Management - controllers & vehicle	\$11,698.50
16/12/2019	395/981	Pinnacles Traffic Management Services	Traffic Management 2 traffic controllers	\$13,136.75
16/12/2019	395/981	R. Shanhun, Cr	Annual Meeting Fees - 2nd Qtr	\$4,866.25
16/12/2019	395/981	Ray White Jurien Bay	EMP0395 - Staff Housing 18/12-31/12/19	\$670.00
16/12/2019	395/981	Ray White Jurien Bay	EMP358 - Staff Housing 18/12-31/12/19	\$760.00
16/12/2019	395/981	Redink Homes Midwest	Refund verge bond 129/2018 L1018	\$500.00
16/12/2019	395/981	Rudolf Rybarczyk (Cr)	Annual Meeting Fees 2nd Qtr	\$4,866.25
16/12/2019	395/981	Shadbolt Electrical	Repair lights at Jurien Bay Airfield	\$104.50
16/12/2019	395/981	Shadbolt Electrical	Electrical repairs at JSRC	\$7,145.88
16/12/2019	395/981	Shire of Koorda	Wheat belt Secondary Freight Network Stg 1	\$6,600.00
16/12/2019	395/981	Synergy	Various Electricity Usage	\$16,407.99
16/12/2019	395/981	The Last Drop Plumbing Co	Investigate faults BBQs Sandy Cape	\$888.80
16/12/2019	395/981	Toll Transport Pty Ltd	Freight Jurien Admin	\$26.90
16/12/2019	395/981	Tradewinds Hotel	Conference Meals	\$890.00
16/12/2019	395/981	Tradewinds Hotel	Conference accommodation	\$2,890.00
16/12/2019	395/981	Turquoise Safaris	BookEasy booking 8114732	\$845.24
16/12/2019	395/981	Waterlogic Australia Pty Ltd	Lease Civic Centre water filters	\$678.70
16/12/2019	395/981	Waterlogic Australia Pty Ltd	Lease Jurien Admin water filter	\$877.80
16/12/2019	395/981	Wayne Gibson (Cr)	Annual meeting fee- 2nd qtr	\$4,866.25
16/12/2019	395/981	WCP Civil Pty Ltd	Jurien East Rd wetmixing/teeth/blocks	\$24,310.00
16/12/2019	395/981	Worldwide Printing Solutions	Camp fee envs & insert	\$880.00
16/12/2019	395/981			\$449,924.85
18/12/2019	396	Payroll	Payroll	\$261.53
18/12/2019	396			\$261.53
23/12/2019	397	Cancelled	Cancelled	\$0.00
23/12/2019	397			\$0.00
23/12/2019	398	Payroll	Payroll	\$109,561.64
23/12/2019	398			\$109,591.64
24/12/2019	399/982	Afgri Equipment Australia Pty Ltd	Oil line	\$556.08
24/12/2019	399/982	AMPAC Debt Recovery (WA) Pty Ltd	Legal Expenses - 04-05/12/19	\$49.50
24/12/2019	399/982	Apis Rural Products	Removal of bee swarms in retic boxes	\$200.00

24/12/2019	399/982	Apis Rural Products	Swarm Removal - JB Vista emergency water	\$100.00
24/12/2019	399/982	Asphalt in a Bag	20kg Asphalt	\$3,437.50
24/12/2019	399/982	Autopro Moora	Socket set	\$154.99
24/12/2019	399/982	AV Truck Services Pty Ltd	Exhaust pipe	\$484.67
24/12/2019	399/982	AV Truck Services Pty Ltd	Glass door - PTH014	\$159.50
24/12/2019	399/982	Badgingarra Bowling Club (Inc)	Refreshments - Fire Control Officer Meeting	\$255.00
24/12/2019	399/982	Badgingarra Community Assn	Shire Matters Dec 19	\$60.00
24/12/2019	399/982	Benara Nurseries	Various plants for JB Cemetery	\$502.48
24/12/2019	399/982	Big Wheels Truck Alignment	Wheel alignment & repair PTL025	\$448.14
24/12/2019	399/982	Bitutek Pty Ltd	Spray & cover CRS emulsion JER	\$43,867.56
24/12/2019	399/982	BookEasy Pty Ltd	BookEasy Min monthly fee Nov 19	\$330.00
24/12/2019	399/982	BookEasy Pty Ltd	Annual secure pay fees 01/01-31/12/20	\$544.50
24/12/2019	399/982	Brook Marsh Pty Ltd	Seal spot Black arrow road	\$2,750.00
24/12/2019	399/982	Calidad Industries	Opal dome to suit sunlite	\$75.90
24/12/2019	399/982	Cervantes Family Fest	2019/20 Donation Cerv Family Fest Event	\$1,500.00
24/12/2019	399/982	Cervantes Hardware and Marine	Air Cleaner inner & outer	\$71.50
24/12/2019	399/982	Cervantes Hardware and Marine	Protite Pail, rapid set concrete	\$48.40
24/12/2019	399/982	Cervantes Hardware and Marine	Assorted cable ties	\$96.80
24/12/2019	399/982	Cervantes Hardware and Marine	D Shackle 12mm galv	\$11.44
24/12/2019	399/982	Cervantes Hardware and Marine	PVC suction hose, couplings	\$192.50
24/12/2019	399/982	Cervantes Hardware and Marine	Crimp fittings, hydraulic hoses	\$320.32
24/12/2019	399/982	Cervantes Hardware and Marine	1200mm prodder	\$176.00
24/12/2019	399/982	Child Support	Child Support Pay Period ended 24/12/19	\$110.37
24/12/2019	399/982	Civilcon (WA) Pty Ltd	Refund occupancy permit 86/2019	\$105.00
24/12/2019	399/982	CONNECT Call Centre Services	After hours calls November 2019	\$173.03
24/12/2019	399/982	Council First	Professional services for Nov 19	\$4,182.75
24/12/2019	399/982	Council First	2 additional CF enterprise users	\$1,213.17
24/12/2019	399/982	Dandaragan Mechanical Services	Supply & fit V belt - PSP040	\$279.75
24/12/2019	399/982	Dandaragan Mechanical Services	Valve, elbow & nipple - PLV239	\$291.55
24/12/2019	399/982	Dandaragan Mechanical Services	Service PTH017	\$247.50
24/12/2019	399/982	Dandaragan Sheep Handling Systems	Repairs to chain - PLV239	\$110.11
24/12/2019	399/982	Dave Watson Contracting Pty Ltd	Prune river gums to Western Power spec	\$2,475.00
24/12/2019	399/982	Dave Watson Contracting Pty Ltd	Verge clearing Cataby rd	\$29,312.25
24/12/2019	399/982	Dept Water & Environmental Reg	Controlled Waste Tracking 18/11-28/11/19	\$704.00
24/12/2019	399/982	Derricks Auto-Ag & Hardware Plus	Brass elbow, bird scare tape	\$12.60
24/12/2019	399/982	Derricks Auto-Ag & Hardware Plus	Hydraulic hose, fittings, adaptor	\$84.80
24/12/2019	399/982	Derricks Auto-Ag & Hardware Plus	Hydraulic hose, crimp fitting & coupling	\$469.20
24/12/2019	399/982	Derricks Auto-Ag & Hardware Plus	Copper washer	\$9.80
24/12/2019	399/982	Derricks Auto-Ag & Hardware Plus	Crimp fittings, hydraulic hose, high tack	\$118.85
24/12/2019	399/982	Derricks Auto-Ag & Hardware Plus	GME aerial and base	\$182.30
24/12/2019	399/982	Derricks Auto-Ag & Hardware Plus	Wiper strips, scotch lock, sheathed cable	\$174.00
24/12/2019	399/982	Direct Contracting Pty Ltd	Extend culvert pipes & install headwalls	\$4,785.00
24/12/2019	399/982	Direct Contracting Pty Ltd	Extend Culvert Pipes & install headwalls	\$10,648.00
24/12/2019	399/982	Direct Contracting Pty Ltd	Maintenance grading - Sandy Cape	\$1,270.50
24/12/2019	399/982	Direct Contracting Pty Ltd	Maintenance grade Shingle Ave	\$973.50
24/12/2019	399/982	Elite Electrical Contracting Pty Ltd	Service air conditioners in CRC	\$616.00
24/12/2019	399/982	Elite Electrical Contracting Pty Ltd	Maint & repairs to air cond. 7 TV aerial	\$1,853.14
24/12/2019	399/982	Environmental Health Australia	2019 WA Conference Registration	\$1,185.00
24/12/2019	399/982	Felix Neuweiler	Christmas Island Meal Expenses	\$371.57
24/12/2019	399/982	Fiat Professional Welshpool	48,000km service - PLV259	\$996.80
24/12/2019	399/982	Fuel Distributors of WA Pty Ltd	Diesel - Jurien Depot	\$9,910.53
24/12/2019	399/982	Fuel Distributors of WA Pty Ltd	Diesel - Jurien Depot	\$9,986.29
24/12/2019	399/982	Fuel Distributors of WA Pty Ltd	Diesel - Dandy Depot	\$11,762.38
24/12/2019	399/982	Fuel Distributors of WA Pty Ltd	Eco blue 210L, quartz ineo	\$530.64
24/12/2019	399/982	GJW & SJ Howard	Supply of water	\$1,570.80
24/12/2019	399/982	GJW & SJ Howard	Supply of water	\$11,137.50
24/12/2019	399/982	Jolin Consulting	Effective delegation workshop	\$450.00
24/12/2019	399/982	JR & A Hersey Pty Ltd	Protective clothing	\$725.15
24/12/2019	399/982	Julie Rouse	Reimb Staff Christmas Party Expenses	\$204.65
24/12/2019	399/982	Jurien Bay Beach Mission	2019/20 donation JB Beach mission event	\$1,500.00
24/12/2019	399/982	Jurien Bay Community Mens Shed Inc	Self Supporting Loan #134	\$25,000.00
24/12/2019	399/982	Jurien Bay Concrete & Earthworks	Removal & install new pathway & ramps	\$33,631.40
24/12/2019	399/982	Jurien Bay Country Golf Club	5% final payment Sport & Rec grant	\$2,750.00
24/12/2019	399/982	Jurien Bay Medical Centre	Pre Employment Medical	\$148.50
24/12/2019	399/982	Jurien Bay Medical Centre	Pre Employment medical	\$148.50
24/12/2019	399/982	Jurien Bay Motel Apartments	BookEasy Booking 8104935	\$476.00
24/12/2019	399/982	Jurien Bay Panel & Paint Pty Ltd	Door trims & check straps - PLV238	\$266.31
24/12/2019	399/982	Jurien Hardware - Thrifty Link	Rapid set cement	\$7.46
24/12/2019	399/982	Jurien Hardware - Thrifty Link	DWV Bore casing	\$76.00
24/12/2019	399/982	Jurien Hardware - Thrifty Link	DWV Pipe	\$33.25
24/12/2019	399/982	Jurien Hardware - Thrifty Link	PVC Fittings, Cage foot valve	\$73.57
24/12/2019	399/982	Jurien Hardware - Thrifty Link	Valve ball poly fixfi BSP	\$61.75
24/12/2019	399/982	Jurien Hardware - Thrifty Link	PVC fittings, teflon tape	\$29.74
24/12/2019	399/982	Jurien Hardware - Thrifty Link	Frost Drill Set HSS metric	\$32.49

24/12/2019	399/982	Jurien Hardware - Thrifty Link	Valve ball poly fixfi BSP	\$61.75
24/12/2019	399/982	Jurien Hardware - Thrifty Link	PCV Tee	\$11.40
24/12/2019	399/982	Jurien Hardware - Thrifty Link	PVC Elbow	\$10.54
24/12/2019	399/982	Jurien Hardware - Thrifty Link	Reducing bush	\$4.75
24/12/2019	399/982	Jurien Hardware - Thrifty Link	Turpentine, Methylated spirits, acetone	\$232.71
24/12/2019	399/982	Jurien Hardware - Thrifty Link	Dog lead	\$19.48
24/12/2019	399/982	Jurien Hardware - Thrifty Link	Champion battery charger	\$87.88
24/12/2019	399/982	Jurien Hardware - Thrifty Link	Protective clothing	\$565.80
24/12/2019	399/982	Jurien Hardware - Thrifty Link	Protective Clothing	\$394.71
24/12/2019	399/982	Jurien Hardware - Thrifty Link	Supreme water pump	\$123.45
24/12/2019	399/982	Jurien Hardware - Thrifty Link	Willow jug	\$30.40
24/12/2019	399/982	Jurien Home Timber & Hardware	Nut wings	\$4.75
24/12/2019	399/982	Jurien Home Timber & Hardware	Sprayer trigger, batteries	\$32.40
24/12/2019	399/982	Jurien Home Timber & Hardware	Nuts & Bolts, washers, primer	\$84.10
24/12/2019	399/982	Jurien Home Timber & Hardware	Copper tube, grate, brickies coastal lite	\$143.20
24/12/2019	399/982	Jurien Home Timber & Hardware	Brass padlocks	-\$90.00
24/12/2019	399/982	Jurien Home Timber & Hardware	Storm cap, coupling, seal	\$22.65
24/12/2019	399/982	Jurien Home Timber & Hardware	Shackles, turnbuckle	\$59.35
24/12/2019	399/982	Jurien Home Timber & Hardware	Quickspray Metallic silver	\$17.00
24/12/2019	399/982	Jurien Home Timber & Hardware	Walter filter	\$175.00
24/12/2019	399/982	Jurien Home Timber & Hardware	Actizyme pellets	\$48.25
24/12/2019	399/982	Jurien Home Timber & Hardware	Jumbo toilet rolls	\$55.00
24/12/2019	399/982	Jurien Home Timber & Hardware	Jumbo toilet rolls	\$110.00
24/12/2019	399/982	Jurien Home Timber & Hardware	Nuts, bolts, washers, insecticide	\$21.86
24/12/2019	399/982	Jurien Home Timber & Hardware	Seconds timber	\$12.00
24/12/2019	399/982	Jurien Home Timber & Hardware	Poly fittings, Elbows, hoses	\$53.80
24/12/2019	399/982	Jurien Signs	No through road signs	\$390.00
24/12/2019	399/982	Jurien Signs	Street signs	\$231.50
24/12/2019	399/982	Jurien Signs	Street blades	\$141.00
24/12/2019	399/982	Jurien Signs	Rural Street signs	\$90.00
24/12/2019	399/982	Jurien Signs	Stock on road signs	\$450.00
24/12/2019	399/982	Jurien Tyre & Auto	Repairs to air conditioner	\$90.00
24/12/2019	399/982	Jurien Tyre & Auto	Replace air conditioner belt	\$90.25
24/12/2019	399/982	Jurien Tyre & Auto	100000 km service PLV248	\$448.80
24/12/2019	399/982	Landgate	Reserve data reports	\$633.60
24/12/2019	399/982	Landmark Operations Limited	Suction hose, adaptors, couplings, clamps	\$211.48
24/12/2019	399/982	Lawn Doctor Turf Farm	Hollow tine vertidrain	\$7,221.50
24/12/2019	399/982	Leslee Holmes (Cr)	Members Travel Oct-Nov 2019	\$955.50
24/12/2019	399/982	LGISWA	Actual wages adjustment 30/6/18-30/06/19	\$3,368.07
24/12/2019	399/982	Lowman Engineering	3x20x20 square tube	\$99.00
24/12/2019	399/982	Lucid Economics Pty Ltd	Tourism development strategy	\$8,162.00
24/12/2019	399/982	M & S O'Brien	Remove, replace windscreen - PLV234	\$501.60
24/12/2019	399/982	M & S O'Brien	Remove & replace windscreen PLV239	\$565.50
24/12/2019	399/982	Marketforce Pty Ltd	Turquoise coast visitor guide changes	\$511.50
24/12/2019	399/982	Mcleods Barristers And Solicitors	Legal Expenses - Dog Act Prosecution	\$330.30
24/12/2019	399/982	Melrose Cellars - Cellarbrations	Refreshments - Dandy Depot	\$147.00
24/12/2019	399/982	Metrocount	30m rubber road tube & vent plug	\$193.60
24/12/2019	399/982	Mid Coast Contracting	Replace lighting over BBQ	\$915.84
24/12/2019	399/982	Mid Coast Contracting	Repairs to reticulation pump	\$341.47
24/12/2019	399/982	Parkwood Hardware	Seal thread, filters, plugs, cistern cock	\$214.83
24/12/2019	399/982	Paul Dickson	Reimbursement meal expenses	\$42.85
24/12/2019	399/982	Porter Consulting Engineers	Heavy vehicle assessment	\$907.50
24/12/2019	399/982	Pracsys	Economic development strategy	\$16,285.50
24/12/2019	399/982	Primaries - Moora	Fast setting concrete	\$359.92
24/12/2019	399/982	Ray White Jurien Bay	EMP0395 - Staff Housing 1/01 - 14/01/20	\$670.00
24/12/2019	399/982	Ray White Jurien Bay	EMP358 - Staff Housing 1/01 - 14/01/20	\$760.00
24/12/2019	399/982	RBC Rural	Meterplan charge Dec 19	\$1,998.90
24/12/2019	399/982	RDI Transport	Delivery - Dandy Depot	\$108.90
24/12/2019	399/982	RDI Transport	Freight - Jurien Depot	\$818.40
24/12/2019	399/982	Retail Display Direct	Wall mounted brochure holder	\$67.40
24/12/2019	399/982	Ricoh Finance	Copier lease 8/1 to 7/2/20	\$1,337.60
24/12/2019	399/982	S W RICHARDS & CO	Supply 19800cm3 gravel	\$54,450.00
24/12/2019	399/982	Shadbolt Electrical	Repairs to lights - Faunteroy park	\$701.24
24/12/2019	399/982	Shadbolt Electrical	Supply & install new power board	\$7,750.82
24/12/2019	399/982	Shaun Turbett Welding & Fabrication	Metal artwork for visitors centre	\$279.40
24/12/2019	399/982	Supagas Pty Ltd	Yearly rental of 45gk LP Gas	\$46.80
24/12/2019	399/982	Synergy	Various Electricity Usage	\$1,494.26
24/12/2019	399/982	Telstra	Whispir usage Nov 19	\$1,085.17
24/12/2019	399/982	Toll Transport Pty Ltd	Freight - Jurien Admin	\$93.78
24/12/2019	399/982	Toll Transport Pty Ltd	Freight - Dandy Library	\$134.92
24/12/2019	399/982	Toll Transport Pty Ltd	Freight - Jurien Library	\$142.01
24/12/2019	399/982	T-Quip	Tyres, pulleys, belts, gearbox ass	\$2,093.30
24/12/2019	399/982	Tulmur Holdings Pty Ltd	Visitor Centre Merchandise	\$126.45
24/12/2019	399/982	Turquoise Safaris	Bookeasy booking 8124366	\$824.25

24/12/2019	399/982	Turquoise Safaris	BookEasy booking 8135129	\$346.50
24/12/2019	399/982	Turquoise Safaris	Bookeasy Booking 8142166	\$692.99
24/12/2019	399/982	Tyres4U	Trailer tyres -	\$2,591.60
24/12/2019	399/982	UDLA	Landscaping architectural consultancy	\$14,624.50
24/12/2019	399/982	Vanguard Press	Brochure display	\$476.65
24/12/2019	399/982	Visimax	Ranger hats, notebooks, badge holder	\$318.55
24/12/2019	399/982	W Purser & Sons	Meat - Dandy Depot Function	\$82.90
24/12/2019	399/982	WA Naturally Publications	Visitor centre merchandise	\$254.25
24/12/2019	399/982	Wanneroo Mazda	1000,000km service PLV252	\$463.00
24/12/2019	399/982	Wastech Engineering Pty Ltd	Box of baling tape	\$528.00
24/12/2019	399/982	Watto'S Rural Contracting	Remove & install chain mesh fence	\$4,840.00
24/12/2019	399/982	WA Electoral Commission	2019 Electrol expenses	\$17,505.93
24/12/2019	399/982	Westrac Equipment	Lever, link ass	\$310.66
24/12/2019	399/982	Westrac Equipment	Valve - GP-SOL	\$489.19
24/12/2019	399/982	Westrac Equipment	Filters, wear strips	\$925.58
24/12/2019	399/982	Winc Australia Pty Limited	November stationery order	\$36.17
24/12/2019	399/982	Winc Australia Pty Limited	Toner cartridges	\$432.61
24/12/2019	399/982	Winc Australia Pty Limited	Back order - September stationery order	\$45.12
24/12/2019	399/982	Worldwide Printing Solutions	Camp Fee envelopes	\$880.00
24/12/2019	399/982			\$396,881.37
Grand Total				\$1,279,920.20



Monthly Statements

for the period ending 31 December 2019

Rates Setting Statement	3
Statement of Financial Position	4
Income Statement by Department	5
Income Statement by Nature or Type	6
Statement of Changes in Equity	7
Note 2 – Acquisition/Construction of Assets	8
Note 3 – Disposal of Assets	10
Note 4 – Loan Repayment Schedule	11
Note 5 – Net Current Assets	12
Note 6 – Rating Information	13
Note 7 – Cash, Investments & Receivables	14
Note 8 - Reserves-Cash/Investment Backed	15
Note 9 - Trust Funds	16
Note 10 - Budget Amendments	17
Note 11 - Grants & Contributions	18
Note 12 - Variances	19

SHIRE OF DANDARAGAN
RATE SETTING STATEMENT by Department
as at 31 December 2019

	Note	Budget 2019/2020	Y-T-D Budget 2019/2020	Actual 2019/2020	Variance
		\$	\$	\$	
OPERATING ACTIVITIES					
Net current assets at start of financial year - surplus/(deficit)					
		1,751,184	1,751,184	1,688,698	
Revenue from operating activities (excluding rates)					
Governance		33,385	15,680	15,148	97%
General purpose funding		901,395	460,798	524,319	114%
Law, order & public safety		634,650	378,065	379,378	100%
Health		12,990	1,670	11,022	660%
Education & welfare		15,000	0	0	100%
Community amenities		1,375,310	1,110,874	1,178,308	106%
Recreation and culture		394,958	222,957	201,476	90%
Transport		258,407	230,656	218,779	95%
Economic services		237,316	123,353	136,246	110%
Other property and services		116,664	78,666	78,577	100%
		3,980,076	2,622,720	2,743,253	
Expenditure from operating activities					
Governance		(593,364)	(317,245)	(309,642)	98%
General purpose funding		(177,096)	(84,269)	(91,474)	109%
Law, order & public safety		(1,512,452)	(736,963)	(712,557)	97%
Health		(341,070)	(160,047)	(161,347)	101%
Education & welfare		(144,957)	(48,466)	(46,653)	96%
Community amenities		(2,283,262)	(1,087,678)	(1,028,880)	95%
Recreation and culture		(3,558,100)	(1,677,560)	(1,525,907)	91%
Transport		(5,389,129)	(2,717,358)	(2,751,764)	101%
Economic services		(741,242)	(363,341)	(332,791)	92%
Other property and services		(235,551)	(117,518)	(679,829)	578%
		(14,976,223)	(7,310,445)	(7,640,843)	
Non-cash amounts excluded from operating activities		5,767,721	2,894,099	3,000,760	
Amount attributable to operating activities		(3,477,242)	(42,442)	(208,131)	
INVESTING ACTIVITIES					
Non-operating grants, subsidies and contributions	11	2,108,778	1,341,538	865,024	
Proceeds from disposal of assets	3	48,100	48,100	7,273	
Purchase land and buildings	2	(1,029,569)	(514,784)	0	
Purchase furniture and equipment	2	(164,092)	(82,046)	(13,002)	
Purchase plant and equipment	2	(298,500)	(149,250)	(123,528)	
Purchase infrastructure assets - roads	2	(3,456,398)	(1,728,199)	0	
Purchase infrastructure assets - parks & reserves	2	(89,500)	(44,750)	0	
Purchase infrastructure assets - other	2	(510,700)	(255,350)	0	
Purchases - Works in Progress (Not Capitalised)	2	0	0	(1,098,508)	
Amount attributable to investing activities		(3,391,881)	(1,384,742)	(362,741)	
FINANCING ACTIVITIES					
Proceeds from new borrowings	4	479,053	0	25,000	
Repayment of borrowings	4	(119,620)	(63,769)	(63,769)	
Payment of self supporting loan to community group	4	0	0	(25,000)	
Self-supporting loan principal income	4	51,569	30,210	30,210	
Community group cash advance principal income	4	4,152	2,076	2,076	
Transfer to reserves	8	(384,477)	(354,477)	(34,091)	
Transfer from reserves	8	(520,107)	(504,500)	(0)	
Amount attributable to financing activities		(550,784)	(118,539)	65,575	
Budgeted deficiency before general rates		(6,318,338)	(1,308,644)	(636,448)	
Estimated amount to be raised from general rates	6	6,318,338	6,322,065	6,296,407	
Net current assets at end of financial year - surplus/(deficit)	5	(0)	5,013,421	5,659,959	

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

SHIRE OF DANDARAGAN
STATEMENT OF FINANCIAL POSITION
as at 31 December 2019

Description	Note	for the year	for the period
		ended 30	ending 31
		June 2019	December 2019
		\$	\$
CURRENT ASSETS			
Cash and cash equivalents	7	7,236,030	10,284,872
Trade receivables		741,671	1,411,544
Other financial assets at amortised cost		55,721	23,435
Other current assets		3,967	0
Inventories		31,727	52,095
TOTAL CURRENT ASSETS		8,069,116	11,771,946
NON-CURRENT ASSETS			
Other financial assets at amortised cost		187,984	212,984
Trade receivables		44,499	0
Land		2,940,000	2,940,000
Buildings and improvements		29,708,078	29,148,152
Furniture and equipment		891,305	839,979
Plant and equipment		4,636,723	4,164,262
Infrastructure		248,197,940	247,361,617
TOTAL NON-CURRENT ASSETS		286,606,530	284,666,993
TOTAL ASSETS		294,675,646	296,438,939
CURRENT LIABILITIES			
Trade and other payables		(495,032)	(224,795)
Borrowings		(119,620)	(55,850)
Employee related provisions		(594,129)	(402,587)
TOTAL CURRENT LIABILITIES		(1,208,781)	(683,233)
NON-CURRENT LIABILITIES			
Borrowings		(104,024)	(104,024)
Employee related provisions		(246,128)	(271,128)
Other provisions		0	0
TOTAL NON-CURRENT LIABILITIES		(350,151)	(375,151)
TOTAL LIABILITIES		(1,558,932)	(1,058,384)
TOTAL NET ASSETS		293,116,713	295,380,554
EQUITY			
Retained earnings		(199,357,712)	(201,587,461)
Reserves - cash backed	8	(5,830,457)	(5,864,549)
Revaluation surplus		(87,928,544)	(87,928,544)
TOTAL EQUITY		293,116,713	295,380,554

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

SHIRE OF DANDARAGAN
STATEMENT OF COMPREHENSIVE INCOME by Nature or Type
as at 31 December 2019

	Note	Budget 2019/2020	Y-T-D Budget 2019/2020	Actual 2019/2020
		\$	\$	\$
Revenue				
Rates	6	6,318,338	6,322,065	6,296,406
Operating grants and subsidies		1,176,833	578,707	650,524
Contributions, reimbursements & donations		204,430	120,713	139,995
Service Charges		0	0	0
Fees and charges		2,338,408	1,786,554	1,831,229
Interest earnings		128,000	70,000	62,961
Other revenue		131,317	65,659	58,543
		10,297,327	8,943,698	9,039,659
Expenses				
Employee costs		(4,293,649)	(1,927,379)	(1,860,210)
Materials and contracts		(3,326,211)	(1,422,519)	(1,608,873)
Utilities		(453,375)	(220,860)	(186,669)
Insurance		(398,975)	(392,849)	(407,797)
Other expenses		(718,992)	(442,714)	(427,072)
Depreciation		(5,747,244)	(2,873,622)	(3,136,075)
		(14,938,445)	(7,279,943)	(7,626,696)
		(4,641,118)	1,663,754	1,412,963
Borrowing Costs Expense	4	(16,214)	(8,938)	(2,419)
Grants & Subsidies (towards non-operating activities)		2,108,778	1,341,538	865,024
Fair Value adjustment through profit and loss		0	0	0
Profit / Loss on Disposal of Assets	3	(20,477)	(20,477)	(11,727)
Net result		(2,569,031)	2,975,878	2,263,841
Other comprehensive income				
Changes on revaluation of non-current assets		0	0	0
Total other comprehensive income		0	0	0
Total comprehensive income		(2,569,031)	2,975,878	2,263,841

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

SHIRE OF DANDARAGAN
STATEMENT OF COMPREHENSIVE INCOME by Department
as at 31 December 2019

	Note	Budget 2019/2020	Y-T-D Budget 2019/2020	Actual 2019/2020
	\$	\$	\$	
Governance		33,385	15,680	15,148
General purpose funding		7,219,733	6,782,862	6,820,725
Law, order & public safety		634,650	378,065	379,378
Health		12,990	1,670	11,022
Education & welfare		15,000	0	0
Community amenities		1,375,310	1,110,874	1,178,308
Recreation and culture		394,958	222,957	201,476
Transport		258,007	230,256	218,779
Economic services		237,316	123,353	136,246
Other property and services		115,977	77,979	78,577
		10,297,327	8,943,698	9,039,659
Expenses excluding finance costs				
Governance		(582,303)	(311,243)	(298,252)
General purpose funding		(177,096)	(84,269)	(91,474)
Law, order & public safety		(1,512,452)	(736,963)	(712,557)
Health		(341,070)	(160,047)	(161,347)
Education & welfare		(144,957)	(48,466)	(46,653)
Community amenities		(2,283,262)	(1,087,678)	(1,028,880)
Recreation and culture		(3,554,134)	(1,675,232)	(1,524,983)
Transport		(5,367,738)	(2,695,967)	(2,751,764)
Economic services		(741,242)	(363,341)	(332,791)
Other property and services		(234,191)	(116,737)	(677,995)
		(14,938,445)	(7,279,943)	(7,626,696)
		(4,641,118)	1,663,754	1,412,963
Finance costs				
Governance		(11,049)	(5,990)	(1,390)
Recreation and culture		(3,966)	(2,328)	(923)
Other property and services		(1,199)	(620)	(106)
		(16,214)	(8,938)	(2,419)
Non- operating grants and subsidies				
Recreation and culture		27,197	4,787	4,787
Transport		2,081,581	1,336,751	860,237
		2,108,778	1,341,538	865,024
Profit / (loss) on asset disposal				
Governance		(12)	(12)	(10,000)
Transport		(20,991)	(20,991)	0
Other property and services		526	526	(1,727)
		(20,477)	(20,477)	(11,727)
Net result		(2,569,031)	2,975,878	2,263,841
Other comprehensive income				
Changes on revaluation of non-current assets		0	0	0
Total other comprehensive income		0	0	0
Total comprehensive income		(2,569,031)	2,975,878	2,263,841

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

SHIRE OF DANDARAGAN
STATEMENT OF CHANGES IN EQUITY
as at 31 December 2019

Note	Retained Surplus	Reserves Cash Backed	Revaluation Surplus	Total Equity
	\$	\$	\$	\$
Balance as at 30 June 2019	199,357,712	5,830,457	87,928,544	293,116,713
Comprehensive Income				
Net result	2,263,841	0	0	2,263,841
Changes on revaluation of non-current assets	0	0	0	0
Total comprehensive income	2,263,841	0	0	2,263,841
Transfers from/(to) reserves	(34,091)	34,091	0	0
Balance as at 31 December 2019	201,587,461	5,864,549	87,928,544	295,380,554

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

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 December 2019

2 DETAILED ACQUISITION

Description	FA#	LOCN	Schedule	Total	Land & Buildings \$	Plant & Equipment \$	Furniture & Equipment \$	Parks & Reserves \$	Roads \$	Other \$
JBAdmin Emerg. lighting test circuit		I50180	Governance	-	1,000					
JBAdmin external painting		I50191	Governance	-	5,000					
Folding Machine		I80004	Governance	6,500.00	6,500		6,500			
Switches / Antennas and Access Points		I80005	Governance	-	49,592					
Replace PTZ cctv camera		I80006	Governance	6,502.02	8,000		6,502			
Pool Vehicle		I60010	Governance	22,590.59	25,000	22,591	25,000			
Dandaragan Water Point Fast Fill		I30056	Law Order & Public Safety	10,000.00	11,300					10,000
Dandaragan House (GROH)		I50196	Education & Welfare	-	479,053					
CervTransStat. install P/A door to transfer shed		I50192	Community Amenities	1,594.21	4,500	1,594				
CervTransStat. roller doors/safe warning monitors		I50163	Community Amenities	-	27,000					
DandCRC. Carpark Drainage/kerb/trip hazard		I50158	Community Amenities	3,348.90	3,380	3,349				
Corunna toilet renovations		I50162	Community Amenities	-	11,000					
FRC painting exterior elements		I50164	Community Amenities	5,700.00	6,270	5,700				
FRC replace rusted roof gutters		I50171	Community Amenities	-	2,980					
FRC shade sails		I50175	Community Amenities	-	6,500					
FRC Emerg. lighting test circuit		I50182	Community Amenities	-	1,000					
DandCRC Emerg. lighting test circuit		I50187	Community Amenities	-	1,000					
FRC repair/paint internal walls		I50190	Community Amenities	-	7,000					
Dand. cemetery wing walls		I30054	Community Amenities	-	4,000					4,000
JSRC replace s/w drains		I50176	Recreation & Culture	-	15,200					
CCC key revision		I50178	Recreation & Culture	-	8,025					
Civic Cnt. alterations to VC desk		I50188	Recreation & Culture	1,320.00	5,890	1,320				
BCC Reroof		I50193	Recreation & Culture	-	100,000					
BCC Paved Area		I50194	Recreation & Culture	-	20,140					
FRC softfall		I50195	Recreation & Culture	-	12,000					
CCC Renewal Project		I50129	Recreation & Culture	(2,435.10)	230,000	-2,435				
JSRC veranda roof structural repairs		I50177	Recreation & Culture	-	12,000					
Civic Cnt. Emerg. lighting test circuit		I50181	Recreation & Culture	-	1,000					
JSRC Emerg. lighting test circuit		I50183	Recreation & Culture	-	1,000					
DCC Emerg. lighting test circuit		I50184	Recreation & Culture	-	1,000					
BCC Emerg. lighting test circuit		I50185	Recreation & Culture	-	1,000					
CCC Emerg. lighting test circuit		I50186	Recreation & Culture	-	2,000					
Civic Cnt. stand-by fire pump shed		I50189	Recreation & Culture	-	3,200					
Dobbyn Park-Deck Jetty Entry		I30058	Recreation & Culture	-	40,000					40,000
Marina beach access ramp		I20087	Recreation & Culture	24,824.63	31,000			24,825	31,000	
Fauntleroy Park-Power Board		I20091	Recreation & Culture	7,046.20	8,000			7,046	8,000	
Dibbler Park-Replace Tank		I20092	Recreation & Culture	-	18,000				18,000	
Playground Equipment		I80003	Recreation & Culture	-	100,000					
Tandem Trailer - multi use		I60012	Recreation & Culture	5,000.00	5,000	5,000	5,000			
DN Pioneer Park fence		I30057	Recreation & Culture	-	15,000					15,000
Cervantes TV-Replace tower and antenna		I30060	Recreation & Culture	-	90,000					90,000
Tree Box Solution		I20046	Transport	-	30,000					30,000
Beachridge Swales		I30041	Transport	-	30,000					30,000
Accessibility Improvements		I30055	Transport	-	14,000					14,000
Dandaragan Depot roller door		I50159	Transport	1,949.00						1,949
Dandaragan Depot-Front Fence	I50159	I30059	Transport	7,431.98	10,000					7,432
Junien Irrigation Project		I20093	Transport	29,351.97	32,500			29,352	32,500	
JB depot security gates to workshops		I50161	Transport	9,239.25	14,400	9,239	14,400			
JB Depot extend JB open front depot shed		I50179	Transport	-	47,031		47,031			
Cowalla Road	MGR019	Transport	522.98						523	
Mazza Road	Transport	5,764.82							5,765	
Coalara Road - Gravel ResheetSLK26.6-30.6	MGR019	Transport	80,205.69	111,907					80,206	111,907
Mckays Road - Gravel ResheetSLK5.32-9.32	MGR040	Transport	-	121,681						121,681
Dewar Road - Gravel ResheetSLK10.22-14.22	MGR042	Transport	76,826.45	125,926					76,826	125,926
Cooljarloo Road-Gravel ReplenishmentSLK0-11.6	MGR048	Transport	-	26,521						26,521
Koodjee Road - Gravel ResheetSLK5.79-8.73	MGR120	Transport	4,936.42	115,163					4,936	115,163
Fred Weston Road-Gravel ReplenishmentSLK0-8.8	MGR228	Transport	-	26,521						26,521
Sandy Cape - ReconstructionSLK6.03-6.9	MRR127	Transport	-	144,784						144,784
NorthWest Road - ReconstructionSLK26.08-27.78	RCR005	Transport	2,400.00	247,200					2,400	247,200
Yerramullah Road - Gravel ResheetSLK14.3-18.3	RCR022	Transport	-	241,162						241,162
Dandaragan Road - ReconstructionSLK26.07-28.07	RRG002	Transport	20,450.00	375,907					20,450	375,907
Junien East Road - ReconstructionSLK12-14.5	RRG856	Transport	459,188.53	510,000					459,189	510,000
Capitela Road - Gravel ResheetSLK6.82-9.23	RTR046	Transport	11,924.70	100,190					11,925	100,190
Cantabilling Road - Gravel ResheetSLK22.1-26.1	RTR047	Transport	-	142,301						142,301

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 December 2019

3 ASSET DISPOSAL AND CHANGEOVER

Description	Proceeds from Sale		Cost of Replacement		Net Cost for Change Over		Written Down Value		Profit/(Loss) on Disposal	
	2019/2020 Actual	2019/2020 Budget	2019/2020 Actual	2019/2020 Budget	2019/2020 Actual	2019/2020 Budget	2019/2020 Actual	2019/2020 Budget	2019/2020 Actual	2019/2020 Budget
PTT008 - Dolley Trailer 6RO 298	\$ 0	\$ 2,500	0	35,000	\$ 0	\$ 32,500	0	\$ 2,100	0	\$ 400
PCR010 - 2012 Bomag Smooth Drum Roller - DN039	0	35,000	0	150,000	0	115,000	0	56,391	0	(21,391)
PTC019 - Honda TRX420TM Motor Bike	2272.73	2,500	11413.64	11,000	9,141	8,500	4000	1,913	(1,727)	587
PSP022 - Slasher Howard	0	100	0	6,000	0	5,900	0	0	0	100
PLV223 - Holden Caprice Sedan	5,000	7,000	22,591	25,000	17,591	18,000	15,000	7,012	(10,000)	(12)
Hoist	0	1,000	0	10,500	0	9,500	0	1,161	0	(161)
	7,273	48,100	34,004	237,500	26,732	189,400	19,000	68,577	(11,727)	(20,477)

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 December 2019

4 INFORMATION ON BORROWINGS

(a) Borrowing repayments

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

	Outstanding	New loans		Interest repayments		Principal repayments		Outstanding
	1 July 2019	2019/2020 Actual	2019/2020 Budget	2019/2020 Actual	2019/2020 Budget	2019/2020 Actual	2019/2020 Budget	for the year ending 30 June
Governance								
Loan 127	215,856	0	0	5,990	11,049	33,560	68,051	142,746
Education and welfare								
Loan	479,053	0	0		0		0	479,053
	694,909	0	0	5,990	11,049	33,560	68,051	621,799
Self Supporting Loans								
Recreation and culture								
Loan 114	9,247	0	0	333	333	9,247	9,247	0
Loan 130	70,537	0	0	1,742	3,212	11,051	22,375	48,162
Loan 131	9,423	0	0	126	211	3,099	6,240	3,183
Loan 132	10,685	0	0	126	211	3,520	7,081	3,604
Loan 133	50,000	0	0	620	1,199	3,292	6,626	43,374
Loan 134		25,000						0
	149,892	25,000	0	2,948	5,165	30,210	51,569	98,323
	844,801	25,000	0	8,938	16,214	63,769	119,620	720,122
Cash Advance Repayment								
Recreation and culture								
Cervantes Bowling Club	6,228	0	0	0	0	2,076	4,152	2,076
	6,228	0	0	0	0	4,152	4,152	2,076

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

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 December 2019

5. NET CURRENT ASSETS

	Note	2019	2020
		\$	\$
Composition of estimated net current assets			
Current assets			
Cash - unrestricted		1,405,572	4,420,323
Cash - restricted reserves	8	5,830,457	5,864,549
Receivables		802,151	1,435,771
Inventories		31,727	52,095
		<u>8,069,908</u>	<u>11,772,738</u>
Less: current liabilities			
Trade, other payables and provisions		(1,089,161)	(627,383)
Long term borrowings		(119,620)	(55,850)
		<u>(1,208,781)</u>	<u>(683,233)</u>
Unadjusted net current assets		6,861,127	11,089,505
Adjustments			
Less: Cash - restricted reserves	8	(5,830,457)	(5,864,549)
Less: Loans receivable - clubs/institutions		(55,721)	(23,435)
Add: Provisions		594,129	402,587
Add: Current portion of borrowings		119,620	55,850
Adjusted net current assets - surplus/(deficit)		<u>1,688,698</u>	<u>5,659,959</u>

Reason for Adjustments

The differences between the net current assets at the end of each financial year in the rate setting statement and net current assets detailed above arise from amounts which have been excluded when calculating the budget deficiency in accordance with Local Government (Financial Management) Regulation 32 as movements for these items have been funded within the budget estimates. These differences are disclosed as adjustments above.

Operating activities excluded from budgeted deficiency

The following non-cash revenue or expenditure has been excluded from operating activities within the Rate Setting Statement.

(Profit) on asset disposals	(397,267)	0
Loss on asset disposals	107,433	11,727
Movement in employee provisions	78,645	(191,541)
Movement in deferred rates	(10,864)	44,499
Depreciation on assets	5,757,993	3,136,075
Non cash amounts excluded from operating activities	<u>5,535,940</u>	<u>3,000,760</u>

Reason for Adjustments

The differences between the net current assets at the end of each financial year in the rate setting statement and net current assets detailed above arise from amounts which have been excluded when calculating the budget deficiency in accordance with Local Government (Financial Management) Regulation 32 as movements for these items have been funded within the budget estimates. These differences are disclosed as adjustments above.

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 December 2019

6 RATES AND SERVICE CHARGES

(a) Rating Information

RATE TYPE	Rate in	Number of properties	Rateable value	rate revenue	2019/2020 Budgeted		total revenue	rate revenue	2019/2020 Actual		total revenue
					interim rates	back rates			interim rates	back rates	
	\$		\$	\$	\$	\$	\$	\$	\$	\$	\$
General rate											
Gross rental valuations											
GRV - General	8.0156	1,866	31,617,964	2,884,162	0	0	2,884,162	2,884,644	(15,402)		2,869,242
Unimproved valuations											
UV - General	0.7115	590	405,363,396	2,534,371	0		2,534,371	2,534,371			2,534,371
Sub-Totals		2,456	436,981,360	5,418,533	0	0	5,418,533	5,419,015			5,403,613
Minimum payment											
\$											
Gross rental valuations											
GRV - General	947	988	5,359,637	935,636	0	0	935,636	935,636			935,636
GRV - Lesser (Dandaragan & Badgingarra)	715	29	116,382	20,735	0	0	20,735	20,735			20,735
Unimproved valuations											
UV - Mining	894	79	1,439,872	70,626	0	0	70,626	68,838			68,838
UV - Lesser	715	149	11,501,900	106,535	0	0	106,535	106,535			106,535
Sub-Totals		1,245	18,417,791	1,133,532	0	0	1,133,532	1,131,744			1,131,744
		3,701	455,399,151	6,552,065	0	0	6,552,065	6,550,759			6,535,357
Discount							(235,000)				(238,951)
Total amount raised from general rates							6,317,065				6,296,406
Ex Gratia Rates							1,273				0
Total rates							6,318,338				6,296,406

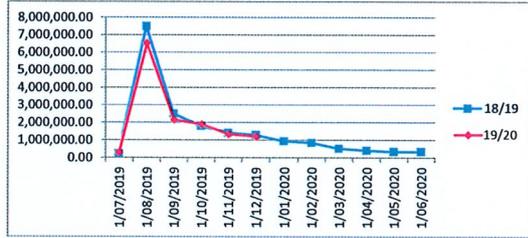
NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 December 2019

7 CASH, INVESTMENTS & RECEIVABLES

Note	2019	2020
	\$	\$
Cash And Cash Equivalents		
Unrestricted	1,653,919	4,420,323
Restricted	5,821,414	5,864,549
	<u>7,475,333</u>	<u>10,284,872</u>
Receivables		
Rates outstanding	346,092	1,203,697
Sundry debtors	152,623	127,225
GST receivable	(0)	(0)
	<u>498,715</u>	<u>1,330,922</u>

Rates Outstanding

	YTD	30-Jun-19
Opening Arrears Previous Years	274,006	268,678
Levied this Year	7,762,198	7,603,240
Less Collections to date	- 8,832,507	- 7,597,912
Equals Current Outstanding	1,203,697	274,006
Net Rates Collectable	1,203,697	274,006
% Collected	85.02	96.52

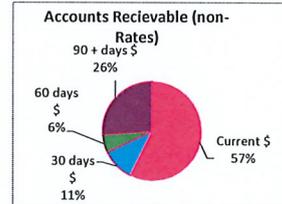


Sundry Debtors

	Current	30 days	60 days	90 + days
	\$	\$	\$	\$
Receivables General	72,811.11	13,676.00	7,500.78	33,237.48
Total Receivables General Outstanding				<u>127,225.37</u>

Total Receivables General Outstanding

Amounts shown above include GST (where applicable)



NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 December 2019

8 CASH BACKED RESERVES

(a) Cash Backed Reserves - Movement

	Opening Balance	Budget Transfer to	Transfer (from)	In Use Adjustment	Closing Balance
	\$	\$	\$		\$
Plant Reserve	251,356	1,463			252,820
Building Renewal Reserve	972,206	5,858			978,064
Rubbish Reserve	475,777	2,743			478,520
Community Centre Reserve	377,220	1,907			379,127
Television Services Reserve	96,565	557			97,122
Information Technology Reserve Reserve	56,339	325			56,664
Caravan Park Reserve	391,478	2,257			393,734
Land Development Reserve	69,821	403			70,223
Parking Requirements (Lot 1154 Sandpiper Street) Reserve	11,270	65			11,335
Parks and Recreation Grounds Development (Seagate) Reserve	371,813	2,144			373,957
Sport and Recreation Reserve	326,824	1,884			328,708
Landscaping Reserve	2,615	15			2,630
Aerodrome Reserve	120,886	697			121,583
Public Open Space Renewal Reserve	460,099	2,655		477	463,231
Infrastructure Renewal Reserve	802,327	4,622			806,949
Public Open Space Construction Reserve	111,561	643			112,204
Infrastructure Construction Reserve	0				0
Building Construction Reserve	114,808	661			115,470
Leave Reserve	257,105	1,485			258,590
Economic Development Initiatives Reserve	506,771	2,922			509,693
Turquoise Way Path Reserve	51,150	295			51,445
Cash in lieu of landscaping – Lot 1146 Sandpiper Street Reserve	2,465	14			2,479
Cash in lieu of Public Open Space – Lot 9000 Valencia Road Reserve	0	477		(477)	0
	5,830,457	34,091	0	0	5,864,549

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 December 2019

9 TRUST FUNDS

Funds held at balance date over which the local government has no control and which are not included in the financial statements are as follows:

Trust Fund

Detail	Balance	Movements		Balance as at 31 December 2019
	30-Jun-19	Inwards	Outwards	
	\$	\$		\$
Cash In Lieu POS - L9000 Valencia	200,277			200,277
	200,277	0	0	200,277

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 December 2019

10 BUDGET AMMENDMENTS

Description	Council Resolution	Schedule	Classification	Non-Cash Adjustment	Increase in cash available	Decrease in cash available	Amended Budget Running Balance
Budget Adoption						Opening Surplus	62,486
Permanent Changes							

0	0	0	0
---	---	---	---

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 December 2019

11 GRANTS & CONTRIBUTIONS

Program / Details	Grant Provider	In Advance payments	Budget 2019/20	2019 / 20 Budget	Received	Recoup Status	Not Received
				Amendments		Expenditure	
				\$	\$	\$	
Operating							
Rate Revenue							
Other General Purpose Income							
Grants Commission - General	WALGGS		354,033		167,801		186232.50
Grants Commission - Roads	WALGGS		391,562		276,448		115114.50
Fire Prevention							
Bushfire risk management Planning Program Yr2	DFES	172,931	171,213				-1718.00
Bushfire risk management Planning Program Yr1	DFES		28,382		28,903		521.22
ESL Operating Grant	FESA		46,844		22,809		24034.70
Other Welfare							
Spray the Grey Grant Estimate	Healthway		15,000				15000.00
Streets Roads Bridges Depots Maint							
MRWA Direct Grant	MRWA		210,870		210,870		0.00
Street Light Subsidy			3,300				3300.00
Airfields							
Jurien Bay Airport Masterplan			12,393				12393.00
Tourism							
DET Apprenticeship Grant - Atherton				1,500	1,500		
			172,931	1,176,833	1,500	650,524	354,878
Non-Operating							
Swimming Areas and Beaches							
Beach Numbering Project	DLGSC						0.00
Other Recreation and Sport							
Faunteroy Park- Solar Lights	Safer Communities		4,787		4,787		0.00
Coastal Nodes Project	Shire of Irwin						0.00
Heritage							
LotteryWest N/Head heritage grant			22,410				22410.00
Streets Roads Bridges Depots Maint							
Regional Road Group RRG	RRG		607,782		263,084	479,639	344698.00
Commodity Route Funding	SCR		412,600		165,040		247560.00
SBS Grant	SBS		424,586			98,894	424586.00
DoT Dual Use Path	DoT		82,500			60,000	82500.00
WALGGC - Special Projects	WALGGS			694,000	197,000		497000.00
RTR Grant	RTR		554,113		235,113	11,925	319000.00
			2,108,778	694,000	865,024	650,458	1937754.00
			172,931	3,285,611	695,500	1,515,548	650,458
							2,292,631.92

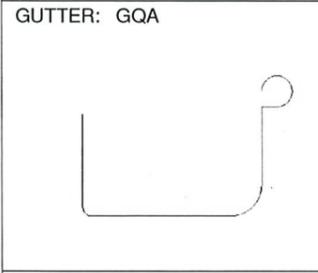
NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 December 2019

12 VARIANCES

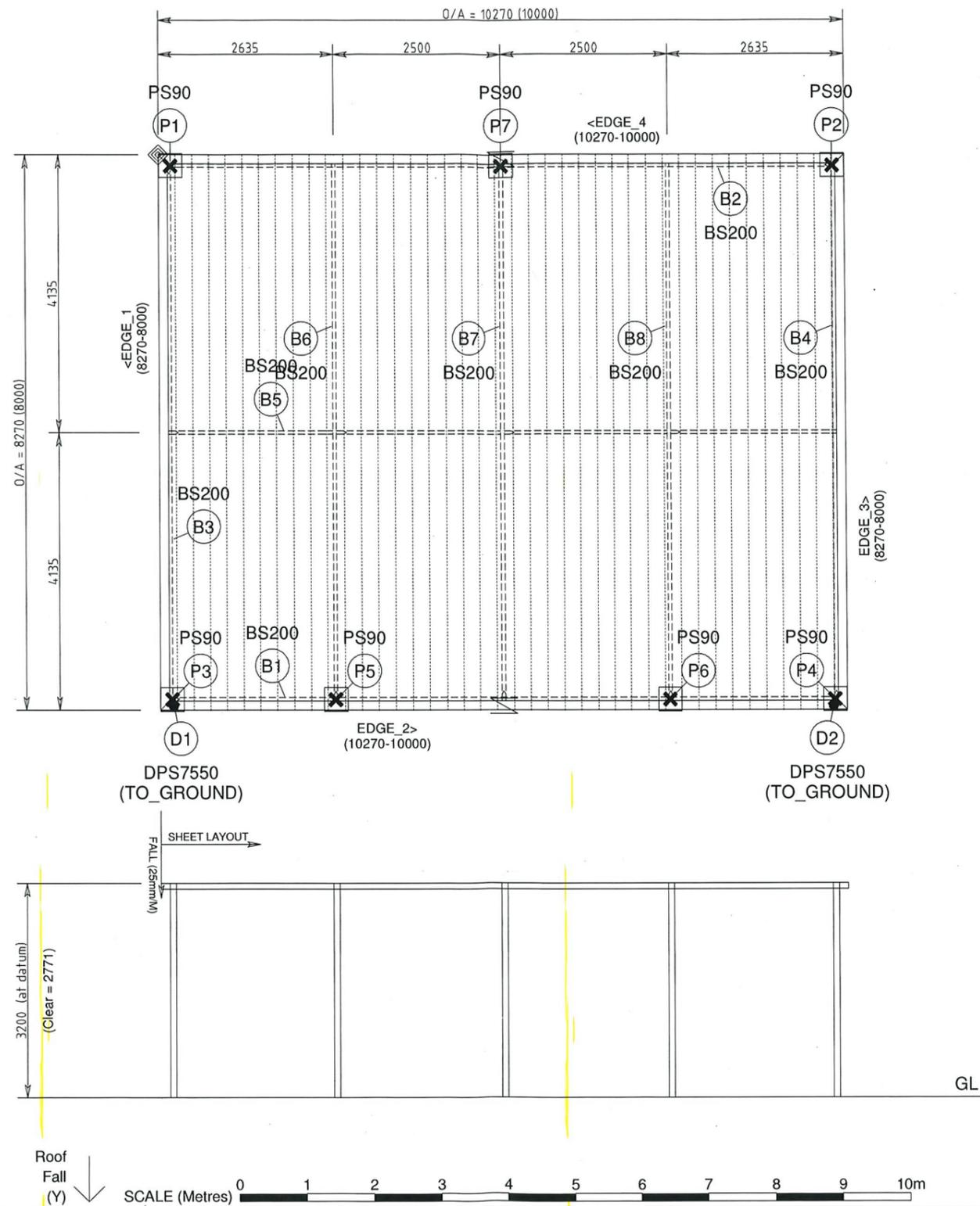
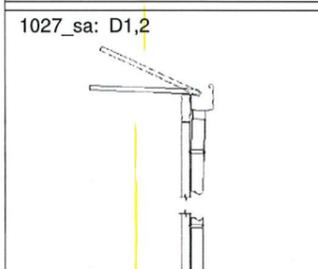
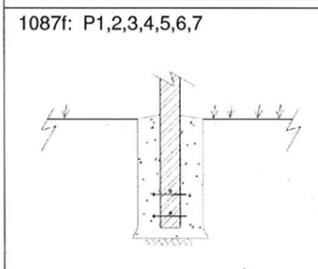
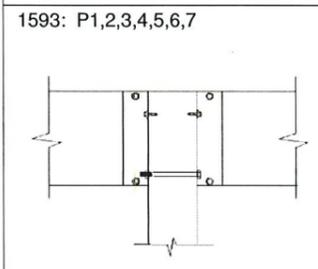
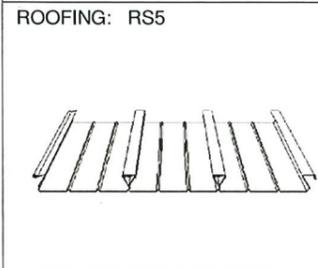
Reporting Program	Var \$	Var %	Var	Timing / Permanent	Explanation of Variance
Operating Revenue					
Governance	(532)	97%	▼		
General Purpose Funding	63,521	114%	▲	Permanent	Grant funding higher than budgeted - will be adjusted at budget review
Law, Order & Public Safety	1,312	100%	▲		
Health	9,352	660%	▲		
Education and Welfare	0	100%	▲		
Community Ammenities	67,433	106%	▲		
Recreation and Culture	(21,481)	90%	▼		
Transport	(11,877)	95%	▼		
Economic Services	12,893	110%	▲		
Other Property and Services	(89)	100%	▼		
Operating Expenses					
Governance	7,604	98%	▲		
General Purpose Funding	(7,205)	109%	▼		
Law, Order & Public Safety	24,406	97%	▲		
Health	(1,300)	101%	▼		
Education and Welfare	1,814	96%	▲		
Community Ammenities	58,798	95%	▲		
Recreation and Culture	151,653	91%	▲		
Transport	(34,405)	101%	▼		
Economic Services	30,550	92%	▲		
Other Property and Services	(562,310)	578%	▼	Permanent Timing	Non-Cash - Depreciation due to revaluation will be adjusted at Budget Review Internal allocations disbursement

CCBUILDER PLAN (engineered with 'eXact Design' technology)

Cpb, Pu, Pwu = 0.4, 0.96, 0.319 kPa
 fDL(90%), fserv = 0.065 kPa, 0.423
 Max Sheet Spans (S1,S2) = 4500, 4500
 Weight (ex.conc.) = 1023 kg



WIND CLASS = N2-W33N
 SIDES BLOCKED = 0
 PLAN AREA = 84.9 SQ.M
 PERIMETER = 37.1 M
 ATTACHED = 0.0 M
 MODEL = 1 (customised)
 SOIL TYPE = SAND



SW=8.5.2f, KB=8.5.2, DB=8.5.1(SA)

Attachment: 9.3.1

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I / We Have Read and Clearly Understand this Document

Client Signature: _____

Client Signature: _____

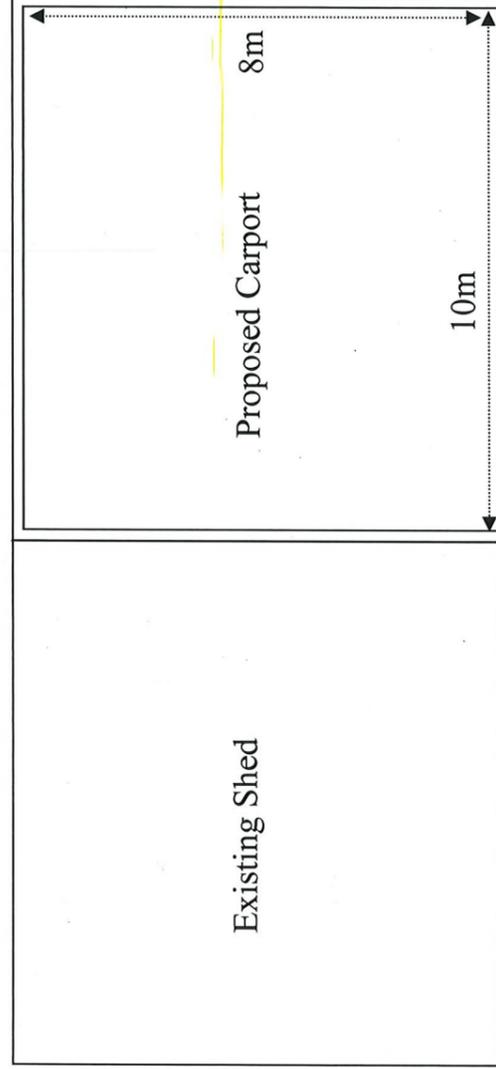
Job No: _____ For: Rodney Mason

Delivery Date: _____ Address: _____

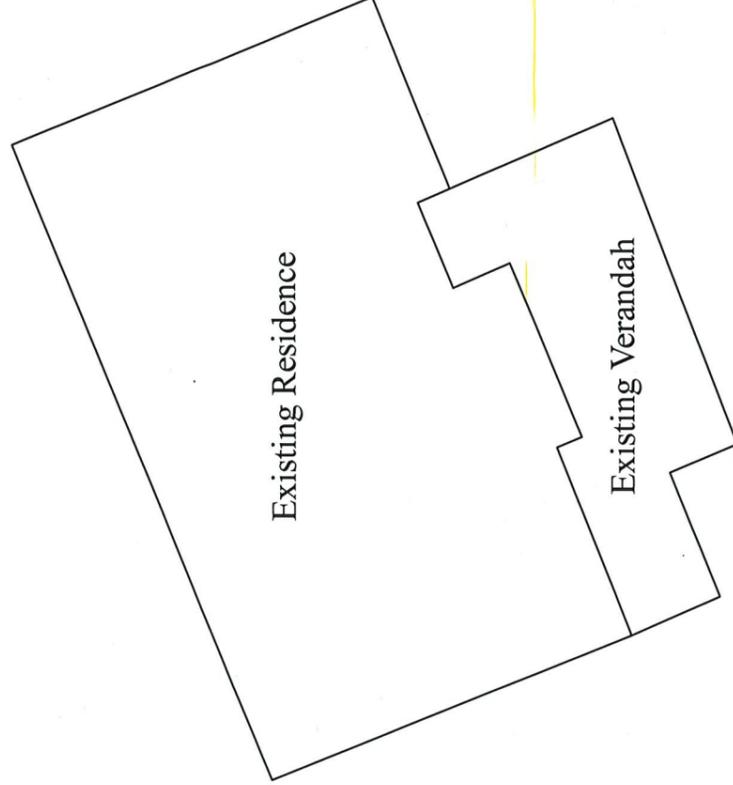
Model 1 (Roof=RS5) Proposed: Flat structures (freestanding)

Plot Date: 06-Jan-2020 Sales Consultant: _____





40.23m



RECEIVED
1 2 DEC 2019
SHIRE OF DANDARAG

20.12m

Lindsay St

PROPOSED SITE PLAN
RODNEY & FAYE MASON
23 LINDSAY ST JURIEEN BAY
CARPORT

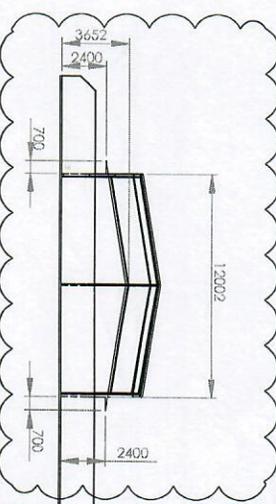
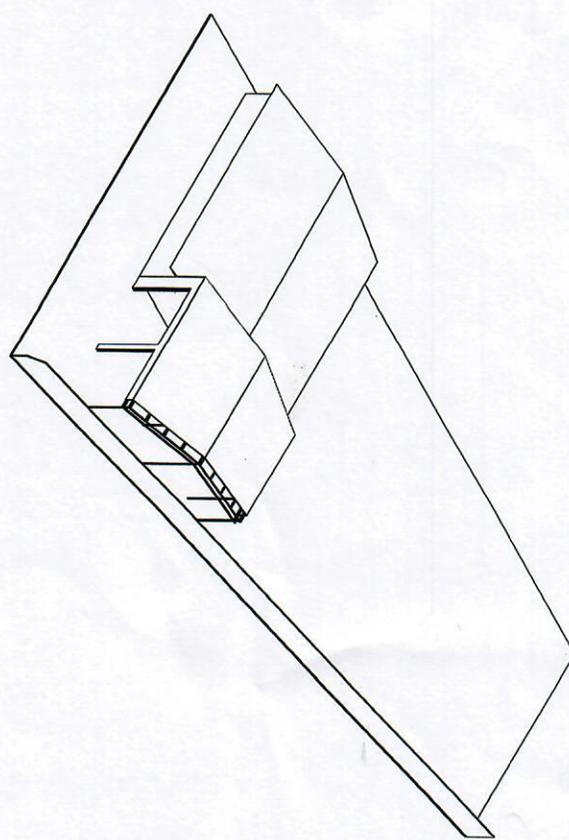
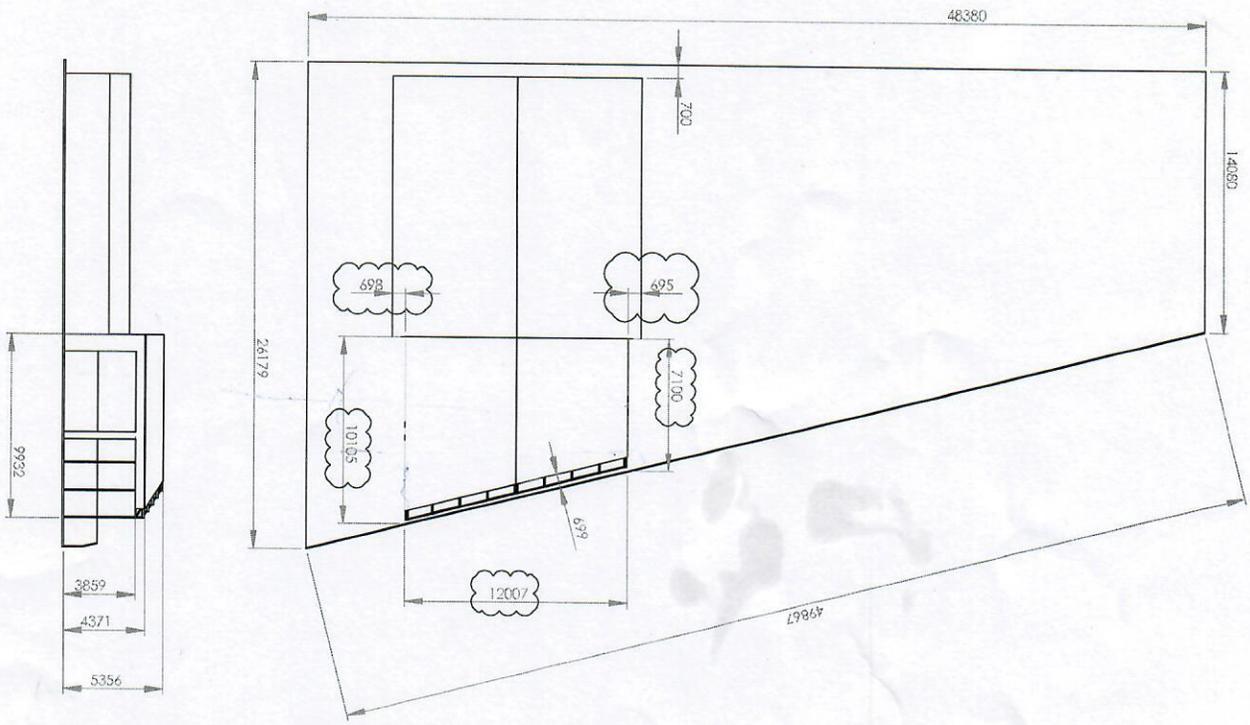
ISSUED FOR

**BUILDING
PERMIT**

LEON MURDOCK
0409 015 163



JURIEEN BAY BUILDING

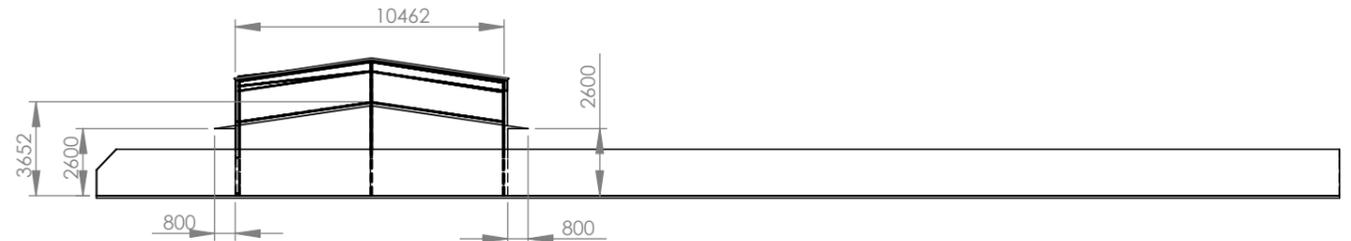
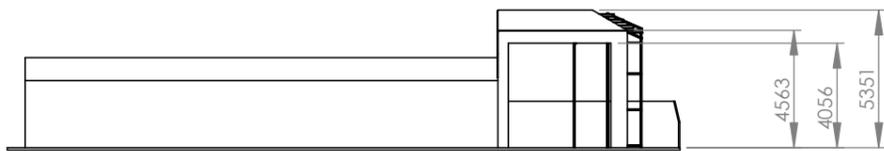
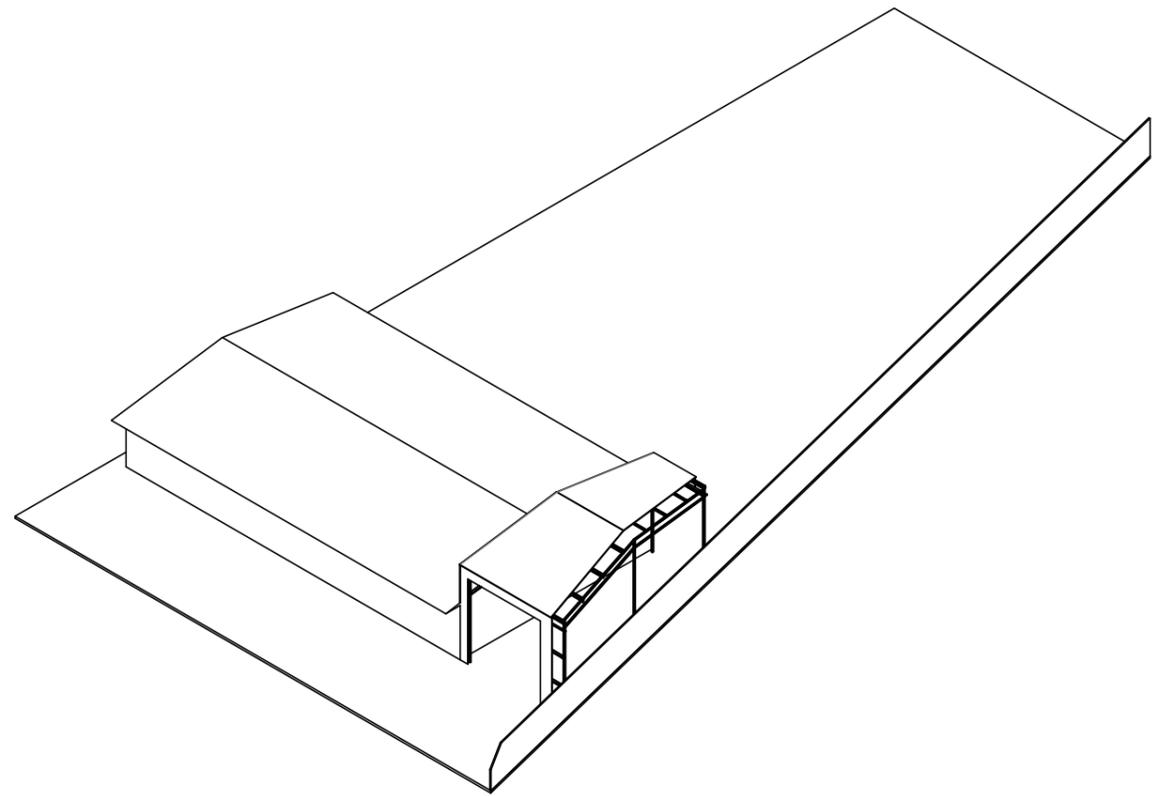
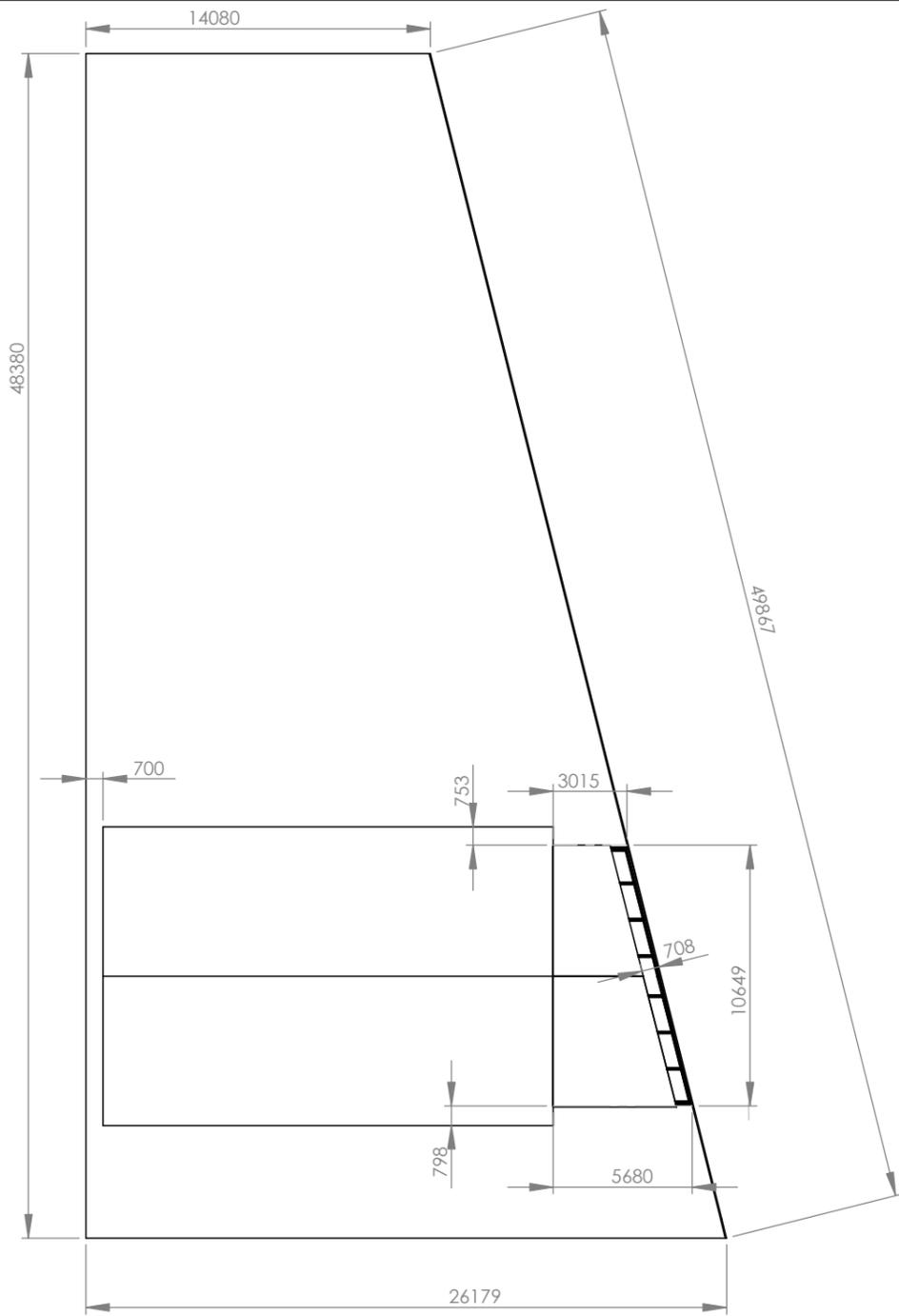


- NOTES:
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DRAWN	DATE	CLIENT	JOB No
ADDRESS	231 Brand Hwy, Muchea, WA 60511	DWG NUMBER	caravan side extensi
SCALE	1:500	DESCRIPTION	
TOTAL MASS	Kg		

SPRS FABRICATION
 STAINLESS STEEL ALUMINIUM

I, *Joel HT Jacobs*, of 27 Sandland s
 don't object to the proposed
 Development at 25 sandland street Jurien
 Date *29/12/19* sign *[Signature]*



I..... of 27 Sandland street
 don't object to the preposed
 Development at 25 sandland street Jurien Bay

Date Sign

NOTES :
 1. ALL DIMENSIONS TO BE IN mm
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DRAWN
 DATE
 CLIENT
 ADDRESS

SRS FABRICATION
 STAINLESS STEEL ALUMINIUM STEEL

231 Brand Hwy, Muchea, WA 6051 | srsfabrication@inet.au

JOB No	DWG NUMBER
SCALE	DESCRIPTION
1:500	caravan side extension
TOTAL MASS	REV
Kg	

Image of dwelling – Proposed attached carport - Lot 165 Sandland Street



Dwelling with similar development in Sandland Street



Dwellings with similar developments in Whitfield Road



trendstyle
 LANDSCAPE ARCHITECTURE & DESIGN
 57 EDENVALE AVA 6001
 ABRN: 68 996 685 355
 MOBILE: 0413152542
 trendstyledesign@gmail.com

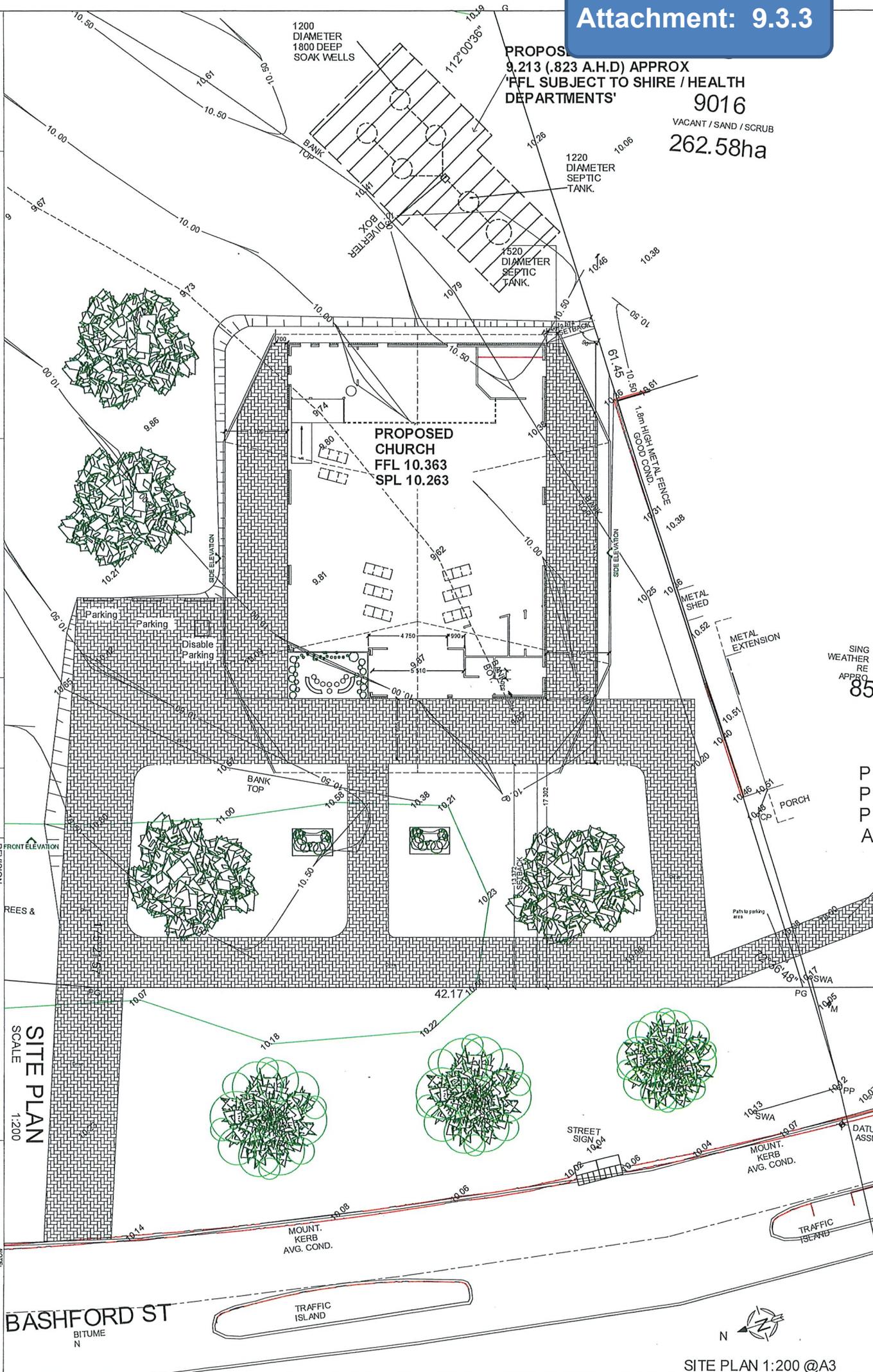
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PROPOSED CHURCH FOR:
CATHOLIC PARISH OF MOORA
JURIEN BAY CHURCH
 LOT 674 NO. 75 BASHFORD ST.
 SHIRE OF DANDARAGAN

Start Date: 05/05/19
 Last Print Date: 11/11/19
 Drawn By: JL

Revision Number: 1
 REVISION: 1.) DEVELOPMENT ASSESSMENT
 Layout Name: SITE PLAN

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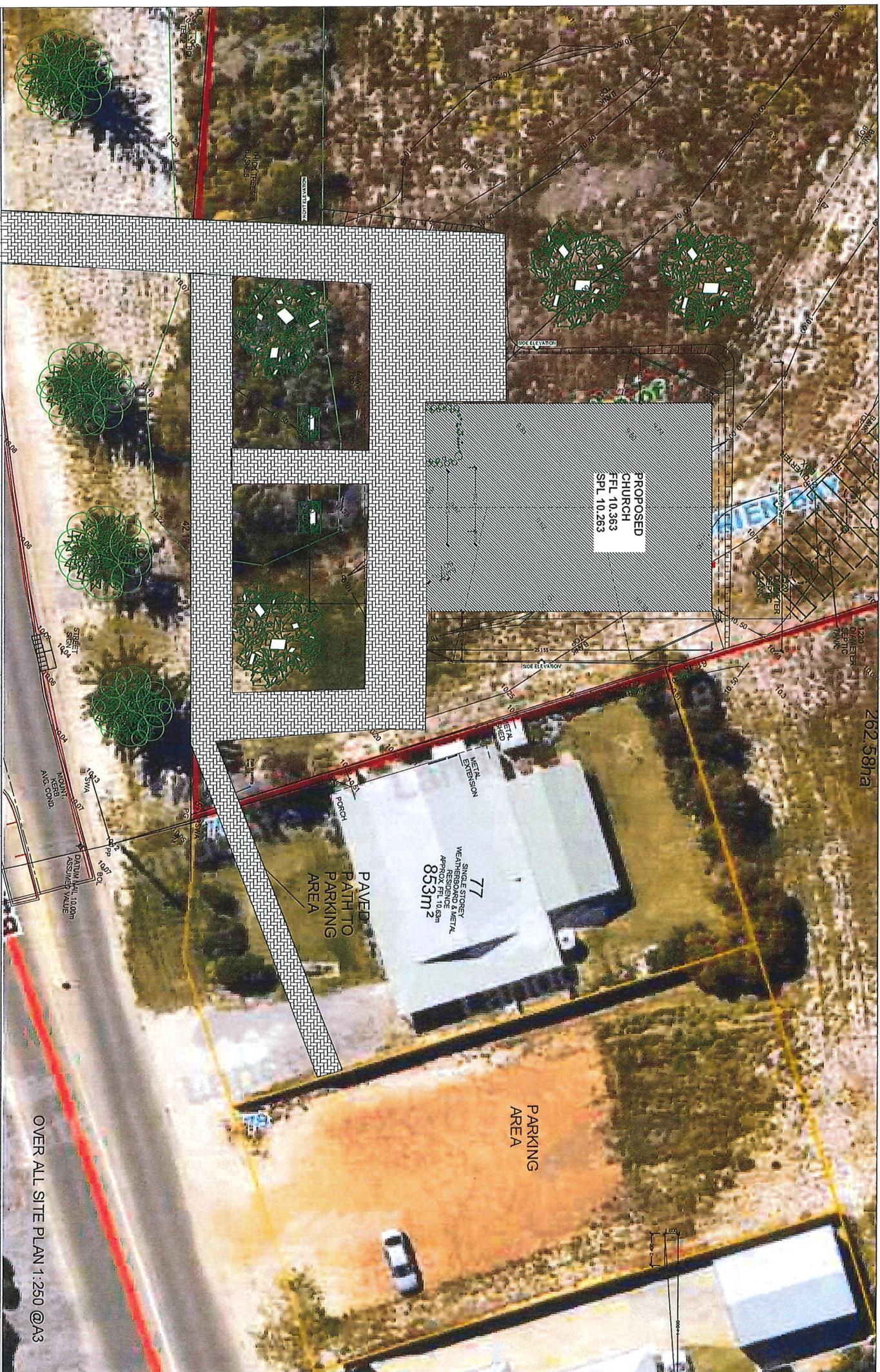
PROPOSED CHURCH
 9.213 (.823 A.H.D) APPROX
 'FFL SUBJECT TO SHIRE / HEALTH DEPARTMENTS'

9016
 VACANT / SAND / SCRUB
 262.58ha

SING WEATHER RE APPROX 85

PPPA

SITE PLAN
 SCALE 1:200



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trendstyle
DESIGN
TRENDSTYLE DESIGN
10/100 BUSH STRESS
MOORA WA 6000
ABN : 68 956 685 385
MOBILE: 0413152642
trendstyledesign@gmail.com

PROPOSED CHURCH FOR:
CATHOLIC PARISH OF MOORA
JURIEN BAY CHURCH
LOT 674 NO. 75 BASHFORD ST.
SHIRE OF DANDARAGAN

Start Date:
05/05/19
Last Print Date:
11/11/19
Drawn By: JL

Revision Number	Revision
1	1.) DEVELOPMENT ASSESSMENT

Sheet No: 3
Layout Name: OVERALL SITE PLAN

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PROPOSED CHURCH FOR:

**CATHOLIC PARISH OF MOORA
 JURIEAN BAY CHURCH
 LOT 674 NO. 75 BASHFORD ST.
 SHIRE OF DANDARAGAN**

Start Date:
 05/09/19
 Less Final Date:
 11/11/19

Drawn By: JL

Revision Number

1

REVISION

1) DEVELOPMENT ASSESSMENT

Sheet No:

4

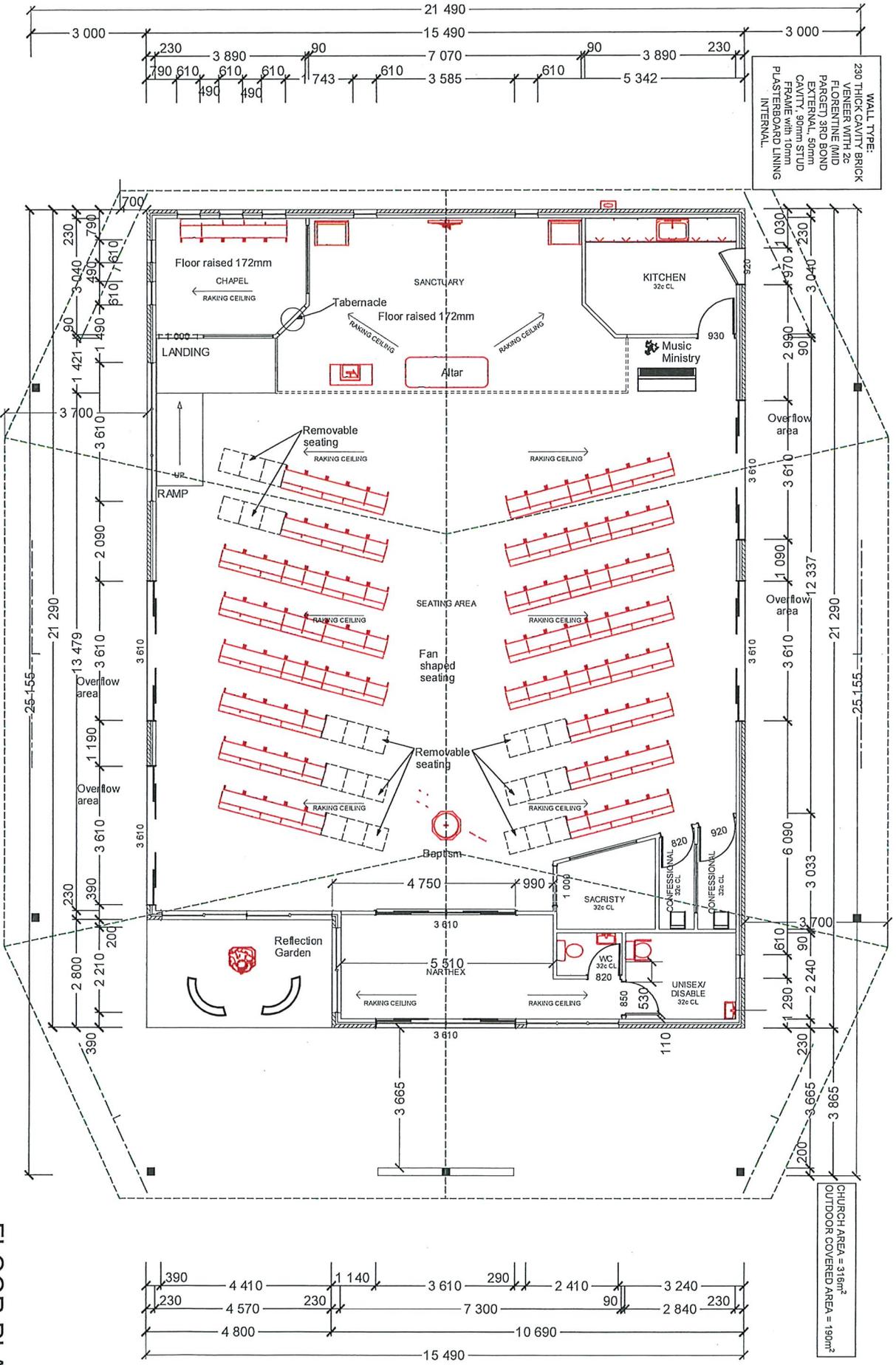
Layout Name

FLOOR PLAN

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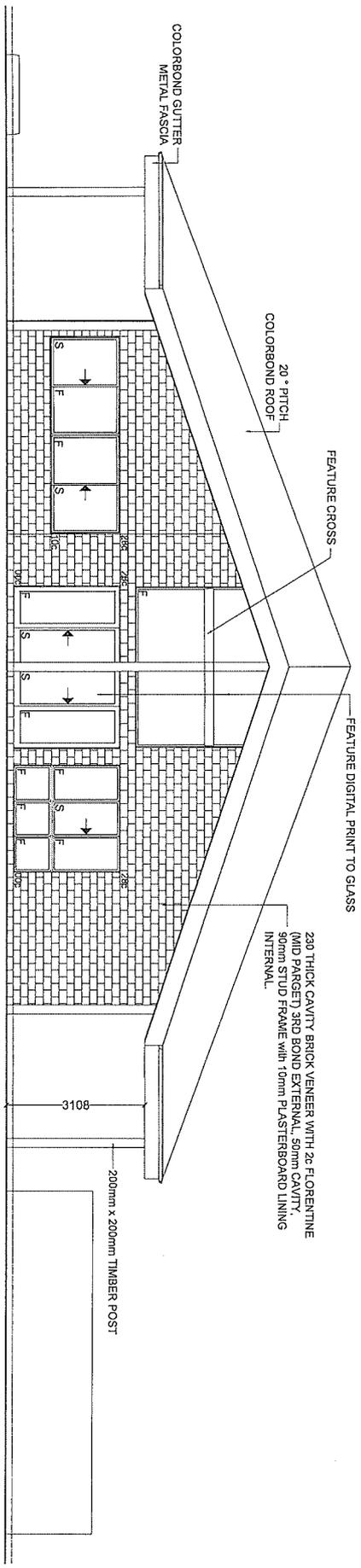
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FLOOR PLAN
 SCALE 1:100

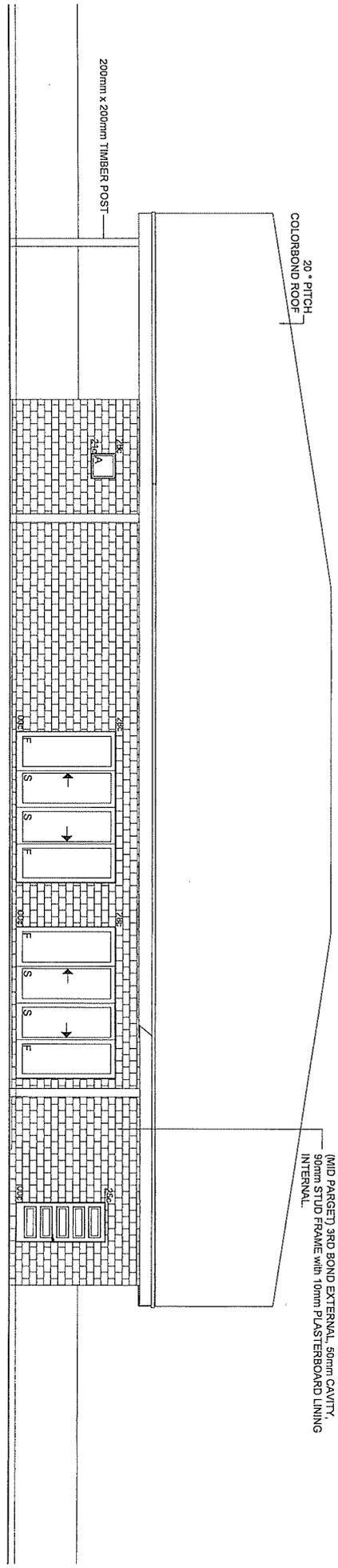


WALL TYPE:
 230 THICK CAVITY BRICK
 VENEER WITH 25 FLORENTINE (MILD PARGEN) 3RD BOND EXTERNAL, 50mm CAVITY, 90mm STUD FRAME WITH 10mm PLASTERBOARD LINING INTERNAL.

CHURCH AREA = 316m²
 OUTDOOR COVERED AREA = 190m²



FRONT ELEVATION
SCALE 1:100



RIGHT SIDE ELEVATION
SCALE 1:100



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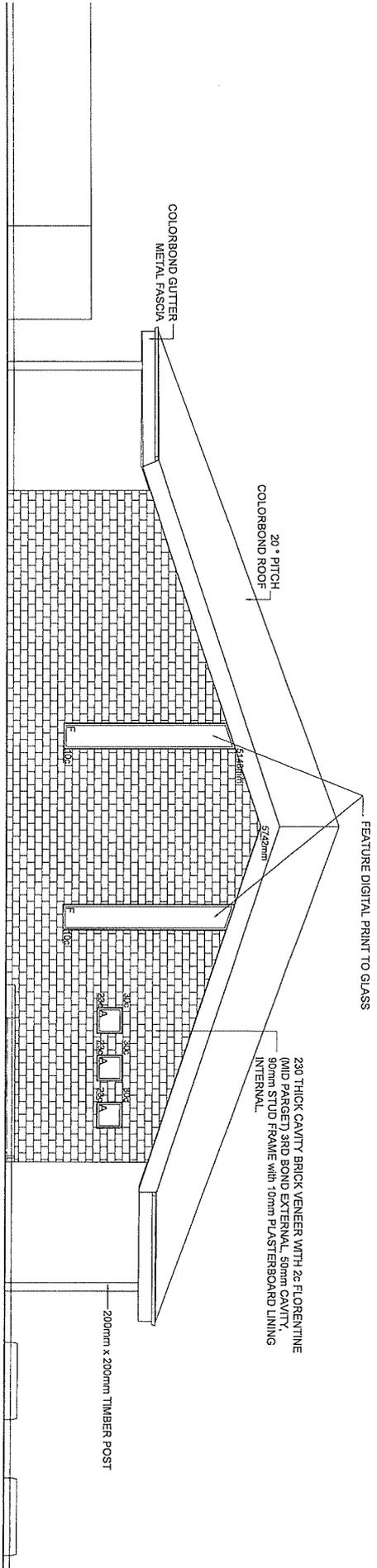
PROPOSED CHURCH FOR:
CATHOLIC PARISH OF MOORA
JURIEN BAY CHURCH
LOT 674 NO. 75 BASHFORD ST.
SHIRE OF DANDARAGAN

Start Date:
05/09/19
Last Print Date:
11/11/19
Drawn By: JL

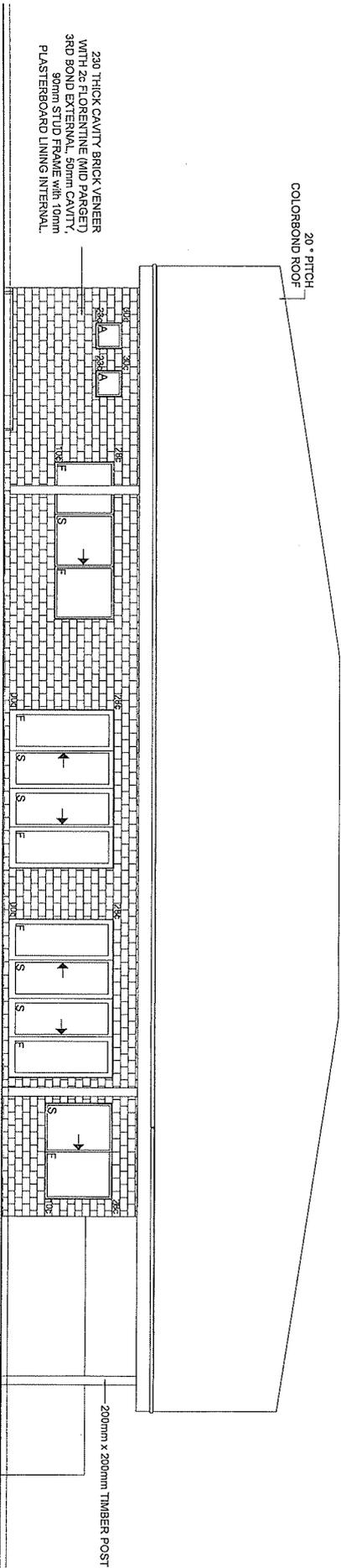
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REVISION
1) DEVELOPMENT ASSESSMENT
Layout Name
FRONT ELEVATION & RIGHT SIDE ELEVATION

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REAR ELEVATION
SCALE 1:100



RIGHT SIDE ELEVATION
SCALE 1:100



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PROPOSED CHURCH FOR:
CATHOLIC PARISH OF MOORA
JURIEN BAY CHURCH
LOT 674 NO. 75 BASHFORD ST.
SHIRE OF DANDARAGAN

Start Date: 09/05/19
Last Print Date: 11/11/19
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Sheet No: **6**

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PROPOSED CHURCH FOR:
CATHOLIC PARISH OF MOORA
JURIEN BAY CHURCH
LOT 674 NO. 75 BASHFORD ST.
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Start Date:
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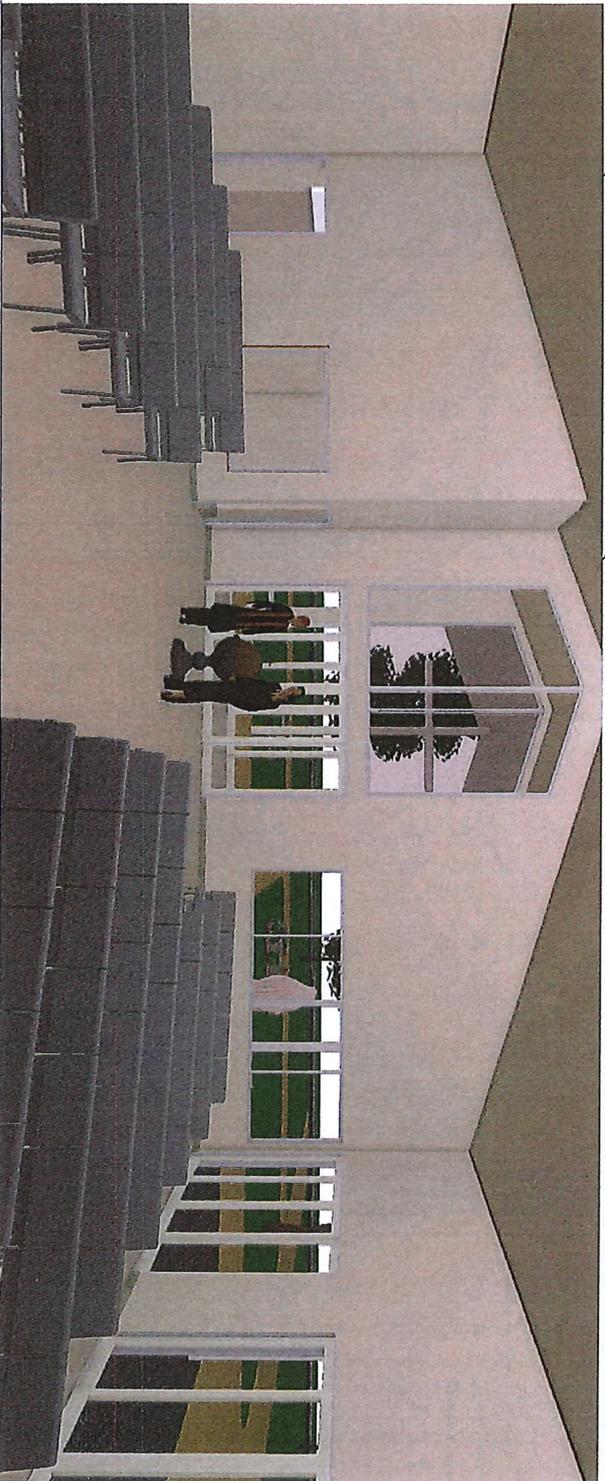
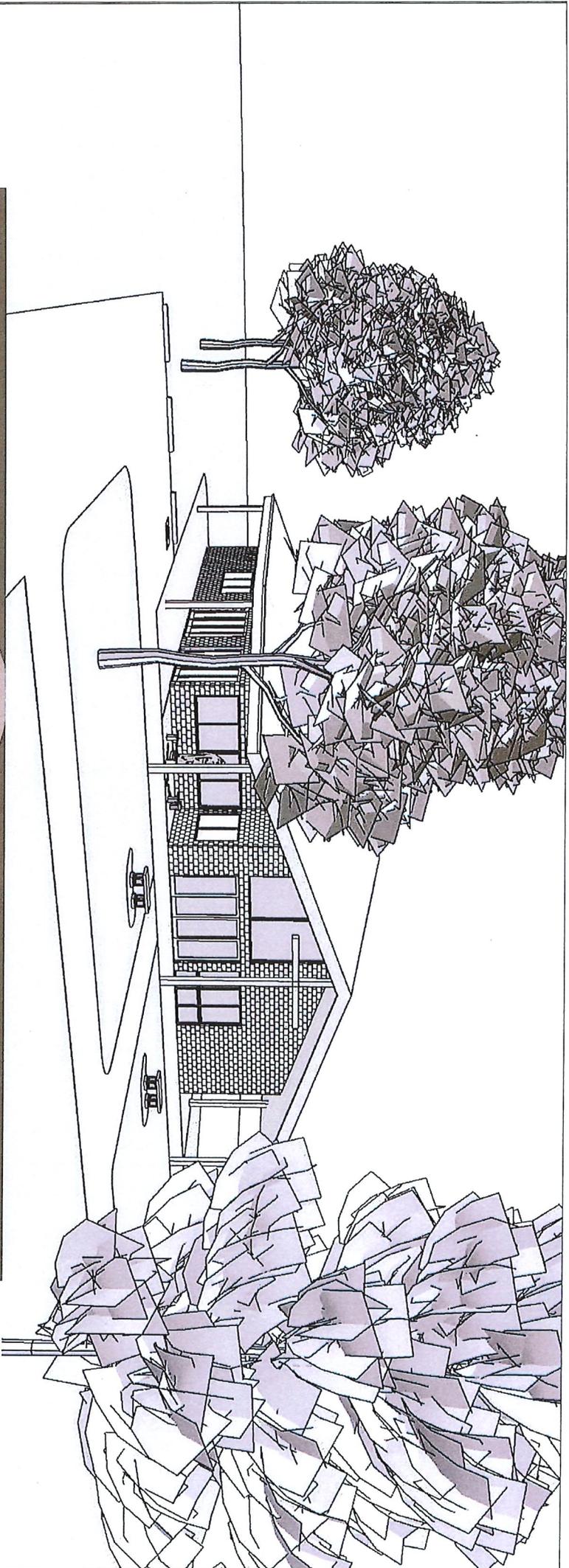
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1) DEVELOPMENT ASSESSMENT

Revision
Number
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Sheet No: **7**

Layout Name
INTERNAL PERSPECTIVE

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PROPOSED CHURCH FOR:
CATHOLIC PARISH OF MOORA
JURIEN BAY CHURCH
 LOT 674 NO. 75 BASHFORD ST.
 SHIRE OF DANDARAGAN

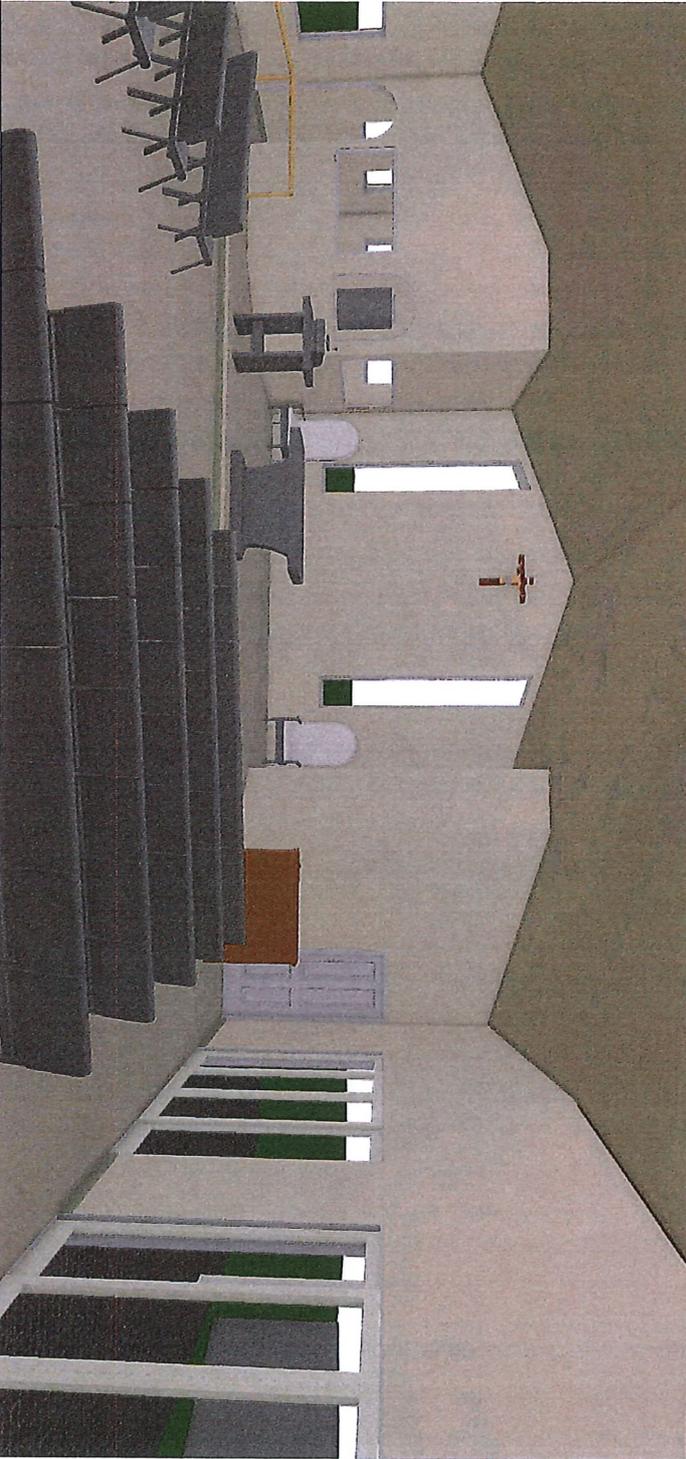
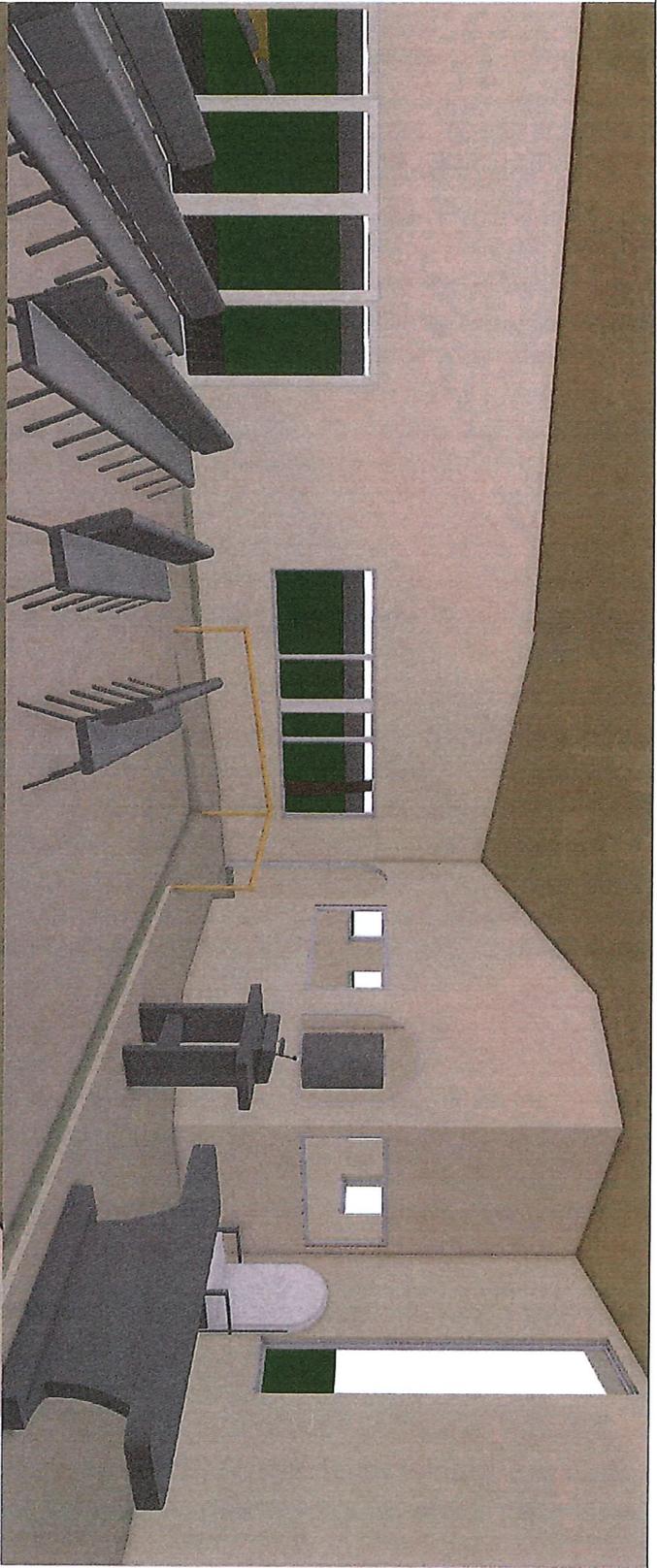
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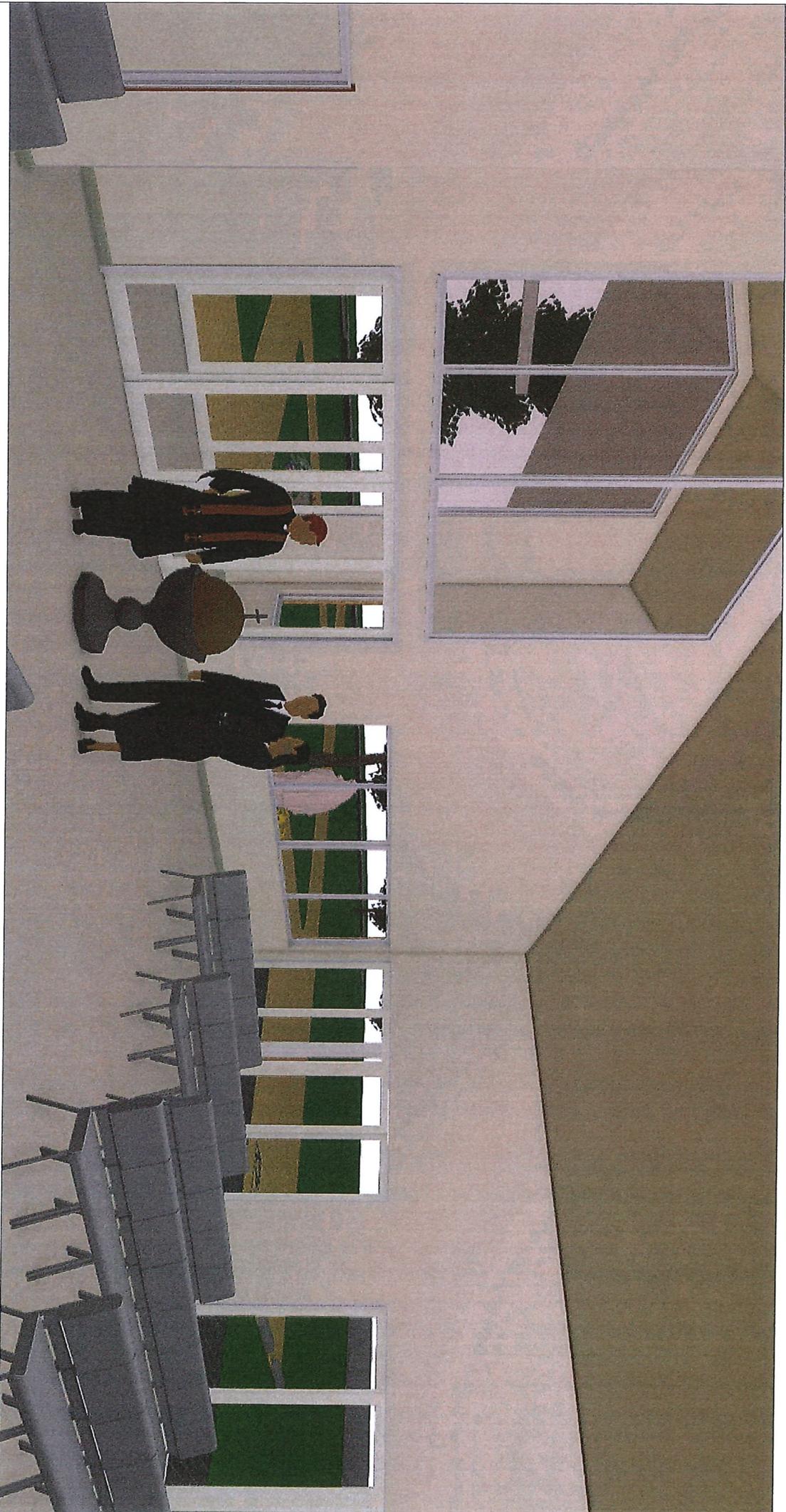
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Start Date: 05/05/19
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9	Layout Name INTERNAL PERSPECTIVE

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PARKING DEMAND ASSESSMENT

LOT 674/75 BASHFORD ST, JURIEN BAY WA 6516

Proposed Place of Worship

Prepared for:	The Roman Catholic Archbishop of Perth Moora Parish
Date Prepared:	November 2019
Revision:	1.0
Shire of Dandaragan Council Development Application #:	TBA

INDEX

INTRODUCTION	3
BACKGROUND AND EXISTING CONDITIONS	3
Figure 1: Location of the subject site, source: Google Maps.....	4
Figure 2: Aerial view of subject site, source: Google Maps	5
PUBLIC TRANSPORT	6
Figure 3: Site PTV Map,.....	6
Table 1: Public Transport - bus service details.....	7
WALKABILITY	8
Figure 4: 15 Minute walking catchment area,	8
PROPOSED DEVELOPMENT	9
NUMBER OF CAR PARKING SPACES REQUIRED FOR THE DEVELOPMENTS.....	10
Table 2: Proposed Development Car Parking Requirement Summary	10
BICYCLE PARKING REQUIREMENTS	11
TRAFFIC IMPACT ASSESSMENT.....	12
CROSS UTILISATION TRIPS.....	13
CONCLUSIONS	14
APPENDIX A: PROPOSED SITE PLAN 1	15

INTRODUCTION

AusWide Consulting was engaged by Mr. Joseph Lombardo on behalf of his client, The Roman Catholic Archbishop of Perth Moora Parish, to prepare a Parking Demand Assessment as requested by the Shire Dandaragan at Lot 674/75 Bashford St, Jurien Bay WA 6516. This report will assess the implications of the proposed development on existing traffic, parking and transport conditions surrounding the site. The following items have been included in the subsequent sections of this report:

- ◆ public and active transport accessibility at the site,
- ◆ number of car parking and bicycle spaces required for the development,
- ◆ expected traffic generation rates and their impact on the surrounding road network,
- ◆ Conclusions of the above findings.

During the course of preparing this assessment, the subject site and its environment have been inspected, and all relevant traffic and parking data collected and analysed.

BACKGROUND AND EXISTING CONDITIONS

The subject site is located on Bashford St in the suburb of Jurien Bay which is approximately 230km north of Perth's CBD and is located within the Shire of Dandaragan. The use of the land immediately surrounding the subject site is primarily residential and commercial in nature, which mainly comprises of dwellings. Development in the area is typically characterised by low density-built forms that are generally single-story buildings. The subject property is bounded by Bashford St to the west with existing developments in the northern and southern directions. It is currently an unoccupied site which is ready for development.

Bashford St is a local road under the Council jurisdiction. The road cross-section at the site includes two lanes (northbound and southbound with no pedestrian footpaths present. The subject site is in a low pedestrian activity zone with a speed limit of 50km.

Figure 1: presents an aerial view of the subject site showing surrounding suburbs

Figure 2: presents an aerial view of the subject site showing surrounding roads and businesses

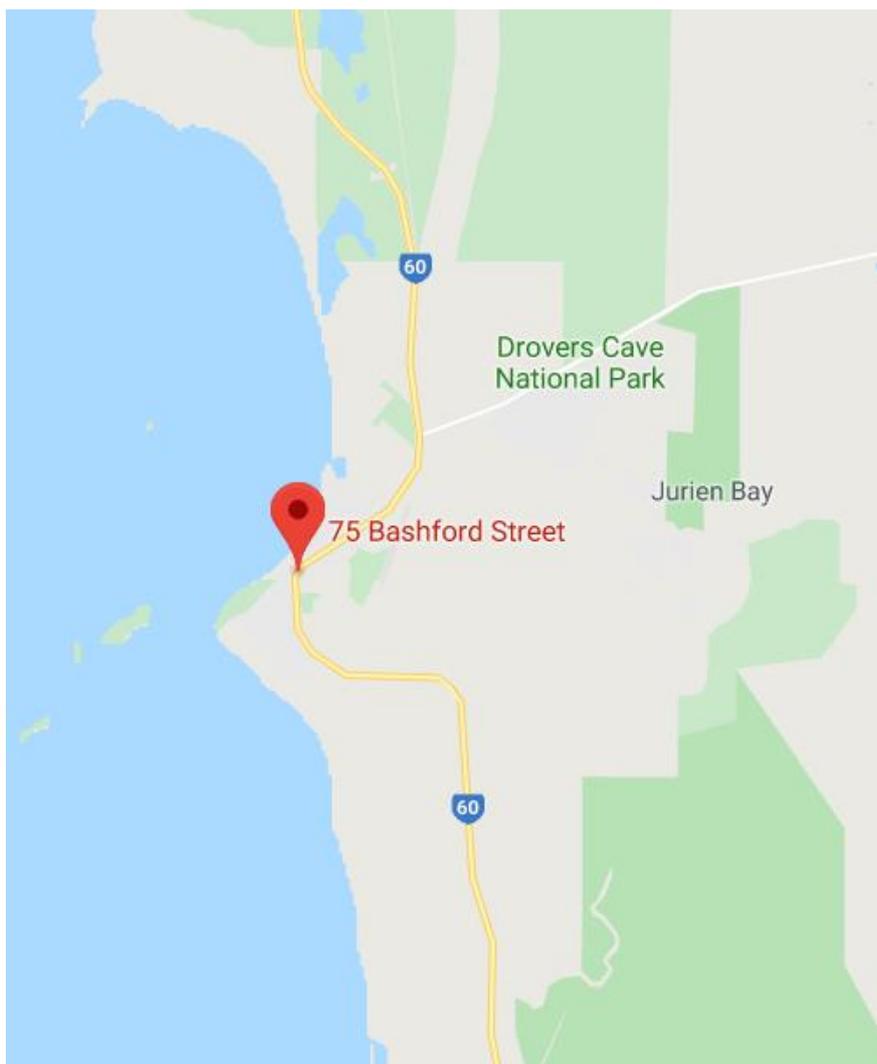


Figure 1: Location of the subject site, source: Google Maps



Figure 2: Aerial view of subject site, source: Google Maps

PUBLIC TRANSPORT

The subject site is in an area that has no reasonable access to train and bus services that are within walking distance of the site. The closest bus stop to the site, Bashford St bus stop, is 850m away which is an approx. 10-minute walk. This bus stop only provides 2 services on Friday and Sunday. Figure 3 below displays the public transport map around the site and the following table will summarise the services.



Figure 3: Site PTV Map, source: ptv.vic.gov.au

Service	Location	Distance from subject site [m]	Walking time [min]	Origin	Destination	Route Description	Number of Service		
							AM Peak (7-9 am)	PM Peak (4-6 pm)	Off peak
BUS SERVICES									
N5	Bashford St	850m	10	East Perth	Geraldton	Via Jurien Bay	Friday Departure: 3:45pm Sunday Departure: 9:45am		
	Bashford St	850m	10	Geraldton	East Perth	Via Jurien Bay	Friday Departure: 3:45pm Sunday Departure: 9:30am		

Table 1: Public Transport - bus service details

WALKABILITY

The locality was assessed for nearby features that would encourage visitors and staff to walk/cycle. Reference is made to the 15 minute walking catchment area outlined in **Figure 6**.

The 'walkability' of a site is a measure of its proximity to other facilities by walking and can be ascertained from www.walkscore.com. The subject site is rated as “Car Dependent” (meaning that most errands require a car) and with a score of 48 out of 100 (obtained from the ‘Walk Score’ web tool), it provides a slightly lower ranking to the average Perth metropolitan score of 50 out of 100.

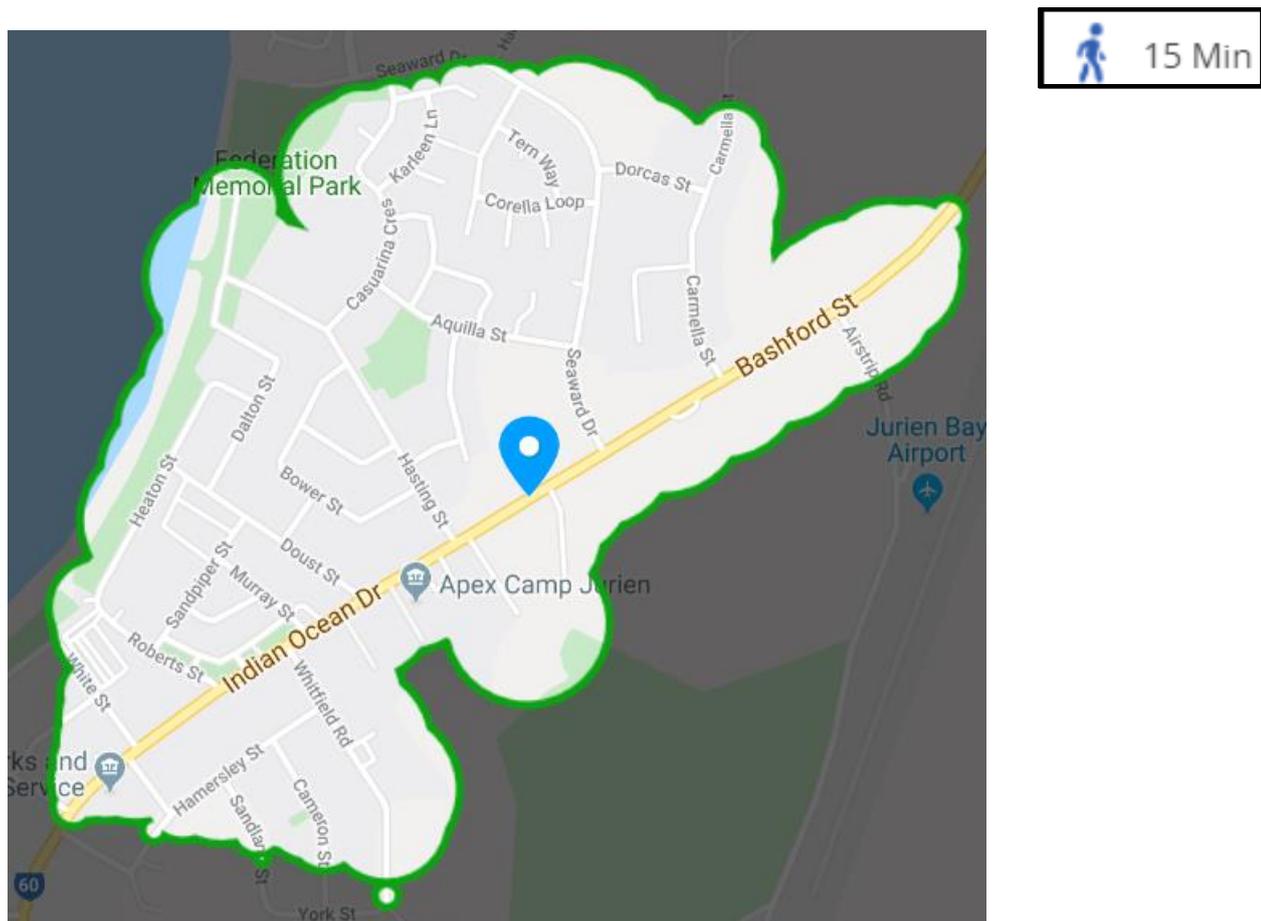


Figure 4: 15 Minute walking catchment area, source: www.walkscore.com

PROPOSED DEVELOPMENT

The proposed development for the site at Lot 674/75 Bashford St, Jurien Bay 6516 is for a proposed place of worship.

Through observation of site plans and information from the client, the following information is provided;

- Construction of a church will be developed at Lot 674/75 Bashford St, Jurien Bay. The development will have 32 dedicated parking spaces available on Lot 81/79 Bashford St with an additional 3 parking spaces on site, totalling 35 parking spaces available. The site plan for this development will be shown in **Appendix A**.
- The operating times for this development are;
 - o Weekend Mass time for Jurien
 - 1st Sunday 10:30am
 - 3rd Sunday 10:30am
 - 4th Vigil Saturday 5:30pm
 - 5th Sunday (if any) 10:30am
 - o Weekday Mass time for Jurien (for the week in-between 3rd and 4th Sunday)
 - Wednesday 5:30pm
 - Thursday 5:30pm
 - Friday 5:30pm
 - o The expected peak times are the usual Sunday Mass. Easter/Christmas are also expected
- There will be 1 staff (parish priest) on-site with an expected 15-25 parishioners on regular mass. During major celebrations such as Easter and Christmas, occupancy might exceed 200.
- The church GFA is 318sqm and the outdoor covered area GFA is 194sqm.

NUMBER OF CAR PARKING SPACES REQUIRED FOR THE DEVELOPMENTS

Under the Shire of Dandaragan LPP 8.7 – Car Parking, the proposed land use is classified as a “place of worship”. The table below summarises the rates obtained from the guide as well as the car parking requirement for the proposed land use.

Land Use	Given Rate from Section 5.11.2 of RTA Guide (2002)	Car Parking Required	Dedicated Parking Spaces Provided	Car Parking Short fall
Place of Worship	1 bay per 4 seats	With 25 parishioners is expected to be the regular max occupancy, the requirement will be 7 (rounded up) spaces.	35	Surplus of 28 car parking spaces.

Table 2: Proposed Development Car Parking Requirement Summary

As observed in the table above, the car parking provided for the proposed place of worship allows for a surplus of 28 car parking spaces for the requirement of 7 spaces. Therefore, the proposed development’s car parking provision is compliant with the requirements set by the Shire of Dandaragan.

Although it is expected that the site will meet the regular car parking demand with the provided car parking spaces, during religious celebrations such as Easter and Christmas, the car parking demand may exceed the provision. However, as these events occur for a limited amount of time throughout the year, a car parking demand survey is not required.

BICYCLE PARKING REQUIREMENTS

The bicycle provision requirements are determined in accordance with the Shire of Dandaragan LPP 8.7. The table below summarises the rates obtained from the guide as well as the bicycle parking requirement for the proposed land use.

Land Use	Given Rate from Clause 52.34-5 (Table 1)		Bicycle Parking Required	Dedicated Parking Spaces Provided	Bicycle Parking Short fall
	Employee/Resident	Visitor/Shopper			
Place of Worship	1 rack for every 50 seats		None as there are less than 50 seats provided	-	-

As shown in the table above, there are no bicycle parking space requirements for the proposed development as it does not meet the minimum rate requirements.

TRAFFIC IMPACT ASSESSMENT

Through observation of the RTA Guide to Traffic Generating Development (2002), there are no given traffic generation rate for a place of worship. As there are no given rates for this land use, the traffic impact of the development will have to be assessed empirically.

It is expected that the maximum number of parishioners in a regular Mass session to be 25 and the average car occupancy is 2.5 people/vehicle within Perth. As a regular Mass session is averagely held for 1 hour, it is expected that 20 trips (to and from the site) will occur over an hour.

As this is calculated for the maximum expected number of parishioners per Mass session, the rates can be expected to be slightly lower as max occupancy is not always expected. When also assessing the location of the site, it is expected that majority of the parishioners will be residents who may choose to walk to the site rather than driving.

Nonetheless, it is evident that the vehicular traffic generation of the proposed site is considerably low.

It is expected that the vehicular traffic generated by the site will distribute across the road network in the vicinity. It was perceived that these rates are in fact negligible and are not anticipated to generate any significant adverse impacts on the local road network.

CROSS UTILISATION TRIPS

Since the site will be located within a mixed residential and commercial area, some of the parishioners may use the other attractions and services available in the vicinity. Therefore, a part of these trips is deemed to be trips that are already visiting another part of the commercial area and thus have cross purposes for being there resulting in cross utilisation.

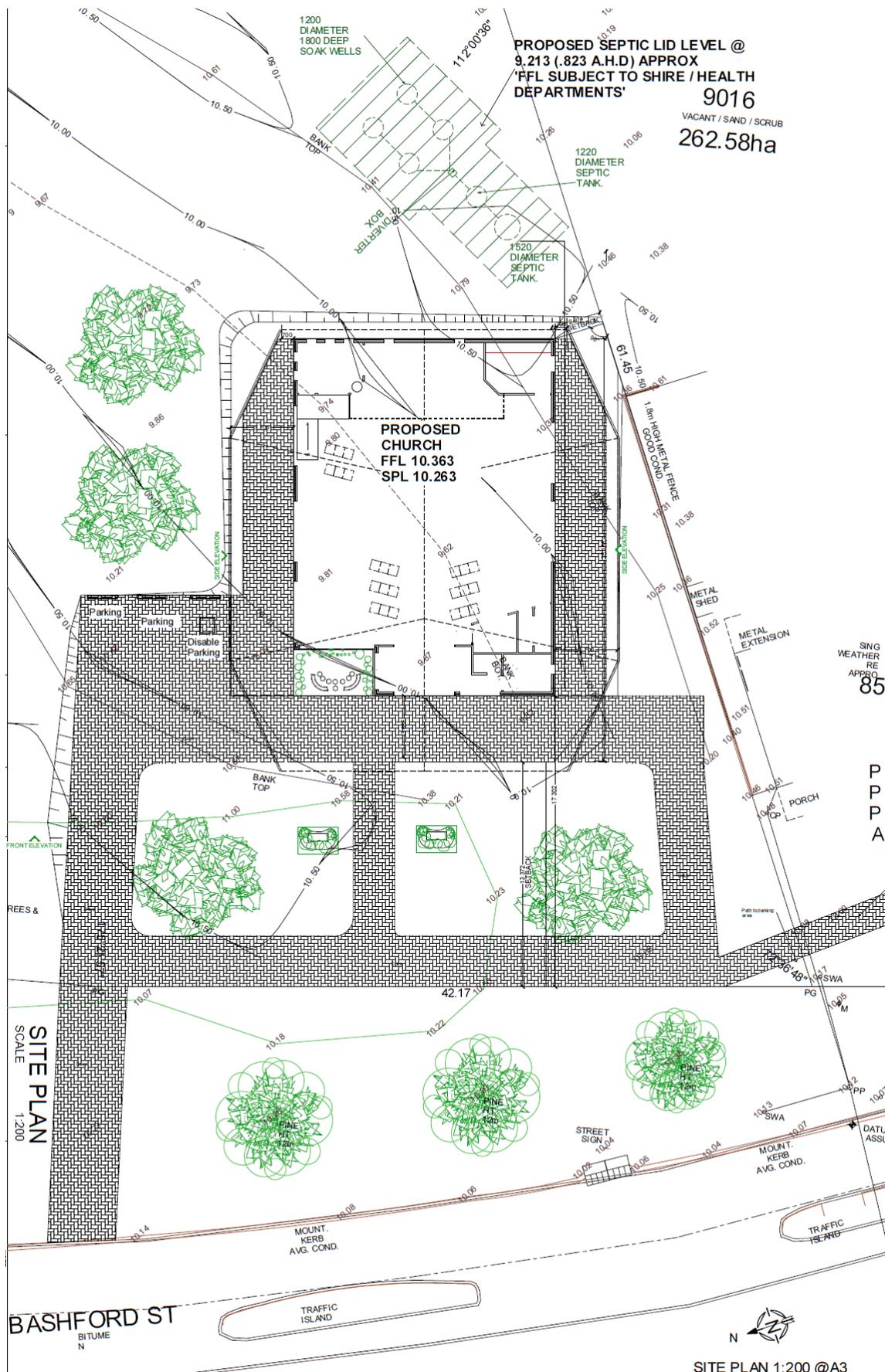
CONCLUSIONS

Based on the assessment presented in this report, it is considered that:

- ◆ The proposed development for the site at Lot 674/75 Bashford St, Julien Bay WA 6516 is for a proposed place of worship.
- ◆ The site has no reasonable access to the local area and greater Perth region through public transport. Thus, public transport cannot be an effective form of travel for parishioners. However, it is expected that majority of visitors will be using vehicles to and from the site.
- ◆ The site has walkability score of 48, which indicates that “most errands require a car”. This score provides a slightly lower ranking to the average Perth metropolitan score of 50 out of 100.
- ◆ Since the subject site will be located within a commercial and residential area, it is likely to give rise to multipurpose trips. Therefore, it is expected that some traffic to the site will be undertaken by multipurpose trips and shared parking, and this will result in a reduction of the on-site parking requirement.
- ◆ The proposed place of worship will generate additional, but low levels of trips throughout the day. It is expected that these trips can be accommodated at the nearby intersections without affecting intersection performance or increasing delays and queues.
- ◆ Using the recommended parking rates presented in the Shire of Dandaragan LPP 8.7 – Car Parking, the development would require 7 parking spaces to be compliant. As the proposed development plans to provide 35 dedicated parking spaces for patrons, there is a surplus of 28 parking spaces available.
- ◆ As such, it was concluded that the parking provided by the development is compliant with the car parking requirements. The site is not expected to require any on-street parking considering the maximum expected amount of parishioners

In conclusion, this study indicates that the proposed development is not envisaged to have adverse impacts on the surrounding traffic or parking conditions. As such, the development for a place of worship has been endorsed in a traffic and parking context.

APPENDIX A: PROPOSED SITE PLAN 1



Bushfire Attack Level Assessment Report

Prepared by a BPAD
Accredited Practitioner



Fire Protection Association Australia Life Property Environment



**BAL Assessments, Bushfire Management Plans, Vulnerable Use,
Bushfire Emergency Evacuation Plans.**

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Email:
Address:
Postal:

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BAL@bushfiresmart.com.au
71 Allnutt Street, Mandurah, 6210
PO Box 4160, Mandurah North, WA, 6210

Bushfire Attack Level Assessment Report

Prepared by a BPAD Accredited Practitioner



Fire Protection Association Australia Life Property Environment



AS 3959 BAL Assessment Report

This report has been prepared by an Accredited BPAD Practitioner using the Simplified Procedure (Method 1) as detailed in Section 2 of AS 3959 – 2009 (Incorporating Amendment Nos 1, 2 and 3). FPA Australia makes no warranties as to the accuracy of the information provided in the report. All enquiries related to the information and conclusions presented in this report must be made to the BPAD Accredited Practitioner.

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
		75		Bashford Street		
	Suburb			State	Postcode	
	Jurien Bay			WA	6516	
Local government area	Shire of Dandaragan					
Main BCA class of the building	Class 6b	Use(s) of the building	Church			
Description of the building or works	New Building					

Report Details

Report / Job Number	Report Version	Assessment Date	Report Date
19-2360	1	13 November 2019	14 November 2019

BPAD Accredited Practitioner Details

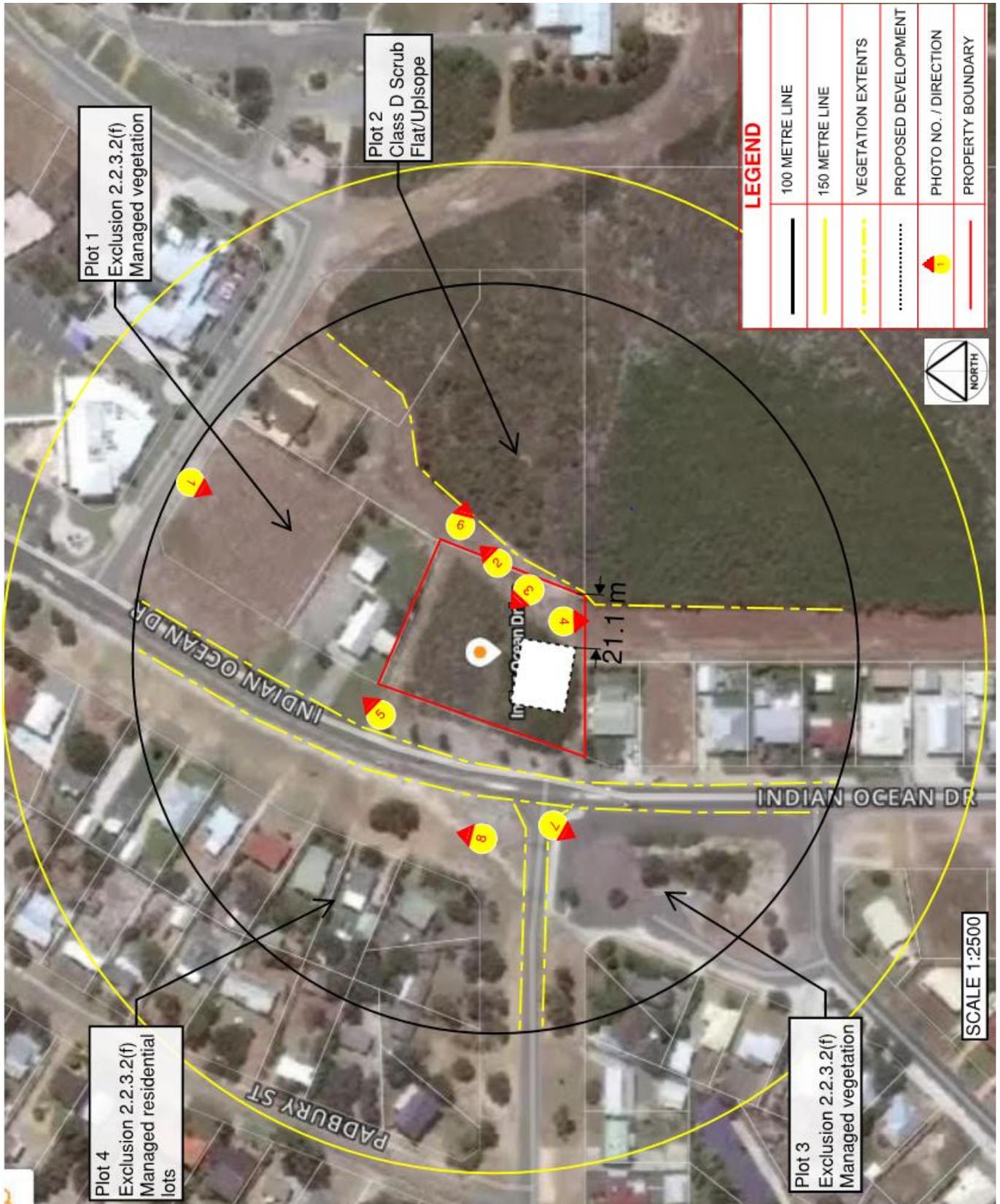
Name Nathan Peart	 BPAD Bushfire Planning & Design Accredited Practitioner Level 2
Company Details 08 9555 9444 BAL@bushfiresmart.com.au Address: 71 Allnutt Street, Mandurah, 6210 Postal: PO Box 4160, Mandurah North, WA, 6210 	

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this report should not extend beyond a period of 12 months from the date of issue of the report. If this report was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated report issued.

Site Assessment & Site Plans

The assessment of this site/development was undertaken on 13 November 2019 by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959-2009 Simplified Procedure(Method 1).



Vegetation Classification

All vegetation within 150m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2009. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

Photo ID: 1	Plot: 1	
Vegetation Classification or Exclusion Clause		
Excludable - 2.2.3.2(f) Low Threat Vegetation		
Description / Justification for Classification		
Managed vegetation Short cropped grass		
Photo ID: 2	Plot: 1	
Vegetation Classification or Exclusion Clause		
Excludable - 2.2.3.2(f) Low Threat Vegetation		
Description / Justification for Classification		
Managed vegetation Short cropped grass		

Photo ID: 3 Plot: 1	DIRECTION 300 deg(T) 30.30846°S 115.03726°E ACCURACY 5 m DATUM GDA94
Vegetation Classification or Exclusion Clause	
Excludable - 2.2.3.2(f) Low Threat Vegetation	
Description / Justification for Classification	
Managed vegetation Short cropped grass	75 Bashford St Jurien Bay... 2019-11-13 15:30:50+08:00
Photo ID: 4 Plot: 1	DIRECTION 186 deg(T) 30.30881°S 115.03686°E ACCURACY 10 m DATUM GDA94
Vegetation Classification or Exclusion Clause	
Excludable - 2.2.3.2(f) Low Threat Vegetation	
Description / Justification for Classification	
Managed vegetation Short cropped grass	75 Bashford St Jurien Bay... 2019-11-13 15:29:18+08:00
Photo ID: 5 Plot: 1	DIRECTION 78 deg(T) 30.30802°S 115.03660°E ACCURACY 5 m DATUM GDA94
Vegetation Classification or Exclusion Clause	
Excludable - 2.2.3.2(f) Low Threat Vegetation	
Description / Justification for Classification	
Managed vegetation Short cropped grass	75 Bashford St Jurien Bay... 2019-11-13 15:24:56+08:00

<p>Photo ID: 6 Plot: 2</p>	<div style="background-color: #333; color: white; padding: 2px;"> <p>DIRECTION 30.30847°S ACCURACY 5 m 91 deg(T) 115.03725°E DATUM GDA94</p> </div>  <div style="background-color: #333; color: white; padding: 2px;"> <p>75 Bashford St 2019-11-13 Jurien Bay... 15:30:43+08:00</p> </div>
<p>Vegetation Classification or Exclusion Clause</p> <p>Class D Scrub - Closed scrub D-13</p> <p>Description / Justification for Classification</p> <p>Found in wet areas and/or areas affected by poor soil fertility or shallow soils. >30% foliage cover. Dry heaths occur in rocky or sandy areas. Shrubs >2 m high. Typical of coastal areas and tall heaths up to 6m in height.</p>	
<p>Photo ID: 7 Plot: 3</p>	<div style="background-color: #333; color: white; padding: 2px;"> <p>DIRECTION 30.30868°S ACCURACY 5 m 210 deg(T) 115.03618°E DATUM GDA94</p> </div>  <div style="background-color: #333; color: white; padding: 2px;"> <p>75 Bashford St 2019-11-13 Jurien Bay... 15:26:49+08:00</p> </div>
<p>Vegetation Classification or Exclusion Clause</p> <p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p> <p>Description / Justification for Classification</p> <p>Managed vegetation</p>	
<p>Photo ID: 8 Plot: 4</p>	<div style="background-color: #333; color: white; padding: 2px;"> <p>DIRECTION 30.30855°S ACCURACY 5 m 17 deg(T) 115.03606°E DATUM GDA94</p> </div>  <div style="background-color: #333; color: white; padding: 2px;"> <p>75 Bashford St 2019-11-13 Jurien Bay... 15:26:31+08:00</p> </div>
<p>Vegetation Classification or Exclusion Clause</p> <p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p> <p>Description / Justification for Classification</p> <p>Managed vegetation Short cropped grass</p>	

Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index

FDI 40

Table 2.7

FDI 50

Table 2.6

FDI 80

Table 2.5

FDI 100

Table 2.4

Potential Bushfire Impacts

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Excludable – Clause 2.2.3.2(f)	N/A	N/A	BAL – LOW
2	Class D Scrub	Flat/Upslope	21.1m	BAL – 19
3	Excludable – Clause 2.2.3.2(f)	N/A	N/A	BAL – LOW
4	Excludable – Clause 2.2.3.2(f)	N/A	N/A	BAL – LOW

Table 1: BAL Analysis

Determined Bushfire Attack Level (BAL)

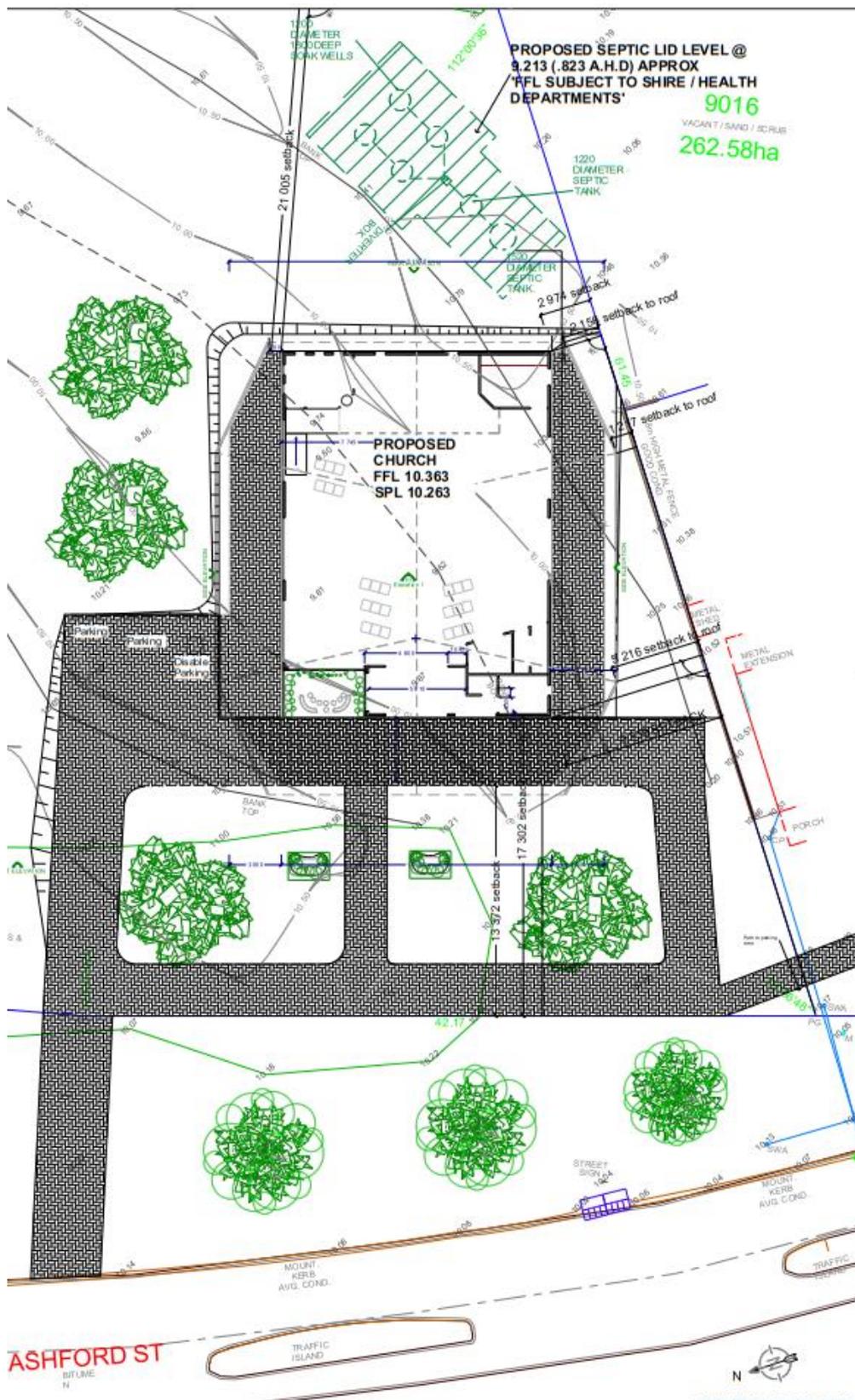
The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2009 using the above analysis.

Determined Bushfire Attack Level

BAL – 19

Appendix 1: Plans and Drawings

Plans and drawings relied on to determine the bushfire attack level



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2009

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.

Property Details and Description of Works

Address Details	Unit no	Street no 75	Lot no	Street name / Plan Reference BASHFORD STREET	
	Suburb JURIEN BAY			State WA	Postcode 6516
Local government area	SHIRE OF DANDARAGAN			Date 14/11/2019	
Main BCA class of the building	6B	Use(s) of the building	CHURCH		
Description of the building or works	PROPOSED NEW BUILDING				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
METHOD 1	CLASS D SCRUB	FLAT	21.1M	19

BPAD Accredited Practitioner Details

Name Nathan Peart	<p>Nathan Peart Level 2 BPAD Accredited Assessor Accreditation No.: BPAD 38808</p>  <p><i>Authorised Practitioner Stamp</i></p>
Company Details Bushfire Smart	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2009.	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.



Application for Approval of Freehold or Survey Strata Subdivisions

Lodgement ID: 2019-216485

Submission Date: 13/12/2019 12:53 PM

Your Reference 1743 D.G. KENT
 Location of Subject Property 819 JURIE ROAD, JURIE BAY
 No. of applicants 1
 Are you applying on your own behalf? No
 Are you the primary applicant? Yes
 Do you have consent to apply from all landowners? Yes
 Lodgement Type Subdivision
 Submitted by Peter Discroll
 Email peterd@landvision.com.au



About the land

Number of current lots on the land	1	Total number of proposed lots on the land including balance lots	5
Drainage Reserves	0	Public Access Ways	0
Recreation Reserves	0	Right of Ways	0
Road Reserves	0	Road Widening	0
Number of fee paying lots	5	Number of fee exempt lots	0

What is the proposed use/development?

Proposed Use	Lot size	Number of Lots	
Rural	Over 25 HA	1	
Rural	Over 25 HA	1	
Rural	Over 25 HA	1	
Other	Over 25 HA	1	
Other	Over 25 HA	1	
Local Government	Shire Of Dandaragan	Existing dwellings	Yes
Is common property proposed	No		

Applicants

Primary applicant (1)

Is the applicant a company/organisation?	Yes	Is the applicant a landowner?	No
Name/Company	Driscoll Planning	ABN / ACN	89150837134
Email	peterd@landvision.com.au	Phone number	0427969100

Address

Street address	327 Onslow Road	Town / Suburb or City	Shenton Park
State	WA	Post Code	6008
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Certificate of Title Details

Lots with certificate (1)

Volume	2598	Folio	661
Lot Number	1	Plan Number	45808
Total land area	1429.42	Land Area Units	Hectares
Reserve number (if applicable)	N/A	No. of landowners	1
Is the Landowners name different to that shown on the Certificate of Title?			No

Landowners

Landowner (1)

Full name	N/A	Company / Agency	SUMMER GREEN PTY LTD
ACN / ABN	72330193197	Landowner type	Sole Company
Address			
Street address	PO BOX 371	Town / Suburb or City	JURIE BAY

State	WA	Post code	6156
Country	AUSTRALIA	OR Non-Australian Address, P.O. Box, & etc	N/A

Company signatory 1

First name	Last name	Position
DAVID	KENT	LANDOWNER/SOLE DIRECTOR

Subdivision detail

Number of dwellings	1	Dwelling retained	Yes
Dwelling description	RESIDENTIAL DWELLING		
Number of outbuildings/structures	4	Structure/s retained	Yes
Other description	N/A		
Structure description	MACHINERY AND FARM SHEDS		
Is a battleaxe lot/s proposed?			No
Does plan show the width and length of the access leg, the area of the access leg and total area of the rear lot			Not applicable
Has the land ever been used for potentially contaminating activity			No
Does the land contain any sites that have been classified under the Contaminated Sites Act 2003			No
Does the land contain any sites that have been reported or required to be reported under the Contaminated Sites Act 2003			No
Is the land located in an area where site characteristics or local knowledge lead you to form the view that there is a significant risk of acid sulfate soils in this location			No
Is this application to be assessed under the Liveable Neighbourhoods policy and is supporting documentation attached?			No
Is the development with in a Bushfire Prone Area?			Yes
Are there any dewatering or drainage works proposed to be undertaken			No
Is excavation of 100 cubic metres or more of soil proposed			No
If yes did the Acid Sulfate Soils investigation indicate acid sulfate soils were present			No

Fee & Payment

Fee amount	\$3,715.00	Payment Type	By Card
-------------------	------------	---------------------	---------

Attachments

Attachment name	Attachment type
1. 1743 170292 Lot 1 Jurien Road Jurien Bay BMP_v1.0-5.pdf	Bushfire Attack Level(BAL) assessment
2. 1743 jurien-SUBDIVISION GUIDE PLAN-OCTOBER 19-SUBDIVISION GUIDE PLAN-000-3.pdf	Subdivision Plan
3. 1743 Subdivision Report Nov 2019 Final-4.pdf	Subdivision Report/s
4. Certificate of Title 2598-661-1.pdf	Certificate of Title
5. DGKENT CONSENT-2.jpg	Authorised Letter of Consent
6. Pages from 1743 D Kent SVD-Form_1A_November2019-6.pdf	Subdivision Checklist

Perth	Albany	Bunbury	Geraldton	Mandurah
140 William Street	PO Box 1108	Sixth Floor	Regional Planning and Strategy	Unit 2B
Perth	Albany	Bunbury Tower	Office 10	11-13 Pinjarra Road
Western Australia, 6000,	Western Australia, 6330	61 Victoria Street	209 Foreshore Drive	Mandurah
Locked Bag 2506 Perth, 6001		Bunbury	Geraldton	Western Australia, 6210
		Western Australia, 6230	Western Australia, 6530	
Tel: (08) 6551 9000	Tel: (08) 9892 7333	Tel: (08) 9791 0577	Tel: (08) 9960 6999	Tel: (08) 9586 4680
Fax: (08) 6551 9001	Fax: (08) 9841 8304	Fax: (08) 9791 0576	Fax: (08) 9964 2912	Fax: (08) 9581 5491



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08 6477 1144 | admin@bushfireprone.com.au

Bushfire Management Plan (Subdivision Application)

Lot 1 (Plan 45808) Jurien Road, Jurien Bay

Shire of Dandaragan

Project Number: 170292

Assessment Date: 22 May 2017

Report Date: 9 June 2017

Plan Details

BMP Template v5.7 ©2017 BPP Group Pty Ltd

Plan Version	Submitted to	Submitted Date
v1.0	Proponent	21-Jun-17

Plan Version	Amendment Record	Submitted Date
-		

Compliance Statement

This Bushfire Management Plan (the Plan) meets the requirements of both the *State Planning Policy No. 3.7: Planning in Bushfire Prone Areas* (SPP 3.7) and the supporting *Guidelines for Planning in Bushfire Prone Areas* (WAPC v1.1 2017; the 'Guidelines').

Author	Bushfire Planning and Design (BPAD) Accreditation	Signature
--------	---	-----------

Alex Aitken	Level 2 Bushfire Planning Practitioner BPAD37739	
-------------	--	---

BPP Group Pty Ltd t/a Bushfire Prone Planning ACN: 39 166 551 784

Reviewed/Approved	Bushfire Planning and Design (BPAD) Accreditation	Signature
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Mick Whitelaw	Level 2 Bushfire Planning Practitioner 37265	
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BPP Group Pty Ltd t/a Bushfire Prone Planning ACN: 39 166 551 784

Contents

1	EXECUTIVE SUMMARY	4
2	APPLICATION OF SPP 3.7	5
3	COMMISSIONING AND THE LAND USE PROPOSAL	6
4	THE PLANNING SUBMISSION AND THE DOCUMENTS REQUIRED	9
5	ASSESSMENT OF BUSHFIRE RISK.....	10
5.1	VEGETATION ASSESSMENT/CLASSIFICATION AND GROUND SLOPE.....	10
5.1.1	<i>Existing Vegetation</i>	<i>10</i>
5.1.2	<i>Vegetation Excluded from Classification.....</i>	<i>16</i>
5.1.3	<i>Expected On-site Vegetation Changes Due to Proposed Subdivision</i>	<i>16</i>
5.2	BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT – BAL CONTOUR MAP	18
5.2.1	<i>Construction of the BAL Contours - Statement of Site Data and ‘Separation Distance Range’ Applied</i>	<i>21</i>
5.2.2	<i>BAL’s as Indicated / Determined by the Contour Map.....</i>	<i>22</i>
5.2.3	<i>Identification of Specific Issues Arising from BAL Contour Map.....</i>	<i>23</i>
5.3	EXISTING HABITABLE BUILDINGS ON SUBJECT SITE – ASSESSED BAL’S	23
6	ENVIRONMENTAL CONSIDERATIONS.....	24
6.1	NATIVE VEGETATION AND RE-VEGETATION.....	24
7	BUSHFIRE RISK MANAGEMENT MEASURES	26
7.1	THE BUSHFIRE PROTECTION CRITERIA – ASSESSMENT OF COMPLIANCE.....	26
7.2	LOCATION OF BUILDINGS AND APPLICABLE BAL’S	34
7.3	VEGETATION MANAGEMENT	35
7.4	VEHICULAR ACCESS.....	36
7.5	FIREFIGHTING WATER SUPPLY	37
7.6	BUILDING CONSTRUCTION STANDARDS.....	38
7.6.1	<i>Future Habitable Buildings on the Subject Site</i>	<i>38</i>
7.6.2	<i>Existing Habitable Buildings on the Subject Site.....</i>	<i>39</i>
8	COMPLIANCE STATEMENTS - OF THE PROPOSAL AND THIS PLAN.....	40
8.1	STATE PLANNING POLICY NO. 3.7: PLANNING IN BUSHFIRE PRONE AREAS.....	40
8.2	GUIDELINES FOR PLANNING IN BUSHFIRE PRONE AREAS (WAPC v1.1 2017)	43
8.3	BUSHFIRE PROTECTION CRITERIA (WAPC v1.1 2017 ‘GUIDELINES’)	43
8.4	LOCAL VARIATIONS TO BUSHFIRE PROTECTION CRITERIA	43
8.5	WA BUILDING ACT 2011	43
8.6	AS 3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS (2009 AS AMENDED)	44
8.7	LOCAL GOVERNMENT FIREBREAK NOTICE.....	44
9	RESPONSIBILITIES FOR IMPLEMENTATION & MAINTENANCE.....	45
9.1	LANDOWNER / PROPONENT RESPONSIBILITIES (AND THOSE ACTING ON THEIR BEHALF).....	45
9.2	BUILDER RESPONSIBILITIES	48
9.3	LOCAL GOVERNMENT RESPONSIBILITIES.....	48
10	APPENDICES – ADVISORY INFORMATION ONLY.....	50

Appendices

APPENDIX 1.....	50
THE WA FRAMEWORK FOR BUSHFIRE RISK MANAGEMENT	50
APPENDIX 2.....	55
BUSHFIRE RISK ASSESSMENT – UNDERSTANDING THE METHODOLOGY	55
APPENDIX 3.....	58
VEGETATION CLASSIFICATION EXCLUSIONS (AS 3959-2009 s2.2.3.2)	58
APPENDIX 4.....	59
ASSET PROTECTION ZONES (APZ) - DESCRIPTION, ESTABLISHMENT, MAINTENANCE AND STANDARDS.....	59
APPENDIX 5.....	62
TECHNICAL REQUIREMENTS - BUSHFIRE PROTECTION CRITERIA (VEHICULAR ACCESS)	62
APPENDIX 6.....	68
TECHNICAL REQUIREMENTS - BUSHFIRE PROTECTION CRITERIA (WATER)	68

Disclaimer

The measures contained in this Bushfire Management Plan are considered to be minimum standards and they do not guarantee that a building will not be damaged in a bushfire. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather conditions. Additionally, the achievement of and level of implementation of bushfire management measures will depend, among other things, on the actions of the landowners or occupiers over which Bushfire Prone Planning has no control.

All surveys, forecasts, projections and recommendations made in this report associated with the project are made in good faith on the basis of information available to Bushfire Prone Planning at the time.

All maps included herein are indicative in nature and are not to be used for accurate calculations.

Notwithstanding anything contained therein, Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences (whether or not due to the negligence of their consultants, their servants or agents) arising out of the services provided by their consultants.

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1 Executive Summary

This Bushfire Management Plan (the Plan) has been prepared to accompany the rezoning scheme amendment and subdivision application for Lot 1 (Plan 45808) Jurien Road, Jurien Bay within the Shire of Dandaragan.

The subdivision site of approximately 1429 ha (Proposed 47 Rural Small holdings, 1 Public open Space & the Balance Lot) is within a designated bushfire prone area and the Proposal requires the application of *State Planning Policy No. 3.7: Planning in Bushfire Prone Areas* (SPP 3.7). The assessed bushfire risk is considered to be manageable and will be achieved by the identified stakeholders implementing and maintaining the bushfire risk management measures that are presented in this Plan.

Assessment of the planned location, vegetation and consideration of planned infrastructure indicates that compliance is able to be achieved against all applicable bushfire related legislation, policy, standards and guidelines, including the Bushfire Protection Criteria.

The location of the subject site is within the Swan Coastal Plain with Banksia Woodland and other associated species. Due to the 2016 designation of Banksia Woodland on the Swan Coastal plain as a Threatened Ecological Community the clearing for asset protection zones may be restricted depending on the quality of the vegetation. The subdivision proposed lots have been designed to allow future building envelopes to be within previously cleared areas, allowing a BAL-29 or lower BAL rating achievable.

The vehicle access to the subject site is via Jurien Road that provides two-way access to different locations. The internal public road network will be designed and constructed to meet the technical requirements of the Guidelines and the Shire of Dandaragan including width and all weather trafficable surface. Any future private driveways that will be >50m in length will be constructed to be 6m in width and have appropriate turn arounds and passing areas suitable for a 3.4 fire appliance. A proposed fire service access way will be incorporated in the western and northern boundaries for emergency service vehicles and also be used by local residents as a bridle trail and walking track to be linked into the public road network.

There is no reticulated water supply in the area of the subject site and it is proposed to install 2 x 50,000lt strategic emergency water tanks with the appropriate fittings and hardstand access. The strategic tanks will be located in separate locations to provide good coverage in the event of a bushfire. Additionally, all individual lots will have a 10,000lt emergency water tank for use by emergency services with the appropriate fittings and hard stand access.

Future buildings within 100 metres of classified vegetation will be constructed to standards which correspond to the determined BALs, as required by *AS 3959-2009 Construction of buildings in bushfire prone areas*. As this proposal does not identify the actual location of building works within each lot, there may be a requirement to determine the BAL for individual building works once the actual building site has been identified.

2 Application of SPP 3.7

The *State Planning Policy No. 3.7: Planning in Bushfire Prone Areas* (SPP 3.7) provides the foundation for land use planning to address bushfire risk in Western Australia.

This Proposal must consider SPP 3.7 and, if required, comply with its policy measures. The determination of this requirement is presented below.

Application of SPP 3.7 Policy Measures – Primary Triggers

The subject Proposal is a higher order strategic planning document, a strategic planning proposal or a subdivision or development application: ✓

The project site is in a designated bushfire prone area on the WA Map of Bushfire Prone Areas: ✓

The project site is not located in a designated bushfire prone area on the WA Map of Bushfire Prone Areas but the existing vegetation type and condition dictate that it should be:

The project site is in an area not yet designated as bushfire prone but is proposed to be developed in a way that introduces a bushfire hazard (*Guidelines for Planning in Bushfire Prone Areas WAPC v1.1 2017 s3.2.2*):

Application of SPP 3.7 Policy Measures – Secondary Trigger/s

The Proposal is a strategic planning proposal, subdivision or development application relating to land that has or will have a Bushfire Hazard Level above low and/or where a Bushfire Attack Level rating above BAL-LOW applies (SPP 3.7 s6.2): ✓

The subject Proposal is a development application for the construction or/and use of a single house or ancillary dwelling on a lot or lots greater than 1100m² and subject to BAL-40 or BAL-FZ (LPS Amendment Regulations 2015):

The subject Proposal is a development application for the construction or/and use of a habitable building (other than a single house or ancillary dwelling), or a specified building on any lot size and subject to a BAL rating above BAL-LOW (LPS Amendment Regulations 2015):

3 Commissioning and the Land Use Proposal

Bushfire Prone Planning (BPP Group Pty Ltd) has been commissioned to carry out the assessments and prepare the required bushfire planning documentation to accompany the proponent’s planning submission associated with their proposed land use project.

Commissioning Record

Landowner / Proponent: D.G. Kent

BPP Commissioned by: Landvision- Peter Driscoll

Purpose: To accompany a subdivision application

Project Location

Subject Site and Address: Lot No.1 Jurien Road, Jurien Bay

Local Government: Shire of Dandaragan

Zoning and R-Code: General Rural

Project Description

Description: Subdivision application including the rezoning of land from General Rural to Rural Small Holdings & Rural (47 Rural Small Holdings, 1 POS and the Balance Lot).

Lot Area: Lot 1 – 1429Ha (14,294,290m²),
See Figure 3.1 for Proposed lot areas

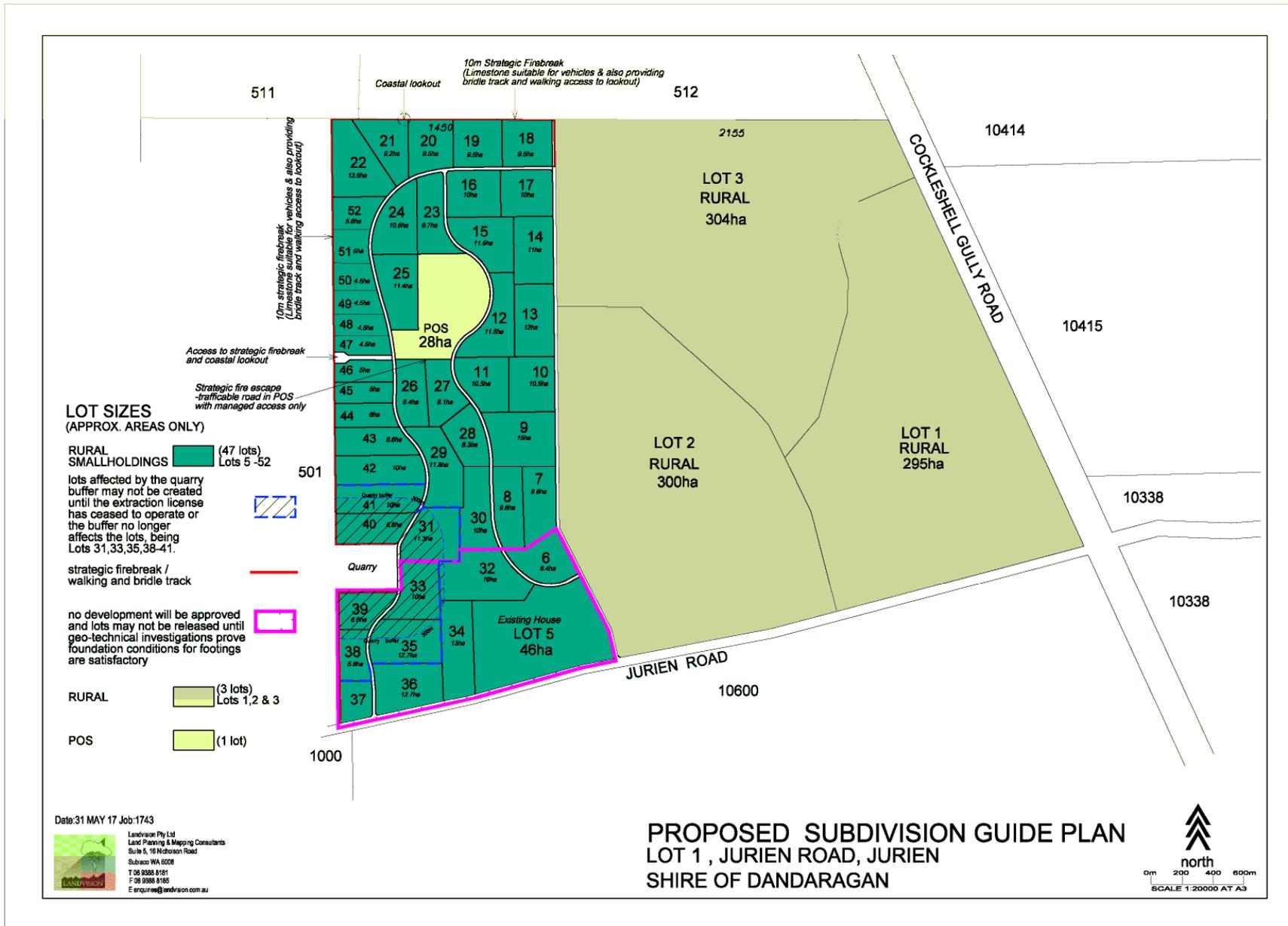


Figure 3.1: Proposed subdivision site plan for Lot 1 Jurien Road, Jurien Bay

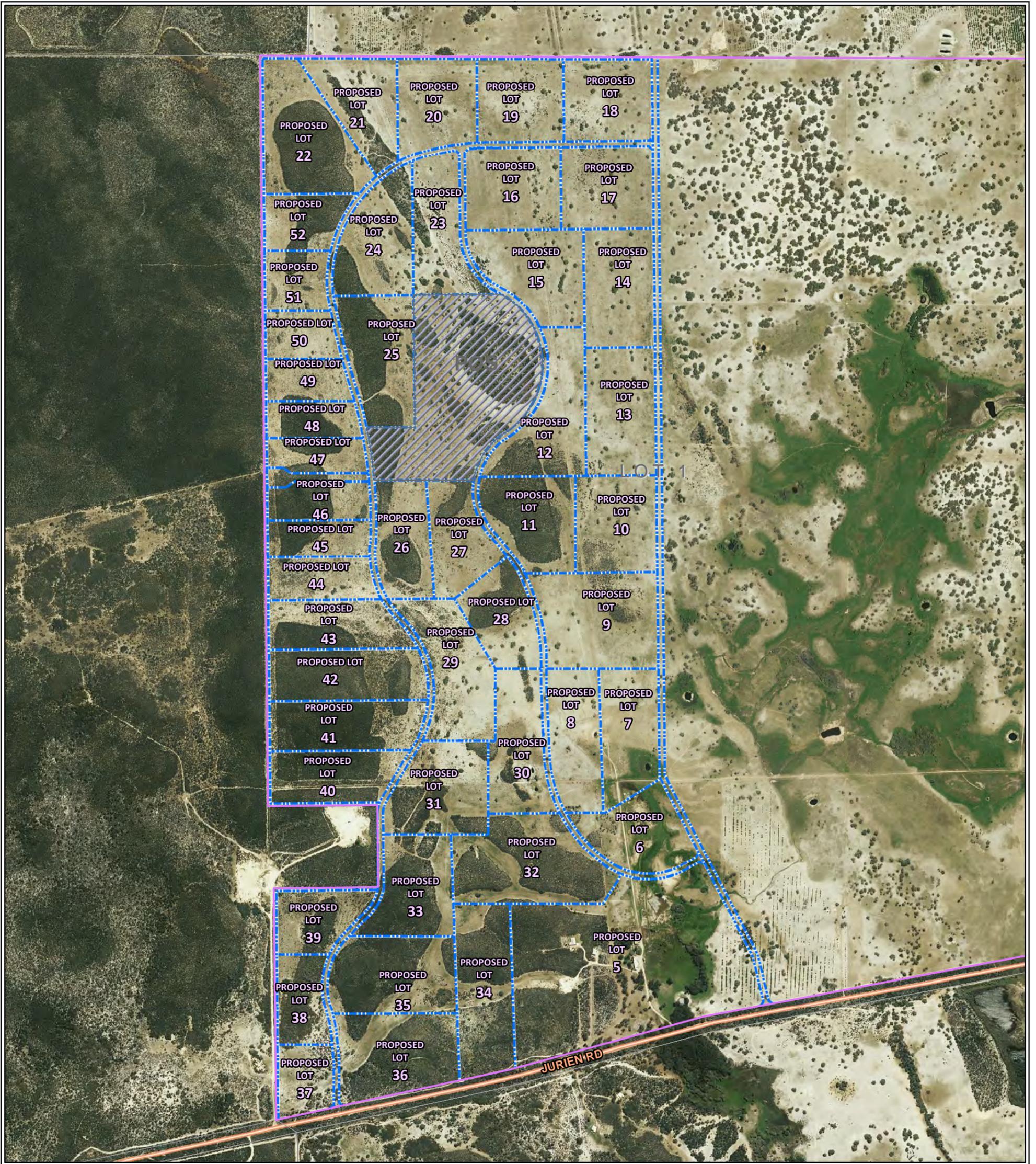


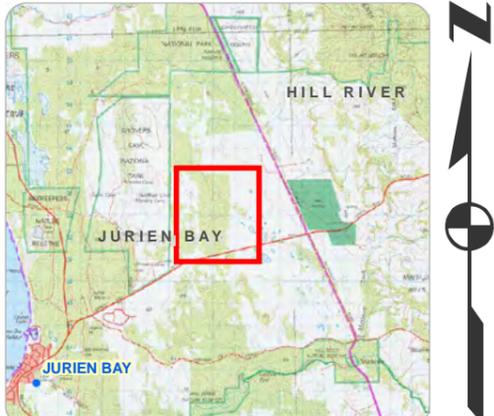
Figure 3.2
Proposed Development

Lot 1 on Plan 45808
Jurien Bay
Shire of Dandaragan

LEGEND

-  Lot 1
-  Other Lots
-  Development
-  Parks & Reserves
-  Public Open Space

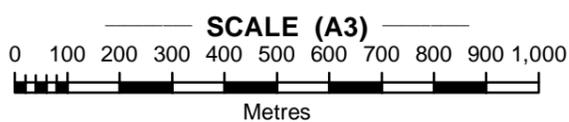
LOCALITY



Map compiled by: Russell Wornes
Map created on: 20/06/2017

Aerial Image: Landgate Oct 2015

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre



Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted.

4 The Planning Submission and the Documents Required

Policy measures in *SPP 3.7* (and further instruction in the associated document *Guidelines for Planning in Bushfire Prone Areas WAPC v1.1 2017*) set out the bushfire planning information (including bushfire risk assessments) that are to accompany a planning submission. It is dependent on the type of proposal and stage of the development process. In most circumstances this information is to be presented in the form of a Bushfire Management Plan (BMP).

The Planning Submission – Stage and Specific Land Use or Development	
Planning Stage:	Subdivision application
For Submission to:	WA Planning Commission (WAPC)
Project Type:	Subdivision - one lot into a large number of lots
‘Vulnerable’ Land Use:	N/A
‘High Risk’ Land Use:	N/A
‘Minor’ Development:	N/A
‘Unavoidable’ Development:	N/A

This Bushfire Management Plan will include the information indicated by the check mark. If an item is checked it is required by either: *SPP 3.7* or by a local government variation. It may also have been prepared at an earlier planning stage and therefore re-included or included by the assessor as it improves the information presented in this Bushfire Management Plan.

Bushfire Hazard Level Assessment	Bushfire Attack Level Contour Map	Bushfire Attack Level Assessment	Identify any issues arising from the BAL contour map or BAL assessment	Identify and specifically address the list of issues related to strategic level planning and defined in the <i>Guidelines</i> s5.2	Demonstrate compliance with the Bushfire Protection Criteria can be achieved in subsequent planning stages	Demonstrate compliance with the Bushfire Protection Criteria
	✓		✓	✓		✓

5 Assessment of Bushfire Risk

5.1 Vegetation Assessment/Classification and Ground Slope

5.1.1 Existing Vegetation

All vegetation within 100 metres of the subject site has been identified and classified or excluded and presented in Table 5.1.1. This has been done with accordance with AS 3959-2009 and reference to the *Visual Guide for Bushfire Risk Assessment in WA* (WAPC February 2016).

The vegetation has been assessed as it will be in its mature state and where deemed appropriate, in its unmanaged state. The areas of classified vegetation that will determine bushfire risk are defined on the topography and vegetation map Figure 5.1. Representative photos of each vegetation area is presented after the table.

Table 5.1.1: Vegetation types identified, the applied classification and effective slope

All Vegetation Within 100 metres of Subject Site			
Vegetation Area	Identified Types (AS3959) or Description if 'Excluded'	Applied Classification	Effective Slope Under Classified Vegetation (degrees)
1	Woodland B-05	Class B Woodland	0-5
2	Low Open Forest A-04	Class A Forest	0-5
3	Woodland B-05	Class B Woodland	0-5
4	Open Woodland B-06	Class B Woodland	0-5
5	Closed Scrub D-13	Class D Scrub	0-5
6	Open Heath C-11	Class C Shrubland	0-5
7	Closed Heath C-10	Class C Shrubland	0-5
8	Woodland B-05	Class B Woodland	0-5
9	Woodland B-05	Class B Woodland	0-5
10	Closed Scrub D-13	Class D Scrub	0-5
11	Open Herbfield G-27	Class G Grassland	0-5
12	Open Woodland B-05	Class G Grassland	0-5
13	Woodland B-05	Class B Woodland	0-5
14	Open Heath C-11	Class C Shrubland	0-5
15	Open Scrub D-14	Class D Scrub	0-5

Note: When more than one vegetation type is present each type is classified separately with the worst-case scenario being applied. The predominant vegetation is not necessarily the worst case scenario.

Vegetation Area 1

Classification Applied: Class B Woodland

Assessment Comment: onsite banksia woodland, scrub understorey, height ~6m, note foreground of 1a is Shrubland



Photo ID: 1a



Photo ID: 1b

Vegetation Area 2

Classification Applied: Class A Forest

Assessment Comment: onsite low forest, eucalypts & paper bark, grass and minor shrub understorey



Photo ID: 2a



Photo ID: 2b

Vegetation Area 3

Classification Applied: Class B Woodland

Assessment Comment: offsite woodland, eucalypt & banksia, shrub understorey



Photo ID: 3a



Photo ID: 3b

Vegetation Area 4

Classification Applied: Class B Woodland

Assessment Comment: open woodland, paddocks, grass understorey



Photo ID: 4a

Vegetation Area 5

Classification Applied: Class D Scrub

Assessment Comment: onsite closed scrub, low banksia, shrub understorey, coastal heath, uncleared hill crests/slopes



Photo ID: 5a



Photo ID: 5b

Vegetation Area 5

Classification Applied: Class D Scrub

Assessment Comment:



Photo ID: 5c



Photo ID: 5d

Vegetation Area 6

Classification Applied: Class C Shrubland

Assessment Comment: onsite shrubland, partly cleared, grassland with regrowth shrubs and sporadic trees, vegetation average height ~2m



Photo ID: 6a



Photo ID: 6b

Vegetation Area 6

Classification Applied: Class C Shrubland

Assessment Comment:



Photo ID: 6c



Photo ID: 6d

Vegetation Area 7

Classification Applied: Class C Shrubland

Assessment Comment: low shrubland, shrub height ~2m



Photo ID: 7a



Photo ID: 7b

Vegetation Area 8

Classification Applied: Class B Woodland

Assessment Comment: woodland, banksia, eucalypt, trees to ~9m, low lying area, shrub understorey



Photo ID: 8a

Vegetation Area 9

Classification Applied: Class B Woodland

Assessment Comment: onsite woodland, banksia, eucalypt, trees to ~9m, note shrubland in foreground mostly grass and low shrubs



Photo ID: 9a

Vegetation Area 10

Classification Applied: Class D Scrub

Assessment Comment: closed scrub, coastal heath on hill crests, acacia, low banksia



Photo ID: 10a



Photo ID: 10b

Vegetation Area 11 & 12 **Classification Applied:** Class G Grassland

Assessment Comment: grassland, grazing paddocks with sporadic trees and shrubs



Photo ID: 11a



Photo ID: 11b

Vegetation Area 13 **Classification Applied:** Class B Woodland

Assessment Comment: offsite banksia woodlands with shrub understorey



Photo ID: 13a



Photo ID: 13b

Vegetation Area 14 **Classification Applied:** Class C Shrubland

Assessment Comment: offsite open heath, previously cleared vegetation, grass patches, shrubs to ~2m



Photo ID: 14a

Vegetation Area 15

Classification Applied: Class D Scrub

Assessment Comment: offsite open scrub, planted shrubs in rows upto 4m, grass understorey, foreground has roadside scrub



Photo ID: 15a

5.1.2 Vegetation Excluded from Classification

Certain areas and vegetation within 100m of the subject site may be assessed as 'low threat or non-vegetated'. These are to be excluded from classification and are therefore rated BAL-LOW. They must be managed to maintain the specifications set out in AS3959-2009 s2.2.3.2 in perpetuity (refer to Appendix 3 'Vegetation Classification Exclusions').

This Proposal has no excluded vegetation areas within 100 metres of the subject site.

5.1.3 Expected On-site Vegetation Changes Due to Proposed Subdivision

In assessing vegetation for bushfire threat, consideration must be given to possible future vegetation changes likely on the site that is being assessed, particularly those that would have the potential to increase the bushfire risk.

This may be due to growth of existing vegetation or growth of planned landscape plantings, including future roadside or water course re-vegetation. There must be careful consideration of the creation of vegetation corridors where they join offsite vegetation and may provide a route for fire to enter an area of future development.

For this subdivision proposal, there are no revegetation plans and it is expected that the amount of bushfire prone vegetation will decrease as development takes place. There are no planned future plantings that require consideration.

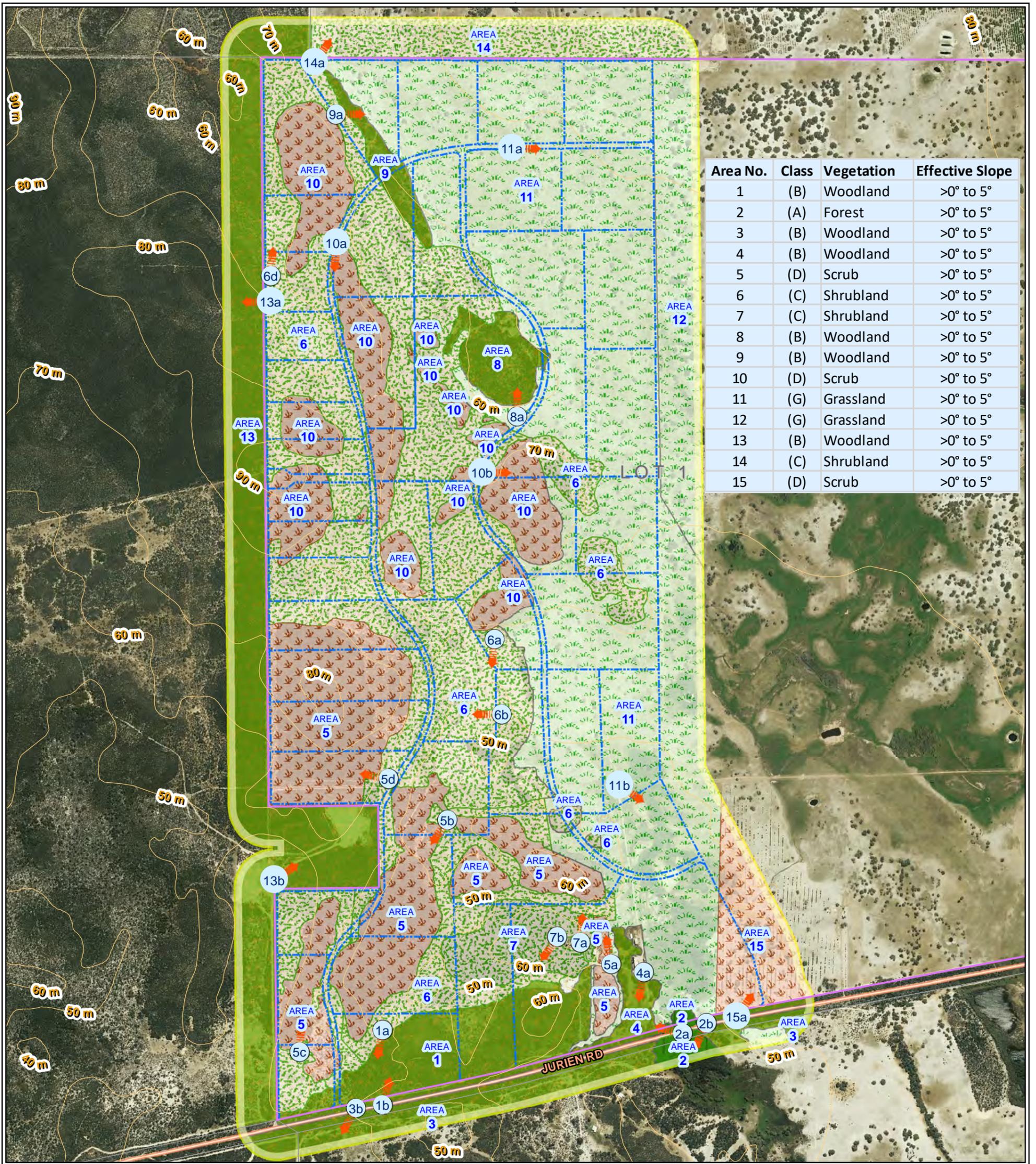


Figure 5.1
Topography &
Classified Vegetation

Lot 1 on Plan 45808
Jurien Bay
Shire of Dandaragan

LEGEND

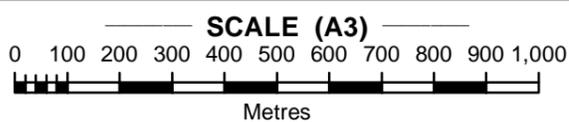
- Lot 1
- Other Lots
- Development
- Classified Vegetation**
- Class (A) Forest
- Class (B) Woodland
- Class (C) Shrubland
- Class (D) Scrub
- Class (G) Grassland
- Elevation contour (m)
- Area of Interest - 100m extent
- Photo location & direction

LOCALITY

Map compiled by: Russell Wornes
Map created on: 16/06/2017

Aerial Image : Landgate Oct 2015

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre



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5.2 Bushfire Attack Level (BAL) Assessment – BAL Contour Map

Bushfire Prone Planning's BAL Contour Map Guide

Description and Purpose of the BAL Contour Map ('Guidelines')

A Bushfire Attack Level (BAL) Contour Map identifies land suitable and unsuitable for development and guides the location of building envelopes within a development site. The BAL Contour Map is a scale map of a development site (which can include proposed or an existing lot layout), which identifies indicative BAL ratings across the development site and within the immediate surrounding area. The map illustrates potential bushfire attack levels and radiant heat impacts in relation to any classified vegetation that will remain within 100 metres of the assessment area once development is constructed i.e. when the land has been cleared and all the subdivision works have been undertaken. It needs to take into account any vegetation that will remain or will be introduced when the works are complete (source: *WAPC Factsheet "BAL Contour Maps" Version 2 January 2016*).

BAL Contour Map Interpretation

The contour map will present different coloured contour intervals constructed around the classified bushfire prone vegetation. These represent the different Bushfire Attack Levels (BAL's) that exist as the distance increases away from the classified vegetation. Each BAL represents a set range of radiant heat flux (refer to Appendix 2) that can be generated by the bushfire in that vegetation. The width of each shaded contour interval (i.e. the applicable vegetation separation distances corresponding to a BAL rating) will vary and is determined by calculations involving vegetation type, fuel structure, ground slope, and climatic conditions (i.e. the expected fire behaviour). They are unique to a site and can vary across a site.

The Primary Use of BAL Contour Mapping - Planning

BAL contour mapping is primarily a planning tool that can give an overview as to the suitability of a site for development with respect to the extent to which bushfire is a potential threat to future buildings and persons on the subject land.

The mapping considers the development site (i.e. all existing or proposed lots) and does not consider the bushfire risk at an individual lot level or over different development time frames. Rather it is assessing the situation that will exist when the entire development has been completed, including any vegetation management that would reasonably be expected to take place as part of establishing buildings on the lots. On this basis, it helps decision makers determine the suitability of the proposed development for planning approval.

As a result, there will be situations where, for the purposes of planning, classifiable vegetation is not contoured (e.g. e.g. Grassland or when the assumption is made that all onsite vegetation can be removed and/or modified). However, at a specific point in time (prior to full completion of a development) this vegetation may impact on a proposed buildings BAL rating.

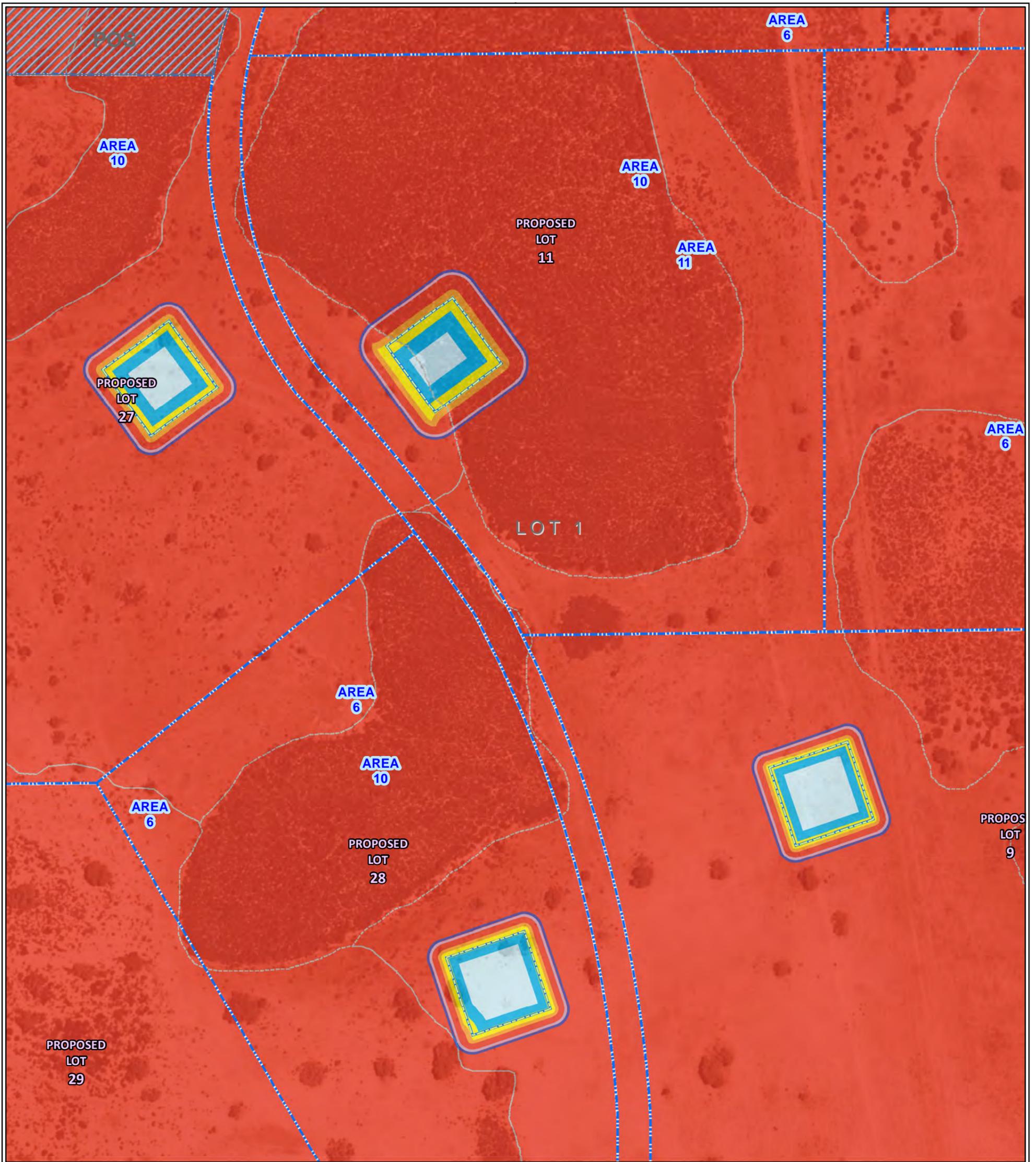


Figure 5.2
BAL Contour Map
Lots 9, 11, 27 & 28

Lot 1 on Plan 45808
Jurien Bay
Shire of Dandaragan

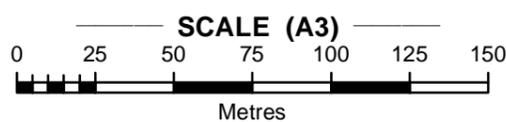
REFERENCE
Indicative Building Envelope 50m x 50m
on selected lots

Aerial Image: Landgate Oct 2015

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre

LEGEND

Lot 1	Vegetation Edge (Indicative only)
Other Lots	BAL FZ (Indicative only)
Development	BAL 40 (Indicative only)
Building Envelope	BAL 29 (Indicative only)
Indicative	BAL 19 (Indicative only)
Asset Protection Zone	BAL 12.5 (Indicative only)
Parks & Reserves	BAL LOW (Indicative only)
Public Open Space	



LOCALITY

Map compiled by: Russell Wornes
Map created on: 20/06/2017

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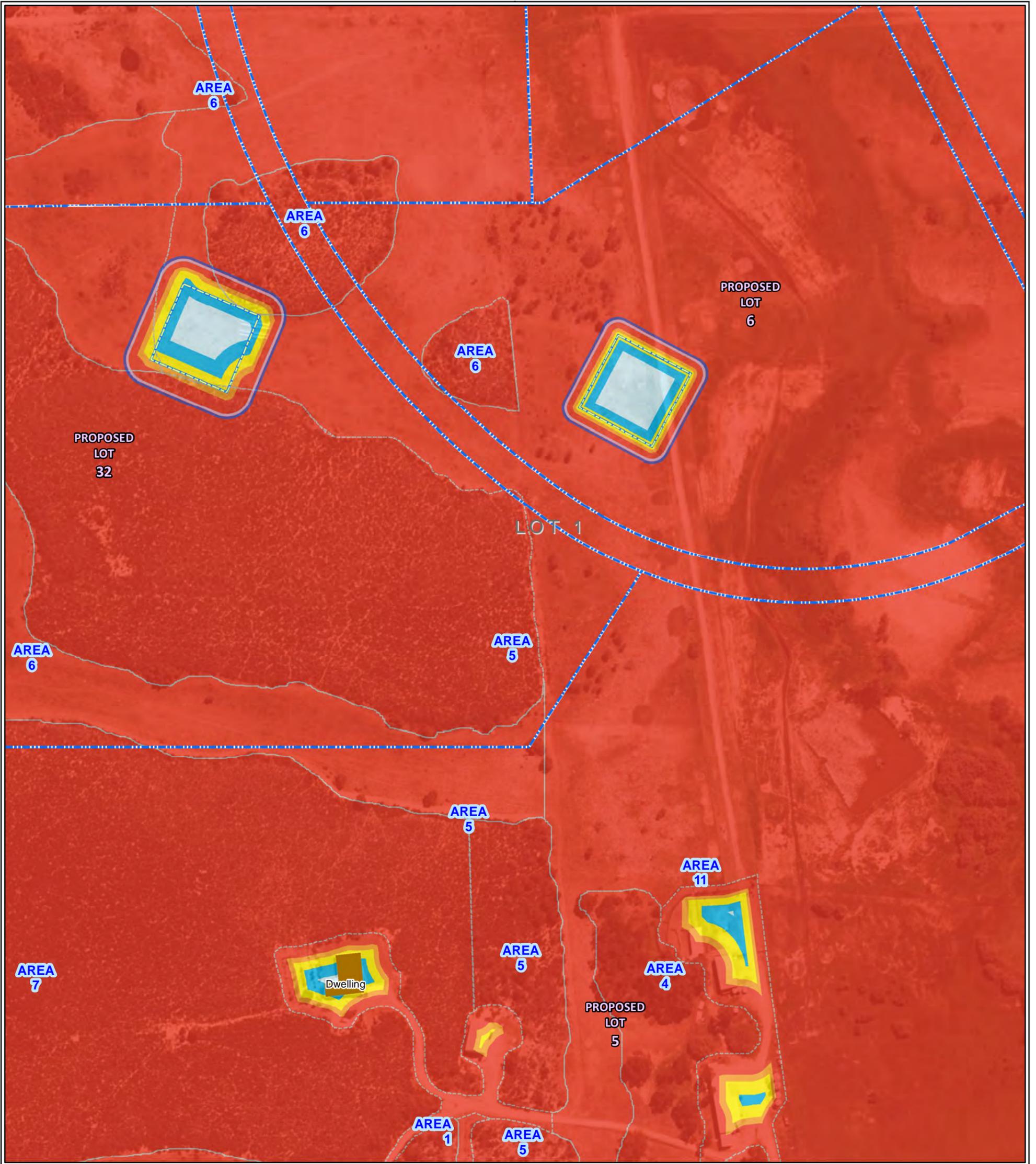


Figure 5.2a
BAL Contour Map
Lots 5, 32 & 6

Lot 1 on Plan 45808
Jurien Bay
Shire of Dandaragan

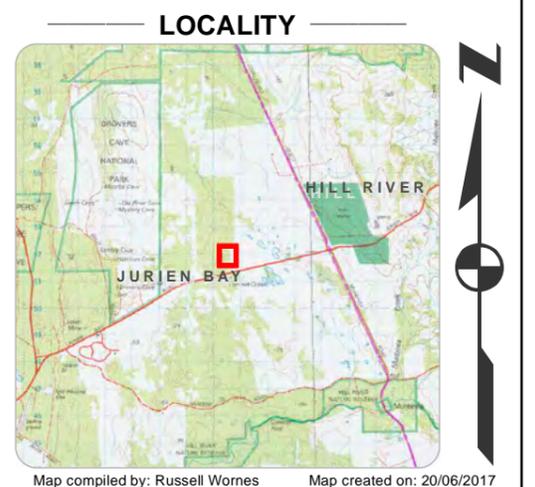
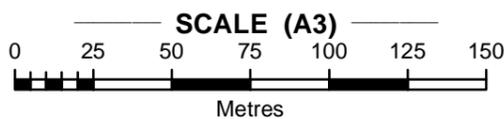
REFERENCE
Indicative Building Envelope 50m x 50m
on selected lots

Aerial Image: Landgate Oct 2015

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre

LEGEND

Lot 1	Vegetation Edge (Indicative only)
Other Lots	BAL FZ (Indicative only)
Development	BAL 40 (Indicative only)
Existing Building	BAL 29 (Indicative only)
Class 1(a)	BAL 19 (Indicative only)
Building Envelope	BAL 12.5 (Indicative only)
Indicative	BAL LOW (Indicative only)
Asset Protection Zone	



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5.2.1 Construction of the BAL Contours - Statement of Site Data and 'Separation Distance Range' Applied

For the subject site, the vegetation separation distance range that corresponds to each Bushfire Attack Level (and represented by Figure 5.2, the BAL Contour Map), has been derived from:

1. An AS3959-2009 Method 1 assessment and sourced from AS3959-2009 Table 2.4.3;

BAL contour mapping is primarily a planning tool that can give an overview as to the suitability of a site for development with respect to the extent to which bushfire is a potential threat to future buildings and persons on the subject land. Figures 5.2 & 5.2a demonstrate that each of the proposed lots (5-52) can achieve BAL 29 Ratings or lower in subsequent stages through the bushfire mitigation strategies and measures identified in this plan. The Figures only focus on a subset of the total Lots (Lots 5, 32, 6, 9, 11, 27, 28) being proposed as the methodology and outcome (BAL 29 Ratings or lower) across all of the Lots (5-52) will be the same.

Table 5.2.1: Construction of the BAL contours

Statement of Site Data and 'Separation Distance Range' Applied			
Vegetation Area	BAL Assessment Method Used	Site Data Applied in the BAL Assessment	Separation Distance Range Applied/Determined
1-15	AS3959-2009 Method 1	Refer to Table 5.1.1	The distance corresponding to each BAL Rating as per AS3959-2009 Table 2.4.3

Separation Distances Represented by the Mapped BAL Contours					
Separation Distances (metres) – Method 1 (sourced from AS3959-2009 Table 2.4.3)					
Vegetation Area	BAL Rating				
	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5
6, 7 14 - Shrubland, 0-5 deg	<7	7-<10	10-<15	15-<22	22-<100
1, 3, 4, 8, 9, 13 - Woodland, 0-5 deg	<13	13-<17	17-<25	25-<35	35-<100
5, 10, 15 - Scrub, 0-5 deg	<11	11-<15	15-<22	22-<31	31-<100
2 - Forest, 0-5 deg	<20	20-<27	27-<37	37-<50	50-<100
11, 12, - Grassland, 0-5 deg	<7	7-<9	9-<14	14-<20	20-<50

5.2.2 BAL's as Indicated / Determined by the Contour Map

Bushfire Prone Planning's Interpretation of Deriving BAL Ratings from the BAL Contour Map

Indicative BAL Ratings

If the assessed BAL for a lot or building envelope (the 'area') is stated as being 'indicative', it is because that 'area' is impacted by more than one BAL contour interval and/or classifiable vegetation remains on the lot, or on adjacent lots, that can influence a future building's BAL rating (and this vegetation may have been omitted from being contoured for planning purposes e.g. Grassland or when the assumption is made that all onsite vegetation can be removed and/or modified). In this report, the indicative BAL is presented as either the highest BAL impacting the 'area' or as a range of achievable BAL's within the 'area' – whichever is the most appropriate.

The BAL rating that will apply to any future building within that 'area' will be dependent on:

1. vegetation management onsite; and/or
2. vegetation remaining on adjacent lots; and/or
3. the actual location of the future building within that 'area'.

A BAL Certificate cannot be provided for future buildings within an 'area' with an indicative BAL until the location of any future building has been determined. It usually requires an onsite visit and a BAL assessment report to be produced before the certificate can be issued.

Once actual building locations are determined at a later planning stage, the BAL ratings for specific buildings or building envelopes may need to be determined by an onsite visit with the actual vegetation separation distances being measured.

Table 5.2.2: Future Buildings on Proposed Lots – Indicative BAL

Indicative Bushfire Attack Level for Future Buildings on the Proposed Lots	
Relevant Fire Danger Index (AS3959-2009 Table 2.1)	80
BAL Determination Method	Method 1 as per AS 3959-2009 s2.2.6 and Table 2.4.3. Refer to Appendix 2 this Plan
Proposed Lots	Indicative BAL
5-52	BAL-29

5.2.3 Identification of Specific Issues Arising from BAL Contour Map

Onsite Vegetation

Vegetation onsite is within the control of the subject site’s landowner and therefore can potentially be removed or modified to lower the bushfire risk, subject to any approval being required by a local government.

Offsite Vegetation

Vegetation offsite is not within the control of the subject site’s landowner and therefore the vegetation cannot be removed or modified by the landowner and as a result the assessed BAL’s determined by this vegetation are unable to be reduced.

5.3 Existing Habitable Buildings on Subject Site – Assessed BAL’s

For existing habitable buildings on Proposed Lot 5, Table 5.3.1 states the determined Bushfire Attack Level for the habitable building.

The recommended bushfire risk management measures to apply to each building are detailed in Section 7 of this Plan.

Table 5.3.1: Determined BAL’s of existing habitable buildings

Existing Building BAL Assessment				
Relevant Fire Danger Index (AS3959-2009 Table 2.1)				80
BAL Determination Method		Method 1 as per AS 3959-2009 s2.2.6 and Table 2.4.3. Refer to Appendix 2 this Plan		
Vegetation Area	Applied Vegetation Classification	Effective Slope Under Classified Vegetation (degrees)	Separation Distance from Building to Classified Vegetation (metres)	Bushfire Attack Level
1	Class B Woodland	3	95	BAL-12.5
5	Class D Scrub	3	78	BAL-12.5
7	Class C Shrubland	0	10	BAL-29
Determined Bushfire Attack Level				BAL-29

6 Environmental Considerations

“Many bushfire prone areas also have high biodiversity values. SPP 3.7 Policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values” (‘Guidelines’ s2.3). “Clearing of native vegetation in Western Australia requires a clearing permit under Part V, Division 2 of the Environmental Protection Act 1986 unless clearing is for an exempt purpose. Exemptions from requiring a clearing permit are contained in Schedule 6 of the Act or are prescribed in the Environmental Protection Regulations” (‘Guidelines’ s2.3).

Existing conservation areas that are potentially affected by the development proposal are required to be identified. This may result in vegetation removal/modification prohibition or limitations. These areas include:

- National Parks;
- Nature Reserves; and
- Bush Forever sites.

Further, the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act), administered by the Australian Government Department of Environment, provides a national scheme of environment and heritage protection and biodiversity conservation. The objectives of the of the EPBC Act include the protection of the environment with respect to matters of national environmental significance and conservation of Australian biodiversity. Nationally threatened species and ecological communities are a specific matter of significance. Areas of vegetation can be classified as a Threatened Ecological Community (TEC) under the EPBC Act and consequently have removal restrictions imposed.

6.1 Native Vegetation and Re-vegetation

Protection of Native Vegetation

For the proposed development site, have any existing conservation areas been identified?	No
Type of existing conservation classification:	N/A
Other identified conservation issue to be considered:	N/A
For the proposed development site, have any areas of native vegetation been identified as species that might result in the classification of the area as a Threatened Ecological Community (TEC)?	Yes
Potential TEC species identified:	Banksia Woodlands of the Swan Coastal Plain

Comment: onsite there are numerous areas of Banksia woodlands with other species that may trigger the EPBC Act and the newly nominated Banksia Woodland of the Swan Coastal Plain TEC designation. Any clearing of this vegetation type will require approvals.

Recommendation: It is advised that the proponent seek further advice from an Environmental Consultant or DPAW for further information on the condition and species contained within the proposed development area and the requirement for referral of the proposal.

Minimising Removal of Native Vegetation

Establishing development in bushfire prone areas can adversely affect the retention of native vegetation through clearing associated with the creation of Asset Protection and Hazard Separation Zones. Where loss of vegetation is not acceptable or causes conflict with landscape or environmental objectives, it will be necessary to consider available options to minimise the removal of native vegetation.

Options to Minimise Removal of Native Vegetation	Considered and Implemented in this Proposal
Reduce lot yield	Yes
Cluster development	No
Construct building to a higher standard as per BCA and AS 3959-2009	Yes
Modify the development location	No

Comment: There will be significant clearing onsite with the development of the public road system and future building locations. It is recommended to locate development within already modified areas.

Riparian Vegetation Maintenance and Re-vegetation

Where, as part of the Proposal, revegetation of waterway foreshore, wetland or coastal buffers is necessary for their protection or management, this bushfire management plan assesses the ability and practicality of maintaining vegetation separation distances corresponding to determined BAL's.

Maintenance and/or re-vegetation of riparian and/or coastal areas is part of this Proposal?	Yes
Can the required BAL separation distance be maintained into the future?	Yes

Comment: There are several areas of wetland/basin depressions onsite that will be required to be maintained and also potentially exclusion buffers for development and clearing.

Impact on Adjoining Land

Does this planning proposal satisfy bushfire protection requirements within the boundaries of the land being developed so as not to impact on the bushfire and environmental management of neighbouring reserves, properties or conservation covenants?	Yes
---	-----

Comment: Installation of fire breaks and APZ around future buildings will fragment the landscape with respect to bushfires and will assist in controlling any bushfire in the area and surrounding properties.

7 Bushfire Risk Management Measures

7.1 The Bushfire Protection Criteria – Assessment of Compliance

State Planning Policy 3.7 Planning in Bushfire Prone Areas (DoP 2015) requires an assessment against the bushfire protection criteria requirements contained in the Guidelines for Planning in Bushfire Prone Areas (DoP/DFES v1.1 2017) Section 4.5 and Appendix 4.

This assessment is to accompany any strategic planning proposal, subdivision application or development application.

Strategic planning proposals need to demonstrate that compliance can be achieved in subsequent planning stages. Subdivision and development applications must demonstrate compliance within the boundary of the subject site or provide justification for those criteria that are not able to be fully met.

The bushfire protection criteria are divided into four elements location, siting and design, vehicular access and water.

For each element, there is:

1. An intent stating the required outcome (overall aim);
2. A performance principle that is a general statement of how best to achieve the intent; and
3. One or more specific criteria to be addressed and for which an acceptable solution is provided as an example of one way of meeting the criteria (and therefore the elements intent).

A proposals compliance with each element is determined by either one or a combination of the following:

1. For each relevant criterion, fully meeting the requirements of the acceptable solution (which automatically achieves the intent for that criteria); and/or
2. For one or more relevant criteria, not fully meeting the requirements of the acceptable solution but achieving the requirements of the performance principle by employing a relatively minor variation on the acceptable solution; and/or
3. For one or more relevant criteria, developing an alternative solution that will achieve the performance principle.

Bushfire Prone Planning presents the required assessment against all the bushfire protection criteria as a separate table for each element and includes the intent, the performance principle and acceptable solution examples, for convenient reference.

Summarised Outcome of the Assessment Against the Bushfire Protection Criteria

Element <i>each element consists of one or more applicable 'acceptable solutions'</i>	Complies With All Applicable 'Acceptable Solutions' <i>or will comply</i>	Achieves the Intent of the Element for All Applicable 'Acceptable Solutions' <i>or will achieve</i>	Required Basis of the Planning Assessment			Notes
			Acceptable Solutions		Performance Principle	
			Complies With All Applicable 'Acceptable Solutions' <i>or will comply</i>	Achieves the Intent of the Element <i>(or will achieve)</i>		
				<i>For one or more applicable 'acceptable solutions' the solution is not fully met. A <u>variation</u> of the solution is provided and justified.</i>	<i>An Alternative Solution is Developed and Presented</i>	
Location	Yes		✓			N/A
Siting and Design of Development	Yes		✓			
Vehicular Access	Yes		✓			
Water	Yes		✓			

Bushfire Protection Criteria - Element 1- Location

Intent: To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.

Performance Principle P1 (to be complied with to meet the intent and used to develop alternative solutions): The intent may be achieved where the strategic planning proposal, subdivision or development application is located in an area where the bushfire hazard assessment is or will, on completion, be moderate or low **OR** a BAL-29 or below applies **AND** the risk can be managed. For unavoidable development in areas where BAL-40 or BAL-FZ applies, demonstrating that the risk can be managed to the satisfaction of DFES and the decision-maker.

Acceptable Solution	Further Explanation	Compliance	Assessment Statements
<p>A1.1 Development Location</p> <p>The strategic planning proposal, subdivision and development application is located in an area where the bushfire hazard assessment is or will, on completion, be moderate or low;</p> <p>OR</p> <p>Be subject to BAL-29 or below;</p> <p>AND</p> <p>the risk can be managed.</p>	<p>Land is most suitable for land use intensification where hazard levels are low. Where there is an extreme bushfire hazard level or requirements for use of BAL-40 or BAL-FZ construction standards, the land is not considered suitable for development unless it meets the definition of minor or unavoidable development.</p> <p>Minor development requires local government planning approval. Unavoidable development requires demonstrating that risk can be managed to the satisfaction of DFES, WAPC and local government.</p>	<p>Will Fully Comply with the Acceptable Solution</p>	<p>The proposed subdivision is located within a designated bushfire prone area. By implementing the positioning and vegetation management measures identified in this Plan the proposed subdivision can meet the acceptable solution of being subject to BAL-29 or below and result in the bushfire risk being able to be managed. It does not require the use of BAL-40 or BAL-FZ construction standards.</p>

Bushfire Protection Criteria - Element 2 - Siting and Design of Development

Intent: To ensure that the siting and design of development minimises the level of bushfire impact (*note: not related to construction standards to apply*).

Performance Principle P2 (to be complied with to meet the intent and used to develop alternative solutions): The intent may be achieved where the siting and design of the strategic planning proposal, subdivision or development application, including roads, paths and landscaping, is appropriate to the level of bushfire risk that applies to the site. That it incorporates a defensible space and significantly reduces the heat intensities at the building surface thereby minimising the bushfire risk to people, property and infrastructure, including compliance with AS3959 if appropriate.

Acceptable Solution	Further Explanation	Compliance	Assessment Statements
<p>A2.1 Asset Protection Zone (APZ)</p> <p>Every habitable building is surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the following requirements:</p> <p>Width: Measured from any external wall or supporting post or column of the proposed building, and of sufficient size to ensure the potential radiant heat impact of a bushfire does not exceed 29 kW/m² (BAL-29) in all circumstances.</p> <p>Location: The APZ should be contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot/s will be managed in a low-fuel state on an ongoing basis, in perpetuity.</p> <p>Management: The APZ is managed in accordance with the requirements of 'Standards for Asset Protection Zones' ('Guidelines' Appendix 4, Element 2 Schedule 1). Also, refer to Appendix 3 and 4 of this Plan/Report.</p>	<p>The APZ is an area surrounding a building that is managed to reduce the bushfire hazard to an acceptable level by reducing fuel loads (predominantly combustible vegetation).</p> <p>The required width of the APZ varies with the vegetation impacting the site and ground slopes.</p> <p>The APZ is to include a defensible space (minimum 3m width) – an area adjoining the asset in which vegetation is kept to an absolute minimum and free from combustible items and obstructions – to facilitate fire fighting operations.</p> <p>Where the loss of vegetation is not acceptable or causes conflict with landscape and environmental objectives, then the development may need to be modified.</p>	<p>Will Fully Comply with the Acceptable Solution</p>	<p>The proposed subdivision meets the acceptable solution by:</p> <ul style="list-style-type: none"> • Being able to establish an APZ of the required dimensions (as determined by the classified vegetation impacting the Site and the relevant ground slopes) within the lot/s boundary; and • The landowner/s having the responsibility of implementing the requirements of the 'Standards for APZ's' and continuing to manage the APZ to the required specifications, maintaining it in a low fuel state.

Bushfire Protection Criteria - Element 3 - Vehicular Access

Intent: To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.

Performance Principle P3 (to be complied with to meet the intent and used to develop alternative solutions): The intent may be achieved where the internal layout, design and construction of public and private vehicular access and egress in the subdivision /development allow emergency and other vehicles to move through it easily and safely at all times.

Acceptable Solution	Further Explanation	Compliance	Assessment Statements
<p>A3.1 Two access routes Two different vehicular access routes are provided, both of which connect to the public road network, provide safe access and egress to two different destinations and are available to all residents and the public at all times and under all weather conditions.</p>	<p>This is to apply to access routes leading into a subdivision as well as those within a subdivision. All access should accommodate type 3.4 fire appliances (4WD 7t chassis). Two-way access should be provided as a public road, however, where a public road cannot be provided (and this will need to be demonstrated by the proponent providing justification), an emergency access way may be considered.</p>	<p>Will Fully Comply with the Acceptable Solution</p>	<p>Jurien Road and the development of an internal road network provides safe access and egress to two different destinations. As sealed public roads, they will be available to all residents and the public at all times and under all weather conditions.</p>

Bushfire Protection Criteria - Element 3 - Vehicular Access (continued)

Intent: To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.

Performance Principle P3 (to be complied with to meet the intent and used to develop alternative solutions): The intent may be achieved where the internal layout, design and construction of public and private vehicular access and egress in the subdivision /development allow emergency and other vehicles to move through it easily and safely at all times.

Acceptable Solution	Further Explanation	Compliance	Assessment Statements
<p>A3.2 Public Road Minimum trafficable surface of 6m. Constructed to meet the technical requirements stated in Appendix 5.</p>	<p>In special circumstances, where ≤ 8 lots serviced, a minimum 4m trafficable surface for a maximum of 90 might be approved.</p>	<p>Will Fully Comply with the Acceptable Solution</p>	<p>All public roads will be designed and constructed to comply with the technical requirements of the Guidelines and Local Government requirements, See appendix 5.</p>
<p>A3.3 Cul-de-sacs - (includes dead-end roads). A maximum length of 200m with a 17.5m turnaround. 600m length if cul-de-sacs services ≤ 8 lots and is joined to another cul-de-sac by an emergency access way of < 600m). Constructed to meet the technical requirements stated in Appendix 5.</p>	<p>Should be avoided in bushfire prone areas as they do not provide access/egress in different directions. Where no alternative exists this will need to be demonstrated by the proponent including if the lot layout already exists. Cul-de-sac is to connect to a public road.</p>	<p>N/A</p>	
<p>A3.4 Battle-axe Maximum length 600m, minimum width 6m, passing bays @ 200m, turnaround area @ 500m and at house site. Constructed to a minimum of private driveway standards. Constructed to meet the technical requirements stated in Appendix 5.</p>	<p>Should be avoided in bushfire prone areas If no alternative exists this will need to be demonstrated by the proponent.</p>	<p>N/A</p>	

Bushfire Protection Criteria - Element 3 - Vehicular Access (continued)

Acceptable Solutions	Further Explanation	Compliance	Assessment Statements
<p>A3.5 Private Driveways Are required where a house is >50m from a public road. Passing bays @ 200m, turnaround area @ 500m and within 50m of house. Bridges/culverts to support 15t. All weather surface. Constructed to meet the technical requirements stated in Appendix 5.</p>		Will Fully Comply with the Acceptable Solution	If private driveways and access ways are to be >50m in length they will be required to be designed and constructed to the technical requirements of the Guidelines. This is the landowner's responsibility.
<p>A3.6 Emergency Access Way Provided as a right of way or public access easement in gross (maximum length of 600m) to ensure accessibility to the public and fire services in emergencies. It should comply with minimum standards for a public road and be signposted. Constructed to meet the technical requirements stated in Appendix 5.</p>	An access way that does not provide through access to a public road is to be avoided in bushfire prone areas. Where no alternative exists this will need to be demonstrated by the proponent. It is to be provided as an alternative link to a public road during emergencies.	N/A	
<p>A3.7 Fire Service Access Routes - (perimeter roads) Provided as rights of way or public access easements in gross; all weather surface and allow for two-way traffic; dead-end roads not permitted; turnarounds every 500m; less than 600m to a public road and be signposted. Constructed to meet the technical requirements stated in Appendix 5.</p>	Fire service access routes should be established to separate bushfire prone areas from developed areas and to provide access within and around the edge of the subdivisions and related development. To be used during bushfire suppression operations and prevention work.	Will Fully Comply with the Acceptable Solution	A Fire Service Access routes or strategic firebreak is proposed to continue around the western and northern boundaries of the subdivision. It is designed to link into the proposed public road network. This will be constructed to meet the requirements of the Guidelines.
<p>A3.8 Firebreak Width Lots greater than 0.5 hectares must have an internal perimeter firebreak of a minimum width of three metres or to the level prescribed in the local firebreak notice issued by the local government.</p>		Will Fully Comply with the Acceptable Solution	The proposed lots will comply with the requirements of the local government annual firebreak notice issued under s33 of the Bush Fires Act 1954.

Bushfire Protection Criteria - Element 4 – Water

Intent: To ensure water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire.

Performance Principal P4 (to be complied with to meet the intent and used to develop alternative solutions): The intent may be achieved where the subdivision, development or land use is provided with a permanent and secure supply that is sufficient for firefighting purposes.

Acceptable Solution	Further Explanation	Compliance	Assessment Statements
<p>A4.1 Reticulated Areas The subdivision, development or land use is provided with a reticulated water supply, in accordance with the specifications of the relevant water supply authority and DFES. Constructed to meet the technical requirements stated in Appendix 6.</p>	<p>The Water Corporations 'No 63 Water Reticulation Standard' is deemed to be the baseline criterion for developments and should be applied unless local water supply authorities' conditions apply. Additionally, any local government variation must be met (s8.4).</p>	N/A	<p>A reticulated water supply is not currently available to the site. The closest hydrant is within the Jurien Bay townsite ~30km west of the subject site.</p>
<p>A4.2 Non-Reticulated Areas Water tanks for firefighting purposes with a hydrant or standpipe are provided. Minimum of 50,000l/tank; minimum 1 tank/25 lots (or part thereof); house ≤2km from a tank; 20min turnaround time for 2.4 appliance; hardstand area suitable for 3.4 appliance within 3m of tank Must meet the technical requirements stated in Appendix 6. Any local government variation must also be met (s8.4).</p>	<p>The specification of the requirements for the proposal being assessed will be set by the water supply authority and DFES. A procedure must be in place to ensure that water tanks are maintained at or above the designated capacity at all times, including home tanks on single lots. This could be in the form of an agreement with the local government and the fire service. Water tanks and associated facilities are vested in the relevant local government</p>	Will Fully Comply with the Acceptable Solution	<p>2 x 50,000 litre water tanks for firefighting purposes will be provided and will comply with the technical requirements such as couplings and hardstand access.</p> <p>The proposed lots will each have installed a minimum of 10,000 litres of stored water for firefighting purposes and meet the technical requirements including access and couplings.</p>
<p>A4.3 Non-reticulated Areas (Individual Lots) Single lots above 500 m² need a dedicated static water supply on the lot that has the effective capacity of 10,000 litres. Must meet the technical requirements stated in Appendix 6.</p>	<p>A4.3 is only for use if creating one additional lot and cannot be applied cumulatively.</p>	N/A	

7.2 Location of Buildings and Applicable BAL's

Future buildings on the proposed lots are to be located in areas where an appropriate Bushfire Attack Level rating can be achieved and where minimal removal of valuable existing native vegetation is required to achieve this rating. The intent is to have the subject land of this Proposal located in an area where the bushfire hazard level is, or will on completion, be moderate or low or be subject to a maximum Bushfire Attack Level of BAL-29.

The proposed subdivision is unlikely to be approved if the indicative BAL rating for future buildings on any proposed lots is either BAL-40 or BAL-FZ as it is unacceptable on planning grounds. The exception will be if it meets the definition of unavoidable development ('Guidelines' s5.4 and s5.7). If this applies the appropriate additional assessment and input from the relevant authorities, if required, is included in this Plan.

The proposed subdivision and scheme amendment will result in the proposed lots being able to achieve a BAL-29 or lower depending on the lot location. As such they are located appropriately but the required separation distances from the classified vegetation will need to be maintained. These distances are stated in the next section of this Plan, Section 7.3 'Vegetation Management'.

7.3 Vegetation Management

Ongoing Maintenance of Assessed Vegetation

1. Where any existing or planned, re-vegetation has been assessed as “low threat” (meeting AS 3959-2009 Section 2.2.3.2 requirements) and excluded from classification then this area will be managed to continue to meet those requirements (refer to Appendix 3) and enable the buildings to retain their determined BAL ratings;
2. Any classified vegetation onsite (i.e. within a subject lot) that has directly contributed to the determined BAL rating for a given building, will be managed such as to not change that vegetation to a higher risk classification; and
3. Where a local government issues an annual firebreak notice under s33 of the Bush Fires Act 1954, this will be complied with.

Bushfire Protection Zones

The *Guidelines for Planning in Bushfire Prone Areas (WAPC v1.1 2017)* set out the requirements to create an Asset Protection Zone (APZ) and a Hazard Separation Zone (HSZ). The aim of these bushfire protection zones is to have a fire of diminishing intensity and flame length as it approaches development. These reduced fuel loads will reduce the intensity of radiant heat onto the buildings, thereby increasing their survivability. This will also be important for firefighter and occupant’s safety during fire suppression activities.

Asset Protection Zone (APZ) – This is to be established, within a subject lot’s boundary such that a building will not be subject to a BAL rating greater than BAL-29. On a lot size where it is possible to achieve, it is to be a minimum width of 20 metres and increased when directed to the width required such that such that a building will not be subject to a BAL rating greater than BAL-29.

The APZ must be maintained as either a non-vegetated area or as low threat vegetation managed in a minimal fuel condition as per AS 3959-2009 s2.2.3.2 (e) and (f). A minimal fuel condition is stated in the standard as meaning “there is insufficient fuel available to significantly increase the severity of the bushfire attack” and being “recognisable as short cropped grass for example to a nominal height of 100mm.”

Hazard Separation Zone (HSZ) - Where the lot size permits, a Hazard Separation Zone (HSZ) should also be established.

Refer to Appendix 3 and Appendix 4 for specific technical requirements.

Establishing the APZ

An Asset Protection Zone (APZ) creating a low fuel area will be required to be incorporated into the landscaping surrounding current and any future buildings on the proposed lots.

The proposed lots have been designed and located to allow building envelopes to be sited in the future in already cleared or disturbed areas limiting the amount of clearing to be undertaken for the establishment of the APZ.

Minimum Vegetation Separation Distances

The minimum separation distance from any classified vegetation, that corresponds to the future building's BAL will be maintained as either a non-vegetated area or as low threat vegetation managed in a minimal fuel condition as per AS 3959-2009 s2.2.3.2 (e) and (f). A minimal fuel condition is stated in the standard as meaning "there is insufficient fuel available to significantly increase the severity of the bushfire attack" and being "recognisable as short cropped grass for example to a nominal height of 100mm." Refer to Appendix 3 of this Plan for further detail. See Table 5.2.2 for separation distances for the applicable vegetation.

Once building locations have been finalised for each lot the BAL-29 APZ will be required to be determined at future planning stages. It is also recognised that the local government issues an annual firebreak notice under s33 of the Bush Fires Act 1954 and this will be complied with.

7.4 Vehicular Access

The intent of the 'Vehicular Access' element of the bushfire protection criteria is "to ensure that the vehicular access/egress servicing a subdivision/development is available and safe during a bushfire event". The performance principle to be met is that "The internal layout, design and construction of public and private roads must allow emergency and other vehicles to move through the subdivision/development easily and safely at all times".

The required outcome is that in the event of a bushfire, personal safety must be able to be maintained when travelling on the access/egress route.

How this Proposal complies with the acceptable solutions for the vehicular access criterion and is stated in Section 7.1 'The Bushfire Protection Criteria – Assess and Demonstrate Compliance'. If additional information is required to further demonstrate compliance and/or present alternative solutions, this is presented below in this Section 7.4 'Vehicular Access'.

Vehicular Access - Acceptable Solution A3.1 - Two Access Routes

Jurien Road provides safe access and egress to two different destinations. As a sealed public road it is available to all residents and the public at all times and under all weather conditions. Internal public road system has allowed for 2 access points onto Jurien Road with loop access available for all proposed lots.

Vehicular Access - Acceptable Solution A3.3 Cul de Sac & Dead-end Roads

All cul de sacs will be <200m in length and will be designed with appropriate turn around for a 3.4 fire appliance.

Vehicular Access - Acceptable Solution A3.4- Private Driveways

All future private driveways that will be >50m in length will be required to be designed and constructed to comply with the technical requirements of the Guidelines including 6m width, turnaround areas new buildings and passing bays if required. See Appendix 5 for further details.

Vehicular Access - Acceptable Solution A3.7- Fire Service Access Ways

A strategic fire break is being installed on the northern and western boundaries of the proposed subdivision to be utilised as a Fire Service Access Way and link into the proposed public road system. The Fire Service Access ways will be compacted limestone tracks with gates and a designed width of 6m. These will also be utilised as bridle trails and walk track for local residents.

7.5 Firefighting Water Supply

The intent is to ensure water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire. This intent may be achieved where the subdivision, development or land use is provided with a permanent and secure supply that is sufficient for firefighting purposes.

A reticulated water supply does not exist for the proposed development. It is proposed to install 2 x 50,000lt emergency water tanks within the subdivision at appropriate locations that allow firefighters to access water in a bushfire incident. The strategic tanks will be located in the Public Open Space lot or on a lot created to become the responsibility of the Shire of Dandaragan.

Additionally, due to the large lot sizes it is proposed to have a 10,000ltr emergency water tank on all lots for use by emergency services. The required water tanks, couplings and access will be installed as per the technical requirements detailed in Appendix 6.

7.6 Building Construction Standards

7.6.1 Future Habitable Buildings on the Subject Site

Building Classes 1, 2, 3 and 10a

The Building Code of Australia (BCA) contains bushfire construction requirements that are applied to residential buildings of Class 1, 2 or 3 and associated Class 10a buildings and decks. These are required by the BCA to be designed and constructed to reduce the risk of ignition from a bushfire, appropriate to the potential for ignition caused by burning embers, radiant heat or flame generated by a bushfire, and the intensity of the bushfire attack on the building - as quantified by the BAL rating for the development site.

The BCA references *AS3959-2009 Construction of buildings in bushfire prone areas* or the *(NASH) Standard – Steel Framed Construction in Bushfire Prone Areas* (for Class 1a and 1b buildings only) as deemed to satisfy solutions that provide one way of complying with the Building Code's bushfire performance requirements.

Note: Higher construction standards can be either applied by a planning authority or presented as a part of an alternative solution in this Plan to enable compliance with the intent of the Bushfire Protection Criteria.

Buildings Classes 4 to 9

The BCA does not require Class 4-9 buildings to meet bushfire performance requirements. However, the responsible planning authority may condition planning approval with the requirement for the building works to be designed and constructed to reduce the risk of ignition from a bushfire - or a proponent might voluntarily adopt this approach.

The required bushfire performance measures will be those necessary to reduce the potential risk of ignition caused by burning embers, radiant heat or flame generated by a bushfire, and the intensity of the bushfire attack on the building - as quantified by the assessed BAL rating for the development site.

These measures would need to be determined by a Fire Engineer (with reference to AS3959-2009), certified in working drawings and approved by the responsible authority.

This Plan has provided achievable (or indicative) BAL's rather than determined BAL's because any future building works actual location is unknown. Once actual building locations have been determined confirmation or reassessment of the BAL may be required prior to the construction of any buildings.

7.6.2 Existing Habitable Buildings on the Subject Site

Building Classes 1, 2, 3 and 10a

Class 1, 2 and 3 buildings and Class 10a associated buildings and decks, constructed prior to the requirement to comply with bushfire performance requirements, do not need to meet these requirements. The *Guidelines for Planning in Bushfire Prone Areas (WAPC v1.1 2017)* state, “The policy measures of SPP 3.7 and these Guidelines are not to be applied retrospectively” (Guidelines s2.2). Further, the WA Building Commission ‘Building in Bushfire Prone Areas’ information note states “Building standards and regulations are generally not retrospective”.

Buildings Classes 4 to 9

Buildings of Class 4 to Class 9 are not required by the Building Code of Australia (BCA) to be constructed to comply with bushfire performance requirements. Although responsible authorities may require it. Retrospectively upgrading buildings to assist in reducing bushfire risk to persons and property is a voluntary choice.

Bushfire Prone Planning Recommendation - As the existing buildings exist in a bushfire prone area and may be subject to a bushfire attack, Bushfire Prone Planning recommends that some degree of upgrading be considered to improve the protection for occupants and the building’s survivability. At a minimum protection from ember attack should be considered (i.e. constructed to the standard required for BAL-12.5).

The existing building on proposed Lot 5 is subject to a BAL rating of BAL-29. As the building was constructed prior to the requirements of AS3959-2009 it is recommended BAL rating be reduced to BAL-19 or BAL-12.5 to reduce the potential radiant heat impacting on the building. See Table 7.6.1 or Table 5.2.2 for details of recommended separation distances.

Table 7.6.1: Existing buildings on site – minimum separation distance to achieve the stated BAL rating.

All Existing Buildings	Classified Vegetation Area				
	1	5	7	-	-
Recommended BAL	BAL-12.5				
Minimum required separation distance (m)	35	31	22	-	-

Important:

1. The area of land representing the above minimum separation distance must be maintained as either a non-vegetated area or as low threat vegetation managed to a minimal fuel condition (i.e. insufficient fuel available to significantly increase the severity of the bushfire attack e.g. short cropped grass to nominal height of 100mm) as per AS 3959-2009 s2.2.3.2. Refer to Appendix 3.
2. It is the responsibility of the landowner to maintain the bushfire protection measures on their property. This includes the vegetation separation distance, the asset protection zone and hazard separation zone (for specifications refer to Appendix 4) and compliance with the local government’s annual firebreak notice issued under s33 of the Bush Fires Act 1954.

8 Compliance Statements - of the Proposal and this Plan

This section of the Plan makes statements with respect to the Proposal's compliance against the components of the WA framework for bushfire risk management. It also states how the content of this BMP satisfies the requirements of SPP 3.7.

The key components of the WA framework for bushfire risk management are summarised in Appendix 1.

8.1 State Planning Policy No. 3.7: Planning in Bushfire Prone Areas

SPP 3.7 Policy Objectives - Proposal Compliance Statement		The Proposal Meets Objectives
s5.1	Avoid any increase in the threat of bushfire to people property and infrastructure	Yes
Implementation of the bushfire risk management measures as set out in this Plan, including meeting the requirements of the bushfire protection criteria; will avoid any increase in the threat of bushfire.		
s5.2	Identify and consider bushfire risks in decision-making at all stages of the planning and development process (to reduce vulnerability to bushfire).	Yes
The bushfire risks have been identified and assessed, as relevant for the stage of this planning submission, using the tools prescribed in <i>SPP 3.7</i> (and the associated document <i>Guidelines for Planning in Bushfire Prone Areas WAPC v1.1 2017</i>). Refer to Section 5 'Assessment of Bushfire Risk'.		
s5.3	Ensure that all stages of planning submissions take into account bushfire protection requirements and include specified bushfire protection methods.	Yes
The bushfire protection requirements and any specified protection methods, relevant for the stage of this planning submission, have been taken into account and presented in Section 7 'Bushfire Risk Management Measures'.		
s5.4	Achieve an appropriate balance between bushfire risk management measures; biodiversity conservation values; environmental protection and biodiversity management; and landscape amenity, with consideration of climate change.	Yes
The components of this objective have been considered along with the requirements set out in the 'Guidelines' s2.3. Identifying and addressing issues relevant for the stage of this planning submission is presented in this Plan in Section 6 'Environmental Considerations'.		

SPP 3.7 Policy Measures – BMP Compliance Statement		This BMP is Compliant
s6.1	Higher order strategic planning documents in bushfire prone areas	Yes
<p>The requirements stated in SPP 3.7 s6.3 include provision of high level consideration of relevant bushfire hazards when identifying or investigating land for future development.</p>		
s6.2	Strategic planning proposals, subdivision and development applications	Yes
<p>Plans relating to land that has or will have a BHL above low and/or where a BAL rating above BAL-Low apply, are to comply with these policy measures. If the proposal has or will on completion have a moderate BHL and/or where BAL-12.5 to BAL-29 applies, it may be considered for approval when the required information is provided and it can be undertaken in accordance with policy measures 6.3, 6.4 or 6.5.</p>		
s6.3	Information to accompany strategic planning proposals	Yes
<p>The requirements stated in SPP 3.7 s6.3 include provision of a Bushfire Hazard Level assessment (or a BAL contour map if lots are known), identify issues arising from the relevant assessment and demonstrate that compliance with the Bushfire Protection Criteria can be achieved in subsequent planning stages. Refer to Section 5 of this Plan.</p>		
s6.4	Information to accompany subdivision applications	Yes
<p>The requirements stated in SPP 3.7 s6.4 include provision of a BAL contour map; (or a BAL assessment if appropriate); identify issues arising from the contour map (or BAL assessment) and an assessment against the bushfire protection criteria. Refer to Section 5 of this Plan.</p>		
s6.5	Information to accompany development applications	N/A
<p></p>		
s6.6	Vulnerable or high risk land uses (subdivision and development applications).	N/A
<p></p>		

SPP 3.7 Policy Measures – BMP Compliance Statement		This BMP is Compliant
s6.7	Strategic planning proposals, subdivision or development applications in areas where an extreme BHL and/or BAL-40 or BAL-FZ applies	N/A
<p>These will not be supported unless the proposal is considered to be</p> <ul style="list-style-type: none"> • Minor development (for specific development applications only, refer to s5.2 5.3) and requiring statements against the items of SPP 3.7 s6.71 (included in Section 7 of this Plan); or • Unavoidable development and requiring statements against the items of SPP 3.7 s6.72 (included in Section 7 of this Plan). 		
s6.8	Advice of State/relevant authority/s for emergency services to be sought	N/A
<p>For all stages of planning proposals, advice from relevant authorities has been sought, considered and is referenced in Section 7 of this Plan where:</p> <ul style="list-style-type: none"> • compliance with SPP 3.7 policy measures is unlikely to be achieved; • additional/alternative measures are proposed; and/or • this application contains unavoidable development or vulnerable or high-risk land uses 		
s6.9	Advice of State/relevant agencies/authorities for environmental protection to be sought	Yes
<p>For all stages of planning proposals, advice from relevant authorities has been sought, considered and is referenced in Section 7 of this Plan where:</p> <ul style="list-style-type: none"> • The clearing of vegetation within protected environmentally sensitive areas is proposed • Substantial clearing of native vegetation is proposed • Development abuts land managed by a State or Federal authority 		
s6.10	Bushfire conditions may be imposed by the decision maker (detailed requirements including modifications and/or conditions)	Yes
<p>WAPC and/or the local government may, as a condition of approval, require that a notification be placed on certificates of title and notice of the notification on the deposited plan advising that the lots are in a designated bushfire prone area and subject to a Bushfire Management Plan. This is noted in Section 9 'Responsibilities for Implementation and Maintenance'.</p>		

8.2 Guidelines for Planning in Bushfire Prone Areas (WAPC v1.1 2017)

The 'Guidelines' are designed to assist in the interpretation of SPP3.7's objectives and policy measures. As such they have been referenced and complied with in compiling this Bushfire Management Plan which is to accompany the planning submission. This Plan contains, as a minimum, the information required as per the 'Guidelines' checklist.

8.3 Bushfire Protection Criteria (WAPC v1.1 2017 'Guidelines')

The proposed land use has been assessed against the bushfire protection criteria. The assessment of the bushfire risk management measures (i.e. those relevant to each element) and the demonstration of how the proposal meets the criteria are presented in Section 7.1 of this Plan - 'Bushfire Protection Criteria - Assess and Demonstrate Compliance'.

Where the proposal has not been able to fully meet an acceptable solution for a given element or an alternative solution is proposed, then the appropriate sub section of Section 7 'Bushfire Risk Management Measures', demonstrates how the Proposal will comply with the performance principle and the intent of that element. Any required advice and recommendations from DFES and other referral authorities will be included.

8.4 Local Variations to Bushfire Protection Criteria

Are there any endorsed local variations to the bushfire protection criteria (e.g. through a local planning policy) that are to apply to the proposed land use and therefore addressed in Section 7 'Bushfire Risk Management Measures' of this Plan?	No
Does the proposal satisfy the local variations to the bushfire protection criteria?	N/A

8.5 WA Building Act 2011

Relevant regulations associated with the Act are the *Building Regulations 2012* and the *Building Amendment Regulations (No 3) 2015*. The legislation adopts the Building Code of Australia as the minimum technical requirement for the design and construction of buildings and certain other structures in WA and prescribes applicable building standards for certain classes of buildings located in areas designated by the Fire and Emergency Services Commissioner as bushfire prone areas (identified on the Map of Bushfire Prone Areas).

Is this land use proposal at a planning stage at which lot layout is known and construction of buildings (any class) is being proposed?	No
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If the response is 'No', then this Proposal is at a planning stage where specific compliance with the Building Act 2011 is not required – rather it will apply at future planning stages. However, if a BAL Contour Map and/or BAL assessment has been provided as part of this Plan, they can apply and may be able to be used for any future planning application (at the applicable planning stage involving construction of buildings).

This Proposal is for a planning stage that does not yet require compliance with the *WA Building Act 2011*. However, the obligation for future buildings to be constructed to the standard corresponding to the determined bushfire attack levels is noted in Section 9 of this Plan 'Responsibilities for Implementation and Maintenance'.

8.6 AS 3959 Construction of Buildings in Bushfire Prone Areas (2009 as amended)

This Proposal complies with the methodology set out in AS 3959 to classify vegetation that is a bushfire threat and to calculate the bushfire attack levels presented as a BAL Contour Map and/or a BAL assessment in Section 5 of this Plan 'Assessment of Bushfire Risk'.

For the construction of any Class 1, 2, 3 buildings and associated Class 10a buildings and decks, this land use proposal will comply with the construction requirements, set out in AS 3959, that correspond to the determined bushfire attack level/s for the subject site. This obligation is stated in Section 9 of this Plan 'Responsibilities for Implementation and Maintenance'.

8.7 Local Government Firebreak Notice

This Proposal complies with the requirements of the relevant local government notice by stating the landowner's obligations in Section 9 of this Plan 'Responsibilities for Implementation and Maintenance.' Additionally, the obligation is noted in Section 7.3 'Vegetation Management'.

9 Responsibilities for Implementation & Maintenance

This section sets out the responsibilities of landowners/proponents (including future landowners), builders and local government in relation to the implementation and maintenance of the requirements of SPP 3.7 and the 'Guidelines'.

9.1 Landowner / Proponent Responsibilities (and those acting on their behalf)

Implementation

- Ensure anyone listed as having responsibility under the Plan has endorsed it and is provided with a copy for their information. This includes the landowners/proponents, local government and any other authorities or referral agencies ('Guidelines' s4.6.3).
- Construction of public roads and cul-de-sacs must comply with the standards (Appendix 5 'Vehicular Access').
- Construction of fire service access routes and associated signs and gates must comply with the standards (Appendix 5 'Vehicular Access').
- Construction of private driveways must comply with the standards (Appendix 5 'Vehicular Access').
- For a non-reticulated water supply, ensure that the emergency water supply structure for firefighting purposes (tanks, couplings and access) is constructed to comply with the standards (s7.5 'Fire Fighting Water Supply' and Appendix 6 'Water') or to the standard set out by the relevant local government.
- A procedure must be in place to ensure that the emergency water supply tanks are maintained at or above designated capacity, including home tanks on single lots, at all times ('Guidelines Appendix 4 'Bushfire Protection Criteria').
- Implement the low fuel Asset Protection Zone (APZ) as per s7.3 'Vegetation Management' and Appendix 4 'APZ and HSZ'.
- Before any of the subject lots are sold, each individual lot is to be compliant with the local government's annual firebreak notice (referenced in this Plan s7.3 'Vegetation Management' and Appendix 4 'APZ').

- Ensure all future buildings the landowner/proponent has responsibility for, are designed and constructed in full compliance with the requirements of the WA Building Act 2011 and the referenced Building Code of Australia (BCA), and with any identified additional requirements of the relevant local government. This should include due consideration of constructing any Class 4-9 buildings to the standard corresponding to their determined BAL even though not required by the BCA.

For any Class 1, 2, or 3 buildings and associated Class 10a buildings or decks this will include compliance with AS 3959-2009 *Construction of Buildings in Bushfire Prone Areas* (2009 as amended) and/or the National Association of Steel Housing – (NASH) *Standard – Steel Framed Construction in Bushfire Prone Areas*, whereby construction standards corresponding to the assessed BAL will be applied (Appendix 2 ‘Bushfire Risk Assessment – Methodology Explained’).

Deposited Plan and Certificate of Title – Potential Obligation

The WAPC may condition a subdivision application approval with a requirement for the landowner / proponent to place a notification onto the certificate(s) of title and a notice of the notification onto the diagram or plan of survey (deposited plan). This will be done pursuant to Section 165 of the Planning and Development Act 2005 (‘Hazard etc. affecting land, notating titles as to:’) and applies to lots with a determined BAL rating of BAL-12.5 or above.

The notification will be required to state: ‘This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land’.

Maintaining Compliance

- Current and future landowners/proponents must continue to apply the bushfire management measures set out in this Plan. They must inform any builders (of future structures on a Lot) of the existence of the Plan and the responsibilities it contains.
- The landowner/proponent is responsible for the ongoing review and implementation of the Bushfire Management Plan to ensure that the bushfire risk management measures remain effective. Bushfire plans do not expire and should be seen as a ‘living document’. They may require updating in certain circumstances, including (but not limited to) if site conditions change, if further details are required at subsequent stages of the planning process or to reflect new technologies or methodologies in best practice bushfire risk management (‘Guidelines’ s4.6.4 and s4.6.5).
- Respond to and comply with fire protection or hazard management notices issued by the local government. This includes compliance with the Shire of Dandaragan Annual Fire Break Notice (the current requirements can be found on the Shire of Dandaragan website), issued under s33

of the Bush Fires Act 1954 as directed by the 'Guidelines' s6.1 and referenced in this Plan s7.3 'Vegetation Management', s8.7 'Local Government Firebreak Notice' and Appendix 4 'APZ'.

- Maintain the low fuel Asset Protection Zone (APZ) within the Lot boundary as per s7.2 'Vegetation Management' and Appendix 4 'APZ'.
- The stated minimum separation distance from any classified vegetation, that corresponds to a particular lot's assessed BAL, must be maintained as either a non-vegetated area or as low threat vegetation managed in a minimal fuel condition as per AS 3959-2009 s2.2.3.2 (e) and (f). A minimal fuel condition is stated in the standard as meaning "there is insufficient fuel available to significantly increase the severity of the bushfire attack" and being "recognisable as short cropped grass for example to a nominal height of 100mm." Refer to Appendix 3 of this Plan for further detail.
- Where any existing or planned re-vegetation has been assessed as "low threat" (meeting AS 3959-2009 Section 2.2.3.2 requirements) and excluded from classification then this area will be managed to continue to meet those requirements and enable the buildings to retain their determined BAL ratings.
- The landowner/occupier has responsibility for the emergency water supply tank on a single lot for the purposes of firefighting. They must ensure that the tank is maintained in good condition and has the specified couplings. A procedure must be in place to ensure that water tanks are maintained at or above designated capacity at all times (refer to s7.5 'Fire Fighting Water Supplies' and Appendix 6 'Water')
- For the emergency water supply tank/s that have been installed to service multiple lots, be aware of the arrangement that is in place regarding who has the responsibility for maintaining the emergency water supply tank at or above designated capacity at all times. This could be in the form of an agreement with the local government and the fire service. Check that this is being complied with (refer to s7.5 'Fire Fighting Water Supplies' and Appendix 6 'Water').

9.2 Builder Responsibilities

The builder (generally named on the building permit) is responsible for ensuring that the building or incidental structure to which a building permit applies is, on completion, compliant with the Building Code of Australia (BCA).

For Classes 1a, 1b, 2, 3 and associated 10a buildings or decks located in a designated bushfire prone area, compliance with the BCA requires that these buildings are constructed to the requirements corresponding to their bushfire attack level rating.

The construction standards for Class 1a and 1b buildings are contained in:

- *AS 3959 - 2009 Construction of buildings in bushfire prone areas; or*
- *National Association of Steel Housing – (NASH) Standard – Steel Framed Construction in Bushfire Prone Areas.*

The construction standards for Classes 2, 3 and associated 10a buildings or decks are contained in:

- *AS 3959 - 2009 Construction of buildings in bushfire prone areas.*

The building/s must also comply with any additional local government requirements.

For any Class 4-9 buildings the builder must comply with any construction requirements that are additional to those contained in the BCA. Of particular issue is any requirement, made by the relevant local government or the owner, to construct to the standard corresponding to the determined BAL for proposed buildings.

9.3 Local Government Responsibilities

Implementation

- Provide advice where the clearing of locally significant vegetation is proposed.
- Register this Bushfire Management Plan and keep a record of the sites referred to for the purpose of identify servicing and infrastructure gaps. ('Guidelines' s4.6.4).
- Refer proposals that have significant environmental implications to the Environmental Protection Authority; and proposals abutting Department of Parks and Wildlife (DPAW) managed land to DPAW; and proposals abutting waterways or which have other water resource implications to the Department of Water.

Maintaining Compliance

- Develop and maintain district bushfire fighting services and facilities.
- Monitor landowner compliance with the annual firebreak notice issued under s33 of the Bush Fires Act 1954.
- For firefighting water tanks and associated facilities vested in the relevant local government a procedure must be in place to ensure that water tanks are maintained in good operational condition and at or above designated capacity at all times. This could be in the form of an agreement with the fire service ('Guidelines' Appendix 4, this Plan s7.5 'Fire Fighting Water Supply').

On land vested in their control, the local government must give due consideration to future actions, that have the potential of changing the BAL ratings an existing habitable building (or existing BAL assessed development site) will be subject to. These actions include:

1. *Any planned revegetation of an area; and/or*
2. *The reduction of any vegetation management over an area that has in the past and is currently, actively managed to a minimal fuel condition and it would be a most reasonable expectation that it would continue to be managed this way.*

Specifically, the local government should:

1. *In revegetating an area/s, give due consideration to how it would be assessed from a bushfire perspective (as per AS 3959-2009). The intent must be to not increase the current BAL rating of an existing neighbouring habitable building (or assessed development site). Important considerations include awareness of existing classifiable vegetation in the area, the new plant species proposed to be used and the landscaping design.*
2. *Continue to manage vegetation areas to a minimum fuel condition if, in aa existing Bushfire Attack Level assessment, they have been assessed as low threat vegetation. But only if:*
 - a. *The vegetation area has been correctly excluded from classification as per AS 3959-2009 s2.2.3.2 (f); and*
 - b. *If the vegetation area was to be no longer managed, this would result in the neighbouring existing habitable building (or assessed development site) being subject to a higher BAL rating.*

10 Appendices – Advisory Information Only

Appendix 1

The WA Framework for Bushfire Risk Management

This section of the Bushfire Management Plan sets out the applicable legislation, regulations, policies, guidelines, documents, and associated bushfire risk assessments that a Bushfire Management Plan will need to reference and where applicable, comply with. Statements of compliance against these requirements, as required by the 'Guidelines', are presented in Section 8 of this Plan.

The state government of WA has committed to addressing bushfire through the implementation of a risk-based system of land-use planning and development that aims to reduce the risk of bushfire. The legislative means of facilitating this is through the **Planning and Development Act 2005** and its interaction with the **Fire and Emergency Services Act 1998** and the **Building Act 2011**.

Planning and Development (Local Planning Schemes) Amendment Regulations 2015

These regulations are given effect under the **Planning and Development Act 2005**. The *Planning and Development (Local Planning Schemes) Regulations 2015* are amended to introduce 'Schedule 2 Part 10A 'Bushfire Risk Management' which establishes the *deemed provisions relating to bushfire risk management*.

"The deemed provisions relating to bushfire risk management work with the State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7) and Guidelines for Planning in Bushfire Prone Areas (Guidelines); Map of Bushfire Prone Areas; Building Regulations 2012 and Building Code of Australia to guide planning and development proposals in bushfire prone areas to ensure bushfire risk is properly managed.

The deemed provisions provide a mechanism to require a development approval, and through this the application of SPP 3.7 and the Guidelines, to development on sites where BAL-40 or BAL-Flame Zone (FZ) applies. SPP 3.7 sets out the planning hierarchy and the information required at each stage of the planning process whilst the Guidelines provide information on how SPP 3.7 should be implemented" (source: WAPC Planning Bulletin 111/2015 Planning in Bushfire Prone Areas).

The **deemed bushfire provisions**:

- Only apply to development that is proposed on a site in a designated bushfire prone area.
- Override any existing local planning scheme provisions relating to bushfire, including any inconsistent provisions, apart from special control areas.
- Are in addition to any provisions relating to development in a bushfire prone area that apply to a special control area.
- Can be supplemented by a local planning scheme (by implementing a special control area) but not varied or exempted.
- Are applied and work through the following legislation, regulations, policies, guidelines, and documents – each of which this Bushfire Management Plan will address.

Map of Bushfire Prone Areas

The Map of Bushfire Prone Areas identifies land that has been designated as being bushfire prone by the Fire and Emergency Services Commissioner under the *Fire and Emergency Services (Bushfire Prone Areas) Order 2015* as part of the ***Fire and Emergency Services Act 1998***.

Designation as a bushfire prone area (highlighted as pink on the map) reflects the potential of bushfire to affect that site. It acts as a mechanism for initiating further assessment in the planning and building process. This can involve bushfire risk assessment and management measures being required in planning submissions and activation of the bushfire construction requirements of the Building Code of Australia.

State Planning Policy No. 3.7: Planning in Bushfire Prone Areas (SPP 3.7)

This policy is made under the ***Planning and Development Act 2005*** and provides the foundation for land use planning to address bushfire risk management in Western Australia.

SPP 3.7 applies to every stage of the planning process (i.e. all higher order strategic planning documents; strategic planning proposals; subdivision and development applications) in designated bushfire prone areas. It also applies to an area not yet designated as bushfire prone but is proposed to be developed in a way that introduces a bushfire hazard (*Guidelines for Planning in Bushfire Prone Areas WAPC v1.1 2017 s3.2.2*).

The objectives of this policy are to:

- Ensure that all stages of land use planning (higher order strategic planning documents; strategic planning proposals; subdivision and development applications) identify and consider bushfire risk and apply specified bushfire protection measures; and
- To have an outcome that will avoid any increase in the threat of bushfire to people, property and infrastructure, preserve life and achieve an appropriate balance between bushfire risk management measures and all environmental conservation aspects.

Policy measures to achieve the objectives are defined and:

- They vary according to the type and scale of the planning proposal and stage of the development process;
- They set out the information to be prepared for each type of proposal; and
- They refer to the *Guidelines for Planning in Bushfire Prone Areas (WAPC v1.1 2017)* as supporting this policy and providing the procedural detail for assessment and presentation of the required information.

Guidelines for Planning in Bushfire Prone Areas (WAPC v1.1 2017)

These Guidelines are designed to supplement and assist in the interpretation of SPP3.7's objectives and policy measures. They provide advice on how bushfire risk is to be addressed when planning, designing or assessing a planning proposal.

As an endorsed standard (by the Office of Bushfire Risk Management), these Guidelines, in conjunction with SPP 3.7, are the predominant documents in the State for use by decision making authorities and referral agencies, during the consideration of strategic planning proposals, subdivisions and development applications.

The Guidelines set out the interrelationships between, and requirements for, various assessment tools used to assess risk in the planning context, as prescribed by SPP 3.7. These include:

- A Bushfire Hazard Level assessment;
- A Bushfire Attack Level (BAL) Contour Map;
- A Bushfire Attack Level (BAL) assessment;
- The Bushfire Protection Criteria; and
- A Bushfire Management Plan

The 'Guidelines' reference the Bushfire Attack Level descriptions and assessment methodologies that are defined in AS 3959.

Bushfire Protection Criteria

The bushfire protection criteria (set out in the 'Guidelines Appendix 4) are a performance based system of assessing bushfire risk management measures. An assessment against the criteria is to be undertaken for any strategic planning proposal, subdivision and development application for a site that has or will on completion, have a bushfire hazard level above 'Low or a BAL rating above BAL-LOW.

The protection criteria consist of four elements: Location; Siting and Design of Development; Vehicular Access; and Water.

Each element has three components: Intent; Acceptable Solutions; and a Performance Principle. How to apply the Criteria is set out in the 'Guidelines' s4.5.2.

Local Variations to Bushfire Protection Criteria

Local governments may seek to add or to modify the acceptable solutions to recognise special local or regional circumstances (e.g. topography / vegetation / climate which reinforce the intent of a particular bushfire protection element and apply across a defined locality.

These endorsed (by WAPC and DFES) variations will be in the form of a local planning scheme amendment /provision or special control area. Currently they may be in the form of a local planning policy.

WA Building Regulations 2012

These regulations exist under the **WA Building Act 2011** and adopt the **Building Code of Australia** as the minimum technical requirements for the design and construction of buildings and certain other structures in WA.

Most development in WA requires a building permit before construction can commence. This process typically occurs after the planning process.

The Regulations include the **Building Amendment Regulations (No.3) 2015** that prescribe applicable building standards for buildings located in areas designated by the Fire and Emergency Services Commissioner as bushfire prone areas (identified on the Map of Bushfire Prone Areas).

Building Code of Australia (BCA)

The BCA provides minimum technical requirements for the construction of buildings. These are presented as Volumes One and Two of the National Construction Code series.

The BCA requires an assessment of the potential intensity of bushfire attack for specific classes of residential buildings located in designated bushfire prone areas (Classes 1a, 1b, 2, 3 and associated 10a buildings or decks).

The BCA requires that these buildings are constructed to the requirements corresponding to their bushfire attack level rating.

Compliance with BCA bushfire requirements for Class 1a and 1b buildings in designated bushfire prone areas can be demonstrated by compliance with:

- a. Australian Standard *AS 3959 Construction of buildings in bushfire prone areas; or*
- b. National Association of Steel Housing – *(NASH) Standard – Steel Framed Construction in Bushfire Prone Areas.*

Compliance with BCA bushfire requirements for Classes 2, 3 and associated 10a buildings or decks in designated bushfire prone areas can be demonstrated by compliance with:

- a. Australian Standard *AS 3959 Construction of buildings in bushfire prone areas.*

AS 3959 Construction of Buildings in Bushfire Prone Areas (2009 as amended)

The objective of this Standard is to prescribe construction details for buildings to reduce the risk of ignition from a bushfire, appropriate to the:

- a) Potential for ignition caused by embers, radiant heat or flame generated by a bushfire; and
- b) Intensity of the bushfire attack on the building.

To achieve this, the Standard defines six categories of Bushfire Attack Level (BAL), details their assessment methodology and specifies constructions standards corresponding to each.

Western Australia Bush Fires Act 1954 (as amended)

‘An Act to make better provision for diminishing the dangers resulting from bush fires, for the prevention, control and extinguishment of bush fires’. Matters addressed in the Act include prohibited burning times, total fire bans, bushfire control and extinguishment

The Act sets out the authority given to local government which enables them to:

- Control and extinguish bushfires
- Establish and maintain Bushfire Brigades
- Require landowners and/or occupiers to install and maintain firebreaks to their required specifications
- Require landowners and/or occupiers manage bushfire fuel loads upon the land to their required specifications

The applicable document is the annually issued **Firebreak Notice** published by the relevant local government that sets out the obligations for landowners and/or occupiers.

Other Applicable Local Government Documents

These may include:

- Local planning scheme provisions.
- Local planning strategy references to bushfire risk management.
- Local planning strategy references to environment.
- Applicable structure plans
- Special control area provisions
- Previous planning approvals

Other Documents

These may include:

- Any existing Bushfire Management Plan, Bushfire Hazard Level assessment or BAL assessment prepared over the site.
- Relevant landscaping plans applicable to the subject site.

Appendix 2

Bushfire Risk Assessment – Understanding the Methodology

In SPP 3.7 ‘bushfire risk’ is defined as “the chance of a bushfire igniting, spreading and causing damage to people, property and infrastructure.”

“Before a strategic planning proposal, subdivision or development application can be considered, it is necessary to understand the extent of the bushfire hazard and its potential to affect people, property and infrastructure. An assessment of bushfire risk is a key component of deciding whether a strategic planning proposal, subdivision or development application should be approved in an area with a potential bushfire threat (from the ‘Guidelines’).”

Policy measures in *SPP 3.7* (and the associated document *Guidelines for Planning in Bushfire Prone Areas WAPC v1.1 2017*) prescribe the various assessment tools to be used to assess bushfire risk in the planning context. These are:

- Bushfire Hazard Level assessment;
- Bushfire Attack Level (BAL) Contour Map;
- Bushfire Attack Level (BAL) assessment;
- Bushfire protection criteria; and
- Bushfire Management Plan

The intent of this Appendix ‘Bushfire Risk Assessment – Understanding the Methodology’ is to provide an overview of the methodology used in assessing the Bushfire Hazard Level and the Bushfire Attack Level.

Bushfire Hazard Level Assessment Methodology

Used at a strategic planning level, this methodology rates bushfire hazards into three potential categories of low, moderate and extreme by considering the following characteristics:

- Vegetation types and areas
- Effective ground slope under the vegetation threat
- Existing land use on and around the area being assessed
- Prevailing climatic conditions when appropriate

These results are presented as a Bushfire Hazard Level Map.

Bushfire Attack Level Assessment Methodology

The Australian Standard AS 3959-2009 *Construction of Buildings in Bushfire Prone Areas* defines a Bushfire Attack Level (BAL) as:

“A means of measuring the severity of a building’s potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and is the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire.”

AS 3959-2009 defines six categories of Bushfire Attack Level (BAL) (AS 3959 Appendix G); provides the assessment methodology (AS 3959 s2 and Appendix B); and specifies constructions standards corresponding to each BAL (AS 3959 s3 Table 3.1). The BAL’s and corresponding descriptions of the predicted levels of exposure and heat flux exposure thresholds are contained in the table on the following page.

AS 3959-2009 provides two methods to calculate Bushfire Attack Levels:

1. Method 1 - a simplified procedure that involves five procedural steps to determine the BAL. It is subject to some limitations of the circumstances in which it can be used.
2. Method 2 - a detailed procedure using calculations to determine BALs where a more specific result is sought or site conditions are outside the scope of Method 1. In particular, the use of Method 2 is to apply if the effective slope under the classified vegetation is greater than 20⁰ down slope (and no more than 30⁰ down slope) and the slope of the land between the site and the classified vegetation is no more than 20⁰ regardless of slope type.

Method 1 – Summarised Procedure

- Determination of the area to be assessed
- Determine predominant vegetation type(s) within 100 metres of the site and classify
- Determination of distance of the site, building or building envelop from the classified vegetation type(s)
- Determination of the effective slope under the classified vegetation type(s)
- Determination of BAL’s - Forest Fire Danger Index (FFDI) of 80 is used for WA

Separation Distance: *The distance from a subject site (or building) to a specific area of classified vegetation (i.e. the bushfire threat) is labelled in the tables of this Plan as a separation distance. This distance is measured to a point in the vegetation area represented by the “edge of the vegetation” as per AS 3959 -2009 s2.2.4 and the “base of the bushfire prone vegetation (not the canopy)” as per the BAL Assessment [Basic] Factsheet Version 1 December 2015 WAPC. The exact point of measurement is then decided by the assessor on the basis of the fuel structure and expected fire behaviour. If a precautionary approach is considered appropriate to a given situation the measurement will be taken at the canopy line.*

Bushfire Attack Level Definitions and Corresponding Sections Specifying Construction Requirements (Source: AS 3959-2009, Appendix G and Table 3.1)

Bushfire Attack Level (BAL)	Description of Predicted Bushfire Attack and Levels of Heat Flux Exposure	Construction Section of AS 3959
BAL - LOW	There is insufficient risk to warrant specific construction requirements but there is still some risk.	4
BAL - 12.5	There is risk of ember attack. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m ²	3 and 5
BAL - 19	There is a risk of ember attack and burning debris ignited by wind borne embers and a likelihood of exposure to radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m ²	3 and 6
BAL - 29	There is an increased risk of ember attack and burning debris ignited by wind borne embers and a likelihood of exposure to an increased level of radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 29 kW/m ²	3 and 7
BAL - 40	There is a much increased risk of ember attack and burning debris ignited by wind borne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux not greater than 40 kW/m ²	3 and 8
BAL - FZ	There is an extremely high risk of ember attack and burning debris ignited by wind borne embers, a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux greater than 40 kW/m ²	3 and 9



Appendix 3

Vegetation Classification Exclusions (AS 3959-2009 s2.2.3.2)

Certain vegetation can be excluded from being classified in which case the Bushfire Attack Level shall be rated as BAL-LOW and no bushfire specific construction requirements apply. Such vegetation is one or a combination of the following:

- a) Vegetation of any type that is more than 100m from the site.
- b) Single areas of vegetation less than 1ha in area and not within 100m of other areas of vegetation being classified.
- c) Multiple areas of vegetation less than 0.25ha in area and not within 20m of the site or each other.
- d) Strips of vegetation less than 20m in width regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified.
- e) Non-vegetated areas, including waterways, roads, footpaths, buildings, and rocky outcrops.
- f) Low threat vegetation, including grassland managed in a **minimal fuel condition** (i.e. insufficient fuel available to significantly increase the severity of a bushfire attack – recognisable as short cropped grass to a nominal height of 100mm for example), maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

Appendix 4

Asset Protection Zones (APZ) - Description, Establishment, Maintenance and Standards

Source: Guidelines for Planning in Bushfire Prone Areas (DoP/DFES v1.1 2017) Appendix 4 Element 2

Description: An APZ is an area surrounding a building that is managed to reduce the bushfire hazard to an acceptable level (by reducing fuel loads). The width of the required APZ varies with slope and vegetation. The APZ should at a minimum be of sufficient size to ensure the potential radiant heat impact of a fire does not exceed 29kW/m² (BAL-29). It should be lot specific.

(For subdivision planning, hazard separation in the form of using subdivision design elements or excluded and low threat vegetation adjacent to the lot may be used to reduce the dimensions of the APZ within the lot).

Defendable Space: The APZ includes a defendable space which is an area adjoining the asset within which firefighting operations can be undertaken to defend the structure. Vegetation within the defendable space should be kept at an absolute minimum and the area should be free from combustible items and obstructions. The width of the defendable space is dependent on the space which is available on the property, but as a minimum should be 3 metres.

Establishment: The APZ should be contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity. The APZ may include public roads, waterways, footpaths, buildings, rocky outcrops, golf courses, maintained parkland as well as cultivated gardens in an urban context, but does not include grassland or vegetation on a neighbouring rural lot, farmland, wetland reserves and unmanaged public reserves.

Native Vegetation: APZ's can adversely affect the retention of native vegetation. Where the loss of vegetation is not acceptable or causes conflict with landscape or environmental objectives, such as waterway foreshore areas and wetland buffers, reducing lot yield may be necessary to minimise the removal and modification of remnant vegetation.

Responsibility: It is the responsibility of the landowner/proponent to maintain their APZ in accordance with Schedule 1 'Standards for Asset Protection Zones'. It is likely that this requirement is also contained in the firebreak notice issued by local government under s33 of the Bushfire Act 1954.

Regardless of whether an Asset Protection Zone exists in accordance with the acceptable solutions and is appropriately maintained, it should be noted that fire fighters are not obliged to protect an asset if they think the separation distance between the dwelling and vegetation is unsafe.

Standards for Asset Protection Zones

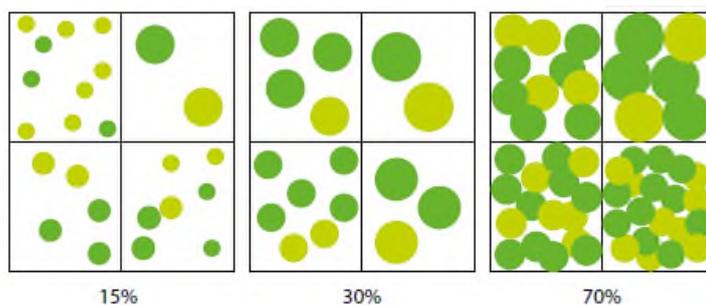
Fences: within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.

Objects: within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.

Fine Fuel Load: combustible dead vegetation matter less than 6 mm in thickness reduced to and maintained at an average of two tonnes per hectare. The visual guide below shows a fuel load that equates to approximately 2t/ha (source: Shire of Augusta Margaret River’s Firebreak and Fuel Reduction Hazard Notice).



Trees (> 5 metres in height): trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy. Diagram below represents tree canopy cover at maturity.



Shrubs (0.5 metres to 5 metres in height): should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m² in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.

Ground covers (<0.5 metres in height): can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 mm in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.

Grass: should be managed to maintain a height of 100 mm or less.

Note that individual local governments may increase the APZ standard compared to the standard stated above. These would be additional requirements and will be contained in their annual firebreak notice issued under s33 of the Bushfires Act 1954 and are to be complied with.

The example diagrams below illustrate how the required dimensions of the APZ will be determined by the type and location of the vegetation



Additional DFES Guidance

- a) Store firewood at least 20 metres away from the building.
- b) Keep gutters free of leaves and other combustible material.
- c) Roof mounted evaporative coolers to be fitted with ember screens.
- d) Gas cylinders to vent away from a building and be tethered to prevent falling over.
- e) Driveways and access ways must allow for safe passage of a fire appliance to all buildings on the land.
- f) Land owners/occupiers must maintain compliance with the local government's annual firebreak notice issued under s33 of the Bush Fires Act 1954.

Appendix 5

Technical Requirements - Bushfire Protection Criteria (Vehicular Access)

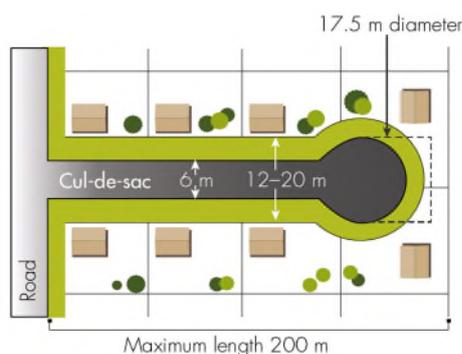
Vehicular Access – Technical Requirements of Acceptable Solutions - Part 1

Source: *Guidelines for Planning in Bushfire Prone Areas WAPC v1.1 2017*

Acceptable Solution 3.3 Cul-de-sacs (including a dead-end road)

Their use in bushfire prone areas should be avoided. Where no alternative exists then the following requirements are to be achieved:

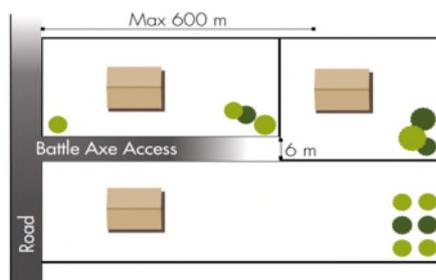
- Maximum length is 200m. If public emergency access is provided between cul-de-sac heads (as a right of way or public access easement in gross), the maximum length can be increased to 600m provided no more than 8 lots are serviced and the emergency access way is less than 600m in length;
- Turnaround area requirements, including a minimum 17.5m diameter head to allow type 3.4 fire appliances to turn around safely;
- The cul-de-sac connects to a public road that allows for travel in two directions; and
- Meet the additional design requirements set out in Part 2 of this appendix.



Acceptable Solution 3.4 Battle-axe

Their use in bushfire prone areas should be avoided. Where no alternative exists then the following requirements are to be achieved:

- Maximum length 600m and minimum width 6m; and
- Comply with minimum standards for private driveways.



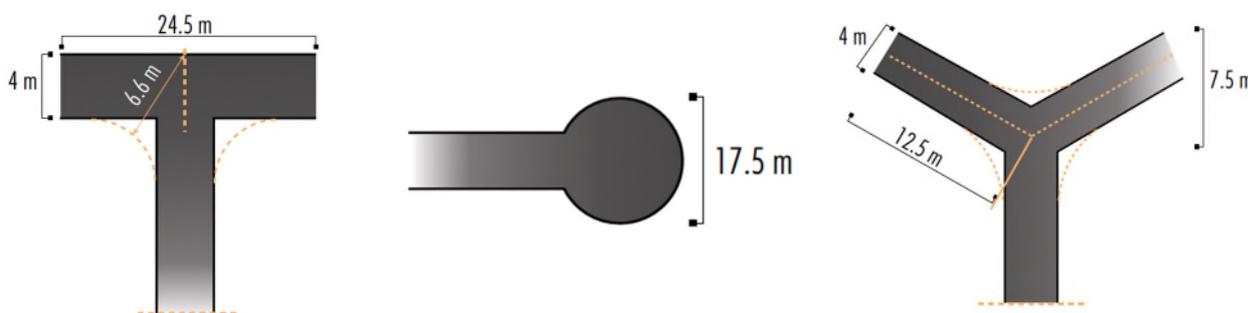
Acceptable Solution 3.5 Private Driveways

The following requirements are to be achieved:

- The design requirements set out in Part 2 of this appendix; and

Where the house site is more than 50 metres from a public road:

- Passing bays every 200 metres with a minimum length of 20 metres and a minimum width of two metres (ie combined width of the passing bay and constructed private driveway to be a minimum six metres);
- Turn-around areas every 500 metres and within 50 metres of a house, designed to accommodate type 3.4 fire appliances to turn around safely (ie kerb to kerb 17.5 metres);
- Any bridges or culverts are able to support a minimum weight capacity of 15 tonnes; and
- All weather surface (i.e. compacted gravel, limestone or sealed).

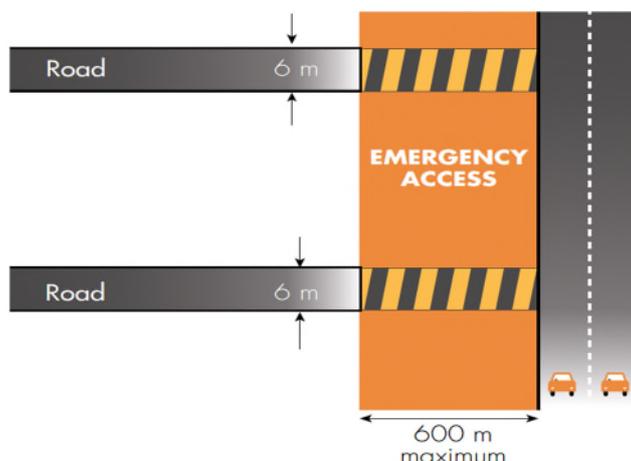


Acceptable Solution 3.6 Emergency Access Way

An access way that does not provide through access to a public road is to be avoided bushfire prone areas.

Where no alternative exists, an emergency access way is to be provided as an alternative link to a public road during emergencies. The following requirements are to be achieved:

- No further than 600 metres from a public road;
- Must be signposted including where they ajoin public roads;
- Provided as a right of way or public access easement in gross;
- Where gates are used they must not be locked and they must be a minimum width of 3.6 metres with design and construction approved by local government (refer to the example in this appendix); and
- Meet the additional design requirements set out in Part 2 of this appendix.



Acceptable Solution 3.7 Fire Service Access Routes (Perimeter Roads)

Are to be established to provide access within and around the edge of subdivision and related development and to provide direct access to bushfire prone areas for firefighters and link between public road networks for firefighting purposes. Fire service access is used during bushfire suppression activities but can also be used for fire prevention work. The following requirements are to be achieved:

- No further than 600 metres from a public road (driveways may be used as part of the designated fire service access);
- Dead end roads not permitted;
- Allow for two-way traffic (i.e. two 3.4 fire appliances);
- Provide turn-around areas designed to accommodate 3.4 fire appliances and to enable them to turn around safely every 500m (i.e. kerb to kerb 17.5 metres);
- All weather surface (i.e. compacted gravel, limestone or sealed) and have erosion control measures in place;
- Must be adequately sign posted;
- Where gates are used they must be a minimum width of 3.6 metres with design and construction approved by local government (refer to the example in this appendix) and may be locked (use a common key system);
- Meet the additional design requirements set out in Part 2 of this appendix;
- Provided as right of ways or public access easements in gross; and
- Management and access arrangements to be documented and in place.

A3.8 Firebreak Width

Lots greater than 0.5 hectares must have an internal perimeter firebreak of a minimum width of three meters or to the level as prescribed in the local firebreak notice issued by the local government.

Vehicular Access - Technical Requirements of Acceptable Solutions - Part 2

Source: *Guidelines for Planning in Bushfire Prone Areas WAPC v1.1 2017*

Technical Component	Vehicular Access Types				
	Public Roads	Cul-de-sacs	Private Driveways	Emergency Access Ways	Fire Service Access Routes
Minimum trafficable surface (m)	6*	6	4	6*	6*
Horizontal clearance (m)	6	6	6	6	6
Vertical clearance (m)	4.5	4.5	4.5	4.5	4.5
Maximum grade <50 metres	1 in 10	1 in 10	1 in 10	1 in 10	1 in 10
Minimum weight capacity (t)	15	15	15	15	15
Maximum cross-fall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius (m)	8.5	8.5	8.5	8.5	8.5

* A six metre trafficable surface does not necessarily mean paving width. It could, for example, include four metres of paving and one metre of constructed road shoulders. In special circumstances, where 8 lots or less are being serviced, a public road with a minimum trafficable surface of four metres for a maximum distance of ninety metres may be provided subject to the approval of both the local government and DFES.

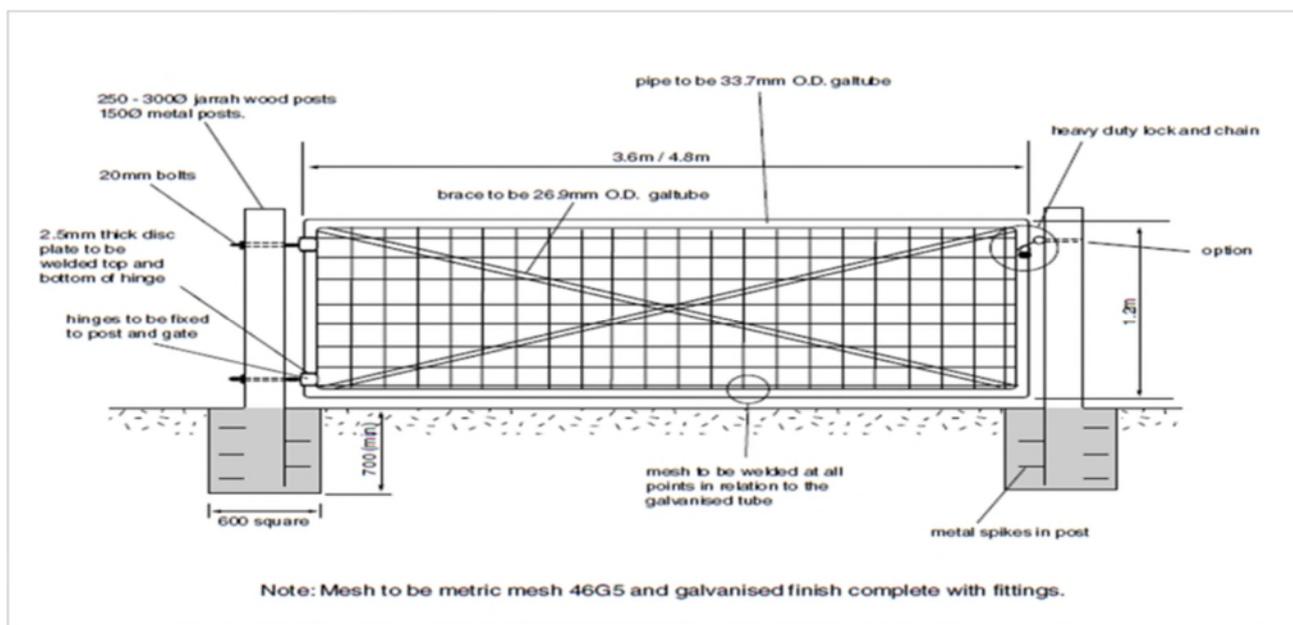
Vehicular Access - Technical Requirements of Acceptable Solutions

Gates and Signs

(example requirements – check with local government)

Gates (Bollards)

- Minimum width 3.6m
- Design and construction to be approved by relevant local government.
- Emergency access way gates must not be locked.
- Fire service access route gates may be locked but only with a common key that is available to local fire service personnel.
- Bollards will be to the relevant local government specifications



Signs

- Minimum height above ground of 0.9m.
- Lettering height to be 100mm.
- To display the words (as appropriate) “Emergency Access Only” or “Fire Service Access – No Public Access”.
- Design and construction to be approved by the relevant local government.
- Size 600mm x 400mm.
- Sign colour red, base (white) area is reflective background.
- Rounded corners, radius 20mm.
- White key-line 3mm wide, 3mm from outside edge.
- Suggested mounting hole six 6mm diameter.



Appendix 6

Technical Requirements - Bushfire Protection Criteria (Water)

Source: *Guidelines for Planning in Bushfire Prone Areas WAPC v1.1 2017* and DFES website

Acceptable Solution 4.1 Reticulated Areas

The requirement is to supply a reticulated water supply, together with fire hydrants, in accordance with the specifications set by DFES and the relevant water supply authority (WA Water Corporation or Aqwest - Bunbury or Busselton Water). The Water Corporation's 'No 63 Water Reticulation Standard' is deemed to be the baseline criteria for developments and should be applied unless local water supply authority's conditions apply. Key specifications in the most recent version/revision of the design standard include:

- **Residential Standard** – hydrants are to be located so that the maximum distance between the hydrants shall be no more than 200 metres.
- **Commercial Standard** – hydrants are to be located with a maximum of 100 metre spacing in Industrial and Commercial areas.
- **Rural Residential Standard** – where minimum site areas per dwelling is 10,000 m² (1ha), hydrants are to be located with a maximum 400m spacing. If the area is further subdivided to land parcels less than 1ha, then the residential standard (200m) is to be applied.

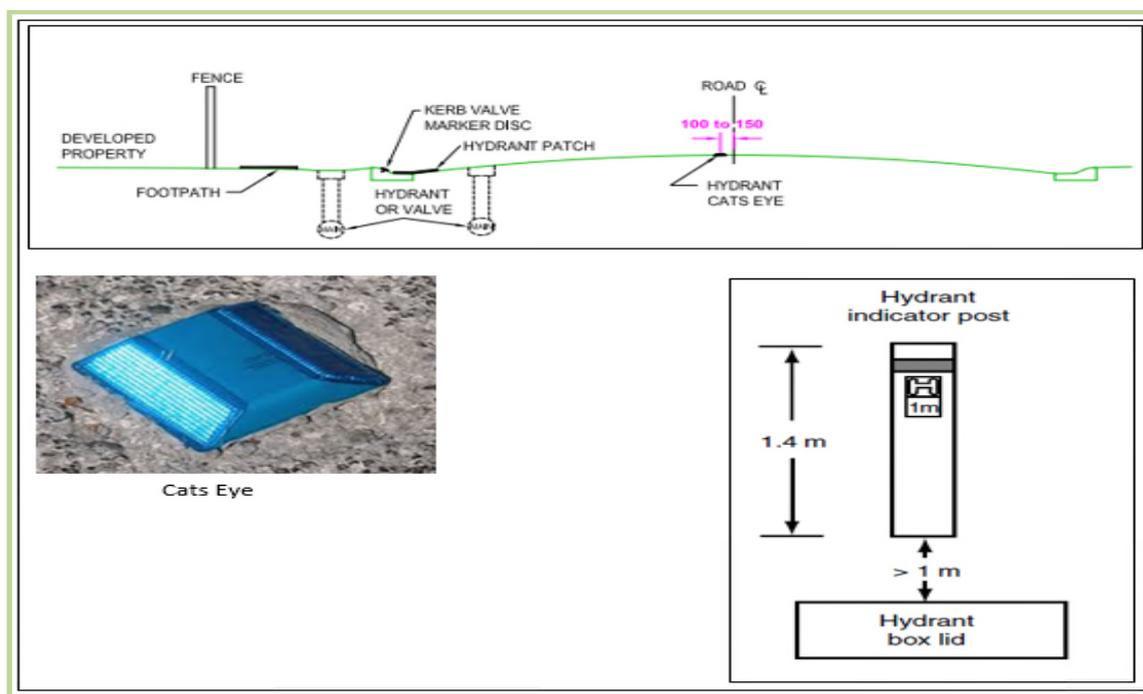


Figure A4.1: Hydrant Location and Identification Specifications

Acceptable Solution 4.2 Non-Reticulated Areas

Static water supplies are used by firefighters in areas where there is no reticulated water supply. Water tanks are the only acceptable static water source acceptable to meet Element 4 (Water) of the Bushfire Protection Criteria as per the *Guidelines for Planning in Bushfire Prone Areas (WAPC 2015 v1.1 2017) Appendix 4*.

The requirements for the development being assessed can be increased by the relevant local government. If a variation applies it will be noted in s7.1 and s7.5.

Volume:	50,000 litres per tank
Ratio of tanks to lots:	1 tank per 25 lots (or part thereof)
Location:	No more than two kilometres to the furthest house site within the residential development to allow a 2.4 fire appliance to achieve a 20-minute turnaround time at legal road speeds.
Tank Construction:	Above ground tanks constructed using concrete or metal. Stands of raised tanks are constructed using non-combustible materials and heat shielding where applicable (required for metal stands).
Pipe Construction:	Galvanised or copper (PVC if buried 300mm below ground).
Access:	Hardstand and turnaround areas suitable for a 3.4 appliance (i.e. kerb to kerb 17.5metres) are provided within three metres of each tank.
Couplings:	Tanks are to be fitted with a full flow gate (not ball) valve and a 100mm cam-lock coupling of metal/alloy construction (source: DFES). Examples below:



Ownership and Responsibility:	Water tanks and associated facilities are vested in the relevant local government. A procedure must be in place to ensure that water tanks are maintained at or above designated capacity at all times.
-------------------------------	---

Acceptable Solution 4.3 Non-Reticulated Areas - Individual Lots

This solution is only for use if creating one additional lot and cannot be applied cumulatively (*Guidelines for Planning in Bushfire Prone Areas WAPC 2015 v1.1 2017 Appendix 4*).

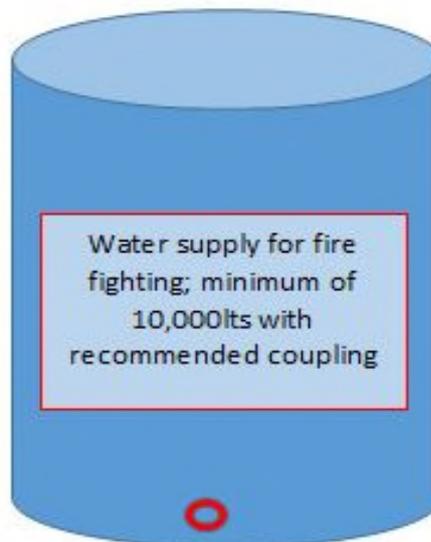
Single lots above 500 m² need a dedicated static water supply on the lot that has an effective capacity of 10,000 litres (*Guidelines for Planning in Bushfire Prone Areas WAPC 2015 v1.1 2017*).

An Example Local Government Requirement:

Volume:	Minimum 10,000 litres (effective) per tank dedicated to firefighting purposes. The storage tank must not facilitate sharing the water for domestic use (danger of contamination).
Tank Construction:	Above ground tanks constructed using concrete or metal.
Pipe Construction:	Galvanised or copper (PVC if buried 300mm below ground).
Access:	Hardstand and turnaround area suitable for a 3.4 appliance (i.e. kerb to kerb 17.5metres) is provided at the tank.
Couplings:	Tanks are to be fitted with a full flow gate (not ball) valve and a 50mm or 100mm cam-lock coupling of metal/alloy construction. Examples below:
Responsibility:	A procedure must be in place to ensure that water tanks are maintained at or above designated capacity at all times.



Recommended coupling
50mm



WESTERN



AUSTRALIA

REGISTER NUMBER 1/DP45808	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 29/7/2015

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 2598 FOLIO 661

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 1 ON DEPOSITED PLAN 45808

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DAVID GRAHAM KENT OF 819 JURIEN EAST ROAD, JURIEN BAY

(T M943259) REGISTERED 19/3/2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. M943260 MORTGAGE TO RURAL BANK LTD REGISTERED 19/3/2015.

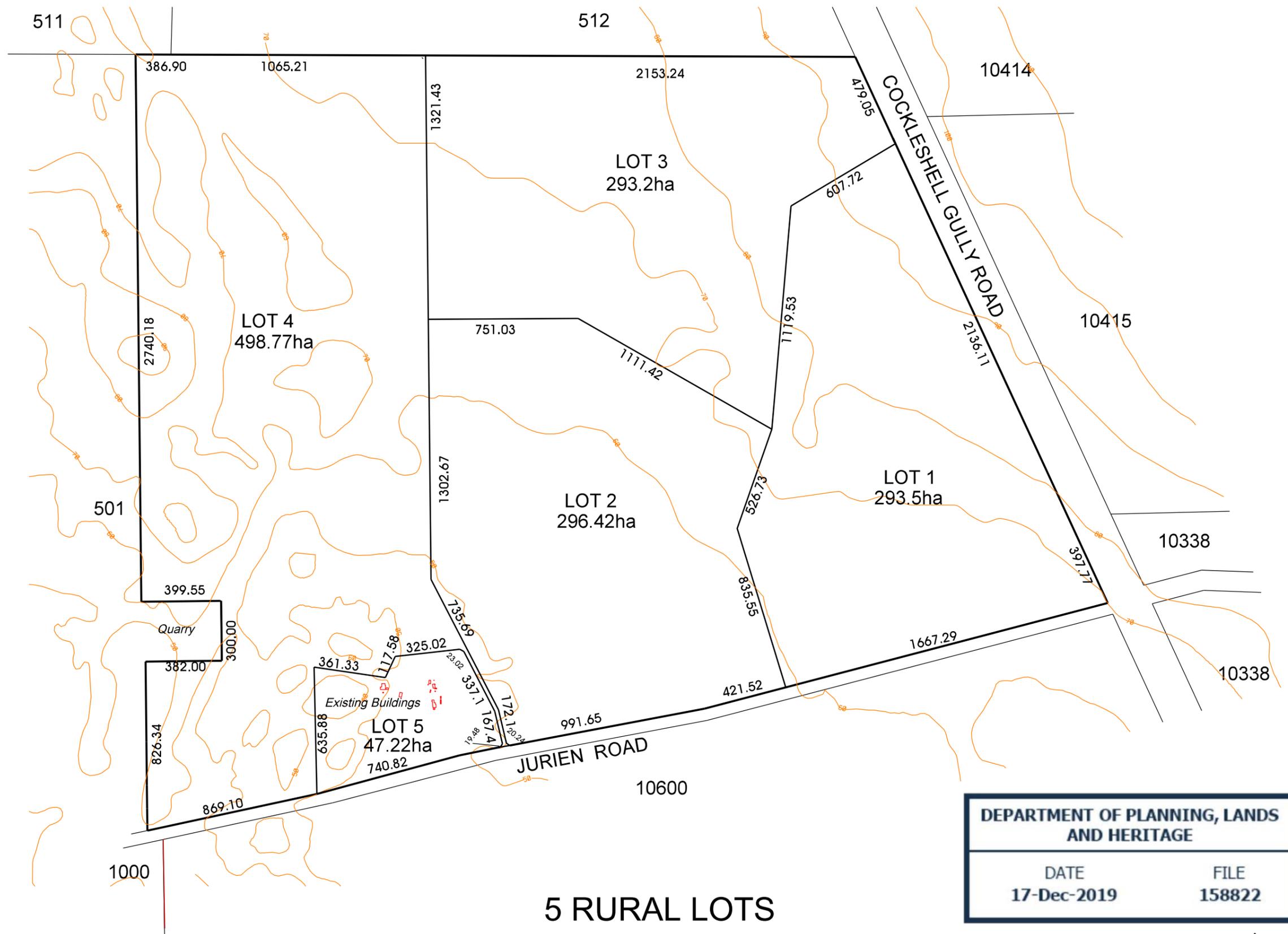
Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP45808
PREVIOUS TITLE: 2123-440
PROPERTY STREET ADDRESS: 819 JURIEN RD, JURIEN BAY.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF DANDARAGAN



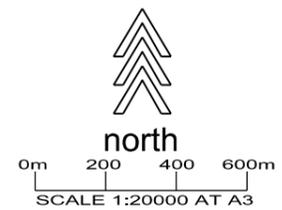
DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
17-Dec-2019	158822

5 RURAL LOTS

PROPOSED SUBDIVISION GUIDE PLAN

LOT 1, JURIEN ROAD, JURIEN

SHIRE OF DANDARAGAN



Date: 28 NOVEMBER 2019 Job: 1743


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DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
17-Dec-2019	158822

**SUBDIVISION REPORT
LOT 1 JURIEN ROAD, JURIEN BAY
FOR MR D.G. KENT**

**PREPARED BY
DRISCOLL PLANNING**

NOVEMBER 2019

TABLE OF CONTENTS

1.	BACKGROUND	1
2.	LOCATION.....	1
3.	PROPOSED SUBDIVISION OF LOT 1	4
4.	SURROUNDING LAND USE AND DEVELOPMENT	4
5.	LAND OWNERSHIP	4
6.	LAND USE AND DEVELOPMENT	4
7.	PROPOSED SUBDIVISION	4
8.	WASTEWATER TREATMENT AND DISPOSAL.....	6
9.	BUSHFIRE MANAGEMENT	7
10.	CONCLUSION	7

LIST OF FIGURES

Figure 1: Location Plan.....	2
Figure 2: Zoning Plan.....	3

LIST OF ATTACHMENTS

- ATTACHMENT 1 – FEATURES PLAN
- ATTACHMENT 2 – SUBDIVISION PLAN
- ATTACHMENT 3 – CERTIFICATE OF TITLE

SUBDIVISION APPLICATION REPORT
SUBDIVISION OF RURAL AND RURAL SMALLHOLDINGS LAND
LOT 1 JURIEN ROAD, JURIEN BAY

LOCAL AUTHORITY	: SHIRE OF DANDARAGAN
CURRENT ZONING	: RURAL AND RURAL SMALLHOLDINGS
LAND TITLE DESCRIPTION	: LOT 1 JURIEN ROAD, JURIEN BAY
PROPOSED SUBDIVISION	: PROPOSAL FOR 5 LOTS IN TOTAL: 3 RURAL, 2 RURAL SMALLHOLDINGS

1. Background

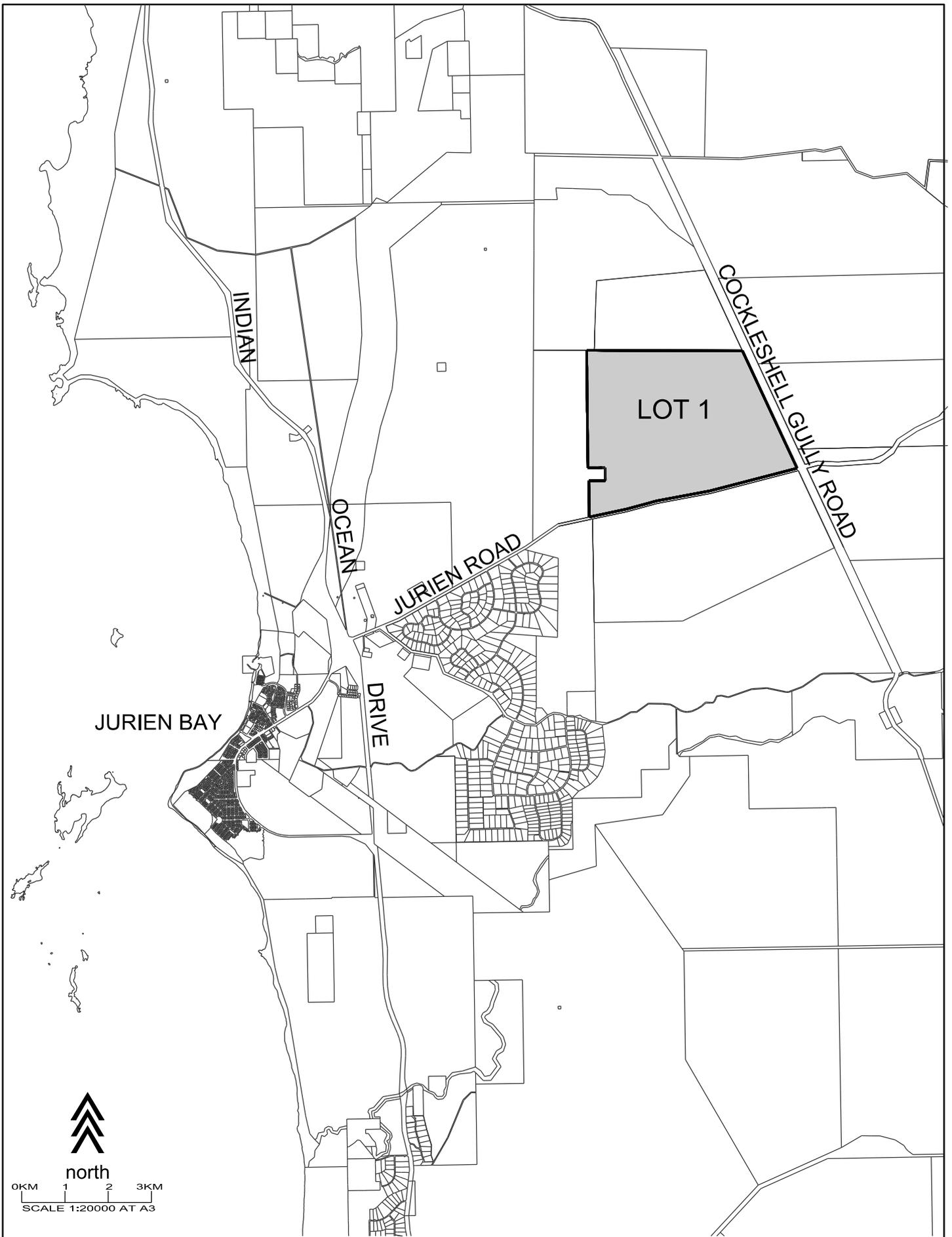
On the 11th October 2019, a portion of Lot 1, Jurien Road, Jurien Bay (the subject land) was rezoned from Rural zone to Rural Smallholdings zone (Government Gazette 11/10/2019) in Local Planning Scheme No. 7 Amendment NO. 27. Among other matters the Amendment also introduced the provisions for “Rural Smallholdings” zone. The provisions included those specific to the subject land and more generally to the zone. In particular it stated in Clause 4.12.1 “that Subdivision of any land within the Scheme Area classified Rural Residential or Rural Smallholdings zone shall generally be in accordance with an approved structure plan...”.

Clause 4.12.2 further states that the subdivision of existing Rural Residential or Rural Smallholding lots that do not have approved structure plans will generally not be supported. In this respect proposed lots 1, 2 and 3 are within the Rural zone and therefore the need for a structure plan is considered unnecessary. The three Rural Lots are consistent with Figure 9 Proposed Land Uses and Development in approved Amendment No. 27 although the lot areas vary slightly now that the property has been accurately surveyed.

2. Location

Lot 1 Jurien Road (at the corner of Cockleshell Gully Road) is situated approximately 10 km east-north east of the Jurien Bay townsite and 20 km west of the Brand Highway (Figure 1).

The subject land (Lot 1) lies within the Shire of Dandaragan and is located approximately 257 km, by road, north of Perth.



Date: 25 NOVEMBER 2019 Job: 1743



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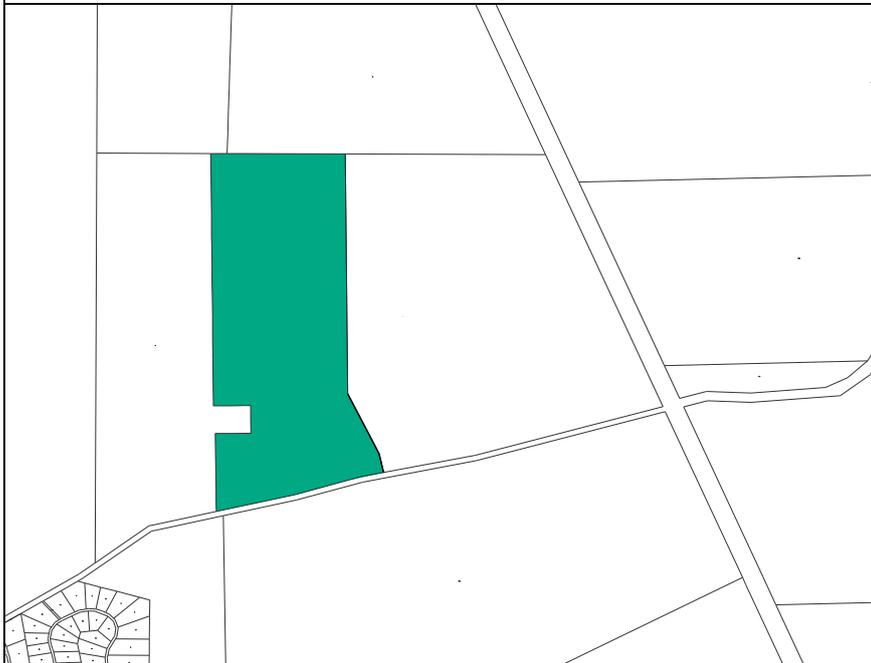
LOCATION PLAN
LOT 1, JURIEN ROAD, JURIEN
SHIRE OF DANDARAGAN

FIGURE 1

SHIRE OF DANDARAGAN LOCAL PLANNING SCHEME NO. 7 Amendment No. 27



EXISTING ZONING



SCHEME (AMENDMENT) MAP

LEGEND

LOCAL SCHEME RESERVES

(see scheme text for additional information)

-  Conservation
-  Local road
-  Parks and recreation
-  Public purposes

LOCAL SCHEME ZONES

(see scheme text for additional information)

-  Rural
-  Rural residential
-  Special development
-  Special use
-  Rural Smallholdings

OTHER CATEGORIES

(see scheme text for additional information)

-  Scheme boundary
-  Local Government boundary
-  R20 R Codes
-  A1 Additional uses
-  R1 Restricted uses
-  RRes1 Rural residential area
-  SU1 Special use area
-  1 Bassendean sand special control area



DATE: 27 APRIL 2017 JOB:1743



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ZONING PLAN

LOT 1, JURIEN ROAD
JURIEN
SHIRE OF DANDARAGAN **FIGURE 2**

3. Proposed Subdivision of Lot 1

The support for the subdivision (Attachment 2) will be addressed later in this report. The proposed subdivision comprises:

- Lot 1 which has an area of 293.50 ha and is zoned Rural;
- Lot 2 which has an area of 296.42 ha and is zoned Rural;
- Lot 3 which has an area of 293.20 ha and is zoned Rural;
- Lot 4 which has an area of 498.77 ha and is zoned Rural Smallholdings;
- Lot 5 which has an area of 47.22 ha and is zoned Rural Smallholdings and contains the homestead, machinery sheds and other farming infrastructure.

4. Surrounding Land Use and Development

The properties immediately to the north, east separated by Cockleshell Gully Road and south, separated by Jurien Road, are utilised for broadscale farming for cropping and grazing of stock. The adjacent property of the western boundary has a low intensity limestone quarry in occasional operation and the balance of the property is remnant vegetation.

A “Parks and Recreation” reserve managed by the Department of Parks and Wildlife is located further to the west, while two rural residential estates, Alta Mare and Jurien Bay Heights, are located to the south west of the subject land.

5. Land Ownership

The subject land is formally described as Lot 1 on Deposited Plan 45808, Certificate of Title Volume 2598, Folio 661 and is owned by Mr David Graham Kent and has a total area of 1429.42 ha. Mr Kent, the current owner, moved from farming in Gingin to the subject land in 1999 and built the existing residence in 2001 and has resided at, and farmed the property permanently since that time.

6. Land Use and Development

The Features Plan (Attachment 1) shows that the property contains a residence and 4 outbuildings, fences and a number of natural and artificial soaks and wet areas together with a large portion of cleared low-lying pastured areas. Historically and currently the land has been and is used for broadscale farming, primarily grazing of cattle.

7. Proposed Subdivision

The creation of the three rural lots, which comprise the most productive agricultural land on the property will allow the sale of these properties to nearby farmers to improve the viability of their holdings or to purchasers interested in other forms of agriculture. Lots 1, 2 and 3 are expected to be in demand as they contain excellent summer pastures which accounts for the

property name of “Summer Green”. The sale of Lots 1, 2 and 3 will provide capital for the landowner, Mr Kent, to fund the preparation of the structure plan and supporting technical reports to facilitate subdivision of the Rural Smallholdings zone, which makes up the balance of the property. All lots have water supply options for stock.

Lot 4 in this Application for Subdivision is the balance of the property which is zoned “Rural Smallholding” and will be subject to the preparation and approval of a Structure Plan prior to any development or subdivision occurring, which is stipulated in Clause 4.12.2 in LPS No. 7.

Lot 5 which has a proposed area of 47.22 ha, and it is argued that it can be justified as the exception to the requirement for a Structure Plan and on this basis we are seeking the approval of the WAPC. The reasons for this request that the lot can be approved without the need for a structure plan are that:

- the creation of Lot 5 will allow more financial security and borrowing options for the landowner as a basis for developing the Rural Smallholding zoned lots as per Amendment No. 27;
- Lot 5 contains all the farming infrastructure and the farmhouse which will continue to be occupied by the Kent family who will continue to manage and maintain Lots 1 – 4 until in other ownership;
- Lot 5 is not within the Quarry Buffer area where residential development will be restricted. Lot 5 as explained already contains the family homestead; and
- Lot 5 is not within or affected by the “Karst Risk Area” where further work is required to guarantee the foundation stability of each building envelop identified as having potential risk. As the buildings and access roads on Lot 5 have been established for decades and as there is no further development likely or proposed and then there is no risk of this particular lot being impacted by karst formations due to its history of development and its unique circumstances relative to the balance of the Rural Smallholding zone.

In addition to the above points, Lot 5 also satisfies the provisions of “DC Policy 3.4 Subdivision of Rural Land”, Clause 6.6 Homestead Lots despite being zoned as Rural Smallholdings as:

- the lot will allow the landowner to continue to occupy the dwelling;
- it will not impact on the rural character of the area;
- the lot has an adequate water supply and is connected to electricity;
- the lot is connected to a constructed public road (Jurien Road);
- the lot has suitable buffers (due to its area) to achieve buffers from adjoining rural land uses;
- there has been no previous approval of a homestead lot;
- the majority of the farm will continue to be available for rural land use;
- the dwelling is of a habitable standard; and
- the lot is within the DC 3.4 Homestead lot policy area.

8. Wastewater Treatment and Disposal

As part of Amendment No. 27 Urbaqua prepared a Local Water Management Strategy for Lot 1 which resulted in conditions of development in relation to wastewater treatment and disposal being included in Schedule 10 – Specific Provisions for Rural Smallholdings Zones and in Clause 4.12.3 in LPS No. 7.

Under Schedule 10 for development within the Rural Smallholdings zones, the following provisions apply:

- “18. Aerobic treatment units for on-site effluent disposal systems are required to be used.*
- 19. Onsite effluent disposal systems are to have a minimum separation distance of 100m, and preferably upstream from drinking water supply sources.”*

Under Clause 4.12.3 development (relevant to effluent disposal) in a Rural Smallholdings zone must comply with the following:

- “f) On-site effluent disposal systems servicing development on the lots should be to the specifications of the local authority or Department of Health. The use of non-standard effluent disposal systems may be required and in any event the following requirements shall be satisfied:*
 - (i) Adequate separation achieved between the base of the leach drains and the highest recorded groundwater level.*
 - (ii) Adequate horizontal separations achieved between the disposal system and existing drains, water courses or water bodies.*
 - (iii) The area around each effluent disposal system shall be planted with indigenous trees and shrubs by the land owner and be maintained to the satisfaction of the local authority.*
 - (iv) Prevention of direct movement of wastewater and nutrients from the locality of each disposal area.”*

The owners of the 3 Rural zoned lots would need to apply to the local government for development approval when the applicant would be required to plan and implement effluent disposal of wastewater to the specifications and satisfaction of the local government. As the rural lots are within the Bassendean Sands Special Control Area No. 1, any development must also “be referred to the agencies responsible for wetlands, groundwater, biodiversity and/or environmental impacts for advice and any recommendations...”. Therefore appropriate measures are in place to ensure wastewater and effluent disposal on the “Rural” lots are handled appropriately.

9. Bushfire Management

A Bushfire Management Plan (BMP) was included in Local Planning Scheme No. 7 Amendment No. 27 as Appendix 3 to comply with State legislation as the property is within a designated bushfire prone area. The assessed bushfire risk is considered to be manageable.

The implementation of the BMP will be a requirement to be addressed in the preparation of the Structure Plan to be prepared as a prerequisite for the subdivision and development of the Rural Smallholdings 1 zone.

Lot 4 which comprises all of the Rural Smallholdings zone cannot be developed until it has an approved Structure Plan and therefore it does not require a condition regarding bushfire protection at this stage.

Lot 5 is addressed in detail in the BMP and comprises a mix of Class (A) Forest, Class (B) Woodland, Class (C) Shrubland, Class (C) Scrub and Class (G) Grassland. Figure 5, 2a in Appendix 3 in the Amendment report shows the BAL Contour Map for Lot 5 including its existing development. It demonstrates that each of the proposed lots, in this instance, Lot 5, can achieve a BAL 29 Rating or lower in subsequent stages through the implementation of the BMP.

The existing buildings on Lot 5 are well protected from bushfire and will benefit from additional bushfire mitigation strategies and measures when the BMP is implemented as part of the development of Lot 4. At this stage it is considered that Lot 5 is adequately protected.

For the Rural lots, Lots 1-3, if developed with dwellings the owners would have to accept that it is the responsibility of the landowner to maintain bushfire protection measures on their properties, including compliance with the local government's annual firebreak notice issued under s33 of the *Bush Fires Act 1954*.

10. Conclusion

In view of the unique circumstances justifying the creation of Lot 5, its approval would not set a precedent for subdivision of other land in the locality.

Approval of Lots 1-4 will not compromise the Structure Plan requirements of Amendment 27, It has been demonstrated that all lots have access to onsite water and can collect rainwater for drinking purposes. Lots 1-3 will continue to be used for agricultural purposes and Lot 4 will contain all the Rural Smallholding zone allowing the lot to be rated separately from the Rural lots.

All the lots have frontage to a constructed, gazetted road, including Lot 4 which has frontage to Jurien Road in addition to an access way on the eastern side of Lot 5 to Jurien Road which will provide for a future subdivisional road to Jurien Road.

Only 3 future dwellings could result from the subdivision being on Lots 1-3 which are already covered by the fire management plan in Amendment 27 and have suitable cleared areas for dwelling construction.

No dwellings are permitted, at this stage, on Lot 4, and Lot 5 is already occupied by a dwelling.

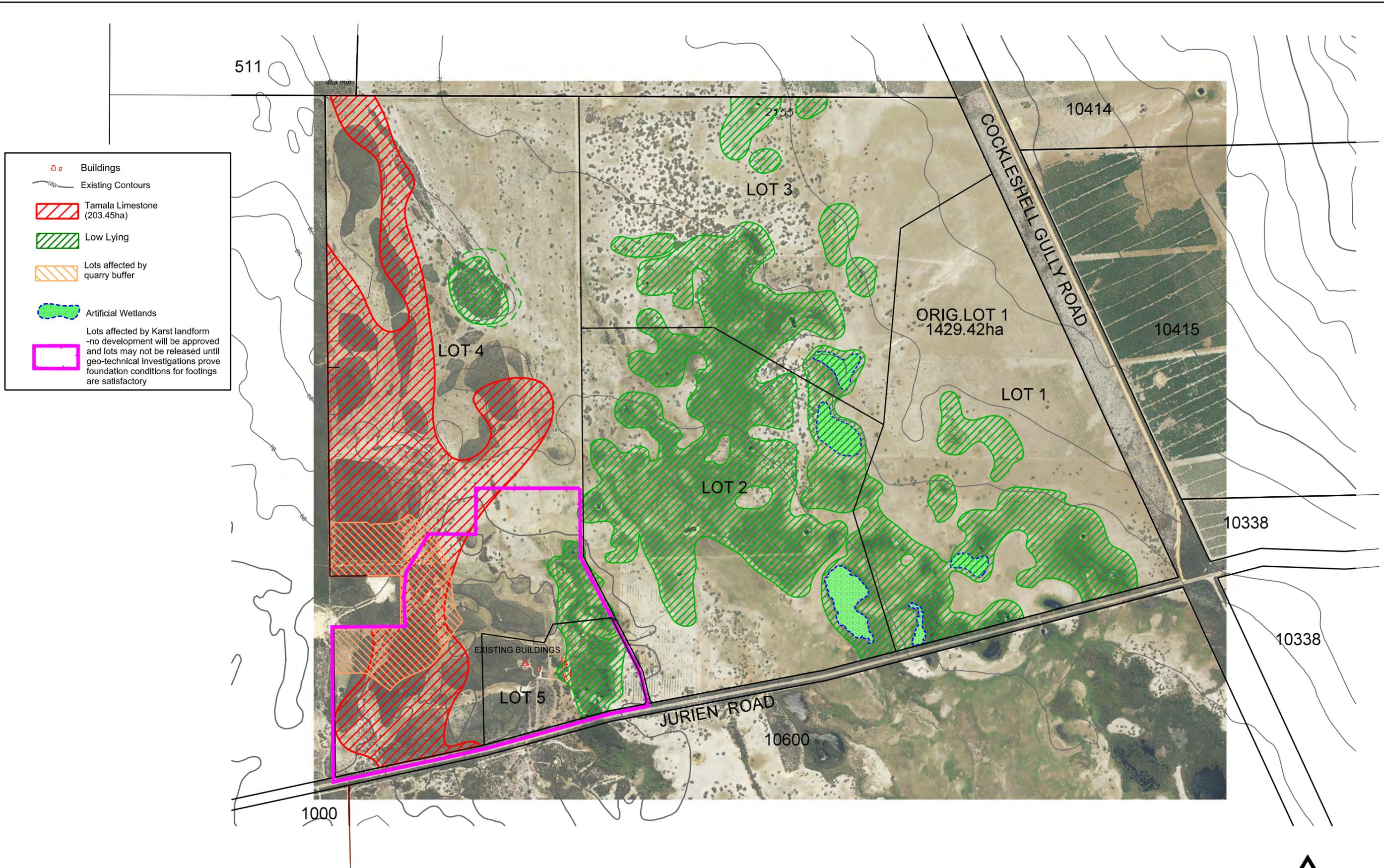
The approval of Lots 1-5 will provide a valuable agricultural and lifestyle opportunity within the locality and will be the culmination of an extremely long planning process by the landowner to achieve this outcome for the property prior to the planning and implementation of the future development of the "Rural Smallholdings" zone.

Although the proposal does include Lot 5 the "homestead lot" the approval of this Application is generally consistent with Amendment 27 which does allow the WAPC to exercise its discretion to approve this proposal.

I recommend this Application to the WAPC and consider its approval will be beneficial economically and socially to the area, and look forward to receiving final approval.

ATTACHMENT 1

FEATURES PLAN



-  Buildings
-  Existing Contours
-  Tamala Limestone (203.45ha)
-  Low Lying
-  Lots affected by quarry buffer
-  Artificial Wetlands
-  Lots affected by Karst landform -no development will be approved and lots may not be released until geo-technical investigations prove foundation conditions for footings are satisfactory

Date: 28 NOVEMBER 2019 Job: 1743

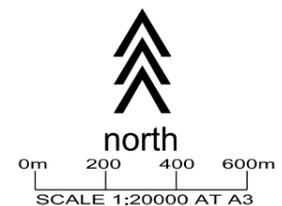


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FEATURES PLAN

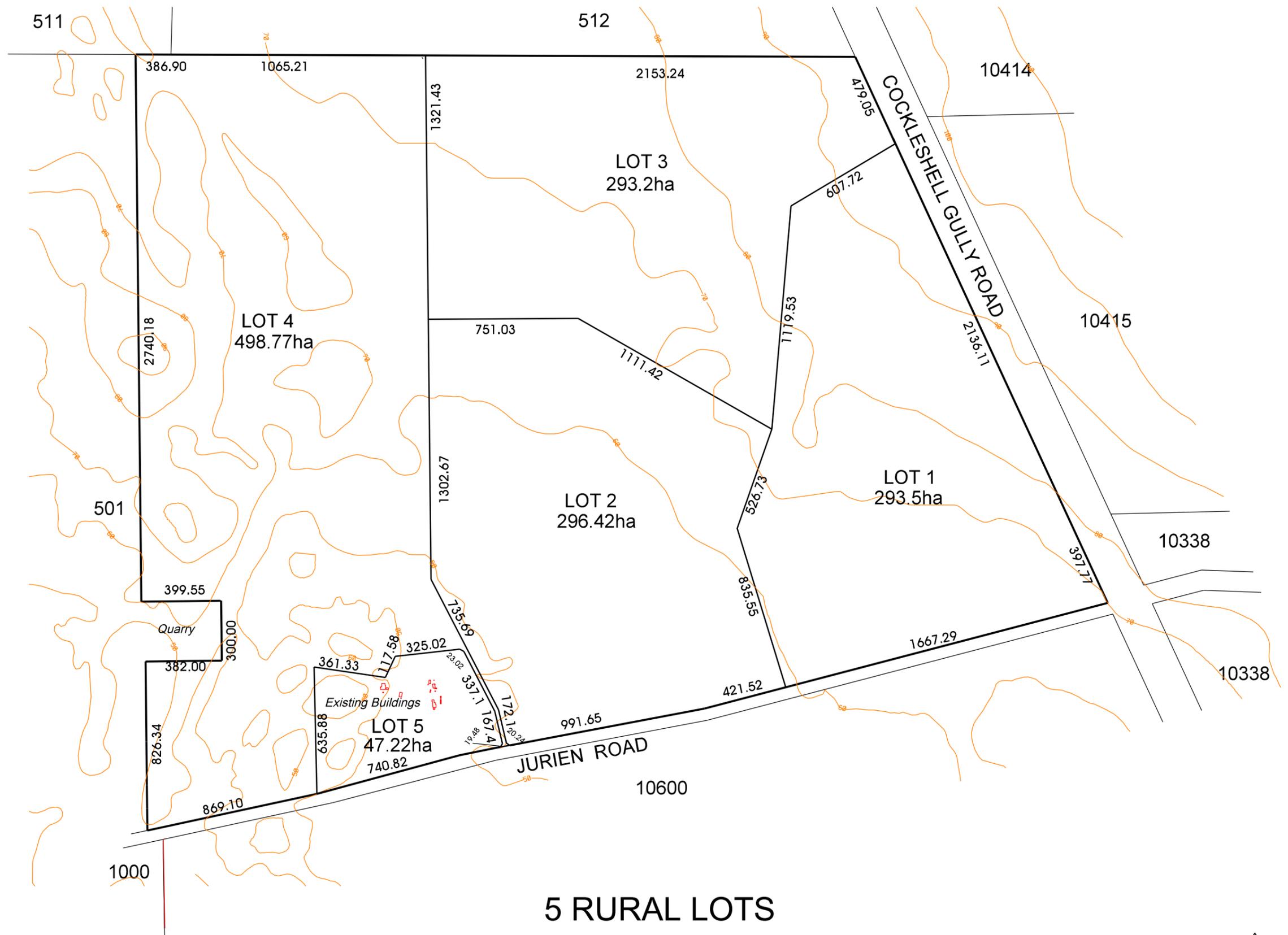
LOT 1, JURIEEN ROAD, JURIEEN

SHIRE OF DANDARAGAN



ATTACHMENT 2

SUBDIVISION PLAN



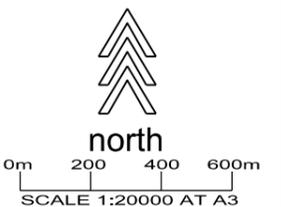
5 RURAL LOTS

PROPOSED SUBDIVISION GUIDE PLAN LOT 1, JURIEN ROAD, JURIEN SHIRE OF DANDARAGAN

Date: 28 NOVEMBER 2019 Job: 1743



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ATTACHMENT 3

CERTIFICATE OF TITLE

WESTERN



AUSTRALIA

REGISTER NUMBER 1/DP45808	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 29/7/2015

RECORD OF CERTIFICATE OF TITLE
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VOLUME 2598 FOLIO 661

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LAND DESCRIPTION:

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REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DAVID GRAHAM KENT OF 819 JURIEN EAST ROAD, JURIEN BAY

(T M943259) REGISTERED 19/3/2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

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SKETCH OF LAND: DP45808
 PREVIOUS TITLE: 2123-440
 PROPERTY STREET ADDRESS: 819 JURIEN RD, JURIEN BAY.
 LOCAL GOVERNMENT AUTHORITY: SHIRE OF DANDARAGAN



Our Ref : 158822
Previous Ref :
Your Ref :
Enquiries : Rachel Riley (6551 9567)

19 December 2019

Application No: 158822 - Lot No 1 Jurien Road Jurien Bay

The Western Australian Planning Commission has received an application for planning approval as detailed below. Plans and documentation relating to the proposal are attached. The Commission intends to determine this application within 90 days from the date of lodgement.

Please provide any information, comment or recommended conditions pertinent to this application by 30 January 2020 being 42 days from the date of this letter. The Commission will not determine the application until the expiry of this time unless all responses have been received from referral agencies. If your response cannot be provided within that period, please provide an interim reply advising of the reasons for the delay and the date by which a completed response will be made or if you have no comments to offer.

Referral agencies are to use the Model Subdivision Conditions Schedule in providing a recommendation to the Commission. Non-standard conditions are discouraged, however, if a non-standard condition is recommended additional information will need to be provided to justify the condition. The condition will need to be assessed for consistency against the validity test for conditions. A copy of the Model Subdivision Conditions Schedule can be accessed: www.dplh.wa.gov.au

Send responses via email to referrals@dplh.wa.gov.au. **Always quote reference number "158822" when responding.**

This proposal has also been referred to the following organisations for their comments: *Western Power, Water Corporation, Telstra, Dept Of Water & Environment Regulations, Dept Mines Ind Regulation And Safety, Dept Biodiversity, Conser & Attraction and LG Shire Of Dandaragan.*

Yours faithfully

A handwritten signature in black ink, appearing to read "Sam Fagan".

Ms Sam Fagan
Secretary
Western Australian Planning Commission

APPLICATION DETAILS

Application Type	Subdivision	Application No	158822
Applicant(s)	Driscoll Planning		
Owner(s)	Summer Green Pty Ltd		
Locality	Lot No 1 Jurien Road Jurien Bay		

e-mail: <mailto:referrals@dplh.wa.gov.au>; web address: <http://www.dplh.wa.gov.au>



Lot No(s).	1	Purpose	Rural,Other
Location		Local Gov. Zoning	Rural Smallholdings,Rural
Volume/Folio No.	2598/661	Local Government	Shire Of Dandaragan
Plan/Diagram No.	45808	Tax Sheet	
Centroid Coordinates	mE mN		
Other Factors	BUSHFIRE PRONE AREA, UNALLOCATED CROWN LAND, REMNANT VEGETATION (NLWRA), DMP, PDWSA - PRIORITY 1 AREA, PDWSA - WATER RESERVES, THREATENED ECOLOGICAL COMMUNITY BUFFER, THREATENED FAUNA BUFFER, RURAL		

DRAFT



Attachment: 9.3.5



DRAFT

Coastal Erosion Hazard Mapping

Inland Boundary of Predicted Vulnerability
 Source: Produced by Carone 20/03/2017, as part of Coastal Hazard Risk Management and Adaptation Plan June 2016 for the Shire of Dandaragan.

- 2016
- 2030
- 2070
- 2110

KEY

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

LEGEND

- Extent of Works
- Existing Red Asphalt
- Road
- Paving
- Feature Paving
- Decking
- Trees
- Turf
- Low Planting
- Shade Shelter
- Dune Fence
- Beach access node, shower, seating, Potential for shade and art/interp
- Picnic node, bbq, shade, seating, (unmaintained), ware, shade, - mostly in Fauntleroy Park
- Youth Plaza
- Playground
- Future playground expansion
- Public Toilets
- Bar/restaurant
- Kiosk

SHIRE OF DANDARAGAN
JURIEN BAY FORESHORE MASTERPLAN
 udla pty. ltd. www.udla.com.au
 +61 8 9336 7577 Level 1A, 3-5 Josephson St, Fremantle, 6160.



TAYLOR ROBINSON CHANEY BRODERICK
 SHARED DESIGN THINKING



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



LEGEND

- Turf
- Low Coastal Planting
- Trees
- Shelter
- Market Umbrellas
- Red Asphalt
- Paving Treatment
- Road Paving Treatment
- Timber Boardwalk/Decking
- Extent of Works

KEY

- 1 Beach Access Deck
- 2 Waterfront Trail
- 3 Upgraded Catalonia Park - 'Village Green'
- 4 Expanded Cafe Alfresco
- 5 Beach Volleyball + Viewing Deck Seating Edge
- 6 Arrival Space Entry Statement Shelter/Sculpture
- 7 Services Access Parking
- 8 Revitalised Playspace
- 9 Markets/Food Truck Space
- 10 Lookout/Interpretation Node
- 11 Repaired Breakwaters
- 12 Coastal Wetland/Wildflower Boardwalk
- 13 Turquoise Way Trailhead Node
- 14 Redesignated Marina Parking Layout
- 15 Commercial Parking Lot/Loading Zone
- 16 New Pedestrian Access Way

Coastal Erosion Hazard Mapping
 Inland Boundary of Predicted Vulnerability
 Source: Produced by Cardno 20/03/2017, as part of Coastal Hazard Risk Management and Adaptation Plan June 2016 for the Shire of Dandaragan.

- 2016
- 2030
- 2070
- 2110

CLIENT: Shire of Dandaragan
PROJECT NAME: Cervantes Foreshore
DRAWN: KT
SCALE: 1:1000 @A1
DRAWING: CV01
ISSUE DATE: Jan 2020
REVISION: B

SITE LOCATION

DRAFT

SHIRE OF DANDARAGAN
CERVANTES FORESHORE MASTERPLAN
 udla pty. ltd. www.udla.com.au
 +61 8 9336 7577 Level 1A, 3-5 Josephson St, Fremantle, 6160.

1.10 C-1EMEPD013 Elected Members Entitlements and Professional Development

Previous Policy Numbers – 1.5, 1.7, 1.8 & 1.9

PART A - Policy

Objective

The Shire of Dandaragan's Elected Members are required to carry out certain functions and responsibilities under the *Local Government Act 1995* (the Act). In order to assist in the facilitation of their roles there are entitlements that they must/or may be provided with in order to be effective in their role.

This objective of this policy is to provide a clear outline and guidance for the support and payment of all entitlements, including meeting/attendance fees, allowances, and conference and training expenses to elected members.

Policy Statement

In recognition of the complexity and demands on Elected Members in undertaking their role, the Shire of Dandaragan is committed to ensuring adequate funding is included in the Annual Budget so that elected members are provided with appropriate facilities, equipment, material and information to support them in performing their duties of office and to enable attendance at Conferences or Professional Development training that has relevance to that role.

This policy has been prepared to conform with the provisions relevant to elected member entitlements under the *Local Government Act 1995* and *Local Government (Administration) Regulations 1996*

Legislative Provisions

Sections 5.98, 5.98A, 5.99, 5.99A and 5.100A of the *Local Government Act 1995* provides that a Local Government is to pay certain fees and allowances and may reimburse expenses.

Regulations 30, 31, 32 and 34AC of the *Local Government (Administration) Regulations 1996* prescribe the level and circumstances of the payment or reimbursement of fees, allowances and expenses.

Policy Content

Part	Title
1.	Payment of Fees and Allowances
2.	Access to Shire Buildings, Administrative Support and Technology
3.	Attendance at Conferences and Training within Australia
4.	Reimbursement of Expenses

PART 1

1. Payment of Fees and Allowances

1.1 Objective

To detail the amount of fees and allowances to be paid to Elected Members and the conditions under which those fees and allowances shall be paid.

1.2 Annual Meeting Attendance Fees in lieu of Council Meeting and Committee Meeting Attendance Fees:

- (a) In lieu of paying the President and Councillors a meeting attendance fee for each prescribed meeting, the Shire will pay an amount within the range set by the Salaries and Allowances Tribunal through a determination published in the *Government Gazette* from time to time that may be paid annually for Meeting Attendance Fees for the President and Councillors. The amount to be paid will be set by Council as part of the adoption of the Annual Budget.
- (b) Payments will be made quarterly in advance on a pro-rata basis throughout the annual period.

1.3 Annual Local Government Allowances — President and Deputy President:

- (a) The Shire will pay an Annual Local Government Allowance within the range set by the Salaries and Allowances Tribunal through a determination published in the *Government Gazette* from time to time that may be paid to the President and Deputy President. The amount to be paid will be set by Council as part of the adoption of the Annual Budget
- (b) Payments will be made quarterly in advance on a pro-rata basis throughout the annual period.

1.4 Annual Allowance for ICT Expenses

- (a) The Shire will pay all Elected Members the maximum Annual Allowance for ICT expenses as set by the Salaries and Allowances Tribunal through a determination published in the *Government Gazette* from time to time that may be paid to Elected Members.

ICT expenses means –

- (a) rental charges in relation to one telephone and one facsimile machine, as prescribed by regulation 31(1)(a) of the *Local Government (Administration) Regulations 1996* (Regulations); or
- (b) any other expenses that relate to information and communications technology (for example, telephone call charges and internet service provider fees) and that are a kind of expense prescribed by regulation 32(1) of the Regulations.

- (b) Payments will be made monthly in advance on a pro-rata basis throughout the annual period.

1.5 Annual Allowance for Travel and Accommodation Expense

In lieu of Annual Allowance for Travel and Accommodation expenses, the Shire will reimburse Elected Members the costs incurred in accordance with clause 32 of the Regulations (*see clause 4.4 of this policy for full details*).

Travel and Accommodation expenses means –

- (a) travel costs, as prescribed by regulation 31(1)(b) of the *Local Government (Administration) Regulations 1996* (Regulations); or
- (b) any other expenses that relate to travel or accommodation and that are a kind of expense prescribed by regulation 32(1) of the Regulations.

1.6 Conditions of Payment

- (a) All allowances and fees shall be paid automatically into a nominated bank account unless an Elected Member has advised the Chief Executive Officer (CEO), in writing, that he/she does not want to claim any or part of those fees and allowances.
- (b) If an Elected Member advises that he/she does not want all or part of the fees and allowances to which he/she is entitled, any subsequent request for full or additional payment will not be back-paid but accrue from the date of the CEO receiving such a request.

1.7 Claims in Excess of Annual Allowances

Any claims by Elected Members for expenses incurred over the maximum Annual Allowance for ICT or Travel are to be submitted on the form provided for the purpose. Additional claims above the maximum limit must be supported by receipted invoices for the maximum limit plus the additional amounts claimed. Where an Elected Member reaches the limit, all claims for reimbursement shall be referred to Council for approval.

1.8 Taxation Implications

The taxation liability arising from these payments is the individual responsibility of each Elected Member.

PART 2

2. Access to Shire Administration Centre, Administration Support and Equipment

2.1 Shire President's Office

The Shire President will have access to a suitable office within the Administration Centre allocated by the CEO.

The Shire President will have access to secretarial support including management of dairy and emails, photocopying, drafting official Shire business related responses and for following up on outstanding matters with the CEO.

2.2 Function Area

A Function Area and bar are available to all elected members for use in hosting guests or holding Shire related meetings. The Elected Members should advise the CEO by email that a meeting room is required so the room can be booked.

2.3 Administration Support

Elected Members will have access to:-

- (a) Conference/meeting rooms within the Administration Centre.
- (b) Limited photocopying, printing, facsimile, internet and telephone facilities within the Administration Centre.
- (c) Secretarial support as resources allow including limited word processing, photocopying, and postage is available upon request to the CEO.

2.4 Information, communication and technology (ICT) equipment & Use

The following equipment will be issued to Elected Members over and above the annual ICT Allowance detailed in Item 1.4:

- A laptop or equivalent technology

Conditions

- (i) This equipment will be new and replaced in accordance with the Shire's replacement program (normally once every three (3) years).
- (ii) Any damage and loss of the equipment during that time is the responsibility of the Elected Member to repair and fund.
- (iii) The equipment is strictly to be used for Shire purposes only including, researching Council related matters, Shire approved social media, Shire related pictures or filming, receiving and despatching email correspondence, diary requests and Council meeting agendas.
- (iv) Any issue relating to the equipment that require technical support will only be provided if the issue relates to the usage types listed in 2.4 (iii).
- (v) The CEO, if requested, may provide assistance to Elected Members with user training and support.
- (vi) All information on Shire issued equipment is subject to Freedom of Information requests.

- (vii) A Councillor email address will be created in the form of Councillor.Name@dandaragan.wa.gov.au. The President will be provided with a specific email address of president@dandaragan.wa.gov.au.
- (viii) All emails received and sent through the Councillor.Name@dandaragan.wa.gov.au or president email accounts are captured in the Shire's Email Archive System.
- (ix) Any costs associated with upgrades or additional requirements over and above the standard equipment being offered should be met by the Elected Member.

2.5 Shire Office Access

The Shire Administration Office is protected by a coded security system.

To protect the integrity of the Administration Operations, access by Elected Members is by arrangement through the CEO's Office.

Elected members are not permitted to request staff to provide them with access into the Administration Centre and meetings with staff should be pre-booked through the CEO Office and held in an appropriate meeting room. This provision does not preclude staff arranging and booking meetings with elected members.

2.6 Documentation

The following documentation will be issued to Elected Members in electronic form or printed form:-

- *Local Government Act 1995*
- *Code of Conduct*
- *Councillor Manual – "The Complete Guide to the Local Government Act 1995"*
- *Induction Manual*
- *Local Planning Scheme No.7 all associated planning strategies and documentation*
- *Annual Budget*
- *Integrated Planning and Reporting (IPR) documentation*
- *Policy Manual and Delegations Register*
- *Information Technology Service Agreement for Elected Members*
- *Shire and Town maps*

The following documentation will be provided on request:-

- Western Australian Local Government Directory
- Annual Report (most recent edition)
- Councillor delegates list
- Councillor meeting dates & venues (most recent edition)
- Councillor Request Forms
- List of Councillors addresses
- Local Laws
- Member's Expense Claim
- Organisational chart
- Community Centre Information

Access to Information

Section 5.92 of the Local Government Act 1995, provides:-

A person who is a council member or a committee member can have access to any information held by the local government that is relevant to the performance by the person of any of his or her functions under this Act or under any other written law.

2.7 Other Items

The following items will be issued to Elected Members:

- Name badge
- Business cards
- Shire satchel

2.8 Gifts and Donations

From time to time Elected Members may wish to provide stakeholders or community organisations and members with gifts or donations for various reasons. Any request for a gift or donation must be submitted to the CEO in writing stating the purpose of the gift or donation and provide justification as to why the gift or donation is warranted.

The CEO is responsible for approving any such requests for gifts or donations within budget limits permitting and reasonable justification being provided.

2.9 Election Campaigns Excluded

All Shire resources, equipment and facilities subject of this Policy are provided on the absolute understanding that they will not be used for any election purposes.

PART 3

3. Attendance at Conferences, Study Tours, Community Consultation and Training

3.1 Objective

To enable Elected Members to develop and maintain skills and knowledge relevant to their role as a representative of the Shire.

To further develop Councillors awareness of undertakings by other Local Authorities and to improve their knowledge by way of networking, visiting surroundings districts and consulting with the wider Dandaragan community and to ensure they are not financially disadvantaged in doing so.

3.2 Statement

The role of an Elected Member is complex and demanding and the Shire supports and encourages Elected Members to attend appropriate Conferences, Study Tours and Training to enable them to be more informed and better able to fulfil their duties of Office.

3.3 Conferences and Training that May be Attended

The Conferences and Training to which this Policy applies shall generally be limited to the following:

- West Australian Local Government Association and Australian Local Government Association conferences.
- Special 'one off' conferences called for or sponsored by the West Australian Local Government Association and/or Australian Local Government Association on important issues.
- Annual conferences of the major professions in local government and other institutions of relevance to local government activities such as SEGRA or Australian Coastal Society.
- West Australian Local Government Association's or relevant provider's Councillor Induction Program.
- West Australian Local Government Association Elected Member Training and Development.
- Training relating to the role of Elected Members.
- Other local government-specific training courses, workshops and forums, relating to such things as understanding the roles/responsibilities of Elected Members, meeting procedures, etc.

3.4 Required Training for Council Members

All newly elected Council Members are required to comply with the provisions of section 5.126 of the *Local Government Act 1995* and undertake the training stipulated in Regulations 35 and 36 of the *Local Government (Administration) Regulations 1996*.

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3-43.5 Approval

The CEO is authorised to approve all requests for each Elected Member per annum to attend any locally provided Conference or Training within the categories outlined at clause 3.3 providing it is within the funds allocated in the Annual Budget.

All overseas and interstate requests will require Council approval.

3-53.6 Study Tours

A study tour is designed to enable Elected Members (and staff) to travel intrastate, interstate and/or overseas to research and study specific issues fronting Council

Wherever possible, details of study tours are to be arranged in advance so that suitable provision can be made in each year's budget. When no details of study tours have been arranged, or arrangements are incomplete, an appropriate amount may be included in the budget to cover the cost of an annual study tour.

The CEO in consultation with the Shire President may approve attendance at study tours subject to budget and in accordance with the following guidelines:-

- The maximum attendance at any study tour is to be two Elected Members (and two staff).
- Attendance at a study tour shall only take place where there are appropriate funds provided in the annual budget
- A detailed report including recommendations on each study tour is to be submitted to Council

In addition to these ad hoc study tours, the Shire will aim to undertake a best practice tour every second year to visit another local government in Western Australia to share knowledge and ascertain solutions to contemporary local issues. This best practice tour available to all elected members will alternate with attendance with the West Australian Local Government Association's annual conference.

3-63.7 Special Provision

To provide an opportunity to network with Federal Ministers, Members of Parliament and/or Senior Departmental Officers on issues affecting this Council, the Shire President (and the Chief Executive Officer) may attend an appropriate interstate conference that may incorporate a visit to Canberra.

3-73.8 Booking Arrangements

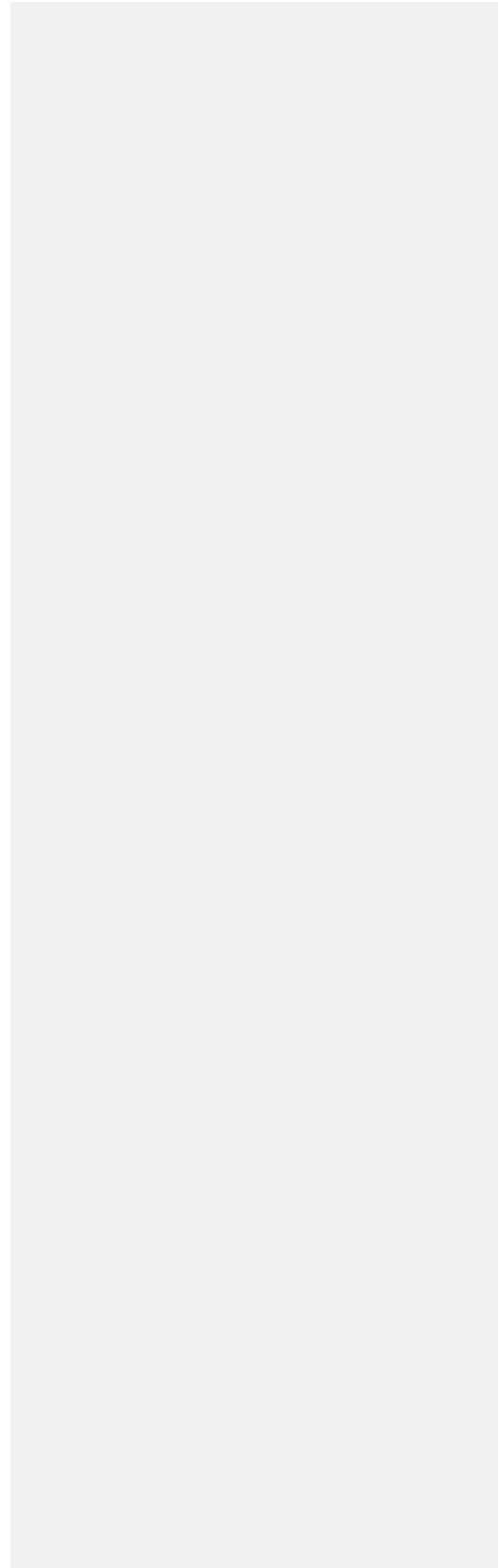
Registration, travel and accommodation for Elected Members will be arranged through the Council Secretary. In general, all costs including airfares, registration fees, and accommodation will be paid direct by the Shire.

3-83.9 Travel Insurance

The Shire's Travel Insurance Policy provides indemnification any personal loss an Elected Member may experience when travelling on Shire related business. The

Elected Members must immediately upon return provide details of the loss to the CEO and complete an insurance claim form.

The following items are covered under the policy:



Personal Accident & Sickness	Rental Vehicle Excess
Overseas Medical & Evacuation	Kidnap, Ransom, Extortion, Hijack & Detention
Chubb Response 24/7	Personal Liability & Identity Theft
Loss of Deposits, Cancellation & Curtailment	Alternative Employee or Resumption of Assignment
Luggage, Money & Portable Electronic Equipment	Missed Transport Connection & Overbooked Flights
Extraterritorial Workers' Compensation (ETWC)	Political Unrest & Natural Disaster Evacuation
Political Unrest & Natural Disaster Evacuation	Lifestyle Protection Benefits

3.93.10 Support Activities

The Shire will pay all costs for Elected Members that are charged by organisers for support activities, including those costs relating to official luncheons, dinners and tours/inspections that are relevant to the conference and training event.

3.403.11 Accommodation

The Shire will pay reasonable accommodation costs for Elected Members including the night before and/or after the Conference and Training event where this is necessary because of travel and/or the Conference and Training event timetables which make it unreasonable to arrive at or return home in normal working hours.

Accommodation shall normally be booked at or within walking distance to the Conference and Training venue based on a best value for money approach.

3.443.12 Mode and Class of Travel

Where travel is involved, the travel is to be undertaken with all due expedition, by the shortest most practical route, to and from the Conference and Training venue. All reasonable travel costs for Elected Members to and from the venue/accommodation will be met by the Shire.

Where air travel is involved, approval to attend should ideally be sought two months prior to departure to facilitate booking arrangements. All air travel must be **economy class**, any upgrades to other classes must be paid by the elected member

If accommodation is at the Conference or Training venue, or in close proximity, taxis should be used for reasonable travel requirements. Where necessary, a hire car may be arranged for the conduct of Council business. Costs of taxi fares, vehicle hire and parking, which are reasonable, required and incurred in attending Conferences and Training, will be reimbursed by the Shire.

Taxi vouchers can be requested for use by Elected Members through the office of the CEO prior to departure.

Where, in particular circumstances, Elected Members desire to travel interstate or intrastate by private motor vehicle, they will be reimbursed for vehicle costs in accordance with the local government kilometre allowance up to an equivalent amount that would have been expended had arrangements been made to travel by

air.

3-123.13 Extent of Expenses to be reimbursed

- (a) An Elected Member attending a Conference and Training event is entitled to be reimbursed for 'normally accepted' living costs while travelling. Such living costs would include, but are not limited to:
- meals and refreshments for the Elected Member (that are not covered by the conference and Training registration costs);
 - dry-cleaning and laundry expenses; and
 - reasonable telephone, internet and facsimile charges.
- (b) Elected Members will generally not be reimbursed for the cost of meals or refreshments for other people. The main exception is where it is indicated that the meal or refreshment provided to another person is in response to a meal or refreshments previously received.
- (c) Expenses will generally be reimbursed from the time an Elected Member leaves home to attend an event to the time the Elected Member returns home. Should an Elected Member extend a visit by leaving prior to the time necessary to arrive for the event or return after the time at which the Elected Member could have returned following the event, reimbursements will be paid:
- for the days of the Conference and Training event only; and
 - for the cost of travel to and from the airport to the accommodation to be used for the Conference and Training.
- (d) Where a visit is extended, as discussed in paragraph (c), an Elected Member may stay for the period of the extension in different accommodation to that used for the attendance at the Conference and Training event. In such situations, the reimbursement of taxi fares will be to the estimated cost of travel between the Conference and Training event's accommodation and the airport.

The Elected Member will be required to pay any greater amount.

- (e) Where an Elected Member attends two Conference and Training events and there is a gap of no more than three days between the conclusion of the first event and the start of the second event, the Elected Member shall be entitled to reasonable accommodation expenses and the reimbursement of 'normally accepted' living costs during that 'gap' period. If the gap is greater than two days, only two days reimbursement can be claimed.

3-133.14 Payment of Expense Reimbursements

The extent to which an Elected Member can be reimbursed for intrastate and interstate travel and accommodation costs incurred in any of the circumstances referred to in regulation 32(1) of the Regulations is set by the Salaries and Allowances Tribunal through a determination published in the *Government Gazette*

from time to time.

Nothing prevents an Elected Member from being reimbursed for any reasonable expense incurred whilst attending conferences or training where an Elected Member produces receipts or other sufficient information for the total cost to support their claim.

Reasonable expense may include but are not limited to:

- Meals and drinks for the elected member only
- Transport travel – taxi, Uber or public transport.
- Entry fees

3-143.15 Cash Advances

The Shire does not pay cash advances to elected members.

3-153.16 Elected Member/Delegate Accompanying Person

Where an Elected Member is accompanied at a Conference and Training event, all costs for or incurred by the accompanying person, including, but not limited to, travel, breakfast, meals, registration and/or participation in any event programs, are to be borne by the Elected Member/ accompanying person and not by the Shire.

The exception to the above being the cost of attending any official Conference and Training event dinner where partners would normally attend.

An accompanying person's registration, or accompanying person's program fee, is to be paid to the conference organiser, at time of registration. The Shire will administer the registration and payment process for the accompanying person if the relevant forms and payment are made to the Shire in advance for the accompanying person.

Where the Shire meets an account containing any expenditure or cost incurred on behalf of an accompanying person attending, such expenditure must be repaid to the Shire by the elected Member/accompanying person within 30 days of being invoiced for such expenditure following the conclusion of the Conference and Training event.

3-163.17 Guidelines for Conference and Training Attendance

Generally, no more than two Elected Members may attend a particular Conference or Training event outside Western Australia at the same time. The CEO or Council may, however, approve attendance by more than two Elected Members if a particular purpose or need arises.

3-173.18 Attendance at Overseas Conferences

An Elected Member may, with Council approval, attend an overseas conference. The Council approval must include a specific Council resolution indicating that the conference attendance will be of benefit to the Shire and the Elected Member and detailing any conditions that may apply.

3-183.19 Report

Upon return from any Conference and Training event as detailed within this policy, where registration and other associated costs are met by the Shire of Dandaragan, the attending Elected Member is required to provide a written or verbal report on their attendance and the benefits to them and the Shire, at the next available Council forum or Council meeting.

PART 4

4. A Reimbursement of Expenses

4.1 Objective

To provide for the reimbursement of expenses necessarily incurred by Elected Members while performing their duties so that no Elected Member should be unreasonably disadvantaged financially due to meeting the requirements of their office.

4.2 Cost of Attending Functions

The Shire will pay for the registration cost or ticket cost for the elected members, plus his or her partner, attending any breakfast, dinner or similar function where invited, provided such function does not fall into the category of a Conference and Training event or is not for an election purposes.

4.3 Child Care:

In accordance with Regulation 31 of the *Local Government (Administration) Regulations 1996*, child care costs will be paid at the rate set by the Salaries and Allowances Tribunal through a determination published in the *Government Gazette* from time to time for an Elected Member's attendance at a Council Meeting or a meeting of a committee of which he or she is a member and the expense is to be claimed on the form provided.

Where an Elected Member attends any other meeting, reception, citizenship or other Council function, or Council-related activity and incurs child care costs, such costs may be claimed at the rate set by the Salaries and Allowances Tribunal through a determination published in the *Government Gazette* from time to time, provided they are substantiated with details of the date, activity attended, the actual costs incurred and original receipts being provided and attached to the claim form.

Child care costs are applicable for children, either of natural birth or guardianship determined by legal process.

Child care costs will not be paid for where the care is provided by a member of the immediate family or relative living in the same premises as the Elected Member.

4.4 Travel Expenses

Note: This clause also applies to non-elected members

1. All Elected members and Council appointed delegates (who are not elected members) will be paid the Local Government Officer's Award rate per kilometre for all travelling expenses incurred in attending the following:
 - annual and special and general meetings of electors;
 - officially called civic receptions;
 - visits by Ministers of the Crown to the Council or with it;
 - Council inspection tours;
 - Council authorised meetings with government agencies;
 - other Council called meetings of Councillors and staff;

- committee meetings;
 - community group meetings or meetings with key stakeholders which in the opinion of the CEO or Shire President require a Council member present, and where prior approval has been provided by the CEO or Shire President.
 - official meetings as delegates of Council;
 - ordinary meetings of Council;
 - official locality inspections; and
 - Council authorised conferences / seminars / professional development courses.
2. Reimbursement of travel expenses *will not be paid* where members of Council attend
 - a) social engagements (other Councils' annual dinners, sporting clubs, community groups and other organisations' functions);
 - b) meetings, functions etc where they are not the nominated Council representative; and
 - c) road / locality inspections that have not been convened by a resolution of Council.
 3. Where acting as a Council representative, that requires travel outside of the Shire, and travel by motor vehicle is appropriate, travel should be undertaken by Council vehicle where available and appropriate, otherwise private vehicle use is allowed.
 4. Costs of vehicle hire, taxi fares and parking which are reasonably required and incurred in attending conferences, seminars, training courses, meetings and functions, will be reimbursed by the Council.
 5. Reimbursement of travel expenses are to be paid only on receipt of a formal claim from a member of Council or non-member delegate and are to be calculated on the number of kilometres between the member's principal place of residence or work within the Shire to the venue and return.

Provisions relating to claims for reimbursement of travel costs:-

If a council member lives or works in their own local government district or an adjoining local government district, they may be reimbursed the travel costs from either of those locations. It is not a question of determining which of the residence or workplace locations is the furthest or shortest distance and claiming either the greater or lesser amount. For the claim to be legitimate it must relate to the cost actually incurred so:

- if the council member travelled directly from the workplace to the meeting, then that is the travel cost to be claimed;
- if the council member travelled from the workplace to their home and then to the meeting, they would claim from their place of residence to the meeting; or
- the claim might relate to travel from work to the meeting and then home after the meeting.

Provision also exists within the regulations for council members who either live or work in a location that is neither in the district nor in an adjoining district. In such cases:

- if the round trip journey is less than 100 km, they may claim the actual costs; or

- if the round trip journey is more than 100 km, they may claim an amount equal to the cost of travelling from the outer boundary of the adjoining district and back to that boundary.

If a council member lives within the district or an adjoining district but works in an outlying area (or vice-versa) it would be possible to claim either:

- on-route from work, from the outer boundary of the adjoining district to the meeting; and
- returning home, from the meeting to the residence; or
- the reverse combination of these.

In all cases, the reimbursement claims must relate to expenses actually incurred. This is clearly a reimbursement, not an allowance. The onus is on the council member to provide sufficient evidence of the expense to satisfy the council (and the auditor).

A suitable claim form will be provided by the Executive Manager Corporate & Community Services upon request.

4.5 Time Limit on Claims and Approval Process

Elected Members requiring reimbursement of expenses in accordance with the provisions of this Policy should submit the appropriate claim form to the CEO, together with supporting documentation, within three (3) calendar months after the month in which the expenses were incurred, and by 30 June of each financial year, in order to facilitate the finalisation of the Shire's annual financial statements. Any claims exceeding the three (3) month timeframe will not be reimbursed

4.6 Allowances and Limits are exclusive of G.S.T

Unless otherwise specified in this Policy, all allowances and limits set out in this Policy are exclusive of GST.

4.7 Supporting Documentation

Documentary evidence is required for all expenses claimed. Original Tax Invoices and receipts are required for audit purposes and to enable G.S.T. to be claimed.

4.8 Other Entitlements

(a) Elected Member Dinners

The Shire will provide a meal for all Council meetings and briefing sessions held in the evening.

(b) **Attendance to Staff Christmas Party**

Elected Members are invited to attend the annual staff Christmas party held in ~~late~~ December each year.

(c) **Acknowledgement of Service**

On retirement, Council will acknowledge the service of Elected Members through the provision of an appropriate gift.

The value of any gift provided to a retiring Elected Member is limited to the prescribed amount set out in Regulation 34AC of the *Local Government (Administration) Regulations 1996*

***Local Government Act 1995* excerpt from Section 5 – Administration, Division 10 – Training and Development**

5.126. Training for council members

- (1) Each council member must complete training in accordance with regulations.
- (2) Regulations may —
 - (a) prescribe a course of training; and
 - (b) prescribe the period within which training must be completed; and
 - (c) prescribe circumstances in which a council member is exempt from the requirement in subsection (1); and
 - (d) provide that contravention of subsection (1) is an offence and prescribe a fine not exceeding \$5 000 for the offence.

[Section 5.126 inserted: No. 16 of 2019 s. 61.]

Excerpt from *Local Government (Administration) Regulations 1996*
Part 10 – Training – Regulations 35 and 36

Part 10 — Training

[Heading inserted: Gazette 9 Aug 2019 p. 3022.]

35. Training for council members (Act s. 5.126(1))

- (1) A council member completes training for the purposes of section 5.126(1) if the council member passes the course of training specified in subregulation (2) within the period specified in subregulation (3).
- (2) The course of training is the course titled *Council Member Essentials* that —
 - (a) consists of the following modules —
 - (i) Understanding Local Government;
 - (ii) Serving on Council;
 - (iii) Meeting Procedures;
 - (iv) Conflicts of Interest;
 - (v) Understanding Financial Reports and Budgets;and
 - (b) is provided by any of the following bodies —
 - (i) North Metropolitan TAFE;
 - (ii) South Metropolitan TAFE;
 - (iii) WALGA.
- (3) The period within which the course of training must be passed is the period of 12 months beginning on the day on which the council member is elected.

[Regulation 35 inserted: Gazette 9 Aug 2019 p. 3022-3.]

36. Exemption from Act s. 5.126(1) requirement

- (1) A council member is exempt from the requirement in section 5.126(1) if —
 - (a) the council member passed either of the following courses within the period of 5 years ending immediately before the day on which the council member is elected —

- (i) the course of training specified in regulation 35(2);
 - (ii) the course titled 52756WA — *Diploma of Local Government (Elected Member)*;
- or
- (b) the council member passed the course titled *LGASS00002 Elected Member Skill Set* before 1 July 2019 and within the period of 5 years ending immediately before the day on which the council member is elected.
- (2) A person who is a council member on the day on which the *Local Government Regulations Amendment (Induction and Training) Regulations 2019* regulation 8 comes into operation is exempt from the requirement in section 5.126(1) until the end of their term of office.

[Regulation 36 inserted: Gazette 9 Aug 2019 p. 3023.]

[37-39. Deleted: Gazette 9 Aug 2019 p. 3022.]

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Training **Part 10**

r. 36
