



SHIRE
of
DANDARAGAN

AGENDA AND BUSINESS PAPERS

for the

ORDINARY COUNCIL MEETING

to be held

AT THE COUNCIL CHAMBERS, JURIEN BAY

on

THURSDAY 28 JANUARY 2021

COMMENCING AT 5.00PM

(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)



ORDINARY COUNCIL MEETING

THURSDAY 28 JANUARY 2021

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	28 January 2021	5.00pm 5.30pm	Jurien Bay AGM of Electors
Thurs	25 February 2021	4.00pm	Jurien Bay
Thurs	25 March 2021	4.00pm	Jurien Bay
Thurs	22 April 2021	4.00pm	Badgingarra
Thurs	27 May 2021	4.00pm	Jurien Bay
Thurs	24 June 2021	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 Presiding Member.

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 Presiding Member 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 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...

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 17 DECEMBER 2020	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 2020.....	3
9.1.2	FINANCIAL STATEMENTS - MONTHLY REPORTING FOR THE PERIOD ENDING 31 DECEMBER 2020	5
9.1.3	JURIEN BAY COUNTRY GOLF CLUB REQUEST FUNDS ADVANCE.....	7
9.2	INFRASTRUCTURE SERVICES	12
9.2.1	JURIEN BAY SKATE PARK – LANDSCAPING PLANTING PLAN AND LIGHTING	12
9.3	DEVELOPMENT SERVICES.....	19
9.3.1	PROPOSED HOLIDAY HOME – 2/5 GRIGSON STREET, JURIEN BAY.....	19
9.3.2	RETROSPECTIVE DEVELOPMENT APPROVAL – LOT 414 JURIEN BAY VISTA, JURIEN BAY HEIGHTS.....	25
9.3.3	JURIEN BAY PROGRESS ASSOCIATION LOOKOUT.....	33
9.4	GOVERNANCE & ADMINISTRATION	36
9.5	COUNCILLOR INFORMATION BULLETIN.....	36
9.5.1	SHIRE OF DANDARAGAN – DECEMBER 2020 COUNCIL STATUS REPORT	36
9.5.2	SHIRE OF DANDARAGAN – EXECUTIVE MANAGER INFRASTRUCTURE REPORT – DECEMBER 2020	36
9.5.3	SHIRE OF DANDARAGAN – BUILDING STATISTICS – DECEMBER 2020.....	36
9.5.4	SHIRE OF DANDARAGAN – PLANNING STATISTICS – DECEMBER 2020	36
9.5.5	SHIRE OF DANDARAGAN TOURISM / LIBRARY REPORT FOR DECEMBER 2020	36

**10 NEW BUSINESS OF AN URGENT NATURE – INTRODUCED BY
RESOLUTION OF THE MEETING36**

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

**12 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS
BEEN GIVEN36**

13 CLOSURE OF MEETING37

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 J Clarke	
Councillor A Eyre	
Councillor W Gibson	
Councillor D Richardson	
Councillor R Rybarczyk	
Councillor R Shanhun	

Staff

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

Apologies

Approved Leave of Absence

Councillor P Scharf
Councillor D Slyns

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 17 DECEMBER 2020****7 NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION****8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS**

Mike Beckingham (Seafront Estates / Skate Park)

9 REPORTS OF COMMITTEES AND OFFICERS

9.1 CORPORATE & COMMUNITY SERVICES

9.1.1 ACCOUNTS FOR PAYMENT – DECEMBER 2020

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Business Classification Scheme / Financial Management / Creditors / Expenditure
Disclosure of Interest:	None
Date:	13 January 2021
Author:	Scott Clayton, Executive Manager Corporate & Community Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

To accept the cheque, EFT, BPAY and direct debit listing for the month of December 2020.

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), BPAY and direct debit payments for December 2020 totalled \$1,517,647.13 for the Municipal Fund.

Should Councillors wish to raise any issues relating to the December 2020 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 are the following items relevant to this report:

- Cheque, EFT and direct debit listings for December 2020 (Doc Id: 169164)

(Marked 9.1.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the Cheque and EFT listing for the period ending 31 December 2020 totalling \$1,517,647.13 be adopted.

9.1.2 FINANCIAL STATEMENTS - MONTHLY REPORTING FOR THE PERIOD ENDING 31 DECEMBER 2020

Location:	Shire of Dandaragan
Applicant:	N/A
Folder:	Business Classification Scheme / Financial Management / Financial Reporting / Periodic Reports
Disclosure of Interest:	None
Date:	18 January 2021
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 2020.

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 2020.

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 2020 was \$4,140,539. 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 6 (page 13) 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 30 November 2020 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 2020 (Doc ID 169210)
(Marked 9.1.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the monthly financial statements for the period 31 December 2020 be adopted.

9.1.3 JURIEB BAY COUNTRY GOLF CLUB REQUEST FUNDS ADVANCE

Location:	Jurien Bay Country Golf Club
Applicant:	Jurien Bay Country Golf Club
Folder Path:	Business Classification Scheme / Grants and Subsidies / Applications / Community Groups
Disclosure of Interest:	The CEO, EMCCS have declared impartiality interests as members of the club.
Date:	11 January 2021
Author:	Tony O’Gorman, Economic Development Manager
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

To advance \$14,732.50 to the Jurien Bay Country Golf Club from the original amount of \$247,648 agreed at the August Council meeting for the course watering project.

BACKGROUND

At the August 2020 Council meeting Council agreed to support the Jurien Bay Country Golf Club Inc with its CSRFF Annual and Forward Planning Grant application to complete irrigation of the golf course fairways. Council agreed to provide up to \$247,648 as a one third contribution to the project.

“OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Shanahun, seconded Cr Clarke

That Council:

- 1. Support the Jurien Bay Country Golf Club Inc., Community Sporting and Recreation Facilities Fund (CSRFF) Forward Planning grant application for funding to irrigate the fairways at the Jurien Bay Country Golf Club; The Shire contribution to be up to 1/3 of total project cost to a maximum of \$247,648, to be sourced from the Sporting and Recreation Capital Works Reserve fund;*
- 2. Endorse a budget amendment to provide up to 60% in the 2020/2021 financial year;*
- 3. Provide a 35% contribution in the 2021/2022 financial year sourced from the Sporting and Recreation Capital Works Reserve fund; and*
- 4. Provide the final 5% contribution in the financial year 2022/2023 once acquittals have been completed, from the Sport and Recreation Capital Works Reserve fund.*

CARRIED 8 / 0”

The Club has now been advised that their CSRFF Annual and Forward Planning grant application has been unsuccessful. The Club is currently exploring other opportunities to secure the funding required to complete the course irrigation project.

The proposed work intends to connect an existing pipeline from the central irrigation pump using the new fresh water supply, to the

existing distribution main pipe. These two pipes are approximately 230 metres apart. The connecting pipework accords to the design for the strategic irrigation system design, and as such would be a small part of the new system 'brought forward' for significant benefit at a much earlier date.

Control wires would be run in the same trench as the proposed connecting pipe, and the existing controller relocated to the central pump station shed.

The second part of the proposed work is to purchase and install the second main storage tank (of four planned in total) and connect it to the existing main water pump. There are many occasions when the single installed 250,000 litre tank runs empty, and risks burning the pump out. The existing central irrigation system could operate longer using the already available water supply and would be at much lower risk of damaging the main distribution pump.

COMMENT

The Jurien Bay Country Golf Club has received official notification that the Club's application for CSRFF Forward Planning Grant has been unsuccessful. The course irrigation project is the top priority for the golf club as indicated in their strategic plan. While the club is continuing to explore alternative funding sources there are two projects that the club wish to undertake.

The request for an advance of the amount of \$14732.50 is half the cost of completing the two proposals. The works conform with the original course reticulation design.

The other options available to the Club include an application to the Building Better Regions Fund or Private Sponsorship. Both options have a long lead time and would result in the club having to repair/replace the current infrastructure.

The Officers recommendation is to support the application for an advance based on continuing the roll out of the club water project.

The amount advanced will be deducted from the original amount approved by the Council at its August 2020 meeting.

CONSULTATION

Jurien Bay Country Golf Club members

STATUTORY ENVIRONMENT

Local Government Act 1995

6.8. Expenditure from municipal fund not included in annual budget

- (1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure —
- (a) is incurred in a financial year before the adoption of the annual budget by the local government; or
 - (b) is authorised in advance by resolution*; or
 - (c) is authorised in advance by the mayor or president in an emergency.

*Absolute majority required.

POLICY IMPLICATIONS

6.1 C-6SRF01 – Sport and Recreation Funding

Objective

The objective of this Policy is to set out how the Shire of Dandaragan (Shire) will provide assistance to sporting and recreational groups for funding:

1. capital infrastructure for sporting and recreational facilities; and
2. non-consumable sporting and recreational equipment.

Policy Statement

Council recognises and values the important part that excellent sporting and recreational facilities and equipment play in the community. It is committed to ensuring that adequate funding is provided to assist in the provision and maintenance of these facilities and the groups that utilise them.

In order to meet this objective, the Shire has established the following two funds through which annual grants will be made available:

1. Sporting and Recreational Capital Works Fund; and
2. Tronox Management and Shire of Dandaragan Sporting and Recreation Facilities Fund

1. Sporting and Recreational Capital Works Fund**1.1 Funding and Purpose**

The Shire will in its annual budget allocate 1% of total budgeted rates to assist sporting and recreational groups with the replacement, renewal and improvement of capital infrastructure.

1.2 Funding cycle

Applications to the program will be received and considered in accordance with the following timeframes:

Funding round advertised: April

Funding round closes: Mid- May

Applications considered by Council: June / July

Sporting and recreational groups are encouraged to discuss their projects with Shire staff as early as possible to facilitate the greatest chance of funding success.

1.3 Eligible Applications.

To be eligible for funding under this program applicants must have;

- (i) Submitted a Community Sport Recreation Facilities Fund Application (CSRFF) to the Department of Local Government, Sport and Cultural Industries' or submitted an application to another funding source for the project.*
- (ii) An own source contribution comprising a minimum of 1/6th of the total project cost in cash.*
- (iii) In determining applications to this fund, the Council will give priority to applications that;*
 - have successfully sourced CSRFF funds or other source of funding;*
 - can demonstrate that their organisation has a strong membership base and is financially sustainable;*
 - can demonstrate strong demand for the proposed infrastructure; and*
 - can deliver projects without the organisation requiring loan funds.*
- (iv) Applicants that have been unsuccessful in a CSRFF application, or other major funding process, remain eligible for funding under this program, however Council's total commitment will not exceed 50% of the approved project budget or the maximum annual funding allocation in a given year.*
- (v) Requests must be for a total project cost of greater than \$40,000 (excl GST).*

FINANCIAL IMPLICATIONS

There are no additional financial implications as the expenditure was approved at the August Council meeting.

- Cost of project \$29,465.00
- Shire Funding \$14,732.50
- Jurien Bay Country Golf Club \$14,723.50 including in kind labour and materials.

STRATEGIC IMPLICATIONS

Strategic Community Plan - Envision 2029

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 JANUARY 2021

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 health and wellbeing services and educational opportunities
Priority Outcomes	Our Roles
A safe, healthy, smart and active community that values its history and supports intergenerational relationships	Increase community-building by providing sustainable recreation infrastructure and services, off-peak events, community building programs and place-making concepts in our public spaces

ATTACHMENTS

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

- Sport and Recreation Capital Works Policy 6.1 (Doc Id: 131688)
- Letter requesting advance Jurien Bay Country golf Club Inc (Doc Id 168999)
- Letter re unsuccessful grant Application (169058)
- Feasibility Study (Doc Id: 159896)
- P & L for 2017/2018 (Doc Id: 158761)
- Term Deposit 1 (Doc Id: 158760)
- Statement Cheque Account (Doc Id: 158759)
- Incorporation Certificate (Doc Id: 158762)
- Golf Club Map (Doc Id: 169446)

(Marked 9.1.3)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council:

- 1. Authorise an advance of funds in the amount of \$14,732.50 to the Jurien Bay Country Golf Club Inc Irrigation Project; and**
- 2. That the amount of \$14,732.50 be deducted from the total amount of \$247,648 approved at the August Council meeting for the Jurien Bay Country Golf Club Inc course watering project.**

9.2 INFRASTRUCTURE SERVICES

9.2.1 JURIEB BAY SKATE PARK – LANDSCAPING PLANTING PLAN AND LIGHTING

Location:	Shire of Dandaragan
Applicant:	Not Applicable
Folder Path:	Business Classification Scheme / Parks & Reserves / Design & Construction / Jurieb Bay & Cervantes Foreshore
Disclosure of Interest:	Nil
Date:	20 January 2021
Author:	Brent Bailey, Chief Executive Officer
Senior Officer:	Not Applicable

PROPOSAL

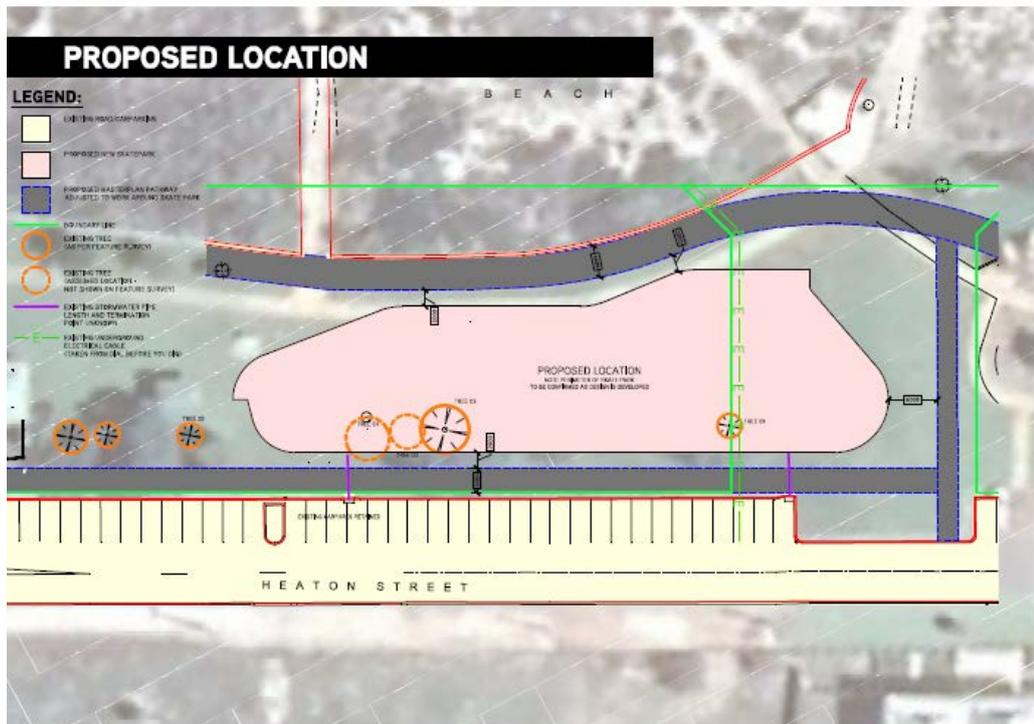
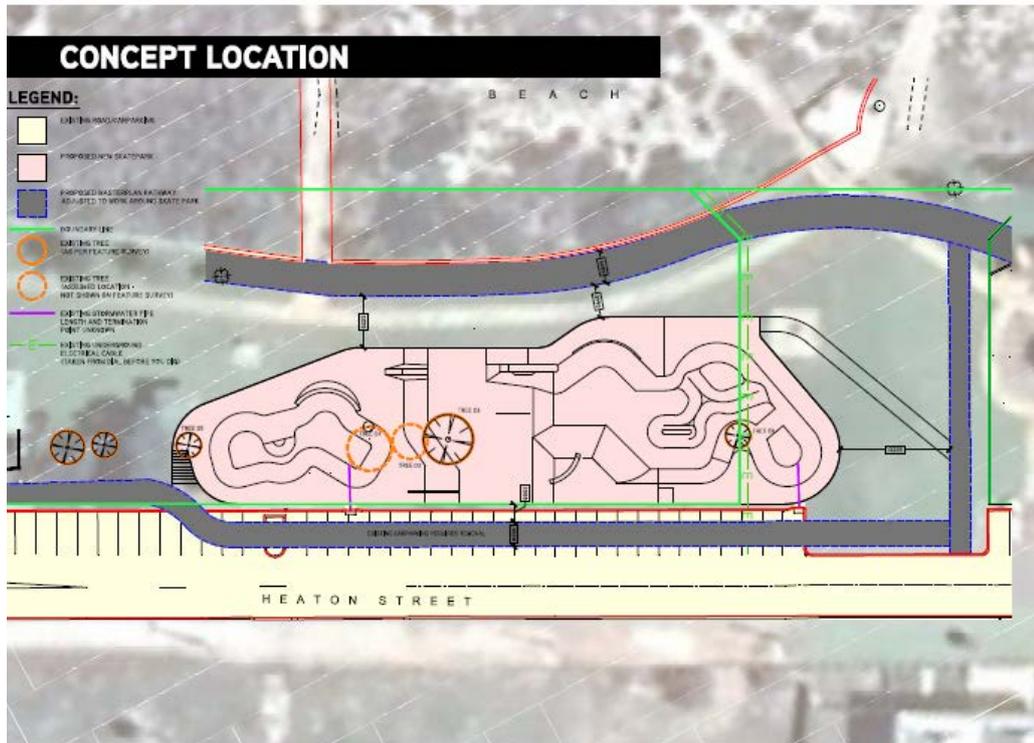
The purpose of this report is for Council to consider facility lighting component of the Jurieb Bay Skate Park and endorse a landscaping / planting plan for the project.

BACKGROUND

A new district level skate facility has been under planning and development by the Shire since 2017 when consultation with the community commenced. While these facilities are generically referred to as skate parks the modern functionality is significantly broader and contemporary designs accommodate scooters, BMX and passive social space for youths. The project was integrated into the Jurieb Bay Foreshore Masterplan process which designated a site in Dobbyn Park for it to be built.

In May 2020 Council endorsed a concept plan for the skate park developed by Enlocus. In July 2020 Council accepted a tender from Convic to undertake detailed design and construction. During the detailed design phase there were some design changes to the facility that required a shift of the facility slightly north of the endorsed Concept Plan as demonstrated below. This shift enabled the on-street parking to be retained and provide a better pedestrian thoroughfare around the site. During the detailed design the facility was also lowered by constructing the bowls below natural ground level.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 JANUARY 2021



At the commencement of construction, a number of property owners from Seafrost Estate made contact with the Shire to complain that they had not been consulted or advised of the development and its proximity to their properties on Heaton Street. During the planning stages over the past 2 years there was wide local advertising at various stages of the project including an extensive consultation process undertaken in the development of

the Jurien Bay Foreshore Masterplan. Consultation channels utilised in the Foreshore Masterplan process and skate park project included the Shire's newsletter, website, community workshops, social media, mail box drops and notice boards. Despite this there is an apparent difficulty in raising the awareness of absentee owners who make up the majority of current complainants who state that a project of this nature should have warranted a direct mail approach.

In response to the complaints received, the Chief Executive Officer has been engaging with Mr Mike Beckingham who has been nominated by the strata board for Seafront Estate to represent their collective ownership. A number of concerns around the visual appearance of the site have been mitigated within the attached landscaping plan. Detailed design elements have also seen a number of requests accommodated including:

- 1) The proposed skate park signage being relocated to the southern end of the facility.
- 2) Balustrade design simplified to increase visual permeability.
- 3) CCTV cameras located so they do not face directly into Seafront Estate.
- 4) Public access power and device charging points removed from northern shade structure to mitigate opportunity for loud music at this location.
- 5) Shade shelter design amended to increase visual permeability.

As provided within the attached correspondence a number of further concerns have been raised which predominantly focus on the proposed lighting of the facility, summarised below:

- 1) Proximity to dwellings which while predominantly used for short stay, have planning approval for use as a permanent residence.
- 2) Night time use may encourage anti-social behaviour from older users and noise beyond scheduled hours of operation.
- 3) Night time use will impact privacy, views and visual amenity.
- 4) Light spill will impact property owners.
- 5) Cost / Benefit of extended hours through lighting could be better utilised elsewhere.
- 6) Criminal behaviour such as break-ins and unauthorised access to the swimming pool in Seafront Estate.

Council has been requested to reconsider the proposed lighting of the facility based on the above assertions and maintain the facility as a day-time only skate park.

COMMENT

Lighting has been included as part of the Skate Park project to achieve a number of objectives including:

- 1) Increase asset utilisation and increased public open space

- activation at the Jurien Bay Foreshore by extending operating hours for evening use.
- 2) Provide recreation opportunities for youths in evenings in a monitored location that is under passive surveillance.
 - 3) Spread user usage and reduce congestion during busy peak holiday periods.
 - 4) Provide increased safety as natural light fades, particularly in winter months.
 - 5) Deter unapproved makeshift lighting efforts of the facility such as the utilisation of car lights.
 - 6) Provide usability at cooler times of the day, particularly in summer months.
 - 7) Provide recreation opportunities for older users who make work during normal daytime hours.

Contemporary design approaches prioritise lighting installations that minimise light spill and utilise timer based systems activated by users within set hours rather than always being on at pre-determined hours. The detailed design of the lighting component of the project has been submitted by Convic and is provided within the attachments. Convic have advised that the current design incorporates 7 x 12m poles evenly spaced around the perimeter of the site. An example of similar skate park lighting is provided here.





The lighting component of the project is included in the funding provided by Lotterywest and is currently estimated at \$112,000 by local contractors providing quotes to Convic. This is currently \$13,500 above the provisional sum allocated within the project budget and will require use of contingency budget to implement.

Lotterywest has confirmed that Council has the discretion to apply for a funding variation to remove the lighting component from the project however advice received from officers of the grant provider indicate that the extended use of the facility was a material consideration in their funding decision. It is likely that the variation request will result in a reduction in total funding provided for the project rather than an opportunity to reallocate the funds to other areas of the project.

The officer's recommendation supports retention of the facility lighting.

Contractors have advised that scheduling of the installation of the current lighting design will take 12 weeks from point of order to completion. Delays may result in penalties and additional costs to the Shire. Stage 1 of the project is due for completion by 31 March 2021. As at 28 January, 10 weeks remain of the scheduled build time. Due to the project timeline, contractors are progressing as per the contract until advised otherwise.

The landscaping / planting plan is also presented to Council for endorsement. While the majority of the plan is consistent with the foreshore masterplan and utilises native species compatible with

the local environment, the inclusion of Olive Trees (non-fruiting) into the street tree planting mix is highlighted. Olive Trees are currently utilised across the Heaton St frontage of Seafront Estate and develop a less invasive root structure which is more compatible with the close by skate park infrastructure. A key request of Seafront Estate for Council consideration is that this row of trees between the two skate bowls is maintained to a vertical height which avoids the interruption of ocean views. This is currently annotated in page 3 of the skate park planting plan. If Council chooses not to support this request, item 2 in the officer's recommendation should be amended accordingly.

At the Jurien Bay Foreshore Working Group Meeting held on 20 January 2021 the group discussed the lighting design and endorsed the current lighting plan and construction of a restricted night-time facility (minuted).

CONSULTATION

- Representatives of Seafront Estate
- Lotterywest
- Convic
- Jurien Bay Foreshore Working Group

STATUTORY ENVIRONMENT

There is no statutory environment relevant to this item.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

Financial implications are outlined within the comments section of this report.

STRATEGIC IMPLICATIONS

This project is included in Council's Corporate Business Plan as a marquee project.

ATTACHMENTS

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

- Jurien Bay Foreshore Style Guide – Skate Park Planting (Doc Id: 169450)
- Email Mike & Lisa Beckingham (Doc Id: 169447)
- Skate Park Comments (Doc Id: 169448)
- Skate Park Lighting Example (Doc Id: 169449)
- Jurien Bay Skatepark Lighting Design (with Lux levels) (Doc Id: 169553)
- Areca Series LED Floodlight Specifications (Doc Id: 169554)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION**That Council:**

- 1) Proceed with the inclusion of facility lighting within the Jurien Bay Skate Park; and**
- 2) Endorse the Jurien Bay Skate Park Planting Plan (Doc Id: 169450).**

9.3 DEVELOPMENT SERVICES

9.3.1 PROPOSED HOLIDAY HOME – 2/5 GRIGSON STREET, JURIE BAY

Location:	2/5 Grigson Street, Jurien Bay
Applicant:	Professionals Jurien Bay on behalf of DC Hall
File Ref:	Development Services Apps / Development Applications / 2020 / 83
Disclosure of Interest:	Nil
Date:	5 January 2021
Author:	Rory Mackay, Planning Officer
Senior Officer:	David Chidlow, Executive Manager of Development Services

PROPOSAL

The proponent is seeking development approval for the use of 2/5 Grigson Street, Jurien Bay as a commercial holiday home.



Location Map – 5 Grigson Street, Jurien Bay

BACKGROUND

The parent property, 5 Grigson Street consists of a two-storey duplex. The duplex has been constructed symmetrical with both units having 4-bedrooms and 2-bathrooms. However, under the strata subdivision, lot 2 has 1/3 the backyard size of that of lot 1.

Lot 2 changed ownership on 8 November 2019. Professionals Jurien Bay have lodged the subject development application on behalf of the new landowner to seek approval to accommodate up to 11 short stay guests for bookings not exceeding 3 consecutive months.

The application was advertised to immediate neighbouring landowners for a period of 18 days from the 3 December 2020 until 21 December 2020. A total of 5 submissions were received, all objecting to the proposal, resulting in a Council determination being required for the application in accordance with the Shire's Delegations Register.

The subject property and surrounding area are zoned 'Residential' under the Shire's *Local Planning Scheme No.7* (LPS7). The Residential zone has the following objective:

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.

The proposed land use of 'Holiday Home' is listed within the zoning table of LPS7 as a 'discretionary' land use, meaning the use is not permitted unless Council has exercised discretion in its decision making.

Local Planning Policy 9.12 Holiday Homes (the Policy) is adopted by Council to guide the assessment of holiday home development applications. The subject application for up to 11 guests is classified as a 'Holiday Home Large' under the Policy which categorises this as a holiday home for guest numbers between 7 and 12. The Policy has the following objectives:

- *To recognise the increasing market demand for holiday accommodation and to provide operators and other stakeholders with clarity on the issues that the Shire wishes to address.*
- *To establish clear guidelines whereby holiday homes can be permitted and controlled in the Regional Centre and Residential zones of Cervantes and Jurien Bay.*
- *To ensure that these types of uses do not compromise the amenity of Residential zoned areas or nearby residents.*
- *To support the role of holiday homes as part of the tourism industry.*
- *To encourage the provision of good quality, well managed holiday homes.*

COMMENT

Dwellings (whether a single house or a grouped or multiple dwelling) provide places for people to shelter, to retreat, to eat and to gather. While temporary accommodation (such as a holiday house) may also provide these, the intensity, and the manner of these two land uses is not the same. This is because in the context of a holiday home, the premises are not being occupied as a dwelling but for holiday accommodation.

For example, it was noted in Hope and City of Joondalup [2007] WASAT that outdoor areas are routinely used more intensively and for longer hours in temporary accommodation than would often be the case for permanent residential use. The duration for which people stay at temporary accommodation is also reduced. Each time a booking begins and ends people would be entering and leaving the premises. The regular movement of different

people into and out of the premises has consequential amenity impacts on the surrounding locality.

'Amenity' is defined within the Deemed Provisions of LPS7 to mean:

All those factors which combine to form the character of an area and include the present and likely future amenity.

Under Clause 67 of the Deemed Provisions of LPS7 the following relevant matters are to be considered when determining the subject development application:

(g) any local planning policy for the Scheme area

(n) the amenity of the locality including the following —

(i) environmental impacts of the development

(ii) the character of the locality

(iii) social impacts of the development

(r) the suitability of the land for the development taking into account the possible risk to human health or safety

(u) the availability and adequacy for the development of the following —

(iii) storage, management and collection of waste

(y) any submissions received on the application

As the proposed development is for a grouped dwelling (duplex) added consideration is to be given to the impact of the development on the amenity of immediate neighbours. Responses received from such landowners (including the duplex neighbour) details that the development which has hosted paying guests to date without approval is not in keeping with the character of area and adversely impacts on the permanent residents within close proximity by way of the regular coming and going of different / new people and excessive after-hours noise / unruly party behaviour.

The health and safety impacts of the proposal also requires contemplation. Under the Shire's *Health Local Laws 2005*, each adult requires 14 cubic meters of air space to sleep. Space calculations across the house plans result in 9 adults being able to sleep across the 4 bedrooms of the house. Council has previously resolved in relation to holiday home development applications, that sleeping guests in rooms other than bedrooms is unhygienic and inappropriate. As such the application warrants refusal on this basis alone, as a decision must be made on the number of guests applied for (11 guests) unless the applicant revises this number prior to a determination.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 JANUARY 2021

It is for the reasons discussed that the reporting officer has found that the development application warrants refusal on the grounds that such a short stay accommodation development from a duplex-grouped dwelling in an established residential area is inappropriate and goes against orderly and proper town planning.

Should the duplex continue to be used illegally as a holiday home, Shire staff reserve the right to issue a direction order under Section 214 of the *Planning and Development Act 2005*.

CONSULTATION

The following comments were received from neighbouring landowners, please note any sensitive information has been removed from each comment.

Comments
<p>Further to my phone conversation with you I would like to reiterate the following. We are already subject to a short-term rental house directly behind us. The noise generated by this place is often out of hand. To have another premise 50 metres away is more than we should have to endure. I note that there is already a sign on the front of the duplex half which indicates it's already taking bookings, with or without Council approval. When we first were here, about 2004 there was no indication that we would be surrounded by temporary rentals. Grigson Street is possibly one of the best located bits of real estate north of Perth. To have it awash with noisy swearsy people partying all night is not what we signed up for. We strongly object to this application.</p>
<p>We are opposed to the short-term accommodation rental, due to the amount of patrons staying at the property and using as a party house. We have already had to endure a party weekend on 18 to 20 December. The noise was particularly loud and disruptive until early hours in the morning. We are a family who come to stay and relax and should not be kept awake every night. Should this property continue as short stay we will have to endure this throughout the busy season in Jurien Bay. We are not opposed to long term rental accommodation as regular tenants would not party every weekend.</p>
<p>As the neighbouring property owner, I would like to object to the proposed change as it will impact on the amenity and my enjoyment of my property. The upstairs bedroom window on my property at 4 Grigson St is approximately 5m from the balcony of 2/6 Grigson St where people at that property tend to gather in the evening. Whilst in the past this has been a minor inconvenience, such gatherings have, when the property used by the owner and his family, been considerate and we have always maintained a good relationship with the owner. On Friday 18 December the property was rented to a group of young holiday makers who playing loud music and yelled noisily to each other until 1.30am. They were asked politely on two occasions to keep the noise down and responded with verbal abuse and profanity. My ...[family members] reside in my property and I am concerned for their wellbeing. The Police were called and my grandson was advised that they would be attending but they did not arrive. My ...[family member] regularly starts work at 6am. With short term holiday accommodation late night partying is likely to become a regular occurrence which will impact greatly on my ...[family members]</p>
<p>I am ...[elderly] and reside at X Grigson St with my ...[teenage] who attends Jurien Bay District High School and works early mornings and after school. Their bedroom window is approximately 5m from the balcony of 2/5 Grigson St, Jurien Bay. Late night drinking and noise on the balcony has affected their ability to sleep in the past and I am concerned that if the property becomes short term holiday accommodation this will cause problems for their work and studies next year. An incident on Friday 18 December when the property was rented to a group of young holiday</p>

makers has highlighted the issue and caused considerable stress and concern for myself and teenager. Those staying in short term accommodation have no regard for the comfort or concerns of neighbours and in this instance were rude and intimidating, swearing and turning their music louder in response to requests to turn down their music. Police were called but did not respond in person on the night and the party continued until 1.30am.

As a property able to accommodate 11 persons, I am concerned that this will attract groups rather than families and increase the occurrence of these late-night gatherings on the front balcony.

We presently have one local holiday home adjoining the south side of our property, which is already available for short term accommodation of 12 guests. Advertised on Airbnb at 2 / 7 Grigson Street, Jurien Bay.

This Airbnb also sleep 12 and often has the full quota. This presents many problems with late night parties, loud music, bad language. The attitudes and behaviour of people meeting together for a short gathering, tends to encourage a loud party atmosphere, with little respect for the locals that live here permanently. When our families visit with young children, it is almost impossible at times to settle the young ones, due to the loud music, yelling, bad language, general disrespect for people living here.

We note that the bedrooms of our home are also located on the north eastern side of our building (i.e. adjacent to 2 / 5 Grigson Street).

Permitting the application would compound the issues we experience as our sleeping quarters would be even closer to such disturbances.

From our observation online today, the owners' proposal for 2 / 5 Grigson Street are already advertising it for short term rental. If this went ahead, we would have short term accommodation for 12 people on both sides of our house.

Desperately hoping you will seriously consider the application for short term rentals, resulting in a negative response, as it will have a significant effect on our lives, especially our sleeping ability.

STATUTORY ENVIRONMENT

- Local Planning Scheme No.7 – as outlined.
- Health Local Laws 2005:

Overcrowding

3.2.2 The owner or occupier of a house shall not permit—

- a) a room in the house that is not a habitable room to be used for sleeping purposes; or*
- b) a habitable room in the house to be used for sleeping purposes unless—*
 - (i) for every person over the age of 10 years using the room there is at least 14 cubic metres of air space per person; and*
 - (ii) for every person between the ages of 1 and 10 years there is at least 8 cubic metres of air space per person; or*
- c) any garage or shed to be used for sleeping purposes.*

Restriction on use of Rooms for Sleeping

8.2.10 (1) Subject to subsection (3) and Section 8.3.10, a keeper shall not use or permit to be used as a sleeping apartment a room in a lodging house –

- (c) which is used as a kitchen, scullery, store room, dining room, general sitting room, lounge room or for the preparation or storage of food;*

POLICY IMPLICATIONS

Local Planning Policy 9.12 Holiday Homes – as outlined.

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

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 are the following items relevant to this report:

- Holiday home management documents (Doc Id: 168642 & 168571)

(Marked 9.3.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMEDATION

That Council refuse the development application for the proposed holiday home large upon Lot 2 on Strata Plan 31463 at 5 Grigson Street, Jurien Bay as the development would:

- 1. not be compatible or complimentary with the established residential area in which it is located;**
- 2. have a detrimental impact on the existing residential amenity of the immediate low density residential area;**
- 3. be inconsistent with orderly and proper planning; and**
- 4. if approved, set an undesirable precedent for similar applications in the future, in contravention of Council adopted policy.**

Advice:

There is a Right of Review under the *Planning and Development Act 2005* (the Act). An Application for Review must be submitted in accordance with Part XIV of the Act within 28 days of the date of this decision to:

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

9.3.2 RETROSPECTIVE DEVELOPMENT APPROVAL – LOT 414 JURIEN BAY VISTA, JURIEN BAY HEIGHTS

Location:	Lot 414 Jurien Bay Vista, Jurien Bay Heights
Applicant:	DJ Ball
Folder Path:	Development Services Apps / Development Applications / 2018 / 35
Disclosure of Interest:	Nil
Date:	5 January 2021
Author:	Rory Mackay, Planning Officer
Senior Officer:	David Chidlow, Executive Manager Development Services

PROPOSAL

The proponent is seeking retrospective development approval for a collection of repurposed second-hand buildings with newly constructed roof covers between each at Lot 414 Jurien Bay Vista, Jurien Bay.



Location Map

BACKGROUND

On 28 June 2018, Council resolved the following in regards to this property:

That Council:

1. refuse the application for retrospective planning approval for development on Lot 414 Jurien Bay Vista, Jurien Bay Heights for the following reasons:
 - a. approval of the application would set an undesirable precedent for future applications for such development type within the 'Special Use – Rural Development' zone.

- b. *Council considers that this type of development will not satisfactorily blend in with the rural development landscape and will have undue adverse impact on the visual amenity of the adjoining sites and surrounding locality in contravention of Clause 2.1 of the Development Criteria for the Estate as listed under Schedule 9 of the Shire of Dandaragan Local Planning Scheme No.7.*
 - c. *the proposed development does not comply with orderly and proper planning for the locality.*
2. *pursuant to Section 214 of the Planning and Development Act 2005 (the Act), authorise Shire staff serve a written direction to the landowner of Lot 414 Jurien Bay Vista, Jurien Bay Heights to remove the unauthorised development and restore the land to its condition immediately before the unauthorised development started within a period of 60 days to the satisfaction of the Shire's Chief Executive Officer. The landowner is to be advised there is a right of review to the State Administrative Tribunal within 40 days after service of the notice under Section 255 of the Act.*

Following this decision, Shire Development Service staff met with the applicant onsite on the 17 July 2018 to discuss the requirements of the refusal and building order. The applicant advised that they were intending to build a dwelling on the subject property within 12 months and remove the following buildings at the time the dwelling was constructed. Based on this statement the matter was reconsidered by Council on 26 July 2018, with the following resolved:

That Council grant temporary planning approval to the development on Lot 414 Jurien Bay Vista, Jurien Bay, for a period of 12 months with an option to extend a further 12 months commencing on 26 July 2018 subject to the following conditions:

- 1. *All development shall be in accordance with application and plans dated 28 June 2018 unless required to be amended hereunder.*
- 2. *If the Bushfire Attack Level for this application is above 29, a new planning application showing fire hazard mapping for the subject property must be provided and implemented to achieve a BAL of 29.*
- 3. *An application is to be submitted and approved to the satisfaction of the Shire's Principle Environmental Health Officer for an effluent disposal system on the property within 6 months.*
- 4. *The area around the 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.*
- 5. *The building materials of all structures are to be painted a colour consistent with the surrounding vegetation and/or predominant colours of the individual site to the satisfaction of*

the Chief Executive Officer or delegate forthwith.

6. *The existing sea container and other structures areas to be secured to the satisfaction of the Shire's Manager of Building Services forthwith.*
7. *This is planning approval only and not a building permit. A building approval certificate must be obtained for the current structures onsite forthwith.*
8. *Approval is obtained for a building permit to construct a permanent new dwelling on the subject lot within 6 months of this approval.*

Following this decision, all conditions except condition 8 were met before the approval lapsed on 26 July 2020. Following the expiration of the approval it was reported to the Shire that another repurposed second-hand building had been transported and placed on the subject property.

A notice of intention to issue order under Section 214 of the *Planning and Development Act 2005* (the Act) to remove all illegal development and restore the land to its condition immediately before development started was issued to the landowner on 2 November 2020. This notice provided 60 days to show cause to Shire, of which the applicant lodged the subject retrospective development application 21 December 2020.

Given the previous development approval had lapsed all structures, plus the new structures require approval under this new application, these are:

- 2 x 20m² repurposed buildings
- 36m² repurposed building
- 14m² shipping container
- 46m² patio
- 114m² patio
- 31m² shed

The landowner states within the cover letter provided with the application that native tress have been planted around the building envelope of these structures to shield the development from viewing from Conover Road and Jurien Bay Vista when the trees mature. Additionally, the applicant has also stated that they now have no intention of building a permanent residence on this property and would like to only use the structures for weekend living from time to time, if retrospective approval is provided for a second time by Council.

Section 164 of the Act affords a local authority the ability to retrospectively approve development which was carried out prior to development approval being granted for the subject development. More specifically, Section 164(3) states retrospective approval does not affect the operation of Part 13 of

the Act, which comprises the relevant enforcement and penalty provisions. This indicates that retrospective approval will not preclude prosecution for prior unlawful development.

The Shire has deferred commencement of enforcement action in this case as the application for retrospective approval (the subject of this item) has been lodged for assessment.

COMMENT

There are three legal tests to be considered for retrospective development approval, as follows.

Likelihood of Consent

Is the unauthorised development a form of development or activity that, 'but for' the failure to make application for a development consent or an activity approval, would likely have been granted such consent or approval subject to appropriate conditions.

An unauthorised development is understood to 'pass' this test in the event that it is likely that the development or activity would have been granted consent, had application been made for such consent prior to the undertaking of the development.

Shire Development Services staff consider if an application was made prior to development that formal consent would not have been granted for the ad hoc development as the excessive use of repurposed second-hand building should not be encouraged within the rural living estate to uphold the desired character and safeguard the amenity of all estate landowners. Even with the painting of all structures one shade of green and vegetation screening the permanent approval of the development is not considered compatibility or complimentary with its setting.

The following was stated within the Council minutes of the previous temporary approval:

The additional information that the offending structures will be temporary within 12 months or a maximum of 2 years has significant bearing on the consideration by Council and officer recommendation. The lengthy process for any appeal against the Council decision of 28 June 2018 and legal expenses incurred are additional considerations taken into account. The ultimate goal is removal of the offending structures and construction of a substantive dwelling on the site which can be achieved with the cooperation of the landowner within a reasonable period of time.

Since the temporary approval, the landowner's intentions have now changed to only wanting to use the property as temporary accommodation from time to time. The further addition of another repurposed second-hand building again without prior approval also

shows the landowner still does not respect the development authority of the Council. As such, further approval of this development sets an undesirable precedent for other retrospective applications.

Environmental Impact

Is the unauthorised development likely to cause a significant environmental impact, including impacts on the natural and the built environment? The application of this test requires a determination of the fact of any environmental impact and an assessment of the degree of that impact.

An unauthorised development is understood to 'pass' this test in the event that the impacts of the development or activity are negligible or insignificant and action to control the impacts is not required.

Such development is not common within 'Jurien Bay Heights' and as outlined above the proposal is considered to be in conflict with the established and desired built character for the locality resulting in an adverse impact on the amenity of surrounding landowners through its appearance. However, it is noted a tree buffer has been planted around the structures, which at maturity will shield the appearance of the structures from Canover Road and Jurien Bay Vista. Additionally, the previously approved structures have been painted the same shade of green in an effort to match the structures with the natural surrounding shrubland. Nonetheless, both these actions are needed to soften the impact of the development, and such, it is concluded that the development does not pass this test.

Public Safety

"Is the unauthorised development likely to lead to injury and/or to create a public liability? The application of this test requires a determination of the fact of any health and safety risk and an assessment of the degree of that risk."

An unauthorised development is understood to 'pass' this test in the event that no significant health and/or safety risk is created by the development.

During the previous approvals both the outstanding health and building approvals were addressed and issued for the development. However, the required Bushfire Attach Level (BAL) Assessment still has not been submitted for the development to date. Without such an assessment, it is not possible to determine if the development is reasonably safe from a bushfire context.

In addition to this another serious health and safety risk is posed by the development in the form of the potable water supply. As per

Clause 7.1 of Schedule 9 of *Local Planning Scheme No.7* (LPS7): 120,000 litres of potable water storage directly connected to the necessary roof catchment area is required. This is not achieved by the existing 9,000 litre water tank or aggregate roof catchment of approximately 135m². Another 27,500litre tank is proposed to be added, bringing the new potable water total to 36,500 litres, still well below the required amount. However, it could be argued that this is ample water for temporary use from time to time.

The development is also not compliant with Clause 1.4 of Schedule 9 of LPS7 as it does not meet buffer distance of 150 metres from the waste landfill site, varying this standard by approximately 50 metres.

In summary it is considered the development fails this legal test, resulting in the failing of each of the three tests. Thus, the development is recommended for refusal.

In giving refusal for the retrospective application, it is appropriate to undertake enforcement measures to remedy the subject land of the illegal development. This can be facilitated under Section 214 of the Act, whereby, the Shire can issue a written direction for the illegal development to be removed and for the land to be restored to its condition immediately before development started (to the Shire's satisfaction) within a period of 60 days. It is recommended Council authorise this written direction be served on the applicant.

Pursuant to Section 215 of the Act, if the direction is not carried out within the specified timeframe, the Shire can execute the required work of the direction with all costs of such works borne by the directed person.

Under Section 255 of the Act there is right of review to the State Administrative Tribunal to the person served the direction under Section 214. If the State Administrative Tribunal confirms or varies the direction, it may, by written notice served on the person to whom the direction was given, direct the owner to comply with the direction as so confirmed or varied, within a period of not less than 40 days after service of the notice, as is specified in the notice.

Alternative Recommendation:

That Council grant retrospective development approval to the development on Lot 414 Jurien Bay Vista, Jurien Bay, subject to the following conditions:

1. Prior to use of the development, the applicant must lodge with the Shire of Dandaragan a 'Bushfire Attack Level (BAL) Assessment' for the Single House. If the subject BAL is 40 or Flame Zone, a new development application accompanied with a 'Bushfire Management Plan' for the subject property must be provided and implemented to achieve a BAL of 29 or less prior

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 JANUARY 2021

- to lodging an application for a building permit.
2. All development shall be in accordance with the approved development plans (enclosed), which form part of this development approval, to the specifications and satisfaction of the Shire of Dandaragan.
 3. All stormwater must be contained and disposed of on-site at all times, to the satisfaction of the Shire of Dandaragan.
 4. The development shall be provided with a demonstrated and sustainable water supply to the satisfaction of the Shire of Dandaragan.
 5. Low bushfire fuel buffers, at least 20 metres wide shall be established and maintained around all approved structures.
 6. The building materials of all structures are to be painted a colour consistent with the surrounding vegetation and/or predominant colours of the individual site.

CONSULTATION

Given the recommendation is for refusal, no consultation from surrounding landowners was sought.

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

The applicant has paid the minimum development application fee of \$147.

STRATEGIC IMPLICATIONS

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 are the following items relevant to this report:

- Submitted documents and photos (Doc Id: 112188)
(Marked 9.3.2)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION**That Council:**

- 1. refuse the retrospective development application for Lot 414 Jurien Bay Vista, Jurien Bay as the development would:
 - A. not satisfactorily blend in with the rural development landscape and will have undue adverse impact on the amenity and character of adjoining sites and surrounding locality;**
 - B. be inconsistent with orderly and proper planning for the locality as set out in Schedule 9 of the Shire of Dandaragan Local Planning Scheme 7; and**
 - C. if approved, set an undesirable precedent for similar applications in the future.****
- 2. pursuant to Section 214 of the *Planning and Development Act 2005* (the Act), authorise Shire staff to serve a written direction to the landowner of Lot 414 Jurien Bay Vista, Jurien Bay Heights to remove the unauthorised development and restore the land to its condition immediately before the unauthorised development started within a period of 60 days to the satisfaction of the Shire of Dandaragan. The landowner is to be advised there is a right of review to the State Administrative Tribunal within 40 days after service of the notice under Section 255 of the Act.**

9.3.3 JURIEN BAY PROGRESS ASSOCIATION LOOKOUT

Location:	Reserve 18865
Applicant:	Jurien Bay Progress Association Inc.
File Path:	Business Classification Scheme / Recreation and Cultural Services / Liaison / Community
Disclosure of Interest:	Nil
Date:	14 January 2021
Author:	Rory Mackay, Planning Officer
Senior Officer:	David Chidlow, Executive Manager Development Services

PROPOSAL

For Council to endorse the Jurien Bay Progress Association's approach to the Department of Planning, Lands and Heritage (DPLH) for the ceding of a new Jurien Bay town lookout.

BACKGROUND

The Jurien Bay Progress Association (PA) has identified that the existing 'Lions Lookout' is situated on Water Corporation controlled land with the inability to refurbish the dated and deteriorating gazebo. As a solution to this issue, the PA has identified a new area for a lookout above the Jurien Bay Cemetery within Reserve 18865.

Management of this Reserve rests with DPLH who have advised that the most appropriate way to facilitate the development of new lookout is to dedicate a road under Section 56 of the *Land Administration Act 1997* (LAA) and Section 24KA of the *Native Title Act 1993*. The lookout will be located within this new road corridor.

However, the dedication of a road under the above legislation is a request which must be resolved by the local government. As such the PA has requested Council's endorsement of their approach to DPLH, the purpose of this item.

COMMENT

During the Shire's 2020 hazard reduction burning program, a large portion of the subject reserve was burnt. In undertaking this burn an access leg to the proposed new lookout was cleared as firebreak line.

If the new lookout area is formalised the existing lookout will be decommissioned with the removal of signage and the gazebo. The new area will require suitable gravel treatment to the access road and construction of a new gazebo. These tasks are to be resourced by the PA in due course.

DPLH has asked that Council indemnify the Minister for Lands against any claims for compensation under the legislation listed previously. This statement of indemnity has been listed within the

officer recommendation.

CONSULTATION

Not required in this instance.

STATUTORY ENVIRONMENT

Section 56 Land Administration Act 1997

Dedication of land as road

(1) *If in the district of a local government —*

(a) *land is reserved or acquired for use by the public, or is used by the public, as a road under the care, control and management of the local government...*

and that land is described in a plan of survey, sketch plan or

document, the local government may request the Minister to dedicate that land as a road.

Section 24KA Native Title Act 1993

Facilities for services to the public

(1) *This Subdivision applies to a future act if:*

(a) *it relates, to any extent, to an onshore place; and*

(b) *it either:*

(i) *permits or requires the construction, operation, use, maintenance or repair, by or on behalf of any person, of any of the things listed in subsection (2) that is to be operated, or is operated, for the general public; or*

(ii) *consists of the construction, operation, use, maintenance or repair, by or on behalf of the Crown, or a local government body or other statutory authority of the Crown, in any of its capacities, of any of the things listed in subsection (2) that is to be operated, or is operated, for the general public; and*

(2) *For the purposes of paragraph (1)(b), the things are as follows:*

(a) *a road, railway, bridge or other transport facility (other than an airport or port)...*

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

No approach for assistance with resourcing the construction of a new lookout road and accessway has been received to date.

STRATEGIC IMPLICATIONS

Strategic Community Plan – Envision 2029

04 – Community	The Shire's resident population will grow more than the WA regional average supported by increased community recreation and cultural opportunities
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AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 JANUARY 2021

	and access to key liveability factors such as 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 is the following item relevant to this report:

- Letter from Jurien Bay Progress Association (Doc Id: 168713) **(Marked 9.3.3)**

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council:

- 1. Resolve to dedicate a road by excision from Lot 12351 on Deposited Plan 220507 (being a portion of Reserve 18865) under Section 56 of the Land Administration Act 1997 and Section 24KA of the Native Title Act 1993 as denoted in attachment (Doc Id: 168713).**
- 2. Agrees that it will indemnify and keep indemnified the State of Western Australia, the Department of Planning, Lands and Heritage and the Minister for Lands and any kind including, without limitation, compensation payable to any party under the Land Administration Act 1997 and Native Title Act 1993 which may be imposed on, or incurred by the Indemnified Parties relating to or arising directly or indirectly from the above dedication of a road process.**

9.4 GOVERNANCE & ADMINISTRATION

9.5 COUNCILLOR INFORMATION BULLETIN

9.5.1 SHIRE OF DANDARAGAN – DECEMBER 2020 COUNCIL STATUS REPORT

Document ID: 169581

Attached to the agenda is a copy of the Shire's status report from the Council Meeting held 17 December 2020. **(Marked 9.5.1)**

9.5.2 SHIRE OF DANDARAGAN – EXECUTIVE MANAGER INFRASTRUCTURE REPORT – DECEMBER 2020

Document ID: 169631

Attached to the agenda is a copy of the Shire of Dandaragan's Executive Manager Infrastructure Report for December 2020. **(Marked 9.5.2)**

9.5.3 SHIRE OF DANDARAGAN – BUILDING STATISTICS – DECEMBER 2020

Document ID: 169179

Attached to the agenda is a copy of the Shire of Dandaragan Building Statistics for December 2020. **(Marked 9.5.3)**

9.5.4 SHIRE OF DANDARAGAN – PLANNING STATISTICS – DECEMBER 2020

Document ID: 169098

Attached to the agenda is a copy of the Shire of Dandaragan Planning Statistics for December 2020. **(Marked 9.5.4)**

9.5.5 SHIRE OF DANDARAGAN TOURISM / LIBRARY REPORT FOR DECEMBER 2020

Document ID: 169158

Attached to the agenda is monthly report for Tourism / Library for December 2020. **(Marked 9.5.5)**

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 28 JANUARY 2021

SHIRE OF DANDARAGAN

ACCOUNTS FOR PAYMENT

FOR THE PERIOD ENDING

31 DECEMBER 2020

SUMMARY OF SCHEDULE OF ACCOUNTS DECEMBER 2020

<u>FUND</u>					<u>AMOUNT</u>
<u>MUNICIPAL FUND</u>					
CHEQUES			-		\$0.00
EFT'S	EFT	483	-	EFT 488	\$1,414,690.77
DIRECT DEBITS	GJBDEB	4273		GJBDEB 4311	\$74,830.64
BPAY	BPAY	111220	-	BPAY 241220A	\$28,125.72
TOTAL MUNICIPAL FUND					<u>\$1,517,647.13</u>
<u>TRUST FUND</u>					
CHEQUES			-		\$0.00
EFT'S	EFT		-	EFT	\$0.00
TRANSFER	Trust		-	Muni	\$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.

Posting Date	Document No.	Description	Amount
1/12/2020	GJBDEB-4276	ANZ Merchant Fees Nov 2020	\$494.43
1/12/2020	GJBDEB-4277	BWA - Paper Trans Fee - Nov 20	\$34.20
1/12/2020	GJBDEB-4278	BWA - BPay Mtnce Fee - Nov 20	\$15.00
1/12/2020	GJBDEB-4279	BWA - Over the Counter Service Fee	\$43.00
1/12/2020	GJBDEB-4280	BWA - BPay Trans Fee - Nov 20	\$441.60
1/12/2020	GJBDEB-4281	BWA - BPay Cr Card Merch Fee - Nov 20	\$24.95
1/12/2020	GJBDEB-4282	BWA - Mtnce Fee ex 117-005816-7	\$20.00
1/12/2020	GJBDEB-4283	BWA - OBB Record Fee - Nov 20	\$29.50
3/12/2020	GJBDEB-4284	CBA Merchant Fee - Nov 20 - JB Admin	\$190.83
3/12/2020	GJBDEB-4285	CBA Merchant Fee - Nov 20 - TCVC	\$60.10
4/12/2020	GJBDEB-4286	AusPost - Commission - Oct 20	\$198.16
9/12/2020	GJBDEB-4287	Bond Administrator-7B Dandy Rd-E.Bell	\$171.60
10/12/2020	GJBDEB-4273	SuperChoice - November	\$19,266.74
10/12/2020	GJBDEB-4274	Salary Packaging	\$3,040.74
10/12/2020	GJBDEB-4275	SuperChoice - November	\$19,092.74
10/12/2020	GJBDEB-4288	SSL 134 - JB Comm Men's Shed - Principal	\$1,875.37
15/12/2020	GJBDEB-4289	SecurePay Trans Fee - Nov 20 - JB Admin	\$20.24
15/12/2020	GJBDEB-4290	WEX Fuel Usage - Nov 20	\$357.32
21/12/2020	GJBDEB-4291	M/C - Conference dinner - Staff	\$52.00
21/12/2020	GJBDEB-4292	M/C - Conference dinner - Staff	\$50.00
21/12/2020	GJBDEB-4293	M/C - Fuel PLV257	\$122.73
21/12/2020	GJBDEB-4294	M/C - Refreshments - Council Meet	\$65.00
21/12/2020	GJBDEB-4295	M/C - Accommodation - LGPA conference	\$1,058.55
21/12/2020	GJBDEB-4296	M/C - Refreshments - Staff Appointment	\$54.00
21/12/2020	GJBDEB-4297	M/C - Membership - LGPA	\$398.25
21/12/2020	GJBDEB-4298	M/C - Accommodation - LGPA conference	\$673.99
21/12/2020	GJBDEB-4299	M/C - Adobe Pro DC Subscription	\$263.87
21/12/2020	GJBDEB-4300	M/C - Accommodation - LGPA conference	\$673.99
21/12/2020	GJBDEB-4301	M/C - Adobe Indesign Subscription	\$587.93
21/12/2020	GJBDEB-4302	M/C - "A Brush with Nature Books"	\$40.11
21/12/2020	GJBDEB-4303	M/C - Staff Accommodation - Course	\$127.60
21/12/2020	GJBDEB-4304	M/C - Foreign Transaction Fee	\$7.78
21/12/2020	GJBDEB-4305	M/C - Foreign Transaction Fee	\$17.34
24/12/2020	GJBDEB-4306	SuperChoice - November	\$19,606.71
24/12/2020	GJBDEB-4307	Salary Packaging	\$3,040.74
24/12/2020	GJBDEB-4308	Aus Post Comm Nov 20 - TCVC	\$76.11
24/12/2020	GJBDEB-4309	Aus Post Comm Nov 20 - JB Admin	\$230.11
24/12/2020	GJBDEB-4310	Easifleet - ERV lease 45 of 48	\$1,257.31
31/12/2020	GJBDEB-4311	BWA - Line of Credit Fee - Dec 20	\$1,050.00
			\$74,830.64

No Cheques for the period 01/12/20 to 31/12/20

Date	EFT Number	Vendor	Invoice Number	Description	
4/12/2020	483/1032	V80003 - Redgum Reports Inc			
			20200343	Shire Matters Ed 20	\$593.00
				Total V80003	\$593.00
		V80021 - BOC Gases			
			5005202808	Cylinder Hire/Usage November 20	\$87.71
				Total V80021	\$87.71
		V80087 - Synergy			
			NOV20/429026190	Jurien depot 16/10-19/11/20	\$1,927.33
			411619200/NOV20	New admin centre 16/10-19/11/20	\$4,021.55
			919109010/NOV2020	Power watch security lighting 1/11-30/11/20	\$399.21
			721287150/DEC20	Streetlights 25/10-24/11/20	\$15,892.60
			317260610/DEC20	JCC 28/10-27/11/20	\$803.00
				Total V80087	\$23,043.69
		V80217 - CWA Jurien			
			2020-1115	Remembrance Day Wreath	\$55.00
				Total V80217	\$55.00
		V80240 - RBC Rural			
			28546	Meter plan charge Nov 20	\$984.62
				Total V80240	\$984.62
		V81097 - Australia Post			
			1010123256	Postage - Jurien Admin Nov 20	\$488.24
				Total V81097	\$488.24
		V81740 - Engineering Technology Consultants			
			10085	Progress payment - Electrical Design	\$2,684.00
				Total V81740	\$2,684.00
		V81778 - Local Government Professionals Australia WA			
			19236	Annual State Conference - 2020	\$975.00
			19790	Annual State Conference 2020	\$1,420.00
				Total V81778	\$2,395.00
		V81795 - Jurien Bay Community Resource Centre			
			1299	Shire Matters - Craytales issue 379	\$1,356.75
				Total V81795	\$1,356.75
		V81860 - Shadbolt Electrical			
			4501190	Supply meter box	\$93.50
			4501169	Electrical repairs to bore	\$304.67
				Total V81860	\$398.17
		V81882 - Jurien Trenching & Excavations			
			1427	Excavator & driver - Dobbyn Park	\$1,800.00
				Total V81882	\$1,800.00
		V81924 - Toll Transport Pty Ltd			
			0490-D583590	Freight - Badgy library	\$134.97
			D0491-D583590	Freight - Jurien Library	\$83.11
				Total V81924	\$218.08
		V81973 - Fuel Distributors of WA Pty Ltd			
			481002784	Diesel - Dandy Depot	\$9,030.73
				Total V81973	\$9,030.73
		V82028 - Avon Waste			
			41539	Fortnightly Rubbish Collection 09/11-20/11/20	\$18,323.53
				Total V82028	\$18,323.53
		V82274 - Vari-Skilled			
			15736	Shire Mowing November 20	\$14,422.39
				Total V82274	\$14,422.39
		V82347 - Wolba Wolba Heritage Site Management Committee			
			119	Aggies Cottage - Insurance refund	\$637.26
				Total V82347	\$637.26
		V82351 - Jurien Bay Building			
			994	Supply & fit roller doors	\$5,111.00
				Total V82351	\$5,111.00
		V82649 - Jurien Garden Soils			
			NOV20/20	3 tubs terracottem & 2 rolls tree ties	\$1,440.00
			NOV20/21	3 x bags black rocks	\$39.00
			NOV20/24	Dig holes for trees - Badgingarra	\$400.00
				Total V82649	\$1,879.00
		V82689 - Griffin Valuation Advisory			
			1827	Professional Valuation Advisory	\$4,180.00
			1828	Professional valuation advisory - JB Foreshore cafe	\$3,080.00
				Total V82689	\$7,260.00
		V82773 - Cookies Coastal Earthworks			
			A699	Sandy Cape tank pad	\$550.00
				Total V82773	\$550.00
		V82823 - The Last Drop Plumbing Co			
			4100	Repairs to blocked ablutions - Sandy Cape	\$1,435.50
				Total V82823	\$1,435.50
		V82993 - Jurien Bay Mitre 10			
			539410	Poly pipe blue-line	\$193.05
			539653	Junction box	\$17.80
			539691	CCA Pine	\$66.00
			539752	Jumbo toilet rolls	\$110.00
				Total V82993	\$386.85
		V83121 - Dandaragan Community Resource Centre Inc			
			123945	Dandaragan cleaning & maintenance November 20	\$1,320.92
				Total V83121	\$1,320.92
		V83145 - Avdata Australia			
			150029051/105	Jurien Airport Flight Data Nov 20	\$458.01
				Total V83145	\$458.01
		V83278 - The Workwear Group Pty Ltd			
			12618916	Staff Uniforms	\$448.80

		Total V83278	\$448.80
V83317 - Tourism Council Western Australia	1368	Accreditation Renewal 2021	\$1,328.00
		Total V83317	\$1,328.00
V83365 - Bitutek Pty Ltd	5818	Supply CRS Emulsion	\$45,188.00
		Total V83365	\$45,188.00
V83420 - Porter Consulting Engineers	20705	Preparation & issue of design plans	\$4,125.00
	20708	Electrical Consultant Co-Ordination	\$990.00
		Total V83420	\$5,115.00
V83437 - Brook Marsh Pty Ltd	30009324	Level & feature survey Pioneer Park	\$715.00
		Total V83437	\$715.00
V83660 - D Greenwood	NOV20/15	Badgingarra Waste Management November 20	\$1,280.00
		Total V83660	\$1,280.00
V83718 - Maia Environmental Consultancy Pty Ltd	20102011-1	Flora and vegetation surveys	\$8,013.50
		Total V83718	\$8,013.50
V83736 - Waterlogic Australia Pty Ltd	CD-3038822	Water filter & ice machine lease Dec 20	\$1,556.50
		Total V83736	\$1,556.50
V83780 - Pinnacles Traffic Management Services	095	Traffic Management JE & Munbinea rd	\$14,107.50
		Total V83780	\$14,107.50
V83781 - The Heights Bed and Breakfast	BOOEASY BOOKING 9038390	BookEasy booking 9038390	\$127.50
		Total V83781	\$127.50
V83863 - Badgingarra Roadhouse & Tourist Park	1042067	Diesel - PTL016	\$61.02
		Total V83863	\$61.02
V83870 - Bay Bakery Cafe	NOV20/84	Refreshments -	\$127.50
		Total V83870	\$127.50
V83888 - Aztec Signs & Murals	J11190	Jurien Bay pedestrian signs	\$3,300.00
		Total V83888	\$3,300.00
V83914 - Turquoise Safaris	BOOEASY BOOKING 8951700	BookEasy Booking 8951700	\$195.50
		Total V83914	\$195.50
V83926 - Alcolizer Technology	221793	Random Drug & Alcohol testing	\$1,996.51
		Total V83926	\$1,996.51
V84037 - Jurien Bay Regional Herbarium Group	2020/21 ENVIRONMENTAL GRANT	Multi-Weed Eradication Program Grant	\$10,000.00
		Total V84037	\$10,000.00
V84058 - Jurien Bay Medical Centre	53991	Drug & Alcohol Testing	\$44.00
	54079	Drug & Alcohol Testing	\$44.00
		Total V84058	\$88.00
V84075 - Desert Run Pty Ltd	1153	Excavator work - Cervantes Rec Centre	\$132.00
		Total V84075	\$132.00
V84103 - Breakaway Earthmoving Pty Ltd	1256	Road train hire	\$18,018.00
		Total V84103	\$18,018.00
V84158 - R Munns Engineering Consulting Services	475	Staff Training	\$1,953.42
		Total V84158	\$1,953.42
V84242 - Flame N Roopaw	1628	Deposit - Fencing Pioneer Park Dandaragan	\$7,000.00
		Total V84242	\$7,000.00
V84279 - Work Health Professionals Pty Ltd	420401163	Full audiometric test	\$313.50
		Total V84279	\$313.50
V84327 - Lyall Ward	NOV20/9	November waste management contract	\$2,112.00
	NOV20/10	Loader hire November 20	\$165.00
		Total V84327	\$2,277.00
V84371 - Nessa Hall - Nussy Cleaning Management Services	7118	Cleaning & maintenance Contract November 20	\$5,334.29
	7119	Monthly Cervantes Cleaning Contract November 20	\$3,474.63
		Total V84371	\$8,808.92
V84422 - Jurien Tyre & Auto	51490	Repairs to clutch - PTL012	\$3,201.00
	51499	Service - PTL022	\$604.50
	51570	Repairs to rubber roller tyre - PCR009	\$1,398.50
	51613	Repair tyre - PLV244	\$35.00
		Total V84422	\$5,239.00
V84430 - MCG Architects Pty Ltd	2355	Design development - Jurien Bay Beach Pavilion	\$5,830.00
		Total V84430	\$5,830.00
V84464 - Bartco Traffic Equipment Pty Ltd	18164	Trailer leg adjustable quick release	\$1,005.40
		Total V84464	\$1,005.40
V84465 - Michael Beatty	CROSSOVER CONTRIBUTION	Contribution to crossover	\$495.00

			Total V84465	\$495.00
	V84466 - Place Laboratory			
		2076_01	Landscape Architecture Service	\$13,310.00
			Total V84466	\$13,310.00
	V84467 - Wormald Australia Pty Ltd			
		8319555A	Fire Extinguishers	\$264.00
			Total V84467	\$264.00
			Total EFT483/1032	\$253,214.02
10/12/2020	484	Payroll	Payroll 08/12/20	Payroll 08/12/20
				\$100,667.91
			Total EFT484	\$100,667.91
11/12/2020	485/1033			
	V80033 - Derricks Auto-Ag & Hardware Plus			
		10228020A	Plow bolt & nut	\$112.00
		10228195	Diesel fuel meter	\$299.26
			Total V80033	\$411.26
	V80043 - Jurien Bay IGA			
		7/NOV 20	Refreshments Council Meeting - Nov 20	\$894.75
			Total V80043	\$894.75
	V80102 - Westrac Equipment			
		PI 5257412	Tube	\$1,035.80
		PI 5253561	Harness As	\$249.57
		PI 5249599	Freight	\$115.95
			Total V80102	\$1,401.32
	V80192 - JR & A Hersey Pty Ltd			
		S45211	Various safety equipment items	\$871.94
		S45213	Socket set	\$383.90
			Total V80192	\$1,255.84
	V81002 - Landgate			
		360828-10000935	Gross Rental Valuations Chargeable	\$345.21
		360954-10000935	Rural UV's Chargeable	\$69.20
			Total V81002	\$414.41
	V81252 - Brooks Hire Service Pty Ltd			
		172480	Hire roller 1/11/20-30/11/20	\$6,346.03
		172479	Hire roller 18/11/20-30/11/20	\$2,719.73
			Total V81252	\$9,065.76
	V81374 - Building and Construction Industry Training Fund			
		82645-C3Y4L3	BCITF - 071220084159	\$986.07
		82650-X7G7H8	BCITF - 071220084546	\$151.75
		82652-Z7K0C7	BCITF - 071220085054	\$111.75
			Total V81374	\$1,249.57
	V81382 - Cervantes Hardware and Marine			
		162688	WD40 Dewatering spray	\$11.55
			Total V81382	\$11.55
	V81506 - Afagri Equipment Australia Pty Ltd			
		1979843	Slasher plates	\$1,042.42
			Total V81506	\$1,042.42
	V81545 - Winc Australia Pty Limited			
		9034327019	Stationery	\$43.77
		9034355462	Stationery	\$85.18
		9034389832	Stationery	\$79.62
		9034328359	Stationery	\$126.50
		9034389947	Stationery	\$264.00
		9034392765	Stationery	\$24.79
			Total V81545	\$623.86
	V81611 - Australian Taxation Office			
			November 20 BAS	\$98,296.00
			Total V81611	\$98,296.00
	V81744 - Nutrien Ag Solutions			
		903802385	Perm Done Top Double Rebate 125mm	\$390.27
		903806082	Black ultra, seasol & nufa sentry	\$1,624.70
			Total V81744	\$2,014.97
	V81778 - Local Government Professionals Australia WA			
		19715	Annual State Conference 2020	\$1,135.00
			Total V81778	\$1,135.00
	V81874 - Child Support			
		PJ003421	Child Support	\$171.91
			Total V81874	\$171.91
	V81882 - Jurien Trenching & Excavations			
		1431	Cart & level gravel	\$700.00
			Total V81882	\$700.00
	V81973 - Fuel Distributors of WA Pty Ltd			
		481002816	Diesel - Jurien Depot	\$7,410.91
			Total V81973	\$7,410.91
	V82057 - Ray White Jurien Bay			
			Staff Housing 16/12 - 29/12/20	\$670.00
			Total V82057	\$670.00
	V82188 - Cervantes Country Club Inc.			
		17375209	Refreshments - Post Council Dinner	\$388.00
			Total V82188	\$388.00
	V82225 - Midcoast Hydraulic Services			
		741	Wet hire water cart JER	\$19,591.00
		740	Supply 6" stand pipe& pump	\$6,930.00
		INV-0730	Supply hoses	\$201.80
		INV-0692	Inspect & replace hydraulic crowd ram seals	\$2,062.50
			Total V82225	\$28,785.30
	V82236 - Ruth Clayton			
		1 DECEMBER 2020	Clean house	\$250.00
			Total V82236	\$250.00

V82497 - Conplant Australia	340858	Rear view mirrors	\$453.81
		Total V82497	\$453.81
V82883 - Western Regional Towing	201124	Transport vehicle from Hill River	\$126.50
		Total V82883	\$126.50
V83187 - Wayne Gibson (Cr)	2ND QTR 202/21	Annual Meeting Fee - 2nd Qtr.	\$4,866.25
		Total V83187	\$4,866.25
V83188 - Leslee Holmes (Cr)	2ND QTR 202/21	Presidents Annual Meeting Fee - 2nd Qtr.	\$11,055.00
		Total V83188	\$11,055.00
V83278 - The Workwear Group Pty Ltd	12681924	Staff Uniforms	\$189.00
	828692	Staff Uniforms - Returned	-\$79.99
	12714399	Staff Uniforms	\$63.12
	824290	Staff Uniforms - returned	-\$63.12
	12619055	Staff Uniforms	\$498.00
		Total V83278	\$607.01
V83298 - Shaun Turbett Welding & Fabrication Services	1265	Fabrication of aluminium water tank	\$1,331.00
		Total V83298	\$1,331.00
V83310 - AMPAC Debt Recovery (WA) Pty Ltd	70833	Legal Expenses - 25/11-27/11/20	\$1,226.50
		Total V83310	\$1,226.50
V83413 - Direct Lighting Albany	75833	Lights & diffusers	\$5,360.00
		Total V83413	\$5,360.00
V83420 - Porter Consulting Engineers	20728	Jurien Bay Airport - Detailed design	\$9,102.50
	20729	Survey & detailed design Cataby road	\$1,210.00
	20730	Survey & detailed design Dandy rd	\$550.00
		Total V83420	\$10,862.50
V83434 - D Slyns (Cr)	2ND QTR 2020/21	Councillors Annual Meeting Fee - 2nd qtr.	\$4,866.25
		Total V83434	\$4,866.25
V83437 - Brook Marsh Pty Ltd	30009338	Level & feature survey of JB Airstrip	\$11,000.00
	30009376	Install width pegs - Cataby rd	\$15,180.00
		Total V83437	\$26,180.00
V83480 - Jurien Bay Newsagency	SN00035130112020	Jurien Admin Stationary Oct/Nov 20	\$1,077.15
		Total V83480	\$1,077.15
V83495 - Dandaragan Store	C56/NOV20	Dandy Depot consumables	\$16.00
		Total V83495	\$16.00
V83507 - Council First	SI006045	Sinefa Usage - Dec 20	\$257.40
	SI006058	STP Nov 2020	\$12.76
		Total V83507	\$270.16
V83583 - Coastal Digging	1880	Crane hire - replace basketball back-boards	\$1,584.00
		Total V83583	\$1,584.00
V83694 - Elite Electrical Contracting Pty Ltd	82316	Check a/c-install new compressor AC3	\$4,268.00
	82325	Relocate power point for new auto door	\$104.50
		Total V83694	\$4,372.50
V83729 - Dahlia Richardson, Cr	2ND QTR 2020/21	Councillors Annual Meeting Fee - 2nd Qtr.	\$4,866.25
		Total V83729	\$4,866.25
V83730 - Peter Scharf (Cr)	2ND QTR 2020/21	Councillors Annual Meeting Fees - 2nd Qtr.	\$5,866.25
		Total V83730	\$5,866.25
V83731 - R. Shanhun, Cr	2ND QTR 2020/21	Councillors Annual Meeting Fee - 2nd Qtr.	\$4,866.25
		Total V83731	\$4,866.25
V83841 - Office of the Auditor General	180/2021	Audit Fees - year ended 30 June 20	\$27,500.00
	189/2021	Audit Fee - Jurien Bay Civic Centre Outgoings	\$1,430.00
	190/2021	Audit Fees - Deferred Pensioner Claim	\$1,100.00
	191/2021	Audit Fees - Roads to recovery funding	\$1,100.00
		Total V83841	\$31,130.00
V83914 - Turquoise Safaris	BE # 8836388 8834876 8898180	BE # 8836388 8834876 8898180	\$887.62
	BE 8829059 8832950 8840252 8849430	BookEasy Booking # 8829059	\$1,892.87
		Total V83914	\$2,780.49
V83925 - BookEasy Pty Ltd	18801	BookEasy Monthly Fee November 2020	\$330.00
	18822	BookEasy Annual Payment Gateway 1/1/21-31/12/21	\$715.00
		Total V83925	\$1,045.00
V83987 - Dandaragan Sheep Handling Systems P/L	627	Hinged cover for switch board	\$545.90
		Total V83987	\$545.90
V84004 - Department of Water and Environmental Regulation	TF016120	Controlled Waste tracking 26/11-30/11/20	\$748.00
		Total V84004	\$748.00
V84049 - Jason Clarke, Cr	2ND QTR 2020/21	Annual Meeting Fee 2nd Qtr.	\$4,866.25

V84050 - Ann Eyre, Cr		Total V84049	\$4,866.25
	2ND QTR 2020/21	Annual Meeting Fee - 2nd Qtr.	\$4,866.25
V84075 - Desert Run Pty Ltd		Total V84050	\$4,866.25
	1160	Excavator work - CRC	\$264.00
V84155 - Jurien Hardware - Thrifty Link		Total V84075	\$264.00
	20-00035480	Cable ties	\$9.02
	20-00035514	Poly joiner	\$13.78
	20-00035503	Various reticulation parts	\$30.12
	20-00035495	Protective Clothing	\$27.55
	20-00035751	Various reticulation parts	\$20.61
	20-00035761	Universal tap adaptors	\$6.65
	20-00036120	9kg gas refill	\$33.25
	20-00036317	Degreaser	\$16.15
	20-00033910	Fiskars Pruner	\$28.45
		Total V84155	\$185.58
V84214 - Fiat Professional Welshpool		Vehicle service	\$991.05
	FICS133508	Total V84214	\$991.05
V84233 - Jolin Consulting		Executive Coaching	\$755.00
	47	Total V84233	\$755.00
V84246 - Blue Sky Apartment		BookEasy Booking # 8947640	\$785.75
	BOOEASY BOOKING 8947640	Total V84246	\$785.75
V84273 - Building And Energy		BSL Building Remittance Nov 20	\$2,625.12
	DANDARAGAN BSL NOV 2020	Total V84273	\$2,625.12
V84329 - Rudolf Rybarczyk (Cr)		Councillors Annual Meeting Fee - 2nd Qtr.	\$4,866.25
	2ND QTR 2020/21	Total V84329	\$4,866.25
V84454 - Common Ground Trails Pty Ltd		Progress claim 2 - Pump Track Design	\$3,850.00
	18351	Total V84454	\$3,850.00
V84458 - Professionals Jurien Bay		Staff Housing 16/12 - 29/12/20	\$760.00
		Total V84458	\$760.00
V84468 - Watertorque		Pump, electrical cable, plug, coupler	\$1,587.17
	416	Total V84468	\$1,587.17
		Total EFT485/1033	\$308,698.02
18/12/2020 486/1034			
V80033 - Derricks Auto-Ag & Hardware Plus		Swivel Adaptor	\$40.00
	10229138	Total V80033	\$40.00
V80163 - Badgingarra Community Assn		General Maintenance Contract November 20	\$3,400.10
	2020-148	Shire Matters - Issue 142	\$99.00
	2020-150	Total V80163	\$3,499.10
V80228 - Arrow Bronze		Cemetery Plaques	\$1,043.24
	701493	Total V80228	\$1,043.24
V80616 - Cervantes Pinnacles Motel		Accommodation Christmas Party	\$792.00
	31692	Total V80616	\$792.00
V80910 - Mcleods Barristers And Solicitors		Legal Expenses - JB Foreshore Redevelopment	\$3,941.07
	116624	Total V80910	\$3,941.07
V81352 - Jurien Signs		Staff Uniforms	\$425.50
	4964	Protective clothing	\$141.90
	4987	COVID-19 Signage, Opening hrs signage	\$318.00
	5009	Rural Road number	\$29.60
	4992	Total V81352	\$915.00
V81490 - Ricoh Finance		Photo copier lease 08/01-07/02/21	\$1,337.60
	305910	Total V81490	\$1,337.60
V81506 - Afgri Equipment Australia Pty Ltd		Starter Motor Kit	\$832.98
	1991507	Total V81506	\$832.98
V81860 - Shadbolt Electrical		Repairs to airstrip lights	\$161.70
	4501216	Repairs to emergency water compound	\$298.44
	4501187	Total V81860	\$460.14
V81896 - Mid Coast Contracting		Repairs to bore pump	\$7,439.21
	6412	Electrical repairs to emergency water compound	\$1,647.87
	6413	Repairs to bore	\$640.40
	161020	Repairs to bore pump	\$131.12
	6419	Repairs to bore pump	\$165.00
	6420	Maintenance check bore pump	\$117.39
	6431	Maintenance & repairs to bore pump	\$347.34
	6432	Total V81896	\$10,488.33
V81924 - Toll Transport Pty Ltd		Freight - Dandy Depot	\$67.71
	0493-D583590	Freight - Jurien Admin	\$15.40
	0422-D583590A		

	69543	Credit - freight Jurien Admin	-\$15.95
		Total V81924	\$67.16
V82188 - Cervantes Country Club Inc.	207A	Meeting room hire - Nov Council Meeting	\$300.00
		Total V82188	\$300.00
V82351 - Jurien Bay Building	998	Hire of scissor lift	\$150.00
		Total V82351	\$150.00
V82364 - Abco Products	643285	Cleaning products	\$688.26
		Total V82364	\$688.26
V82388 - Tony Dolton	4092	Hire of water tank trailer	\$2,860.00
	4093	Cartage of gravel	\$77,715.00
	4094	Gravel cartage - Hansen rd	\$24,354.00
		Total V82388	\$104,929.00
V82474 - Direct Contracting Pty Ltd	2135	Final claim - Badgingarra truck bay	\$82,098.50
		Total V82474	\$82,098.50
V82823 - The Last Drop Plumbing Co	4119	Refurbish & repair pipework	\$5,340.50
		Total V82823	\$5,340.50
V83051 - Central West Building Pty Ltd	159167	Remove fencing and level approach, reinstate fence	\$4,950.00
		Total V83051	\$4,950.00
V83085 - LGIS Risk Management	156-021114	Regional Risk Co-Ordinator Program 2020/21 1st ins	\$7,791.97
		Total V83085	\$7,791.97
V83187 - Wayne Gibson (Cr)	TRAVEL ALLOWANCE DEC 20	Members Travel Dec 20	\$436.80
		Total V83187	\$436.80
V83298 - Shaun Turbett Welding & Fabrication Services	1266	Visitor centre merchandise	\$358.00
		Total V83298	\$358.00
V83427 - Bridged Group Pty Ltd	17764	Datto Backupify Office 365 July 20	\$198.00
	18741	Datto Backupify Office 365 August 20	\$198.00
	19827	Datto Backupify Office 365 Sept 20	\$198.00
	21565	Datto Backupify Office 365 October 20	\$198.00
	22762	Datto Backupify Office 365 November 20	\$198.00
	24084	Datto Backupify Office 365 December 20	\$198.00
	19124	Billable managed services	\$422.40
	24573	Sophos Central Email Advance	\$550.00
		Total V83427	\$2,160.40
V83437 - Brook Marsh Pty Ltd	30009377	Seal spotting Jurien East Rd	\$4,400.00
		Total V83437	\$4,400.00
V83484 - Cervantes Community Men's Shed	10	Visitors Centre Merchandise	\$374.00
		Total V83484	\$374.00
V83571 - Jurien Concrete Services	2788	Supply & install pathway	\$47,079.70
		Total V83571	\$47,079.70
V83705 - Telstra	01489079/PO23328643-4	Whispir usage Nov 20	\$316.13
		Total V83705	\$316.13
V83729 - Dahlia Richardson, Cr	TRAVEL ALL DEC 20	Members Travel July - Dec 20	\$761.28
		Total V83729	\$761.28
V83768 - Shane Elliss	REIMBURSEMENT OF EXPENSES	Reimbursement of meals - Fire	\$99.60
		Total V83768	\$99.60
V83780 - Pinnacles Traffic Management Services	96	Traffic Management JER	\$17,347.00
		Total V83780	\$17,347.00
V83914 - Turquoise Safaris	BOOEASY BOOKING 8904524 8948035 89	BookEasy booking 8949192	\$793.50
		Total V83914	\$793.50
V83996 - MJB Industries Pty Ltd	6192	Double pipe headwall	\$2,200.00
		Total V83996	\$2,200.00
V84004 - Department of Water and Environmental Regulation	TF016307	Controlled Waste tracking form 02/12-09/12/20	\$352.00
		Total V84004	\$352.00
V84099 - W Coole Mechanical	1434	Repairs to PTH015	\$1,081.58
		Total V84099	\$1,081.58
V84103 - Breakaway Earthmoving Pty Ltd	1281	Gravel pushing at Cockleshell Gully Rd	\$21,780.00
	1244	Gravel Pushing	\$46,862.94
		Total V84103	\$68,642.94
V84117 - Vanguard Press	28137	Brochure distribution Nov 20	\$228.15
		Total V84117	\$228.15
V84175 - Ni Luh Eyden	DEC20/47	Clean toilets & BBQ's at Sandy Cape	\$822.50
		Total V84175	\$822.50
V84302 - UDLA			

			SP01	Landscape & architectural consultancy	\$3,564.00
				Total V84302	\$3,564.00
V84359 - Lois S Soap			15	Visitors centre merchandise	\$70.00
				Total V84359	\$70.00
V84416 - Davric Australia			202040	Visitor centre merchandise	\$1,157.20
				Total V84416	\$1,157.20
V84422 - Jurien Tyre & Auto			51639	Service PTL023	\$588.90
				Total V84422	\$588.90
V84434 - Convic Pty Ltd			1072	Progress claim 4, Jurien Bay Skate park	\$100,081.85
				Total V84434	\$100,081.85
V84469 - All4cycling Pty Ltd			1902	Bike stand repair	\$4,704.70
				Total V84469	\$4,704.70
V84470 - Iluka Resources Limited			REFUND CREDIT RATES	Refund credit of rates	\$3,951.72
				Total V84470	\$3,951.72
V84471 - Matt McVeigh Design			958122020	Dandy Townsite STEM Sculpture	\$2,200.00
				Total V84471	\$2,200.00
V84472 - Tony Jones			11220	Dandy Townsite STEM Sculpture	\$2,200.00
				Total V84472	\$2,200.00
				Total EFT486/1034	\$495,636.80
24/12/2020	487	Payroll	Payroll 22/12/20	Payroll 22/12/20	\$102,204.23
				Total EFT487	\$102,204.23
24/12/2020	488/1035				
V80033 - Derricks Auto-Ag & Hardware Plus			10229120	Rootrak sliding door lock	\$99.00
			10229844	Air filters	\$60.00
				Total V80033	\$159.00
V80087 - Synergy			513665230/DEC20	Dam pump 12/11-9/12/20	\$963.47
				Total V80087	\$963.47
V80279 - Jurien Sport and Recreation Centre			379	Tronox / SOD Facilities Grant heat pump	\$2,184.00
				Total V80279	\$2,184.00
V80352 - Zipform Pty Ltd			200934	3rd instalment notices 2020/21	\$1,386.42
				Total V80352	\$1,386.42
V80726 - Jurien Bay Progress Association Inc			2020/13	Contribution for Australia Day Breakfast 2021	\$1,000.00
				Total V80726	\$1,000.00
V81172 - WA Hino Sales & Service			269203	Exhaust pipe assy, & gasket	\$1,146.63
				Total V81172	\$1,146.63
V81382 - Cervantes Hardware and Marine			162957	Retic parts	\$35.20
			162942	Weeder	\$28.60
			162971	Pruner & hacksaw	\$53.90
			162980	Joiner & ratchet clips	\$1.17
			162992	Watering can	\$19.80
			163087	Linch Pin	\$24.75
			163105	Macsim 14g & pine cca	\$100.00
				Total V81382	\$263.42
V81545 - Winc Australia Pty Limited			9034669436	Stationery Dec 20	\$497.37
				Total V81545	\$497.37
V81593 - Worldwide Printing Solutions			603291	Sandy Cape Camp Fee Env & inserts	\$1,600.00
				Total V81593	\$1,600.00
V81973 - Fuel Distributors of WA Pty Ltd			304389	Eco blue 10lt containers	\$198.00
				Total V81973	\$198.00
V82057 - Ray White Jurien Bay				Staff Housing 30/12/20 to 12/01/21	\$670.00
				Total V82057	\$670.00
V82767 - Fowler Electrical Contracting			R007743	Install new orbit controller	\$569.67
				Total V82767	\$569.67
V82774 - T-Quip			97283#5	Flat blade	\$273.60
			97369#5	Journey tyre 8 ply	\$314.30
				Total V82774	\$587.90
V82778 - WTD-Western Tool Distributors			573824	Non return valve	\$66.00
				Total V82778	\$66.00
V82883 - Western Regional Towing			201213	Transport vehicle Regans Ford to JBay Depot	\$294.00
				Total V82883	\$294.00
V83011 - Paul Woolstencroft			REIMBURSEMENT BWS MOORA	Reimbursement Dandy Depot Xmas	\$156.00
				Total V83011	\$156.00
V83094 - Dave Watson Contracting Pty Ltd			2145	Remove broken branches Dandy Rd	\$660.00

		Total V83094	\$660.00
V83095 - Parkwood Hardware			
	I632764	Waterless traps, heatguard, adaptors	\$379.71
	I632765	Free standing bench, Bath, undershelf	\$5,513.20
		Total V83095	\$5,892.91
V83264 - Asset Infrastructure Management Pty Ltd			
	INV-0568	Part inv for inspections, klms & accom	\$42,926.22
		Total V83264	\$42,926.22
V83298 - Shaun Turbett Welding & Fabrication Services			
	1271	Various metal art merch	\$232.65
		Total V83298	\$232.65
V83340 - CONNECT Call Centre Services			
	104369	After Hrs calls Nov 20	\$204.49
		Total V83340	\$204.49
V83341 - H Rasmussen & D F Wilson			
	REFUND RURAL FACILITY PASS	Refund Rural Facility Pass	\$149.00
		Total V83341	\$149.00
V83507 - Council First			
	SI006091	CDRMS implementation	\$18,801.75
	SI006093	Jan-Mar 2021 CouncilFirst Production Env	\$15,321.64
	SI006105	Office 365 E3	\$998.69
	SI006133	Professional services Nov20	\$13,007.50
		Total V83507	\$48,129.58
V83535 - Tyres4U			
	PS789216	Radial Grader tyres	\$4,305.84
		Total V83535	\$4,305.84
V83540 - Rubek Automatic Doors			
	26674	Automatic door 2020 annual service	\$1,861.20
		Total V83540	\$1,861.20
V83659 - Magiq			
	15772	MAGIQ Software Suite licence renewal 1/1-31/3/21	\$3,424.30
		Total V83659	\$3,424.30
V83694 - Elite Electrical Contracting Pty Ltd			
	82505	Supply & install power outlet	\$638.00
	82506	Supply & install dimmable LED floodlights	\$3,069.68
		Total V83694	\$3,707.68
V83781 - The Heights Bed and Breakfast			
	82	Air developpe bore - Canover Fire Shed	\$2,640.00
		Total V83781	\$2,640.00
V83840 - Carroll & Richardson Flagworld Pty Ltd			
	94246	Various flags	\$1,021.78
		Total V83840	\$1,021.78
V83914 - Turquoise Safaris			
	BOOEASY BOOKING 8918104/8939786/89	BookEasy booking 9128806	\$1,225.50
		Total V83914	\$1,225.50
V84246 - Blue Sky Apartment			
	BOOEASY BOOKING 8877728	BookEasy Booking 8877728	\$523.25
		Total V84246	\$523.25
V84329 - Rudolf Rybarczyk (Cr)			
	MEMBERS TRAVEL SEPT-DEC2020	Members Travel Sept-Dec2020	\$248.00
		Total V84329	\$248.00
V84356 - Redink Homes Midwest			
	VERGE BOND REFUND	Verge Bond Refund - 113/2019	\$500.00
		Total V84356	\$500.00
V84359 - Lois S Soap			
	16	Sea candle merch	\$120.00
		Total V84359	\$120.00
V84422 - Jurien Tyre & Auto			
	51676	Replace lawnmower tube	\$54.95
	51638	Cleaned bead on lawnmower tyre	\$40.00
	51747	Vehicle service	\$463.15
	51792	Fitted new tyres	\$550.00
	51743	Fitted new tyres & tubes	\$4,120.00
	51793	Repair tractor tyres	\$155.40
	51802	Fit new break pads & rotors	\$645.05
		Total V84422	\$6,028.55
V84429 - Fire & Rescue Australia Pty Ltd			
	63076	Stahamn M-70 spray nozzle	\$802.26
		Total V84429	\$802.26
V84458 - Professionals Jurien Bay			
		Staff Housing 30/12/20 to 12/01/21	\$760.00
		Total V84458	\$760.00
V84466 - Place Laboratory			
	2076_02	Landscape architecture services	\$14,164.70
		Total V84466	\$14,164.70
V84473 - Scripture Union WA			
	20200137	Contributions & Donations	\$1,500.00
	20200138	Donation Cerv Family Fest 2020/21	\$1,500.00
		Total V84473	\$3,000.00
		Total EFT488/1035	\$154,269.79
Grand Total - EFT Payment			\$1,414,690.77

Date	Bpay Number	Vendor	Invoice Number	Description	Amount			
11/12/2020	BPAY111220	V80818 - Telstra Corporation	3009311972/NOV20B	CESC Usage 20/11 to 29/12/20	\$183.75			
			2503689339/DEC20	Library usage to 01/11/2020	\$394.66			
			2175531868/DEC20	Fuel Systems to 01/12/2020	\$29.98			
			2175531686/DEC20	Mobile usage to 01/11/2020	\$1,033.84			
			7863675800/NOV20	JB Office Shared Data Nov20	\$19,012.27			
				Total V80818	\$20,654.50			
				Total BPAY111220	\$20,654.50			
18/12/2020	BPAY181220	V81671 - Water Corporation	9007253095/DEC20	Barcelona dr toilets 13/10-8/12/20	\$2.66			
			9007256376/DEC20	Cervantes CBD toilets 12/10-7/12/20	\$12.79			
			9007251620/DEC20	Memorial Cnr 12/10-7/12/20	\$7.99			
			9007251663/DEC20	Cerv CBD toilets/retic tanks 12/10-	\$2,345.22			
			9007252543/DEC20	Cerv Gym Hall 12/10-7/12/20	\$13.31			
			9010675344/DEC20	Cerv Water transfer stn 12/10-7/12	\$57.25			
			9007253079/DEC20	Corunna rd toilets 13/10-8/12/20	\$401.96			
			9007269433/DEC20	Dobbyn park 12/10-14/12/20	\$220.95			
			9007271154/DEC20	2 York St 13/10-15/12/20	\$162.94			
			9022157720/DEC20	Jurien Ezy Dump 12/10-14/12/20	\$370.02			
				Total V81671	\$3,595.09			
				Total BPAY181220	\$3,595.09			
			24/12/2020	BPAY241220	V81671 - Water Corporation	9007275729/DEC20	Weld Park 13/10-15/12/20	\$2.66
						9011461671/DEC20	Jurien Admin Centre 13/10-15/12/20	\$833.46
						900726895/9	Jurien F/S Amenities 13/10-15/12/20	\$114.47
9007275681/DEC20	Memorial Park 13/10-15/12/20	\$69.21						
9007272237/DEC20	JCC 14/10-16/12/20	\$271.52						
9007278989/DEC20	Jurien cemetery 14/10-16/12/20	\$362.03						
9018331642/DEC20	Jurien Hall 14/10-16/12/20	\$455.20						
9009758951/DEC20	Pinetree cct 15/10-17/12/20	\$255.89						
9007276262/DEC20	Jurien depot 15/10-17/12/20	\$955.66						
9007269986/DEC20	Family resource centre 13/10-15/12/20	\$526.03						
	Total V81671	\$3,846.13						
	Total BPAY241220	\$3,846.13						
24/12/2020	BPAY241220A	V84421 - Optus Billing Services Pty Ltd				61939377/DEC20	Sat Phone plan 05/11-4/12/20	\$30.00
				Total V84421	\$30.00			
				Total BPAY241220A	\$30.00			
Grand Total - BPAY					\$28,125.72			



Monthly Statements

for the period ending 31 December 2020

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
 FINANCIAL ACTIVITY STATEMENT by Department
 as at 31 December 2020

	Leg.	Note	Budget 2020/2021	Y-T-D Budget 2020/2021	Actual 2020/2021	Variance
			\$	\$	\$	
OPERATING ACTIVITIES						
Adjusted net current assets at start of financial year - surplus/(deficit)	FMR34(2)(a)		723,612	739,166	739,166	
Revenue from operating activities (excluding rates)						
Governance			78,168	12,347	11,146	90%
General purpose funding			739,452	369,076	387,295	105%
Law, order & public safety			405,503	371,303	376,748	101%
Health			4,290	2,000	36,401	1820%
Education & welfare			10,500	0	0	100%
Community amenities			1,359,940	1,112,260	1,115,507	100%
Recreation and culture			427,586	169,340	239,381	141%
Transport			276,093	257,615	272,279	106%
Economic services			229,166	145,050	153,979	106%
Other property and services			136,571	94,169	97,708	104%
			3,667,270	2,533,160	2,690,442	
Expenditure from operating activities						
Governance			(642,760)	(291,238)	(283,542)	97%
General purpose funding			(197,086)	(94,669)	(89,585)	95%
Law, order & public safety			(1,344,056)	(648,909)	(672,010)	104%
Health			(321,579)	(146,934)	(144,895)	99%
Education & welfare			(110,359)	(29,708)	(28,055)	94%
Community amenities			(2,262,988)	(1,126,039)	(1,088,862)	97%
Recreation and culture			(3,144,733)	(1,628,116)	(1,507,190)	93%
Transport			(5,397,208)	(2,692,851)	(2,790,031)	104%
Economic services			(726,692)	(325,715)	(303,681)	93%
Other property and services			(619,246)	(144,641)	91,970	-64%
			(14,766,706)	(7,128,820)	(6,815,882)	
Non-cash amounts excluded from operating activities			6,308,988	2,954,744	2,981,262	
Amount attributable to operating activities			(4,066,836)	(901,750)	(405,012)	
INVESTING ACTIVITIES						
Non-operating grants, subsidies and contributions	11		7,193,247	2,159,728	1,607,943	
Proceeds from disposal of assets	3		33,600	33,600	0	
Purchase land and buildings	2		(1,751,317)	(875,659)	0	
Purchase furniture and equipment	2		(341,547)	(170,774)	0	
Purchase plant and equipment	2		(7,000)	(3,500)	0	
Purchase infrastructure assets - roads	2		(5,173,070)	(2,586,535)	0	
Purchase infrastructure assets - parks & reserves	2		(529,977)	(264,989)	0	
Purchase infrastructure assets - other	2		(4,093,467)	(2,046,733)	0	
Purchases - Works in Progress (Not Capitalised)	2		0	0	(3,318,099)	
Amount attributable to investing activities			(4,669,531)	(3,754,861)	(1,710,156)	
FINANCING ACTIVITIES						
Proceeds from new borrowings	4		1,340,000	1,340,000	50,000	
Repayment of borrowings	4		(157,986)	(104,515)	(58,934)	
Payment of self supporting loan to community group	4		(50,000)	(50,000)	(50,000)	
Self-supporting loan principal income	4		45,436	28,397	23,486	
Community group cash advance principal income	4		2,076	2,076	2,076	
Payment of right of use lease			(40,530)	(21,957)	(23,110)	
Transfer to reserves	8		(187,045)	(10,000)	(14,611)	
Transfer from reserves	8		(818,335)	(0)	(0)	
Amount attributable to financing activities			(1,770,286)	(1,184,001)	71,094	
Budgeted deficiency before general rates			6,966,081	3,472,610	2,186,261	
Estimated amount to be raised from general rates	6		(6,300,242)	(6,301,735)	(6,326,800)	
Adjusted net current assets at end of financial year - surplus/(deficit)	FMR34(2)(a)	5	665,839	(2,829,125)	(4,140,539)	
Budget adjustment - Provisions	FMR32(f)		(665,839)	(665,839)		
Budget Surplus / (Deficiency)			(0)	(3,494,964)		

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

FMR = Local Government (Financial Management) Regulations 1996

SHIRE OF DANDARAGAN
STATEMENT OF FINANCIAL POSITION
as at 31 December 2020

Description	Note	for the period	
		for the year ended 30 June 2020	ending 31 December 2020
		\$	\$
CURRENT ASSETS			
Cash and cash equivalents	7	7,647,366	10,297,475
Trade receivables		966,912	1,411,993
Other financial assets at amortised cost		42,602	21,950
Other current assets		5,514	0
Inventories		32,574	32,648
TOTAL CURRENT ASSETS		8,694,968	11,764,067
NON-CURRENT ASSETS			
Other financial assets at amortised cost		170,113	215,202
Trade receivables		50,124	0
Land		2,903,000	2,903,000
Buildings and improvements		29,775,900	29,192,850
Furniture and equipment		796,707	738,890
Plant and equipment		3,645,180	3,334,773
Right of use assets		89,542	67,568
Infrastructure		247,954,139	249,314,348
TOTAL NON-CURRENT ASSETS		285,384,705	285,766,631
TOTAL ASSETS		294,079,673	297,530,697
CURRENT LIABILITIES			
Trade and other payables		(1,088,748)	(205,966)
Contract liabilities		(458,071)	(1,186,960)
Lease liabilities		(40,530)	(17,420)
Borrowings		(112,406)	(58,382)
Employee related provisions		(673,805)	(501,465)
TOTAL CURRENT LIABILITIES		(2,373,560)	(1,970,192)
NON-CURRENT LIABILITIES			
Lease liabilities		(49,619)	(49,619)
Borrowings		(157,012)	(202,101)
Employee related provisions		(122,432)	(122,432)
Other provisions		0	0
TOTAL NON-CURRENT LIABILITIES		(329,062)	(374,151)
TOTAL LIABILITIES		(2,702,622)	(2,344,344)
TOTAL NET ASSETS		291,377,051	295,186,354
EQUITY			
Retained earnings		(197,037,451)	(200,832,142)
Reserves - cash backed	8	(5,692,576)	(5,707,187)
Revaluation surplus		(88,647,025)	(88,647,025)
TOTAL EQUITY		291,377,051	295,186,354

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 2020

	Note	Budget 2020/2021	Y-T-D Budget 2020/2021	Actual 2020/2021
		\$	\$	\$
Revenue				
Rates	6	6,300,242	6,301,735	6,326,800
Operating grants, subsidies and contributions		1,208,418	703,897	794,785
Fees and charges		2,315,079	1,762,043	1,824,114
Interest earnings		22,000	10,500	17,291
Other revenue		121,773	56,719	54,253
		9,967,512	8,834,895	9,017,242
Expenses				
Employee costs		(4,047,580)	(1,774,089)	(1,723,518)
Materials and contracts		(2,753,108)	(1,352,167)	(1,116,054)
Utilities		(459,742)	(227,356)	(188,917)
Insurance		(420,188)	(420,189)	(419,223)
Other expenses		(753,722)	(385,597)	(434,522)
Depreciation		(6,308,988)	(2,954,744)	(2,931,138)
		(14,743,328)	(7,114,142)	(6,813,372)
		(4,775,816)	1,720,753	2,203,870
Borrowing costs expense	4	(23,378)	(14,679)	(2,510)
Grants & Subsidies (towards non-operating activities)		7,193,247	2,159,728	1,607,943
Fair Value adjustment through profit and loss		0	0	0
Profit / Loss on Disposal of Assets	3	0	0	0
Net result		2,394,053	3,865,802	3,809,303
Other comprehensive income				
Changes on revaluation of non-current assets		0	0	0
Total other comprehensive income		0	0	0
Total comprehensive income		2,394,053	3,865,802	3,809,303

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 2020

	Note	Budget 2020/2021	Y-T-D Budget 2020/2021	Actual 2020/2021
		\$	\$	\$
Governance		78,168	12,347	11,146
General purpose funding		7,039,694	6,670,811	6,714,095
Law, order & public safety		405,503	371,303	376,748
Health		4,290	2,000	36,401
Education & welfare		10,500	0	0
Community amenities		1,359,940	1,112,260	1,115,507
Recreation and culture		427,586	169,340	239,381
Transport		276,093	257,615	272,279
Economic services		229,166	145,050	153,979
Other property and services		136,571	94,169	97,708
		9,967,512	8,834,895	9,017,242
Expenses excluding finance costs				
Governance		(634,346)	(286,539)	(282,117)
General purpose funding		(197,086)	(94,669)	(89,585)
Law, order & public safety		(1,343,921)	(648,841)	(671,920)
Health		(321,579)	(146,934)	(144,895)
Education & welfare		(106,984)	(29,708)	(28,055)
Community amenities		(2,262,988)	(1,126,039)	(1,088,862)
Recreation and culture		(3,142,356)	(1,626,641)	(1,506,507)
Transport		(5,397,208)	(2,692,851)	(2,789,947)
Economic services		(726,692)	(325,715)	(303,681)
Other property and services		(610,169)	(136,204)	92,198
		(14,743,328)	(7,114,142)	(6,813,372)
		(4,775,816)	1,720,753	2,203,870
Finance costs				
Governance		(8,413)	(4,699)	(1,425)
Law, order & public safety		(135)	(68)	(90)
Education & welfare		(3,375)	0	0
Recreation and culture		(2,378)	(1,475)	(683)
Transport		0	0	(84)
Other property and services		(9,076)	(8,438)	(228)
		(23,378)	(14,679)	(2,510)
Non- operating grants and subsidies				
Health		2,000	0	0
Recreation and culture		1,702,654	0	0
Transport		5,483,593	2,159,728	1,607,943
Economic services		5,000	0	0
		7,193,247	2,159,728	1,607,943
Profit / (loss) on asset disposal				
		0	0	0
Net result		2,394,053	3,865,802	3,809,303
Other comprehensive income				
Changes on revaluation of non-current assets		0	0	0
Total other comprehensive income		0	0	0
Total comprehensive income		2,394,053	3,865,802	3,809,303

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

SHIRE OF DANDARAGAN
STATEMENT OF CHANGES IN EQUITY
as at 31 December 2020

Note	Retained Surplus	Reserves Cash Backed	Revaluation Surplus	Total Equity
	\$	\$	\$	\$
Balance as at 30 June 2020	197,037,451	5,692,576	88,647,025	291,377,051
Comprehensive Income				
Net result	3,809,303	0	0	3,809,303
Changes on revaluation of non-current assets	0	0	0	0
Total comprehensive income	3,809,303	0	0	3,809,303
Transfers from/(to) reserves	(14,611)	14,611	0	0
Balance as at 31 December 2020	200,832,142	5,707,187	88,647,025	295,186,354

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 2020

2 DETAILED ACQUISITION

Description	Schedule	Total	Land & Buildings \$	Plant & Equipment \$	Furniture & Equipment \$	Parks & Reserves \$	Roads \$	Other \$
Soft Conferencing additions	Governance	0	7,200			7,200		
Community Noticeboard - Other - RenewalSLK-	Governance	0	100,000					100,000
JBAdmin Emerg. lighting test circuit	Governance	695	1,000	695	1,000			
Shredder	Governance	0	5,000			5,000		
Switches / Antennas and Access Points	Governance	0	49,592			49,592		
Generator - Wellness	Health	0	7,000	7,000				
Dandaragan House (GROH)	Education & Welfare	18,600	540,000	18,600	540,000			
JBFRFC p/ground remodel & refurb Wet area	Education & Welfare	14,363	31,096	14,363	31,096			
Dand cemetery wing walls	Community Amenities	5,136	4,000	5,136	4,000			
FRC Emerg. lighting test circuit	Community Amenities	887	1,000	887	1,000			
FRC Softfall	Community Amenities	11,472	11,472					
DandCRC Emerg. lighting test circuit	Community Amenities	2,689	2,689	2,689	2,689			
CCC renewal -carryover	Recreation & Culture	54,311	53,613	54,311	53,613			
key revision at CCC exist hall doors	Recreation & Culture	314	14,796	314	14,796			
Civic Cnt. Emerg. lighting test circuit	Recreation & Culture	320	320	320	320			
JSRC Emerg. lighting test circuit	Recreation & Culture	1,205	1,064	1,205	1,064			
DCC Emerg. lighting test circuit	Recreation & Culture	2,089	2,089	2,089	2,089			
BCC Emerg. lighting test circuit	Recreation & Culture	437	1,000	437	1,000			
CCC Emerg. lighting test circuit	Recreation & Culture	320	320	320	320			
BCC re-roof carryover	Recreation & Culture	27,750	31,500	27,750	31,500			
CCRC noise / doors	Recreation & Culture	0	40,000		40,000			
BCC roof support for solar panels	Recreation & Culture	81	20,000	81	20,000			
Amphitheatre screen modifications	Recreation & Culture	0	5,200		5,200			
2 York St - Budget Amendment 20200924 9.1.3		17,390	23,630	17,390	23,630			
Fshore Pathways	Recreation & Culture	74,896	200,000					74,896
Jurien Irrigation Project - Other - NewSLK-	Recreation & Culture	3,947	104,183			3,947	104,183	
Badgingarra Tree Replacement - Other - RenewalSLK-	Recreation & Culture	28,401	25,794			28,401	25,794	
Dand. Landscaping/fence etc	Recreation & Culture	7,899	25,000			7,899	25,000	
JB Picnic Area	Recreation & Culture	3,240	150,000			3,240	150,000	
Faunt. Power Upgrade	Recreation & Culture	180	60,000			180	60,000	
Container Bar Platform	Recreation & Culture	1,430	165,000			1,430	165,000	
Beachridge Swales - Other - RenewalSLK-	Recreation & Culture	0	30,000					30,000
Dand. BMX Pump	Recreation & Culture	0	100,000					100,000
Dand. Public Art	Recreation & Culture	4,500	50,000					4,500
JB Youth Precinct	Recreation & Culture	149,512	1,200,000					149,512
Badgingarra Cricket Nets	Recreation & Culture	0	15,000					15,000
Ablution Pavillion	Recreation & Culture	17,440	750,000	17,440	750,000			
COVID Community Building Program	Recreation & Culture	19,462	74,559	19,462	74,559			
Fshore Playground	Recreation & Culture	180	250,000			180	250,000	
C/O Cervantes TV-Replace tower and antenna	Recreation & Culture	40,890	67,917				40,890	67,917
Coastal Fencing project - Other - RenewalSLK-	Recreation & Culture	120	80,000				120	80,000
Civic Centre Fit-Out	Recreation & Culture	7,715	29,755		7,715	29,755		
Casuarina Crescent - Other - NewSLK-	Transport	24,983	37,080					24,983
Eucalypt Way - Other - NewSLK-	Transport	39,043	48,720					39,043
Turquoise Way - Other - RenewalSLK-	Transport	112,079	108,750					112,079
Turquoise Way - Other - NewSLK-	Transport	146	150,000					146
JB Footpaths - Other - NewSLK-	Transport	62,095	105,000					62,095
Cervantes Footpaths - Other - NewSLK-	Transport	80,920	114,275					80,920
Bashford Street - Other - RenewalSLK-	Transport	43	80,000					43
CCC Carpark - Other - RenewalSLK-	Transport	61,336	156,725					61,336
Badgingarra Truck bay - Other - RenewalSLK-	Transport	240,157	260,000					240,157
Munbinea Road Bridge - Other - RenewalSLK-	Transport	0	394,000					394,000
Munbinea Road - Gravel ResheetSLK0-4	Transport	0	109,555				109,555	
Cadda Road - Gravel ResheetSLK18.4-22.4	Transport	0	109,555				109,555	
Kayanaba Road - Gravel ResheetSLK14.7-18.37	Transport	0	69,778				69,778	
Wandawallah Road - Gravel ResheetSLK8-12	Transport	0	109,555				109,555	
Black Arrow Road - Gravel ResheetSLK14.7-18.7	Transport	0	95,555				95,555	
Wongonderrah Road - Gravel ResheetSLK11.2-15.2	Transport	0	109,555				109,555	
Sandy Cape - ReconstructionSLK6.15-6.9	Transport	0	170,000				170,000	
Airstrip Road - SealingSLK0-1	Transport	0	29,000				29,000	
NorthWest Road - ReconstructionSLK-	Transport	0	6,362				6,362	

Yerramullah Road - Gravel ResheetSLK-	Transport	93,781	62,924									93,781	62,924		
Watheroo West Road - Other - NewSLK10.74-42	Transport	8,117	93,780									8,117	93,780		
Watheroo West Road - Other - NewSLK0-8.11	Transport	0	24,330										24,330		
Jurien East Road - ReconstructionSLK14.5-23.5	Transport	1,863,411	2,253,213									1,863,411	2,253,213		
Cataby Road - ReconstructionSLK0-3	Transport	23,948	448,953									23,948	448,953		
Cataby Road - ReconstructionSLK6-9	Transport	2,000	577,487									2,000	577,487		
Dandaraagan Road - SealingSLK26-28.8	Transport	8,168	101,250									8,168	101,250		
Jurien East Road - SealingSLK12-14.5	Transport	0	102,220										102,220		
Cantabilling Road - Gravel ResheetSLK22.1-26.1	Transport	0	146,454										146,454		
Cockleshell Gully - Gravel ResheetSLK13.8-15.9	Transport	57,891	89,803									57,891	89,803		
Roberts Street - ReconstructionSLK0-0.25	Transport	12,118	270,000									12,118	270,000		
Hansen Bay Road - SealingSLK0-1	Transport	72,067	123,741									72,067	123,741		
Jurien East Road - ReconstructionSLK-	Transport	6,901	70,000									6,901	70,000		
Jurien Bay EW Runway - Other - NewSLK-	Transport	22,713	650,000											22,713	650,000
Taxiways	Transport	4,138	80,000											4,138	80,000
Arrival Centre	Transport	0	177,071			177,071									
Dest.Market, Shire Entry Signs	Economic Services	0	14,000												14,000
Dest.Market, Jurien Townsite Precinct Signs	Economic Services	4,176	52,000											4,176	52,000
Total		3,318,098	11,920,008	194,960	1,774,947	0	7,000	7,895	341,547	45,097	529,977	2,148,400	5,173,070	921,745	4,093,467

CAPITALISED

WIP 3,318,098
TOTAL 3,318,098

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 December 2020

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
FA2995 - Wagon - Mazda CX5 Maxx DN016	\$	\$			\$	\$		\$	0	\$
FA3091 - Wagon - Mazda CX5 Maxx DN032		16,800						16,800	0	0
	0	33,600	0	0	0	0	0	33,600	0	0

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 December 2020

4 INFORMATION ON BORROWINGS

(a) Borrowing repayments

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

	Outstanding 1-Jul-20	New loans		Interest repayments		Principal repayments		Outstanding for the year ending 30 June
		2019/2020 Actual	2019/2020 Budget	2019/2020 Actual	2019/2020 Budget	2019/2020 Actual	2019/2020 Budget	
Governance								
Loan 127	147,805	0	0	4,102	7,219	35,448	71,880	75,925
Education and Welfare								
Loan 136			540,000		3,375		25,432	514,568
Recreation and culture								
New loan - 137			750,000		7,746		15,238	734,762
	147,805	0	1,290,000	4,102	18,340	35,448	112,550	1,325,255
Self Supporting Loans								
Recreation and culture								
Loan 130	48,162	0	0	1,190	2,093	11,604	23,494	24,668
Loan 131	3,183	0	0	43	43	3,183	3,183	0
Loan 132	3,603	0	0	43	43	3,603	3,603	0
Loan 133	43,374	0	0	538	1,034	3,375	6,791	36,583
Loan 134	23,290		0	154	296	1,722	3,455	19,835
Loan 135		50,000	50,000		200		4,911	45,089
	121,612	50,000	50,000	1,966	3,709	23,486	45,437	126,175
	269,417	50,000	1,340,000	6,068	22,049	58,934	157,987	1,451,430
Cash Advance Repayment								
Recreation and culture								
Cervantes Bowling Club	2,076	0	0	0	0	2,076	2,076	0
	2,076	0	0	0	0	2,076	2,076	0

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 2020

5. NET CURRENT ASSETS

	Note	2020	2021
		\$	\$
Composition of estimated net current assets			
Current assets			
Cash - unrestricted		1,954,791	4,590,288
Cash - restricted reserves	8	5,692,576	5,707,187
Receivables		1,015,028	1,433,944
Inventories		32,574	32,648
		<u>8,694,968</u>	<u>11,764,067</u>
Less: current liabilities			
Trade, other payables and provisions		(2,261,154)	(1,911,810)
Long term borrowings		(112,406)	(58,382)
		<u>(2,373,560)</u>	<u>(1,970,192)</u>
Unadjusted net current assets		6,321,408	9,793,874
Adjustments			
Less: Cash - restricted reserves	8	(5,692,576)	(5,707,187)
Less: Loans receivable - clubs/institutions		(42,602)	(21,950)
Add: Right of use lease liability		40,530	17,420
Add: Current portion of borrowings		112,406	58,382
Adjusted net current assets - surplus/(deficit)		<u>739,166</u>	<u>4,140,539</u>
Budget Adjustment			
Add: Provisions		673,805	501,465
Budget surplus/(deficit)		<u>1,412,971</u>	<u>4,642,004</u>

Reason for Adjustments

The differences between the net current assets at the end of each financial year in the rate setting statement and adjusted 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 2020

6 RATES AND SERVICE CHARGES

(a) Rating Information

RATE TYPE	Rate in	Number of properties	Rateable value	rate revenue	Budget 2020/2021			Actual 2020/2021		
					interim rates	back rates	total revenue	rate revenue	interim rates	back rates
	\$		\$	\$	\$	\$	\$	\$	\$	\$
General rate										
Gross rental valuations										
GRV - General	8.0156	1,884	31,764,066	2,528,082	0	0	2,528,082	2,546,082	10,621	2,556,703
Unimproved valuations										
UV - General	0.6955	520	405,363,396	2,836,184	0		2,836,184	2,836,184	2,662	2,838,846
Sub-Totals		2,404	437,127,462	5,364,266	0	0	5,364,266	5,382,266	13,284	5,395,549
Minimum										
Minimum payment	\$									
Gross rental valuations										
GRV - General	947	978	5,340,701	926,166	0	0	926,166	926,166		926,166
GRV - Lesser (Dandaragan & Badgingarra)	715	28	118,192	20,020	0	0	20,020	20,020		20,020
Unimproved valuations										
UV - Mining	894	77	1,612,271	68,838	0	0	68,838	68,838		68,838
UV - Lesser	715	223	17,484,600	159,445	0	0	159,445	159,445		159,445
Sub-Totals		1,306	24,555,764	1,174,469	0	0	1,174,469	1,174,469		1,174,469
		3,710	461,683,226	6,538,735	0	0	6,538,735	6,556,735		6,570,018
Discount refer (note 1 (c))							(240,000)			(243,218)
Total amount raised from general rates							6,298,735			6,326,800
Ex Gratia Rates							1,507			0
Total rates							6,300,242			6,326,800

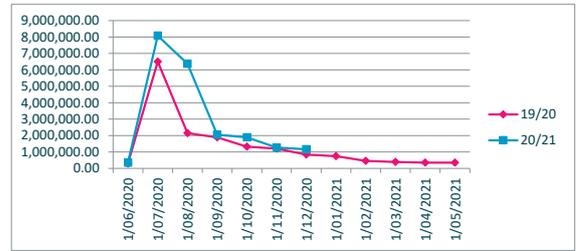
NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 December 2020

7 CASH, INVESTMENTS & RECEIVABLES

	Note	2020	2021
		\$	\$
Cash And Cash Equivalents			
Unrestricted		1,653,919	4,590,288
Restricted	8	5,821,414	5,707,187
		<u>7,475,333</u>	<u>10,297,475</u>
Receivables			
Rates outstanding		352,891	1,162,453
Sundry debtors		428,031	153,133
GST receivable		(0)	(0)
		<u>498,715</u>	<u>1,315,586</u>

Rates Outstanding

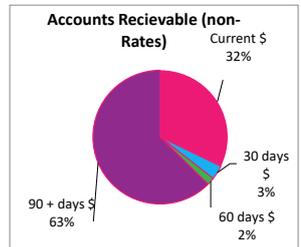
	YTD	30-Jun-20
Opening Arrears Previous Years	352,891	274,006
Levied this Year	7,763,596	7,762,858
Less Collections to date	- 6,954,034 -	- 7,683,973
Equals Current Outstanding	1,162,453	352,891
Net Rates Collectable	1,162,453	352,891
% Collected	85.68	95.61



Sundry Debtors

	Current	30 days	60 days	90 + days
	\$	\$	\$	\$
Receivables General	49,292.05	5,271.99	2,773.96	95,795.09
Total Receivables General Outstanding				<u>153,133.09</u>

Amounts shown above include GST (where applicable)



NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 December 2020

8 CASH BACKED RESERVES

(a) Cash Backed Reserves - Movement

	Opening Balance	Budget Transfer to	Transfer (from)	In Use Adjustment	Closing Balance
	\$	\$	\$		\$
Plant Reserve	254,398	653			255,051
Building Renewal Reserve	790,929	2,030			792,959
Rubbish Reserve	434,007	1,114			435,121
Community Centre Reserve	387,494	995			388,489
Television Services Reserve	97,728	251			97,979
Information Technology Reserve Reserve	57,018	146			57,164
Land Development Reserve	70,662	181			70,843
Parking Requirements (Lot 1154 Sandpiper Street) Reserve	11,405	29			11,435
Parks and Recreation Grounds Development (Seagate) Reserve	376,292	966			377,258
Sport and Recreation Reserve	310,643	797			311,441
Landscaping Reserve	2,647	7			2,654
Aerodrome Reserve	129,177	332			129,509
Public Open Space Renewal Reserve	558,221	1,433			559,653
Infrastructure Renewal Reserve	811,987	2,084			814,072
Public Open Space Construction Reserve	112,904	290			113,194
Infrastructure Construction Reserve	62,338	160			62,498
Building Construction Reserve	116,191	298			116,489
Leave Reserve	260,204	668			260,872
Economic Development Initiatives Reserve	794,068	2,038			796,106
Turquoise Way Path Reserve	51,766	133			51,899
Cash in lieu of landscaping – Lot 1146 Sandpiper Street Reserve	2,495	6			2,501
	5,692,576	14,611	0	0	5,707,187

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 December 2020

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 2020
	30-Jun-20	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 2020

10 BUDGET AMMENDMENTS

Description	Council Resolution	Schedule	Classification	Non-Cash Adjustment	Increase in cash available	Decrease in cash available	Amended Budget Running Balance
						Opening Surplus	9,068
Permanent Changes							
Staff housing refurbishment - 2 York St Jurien Bay	20200824 9.1.3	Building Reserve	Balance Sheet	23,630			
Jurien Sport & Recreation roof repairs	20201022 9.1.2	Building Reserve	Balance Sheet	50,000			
Jurien Bay Golf Club Irrigation Project	20200827 9.1.3						
				73,630	0	0	0

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 December 2020

11 GRANTS & CONTRIBUTIONS

Program / Details	Grant Provider	In Advance payments	Budget 2020/21	2019 / 20 Budget Amendments	Received	Recoup Status		Not Received
						Revenue/ Expenditure	Liability	
						\$		
Operating								
Other General Purpose Income								
Grants Commission - General	WALGGS	351,640	357,330		181,127	181,127		176203.50
Grants Commission - Roads	WALGGS	685,664	350,822		179,110	179,110		171712.50
Fire Prevention								
ESL Operating Grant	FESA		50,000		28,329	28,329		21671.75
Other Welfare								
Spray the Grey Grant Estimate	Healthway		10,500		10,500		10,500	0.00
Swimming Areas and Beaches								
CHRMAP			30,000					30000.00
Streets Roads Bridges Depots Maint								
MRWA Direct Grant	MRWA		249,865		249,865	249,865		0.00
Street Light Subsidy			3,400		3,538	3,538		-137.56
Tourism & Area Promotion								
Dest.Market Indust Contribution to website			10,000					10000.00
		1,037,304	1,061,917	-	652,467	641,968	10,500	409,450
Non-Operating								
Other Health								
Generator - Practice contribution			2,000					2,000
Other Recreation and Sport								
Badgingarra Cricket Nets BCA contribution			5,000					5,000
JB Youth Precinct	LotteryWest Grant		1,127,654					1,127,654
Dand. Landscaping/fence etc	Federal Drought		25,000					25,000
JB Picnic Area	Federal Drought		150,000					150,000
Faunt. Power Upgrade	Federal Drought		60,000					60,000
Dand. BMX Pump	Federal Drought		100,000					100,000
Dand. Public Art	Federal Drought		50,000					50,000
Badgingarra Cricket Nets	CSRFF Grant		40,000					40,000
Public Halls & Civic Centre								
CCRC noise / doors	Federal Drought		5,000					5,000
Television and Radio Rebroadcast								
Coastal Fencing Project	Planning Commission		40,000					40,000
Streets Roads Bridges Depots Maint								
Regional Road Group RRG	RRG		642,968		257,721	14,580	243,141	385,247
Commodity Route Funding	SCR		93,127		43,687	43,687	-	49,440
SBS Grant	SBS		115,334					115,334
RED Grant	RED		100,000					100,000
DoT Dual Use Path	DoT		141,750		17,850	17,850	-	123,900
WALGGC - Special Projects	WALGGS		394,000		394,000		394,000	-
WSFN	WSFN		2,203,569		1,671,466	1,506,271	165,195	532,103
RTR Grant	RTR		554,113		73,739	21,130	52,609	480,374
JB Footpaths	Federal Drought		150,000					150,000
CCC Carpark	Federal Drought		150,000					150,000
Badgingarra Truck bay	Federal Drought		235,000					235,000
Aragon Street Design	Federal Drought		40,000					40,000
Airfields								
RAP Grant	RAP		172,803		19,975		19,975	152,828
Local Roads and Comm Inf			590,929		295,465	4,425	291,040	295,464
Tourism & Area Promotion								
Dest.Market Indust Contribution to website			5,000					5,000
		7,193,247	7,193,247	-	2,773,903	1,607,943	1,165,960	4,419,344
		1,037,304	8,255,165	-	3,426,370	2,249,910	1,176,460	4,828,794.55

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 December 2020

12 VARIANCES

Reporting Program	Var \$	Var %	Var	Timing / Permanent	Explanation of Variance
Operating Revenue					
Governance	(1,201)	90%	▼		
General Purpose Funding	18,219	105%	▲		
Law, Order & Public Safety	5,445	101%	▲		
Health	34,401	1820%	▲	Permanent	Unbudgeted Increase in Home Occupations, Lodging Houses & Food Reg's, Health Services to third parties
Education and Welfare	0	100%	▲		
Community Ammenities	3,246	100%	▲		
Recreation and Culture	70,041	141%	▲	Permanent	Unbudgeted Insurance claims
Transport	14,664	106%	▲		
Economic Services	8,929	106%	▲		
Other Property and Services	3,539	104%	▲		
Operating Expenses					
Governance	7,696	97%	▲		
General Purpose Funding	5,084	95%	▲		
Law, Order & Public Safety	(23,101)	104%	▼		
Health	2,039	99%	▲		
Education and Welfare	1,653	94%	▲		
Community Ammenities	37,177	97%	▲		
Recreation and Culture	120,926	93%	▲		
Transport	(97,180)	104%	▼		
Economic Services	22,034	93%	▲		
Other Property and Services	236,612	-64%	▲	Timing	Oncosts

6.1 C-6SRF01 – Sport and Recreation Funding

Previous Policy Number – 6.6

PART A- Policy

Objective

The objective of this Policy is to set out how the Shire of Dandaragan (Shire) will provide assistance to sporting and recreational groups for funding:

1. capital infrastructure for sporting and recreational facilities; and
2. non-consumable sporting and recreational equipment.

Policy Statement

Council recognises and values the important part that excellent sporting and recreational facilities and equipment play in the community. It is committed to ensuring that adequate funding is provided to assist in the provision and maintenance of these facilities and the groups that utilise them.

In order to meet this objective, the Shire has established the following two funds through which annual grants will be made available:

1. Sporting and Recreational Capital Works Fund; and
2. Tronox Management and Shire of Dandaragan Sporting and Recreation Facilities Fund

PART B - Management Procedures

Detail

1. Sporting and Recreational Capital Works Fund

1.1 Funding and Purpose

The Shire will in its annual budget allocate 1% of total budgeted rates to assist sporting and recreational groups with the replacement, renewal and improvement of capital infrastructure.

1.2 Funding cycle

Applications to the program will be received and considered in accordance with the following timeframes:

Funding round advertised: April

Funding round closes: Mid- May

Applications considered by Council: June / July

Sporting and recreational groups are encouraged to discuss their projects with Shire staff as early as possible to facilitate the greatest chance of funding success.

1.3 Eligible Applications.

To be eligible for funding under this program applicants must have;

- (i) Submitted a Community Sport Recreation Facilities Fund Application (CSRFF) to the Department of Local Government, Sport and Cultural Industries' or submitted an application to another funding source for the project.
- (ii) An own source contribution comprising a minimum of 1/6th of the total project cost in cash.
- (iii) In determining applications to this fund the Council will give priority to applications that;
 - have successfully sourced CSRFF funds or other source of funding;
 - can demonstrate that their organisation has a strong membership base and is financially sustainable;
 - can demonstrate strong demand for the proposed infrastructure; and
 - can deliver projects without the organisation requiring loan funds.
- (iv) Applicants that have been unsuccessful in a CSRFF application, or other major funding process, remain eligible for funding under this program, however Council's total commitment will not exceed 50% of the approved project budget or the maximum annual funding allocation in a given year.
- (v) Requests must be for a total project cost of greater than \$40,000 (exc GST).

1.4 Funding of Projects

Where more than one request is received in any year, projects will be prioritised by Council. Council may allocate the full funding allocation or part thereof to the requests for funding received.

1.5 Unallocated Fund Monies.

Unless specifically determined by Council any unallocated funds from a given year will be transferred to the Sport and Recreation Reserve for reallocation in a subsequent year.

2. Tronox Management and Shire of Dandaragan Sporting and Recreation Facilities Fund

2.1 Funding and Purpose.

The Shire will, in its annual budget, allocate \$15,000 to be matched by Tronox, to fund the Tronox Management and Shire of Dandaragan Sporting and Recreation Facilities Fund.

The purpose of the program is to assist community based organisations to purchase non-consumable equipment and provide small grants to undertake projects.

2.2 Funding cycle.

Funding round advertised: April
Funding round closes: End of May
Staff review and assist applicants to ensure eligibility and completeness: June
Applications considered by committee: July
Applications considered by Council: August

2.3 Eligible Applications.

To be eligible for funding applicants must meet the Assessment Criteria as determined by the committee in accordance with this policy.

2.4 Assessment of Applications.

A committee comprising of two representatives from each of the Shire's communities, a representative from Tronox Management, the Shire President and a non-voting staff member shall be established on an annual basis to make recommendations to Council in relation to the funding of the applications.

In making its recommendation to Council the committee shall take into consideration the following items:

- (i) The membership base of the applicant's organisation.
- (ii) The demonstrated need for the equipment/project.
- (iii) The financial sustainability of the applicant's organisation.
- (iv) The extent of previous funding under this program to the applicant organisation over the past 5 years.

- (v) The extent to which the applicant has attempted to seek funding from alternative sources.
- (vi) All large applications (total grant request of \$5,000 or more) must provide written evidence that at least one application to another funding body has been made.

2.5 Determination of Applications

In determining the applications the Council will give consideration to;

- (i) The recommendations of the Committee.
- (ii) Whether or not applications are consistent with the strategic direction of the Shire.



JURIEN BAY COUNTRY GOLF CLUB (INC)
19th Avenue, PO Box 63, Jurien Bay, WA 6516
Phone (08) 9652 1353

6th January 2021

Chief Executive Officer
Shire of Dandaragan
Bashford Street
JURIEN BAY 6516

Dear Mr Bailey,

Jurien Bay Country Golf Club (Inc) - Fairways Irrigation Project Interim Works

Background

In July 2020 the golf club published a feasibility study that concluded the golf course fairways should be irrigated for year-round golf play. This study underpinned a request for State Government funding via the CSRFF forward planning grants, which was also supported by the Shire. Late in December the Department of Sport and Recreation advised the golf club it had been unsuccessful in its grant application. The reason offered was that the 2020 grant pool had been oversubscribed by 400%.

It has since been suggested that alternative government funding might be available, but the timing of funds from any successful application is unlikely to be less than six months. Meanwhile, there are some critical works that are required at the golf club to secure the gains that have been made to date from the recently installed Stage 1 fresh water supply project. These works form a part of the overall strategic plan outlined in the feasibility study and were held off on the assumption the work would commence as soon as the funding was announced.

Proposed Work

There are two areas of work that are proposed.

At present there are a number of isolated irrigation nodes based on shallow bores and small distribution pumps servicing the more remote areas of the golf course. These will eventually be replaced by the centralised system, assuming funding can be sourced. One of these stand-alone nodes services teeing areas and green surrounds and the approaches to three holes (#13, 16 and 17). This system has two small storage tanks, and two electric pumps. It is known as #17 system because the bore and tanks are located adjacent to #17 tee area. It draws single phase power from a dedicated Western Power transformer to run the bore, the distribution pumps and a typical domestic quality irrigation controller. The power tariff is more expensive than the club's main irrigation pumping system (three phase power) and the system is hydraulically and mechanically inefficient and costly to maintain. In the past year three electric pumps have failed in this duty. Servicing and operation of the #17 system is very time consuming for volunteer course maintenance personnel, being quite remote from the central pumping system.

The proposed work intends to connect an existing pipeline from the central irrigation pump using the new fresh water supply, to the existing distribution main pipe used by #17 system. These two pipes are approximately 230 metres apart. The connecting pipework accords to the design for the strategic irrigation system design, and as such would be a small part of the new system 'brought forward' for significant benefit at a much earlier date.

Control wires would be run in the same trench as the proposed connecting pipe, and the existing controller relocated to the central pump station shed.

The second part of the proposed work is to purchase and install the second main storage tank (of four planned in total) and connect it to the existing main water pump. There are many occasions when the single installed 250,000 litre tank runs empty, and also when it overflows. The existing central irrigation system could operate longer using the already available water supply and would be at much lower risk of damaging the main distribution pump.

Impact of Works

The golf club is gradually converting from a winter-only playing course to a year-round facility. There is additional water available for use which can be made available with the second tank installation. The proposed connecting pipeline would bring forward some advantages that would otherwise be delayed until major grant funding is secured. Cost savings in the interim would be avoiding repair to a damaged, obsolete storage tank, avoid further damage to unsuitable small electric pumps, and power savings estimated at approximately \$1000 per year. Bringing the controller for this irrigation node to the central pump station will save time and travel for volunteers who maintain the course.

Since the new water supply was installed in late 2019, there have been significant improvements to the modest areas already under irrigation. Club volunteers have also contrived manually controlled surface piping to extend irrigation to additional fairway areas and resurrected the 40 – year old system watering parts of two fairways. The club house surrounds have improved tremendously since the new water supply has been available. These improvements have already had a notable impact on club member attendance, and there has been a significant rise in visitor numbers in the last year.

During the 'off season' October through March, for the three years 2017 to 2019 the club recorded visitor green fees from 59 visitors, based on each visitor paying \$10 for nine holes of golf. In the three months from October to December in 2020 the equivalent of 169 visitors paid green fees.

Installing the second tank, and the connecting pipe to #17 will secure the gains already made and make it feasible for course maintenance volunteers to continue making the most out of the interim installations while the club waits for further grant funding.

The proposed works are all within the scope of the strategic irrigation project and will reduce the budget for the remaining works by an equivalent amount.

Project Cost

1) New tank and connecting manifold	\$19,788
250,000 litre tank plus installation	\$17,168
Manifold and fittings	\$1,920
Sand pad	\$700
2) #17 connecting pipe	\$5,637
240 m pipe including freight	\$3,700
Control wire and connections	\$1,137
250 m trenching	\$800

3) Installation	\$4,040
Electrical	\$600
Loader (in-kind)	\$1,040
Pipe and manifold install (in-kind)	\$2,400
Total	\$29,465 plus GST

Funding Request

In August 2020, the Shire advised the golf club that it would support the strategic Irrigation Project on a one third each basis (Club : Shire : State Government) to a total of \$247,648 over a three year period. While the State has yet to match the Shire and the Golf Club, the potential sources of funding are not exhausted and the club is determined to pursue its options.

The preferred option being requested is for the proposed \$29,464 to be shared equally between the club and the Shire, and that the Shire accordingly reduce the remaining amount available for future contributions to the irrigation project.

If this is not acceptable, the club has a less preferred option of using private third-party funds to keep the Shire's contribution to one third. This would complicate the club's funding progress because our private sponsors are also under the impression their contributions would have the same multiplier effect as other club funds. In effect, the club would contribute two thirds under this option.

The golf club respectfully requests the Shire to give favourable consideration to the proposal outlined above and make available the amount of \$14,732 as an advance against the previously approved one third contribution of \$247,648. This would reduce any future Shire contribution to a maximum of \$232,916. Enabling this work to proceed prior to future grant funding becoming available would also ensure that our course is in the best possible condition for the upcoming Golf WA ladies Rural Bronze golf event being held in Jurien Bay for the first time, over three days from 25-27 June, with at least 100 ladies participating.

Should you have queries relating to this request, please direct them to Steve Gilman, our Vice President who is managing the project.

Yours sincerely,



Suzanne Troup
President

c.c. Tony O'Gorman



Department of
**Local Government, Sport
and Cultural Industries**

Our ref 68-10473
Enquiries Jenifer Collins
Phone (08) 9690 2400
Email jenifer.collins@dlgsc.wa.gov.au

Mr Steven Gilman
President
Jurien Bay Country Golf Club
PO Box 63
JURIEN WA 6516

Dear Mr Gilman

**COMMUNITY SPORTING AND RECREATION FACILITIES FUND (CSRFF)
GRANT REFERENCE: GR-04-00000368**

Thank you for your application for funding support through the CSRFF to assist with the irrigation of the Jurien Bay Golf Course.

For the 2021-22 CSRFF Annual and Forward Planning Grants Round, the Department of Local Government, Sport and Cultural Industries (the department) received 60 funding applications requesting assistance which far exceeds the amount available for allocation in this round. As such, the department is unable to support a number of very worthwhile community projects. I regret to advise that your application for CSRFF support has not been successful on this occasion.

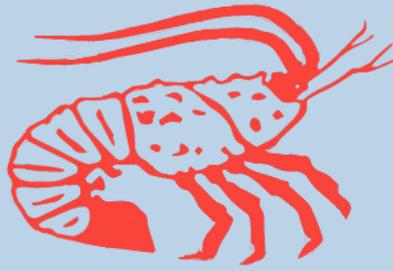
There are a number of reasons why a project may not have been funded. In this instance, your application has not been successful as there were higher priorities in the funding round.

Ms Jenifer Collins, Regional Manager - Wheatbelt, will contact you to discuss the assessment of your project. I would also encourage you to discuss the option of re-applying for CSRFF funding support in the future.

Yours sincerely

Lisa Fanciulli
Executive Director Infrastructure

14 December 2020



JURIEN BAY

Country Golf Club

Irrigation Project

Feasibility Study July 2020



Jurien Bay Country Golf Club

Irrigation Project Feasibility Study July 2020

Executive summary

Jurien Bay Country Golf Club (Inc) is proposing to install automatic irrigation around its golf course, to enable year-round playing conditions.

The cost of the project is estimated to be \$742,900 including a 10% contingency allowance. Tripartite funding of one third each by the club, the Shire of Dandaragan, and the WA State Government has been assumed.

The project installation and funding is planned to extend over three years commencing in December 2020. It is intended to apply for the Department of Local Government, Sport and Cultural Industries *Community Sporting and Recreational Facilities Fund (CSRFF)* forward planning grant. Application for this grant must be made via the Shire of Dandaragan and would require the Shire to support the project with its share of grant funding.

There is sufficient good quality water available to support the proposed year-round irrigation of the Jurien Bay golf course. Irrigation of the golf course is supported by a formal 'needs analysis' and is consistent with local government future planning and the golf club's adopted strategic plan.

The golf club has the resources to provide its share of the project costs while maintaining sufficient other funds for its normal operating costs. The club will also supply the management and installation labour for the project.

The project is ready for construction immediately following announcements by the Minister for Sport and Recreation of grant funding.

1.0 Introduction

Jurien Bay Country Golf Club was established in 1969, on public open space vested in the Shire of Dandaragan. The 18-hole course was developed and has been maintained entirely by member volunteer labour. The course has sand greens, with irrigation provided for the greens' surrounds, teeing areas, and the grassed area surrounding the clubhouse. The fairways are watered solely by rain, and like most other courses in the WA wheatbelt region, are mainly suitable for play in winter and spring.

In 2016 the Club formally adopted a *Strategic Plan* that has as a priority the irrigation of the fairways to enable members and visitors alike to enjoy a quality course throughout the year. A fully irrigated course will increase participation rates in golf both within the local community and by the many tourists who visit Jurien Bay each year. The majority of tourists visit during the warmer months when the course is in poor condition due to lack of moisture and thus rather an unattractive proposition, particularly for those used to playing at city clubs. The option of establishing grassed greens has been relegated to a much lower priority due to both high water and maintenance cost requirements.

In 2019, the club established a suitable supply of water at a remote borefield 2.5km east of the club. A supply pipeline has been installed and will service both the Golf Club and the townsite recreation grounds and parks irrigation needs. The new water supply has already improved the small areas of the golf course that are currently irrigated, increasing participation rates during the informal summer 'off-season'.

Following the successful execution of the water supply project in 2019, the club intends to self-manage the irrigation project installation over a three-year period up to 2024. This approach, and the use of club volunteer labour will save several hundred thousand dollars compared to employing a contract organisation.

Maintenance and operating costs estimated for the golf course will be higher than currently experienced, with additional insurance, fairway mowing and fertiliser costs partially offset by lower unit power costs with a more efficient water distribution network. The additional operating costs are not expected to require increases in membership annual fees. Higher participation rates and potential increased club membership resulting from the improved year-round playing conditions are expected to more than cover the ongoing maintenance cost increase.

The project installation cost is expected to be \$742,900. Funding of this is dependent on CSRFF and Shire of Dandaragan providing 1/3 each, with the club providing the balance from cash reserves, in-kind material and volunteer labour, plus additional fundraising during the construction period.

A project risk assessment found that the highest residual risk to the Golf Club would be to 'do nothing' in the face of forecast dryer winters.

2.0 Needs Assessment

2.1 Community attitude and Golf Club philosophy

The Jurien Bay Golf Club has existed as a landmark facility within the town since the 1970s. Membership of 120 in 2019 represents approximately 7% of the town's population (2018 Census). Visitor players use the golf course every week playing ad-hoc rounds of golf, and then by invitation to organised competitions mostly held during the currently nominated 'golf season' from April through September. Ad hoc visitors are both local non-members and tourists.

The Golf Club is a focal point for charity fund raising, with extensive community support for fixtured charity days supporting Parkinson's WA, RFDS, and Motor Neuron Disease research. Non-fixtured events such as fire victim support in 2020, and study tour support for a local volunteer fire brigade member in 2019 are also well supported by the community.

Local residents, including retirees from the nearby retirement village use the golf course for dog walking and general exercise, especially during late winter and early spring months when the course is well grassed.

The Golf Club constitution includes in its Objects Statement the provision and maintenance of the Golf Links. The Golf Club Strategic Plan adopted by members in 2016, included a key strategy of 'Greening the fairways', which intended to upgrade the existing facility by irrigating the fairways to promote year-round golf play and attract additional members and visitors to participate in the sport. Each year since 2016 this key strategy has been re-endorsed by members and the management committee. To ensure continuity of project planning and execution, a Standing Committee (The Water Project

Committee) was established in 2018. The water supply project was managed by this committee, and the subsequent stages, including preparation of this feasibility study, are also to be managed by the same group.

The Golf Club strategic plan is included at *Appendix 1*.

2.2 Community consultation

Prior to the COVID-19 restrictions on group assembly, the project committee had intended to undertake targeted local organisations presentations to inform relevant groups about the project, and receive feedback on their opinions and suggestions for improving the project. In the event, a “Survey Monkey” on-line survey has been used to assist with the consultation process. Direct contact has been made with the following organisations, as well as requests through them to distribute survey links to their interested members.

Jurien Bay organisations:

- Football club (near neighbour)
- Bowling Club (near neighbour)
- Acacia Retirement Village (near neighbour)
- District High School
- Chamber of Commerce
- Tourist operators
- Shire of Dandaragan.

External organisations:

- Golf WA
- Dongara Golf Club
- Greenhead Golf Club
- Cervantes Golf Club
- Badgingarra Golf Club
- Dandaragan Golf Club
- Katanning Golf Club

The overwhelming tone of direct feedback and survey responses has been positive towards the project. Importantly, the golf respondents including Golf WA have been very supportive of the initiative.

In May 2020 the on-line survey was opened, and by June 10th a total of 90 responses had been received.

Of the respondents, 52% identified as Jurien Bay residents, 22% from neighbouring towns or further afield, with 26% not specifying their home town.

Responses to questions supporting the irrigation initiative and whether respondents saw this as positive for local residents (questions 2 and 3) were 100% positive from 176 responses, with 4 questions not responded to.

Intentions to utilise the improved golf course (questions 5 and 8) were 123 positive to 42 negative responses. Stating they would consider joining the Golf Club as a member were 39 respondents, and of the 32 who said they would not, 15 gave the reason that they were already members elsewhere.

Several organisations have provided letters supporting the initiative, which are appended. These include Golf WA, the Shire of Dandaragan, **the local Chamber of Commerce** and the District High School.

The detailed survey data are attached as *Appendix 2*.

2.3 Existing situation

In 1969 the Golf Club started as a typical rural town facility, where golf and AFL were considered 'winter' sports, with facilities in furlough during summer. Fairways would be grassed using a mixture of annual cereal grasses and wild couch and depended on natural winter rainfall pattern. The agricultural region of WA was accustomed to 'opening' rains arriving around Easter, and the regional golf association met to arrange inter-club fixtures to suit the expected April to September appearance of golf course fairway grasses. Local tradition was that by early October, the annual grasses would be 'setting seed', and that fairway mowing would cease early October to ensure a good cover in the next season.

In the early 1980s, the Golf Club decided to progressively irrigate the fairways and teeing areas. A 10 metre strip around each sand green was irrigated to keep an approach and chipping surface in good order, and informal golf would then continue beyond the regular season for members that were keen to extend their golf experience. Three fairways were irrigated in 1983 as the initial stage of the long-term project, with water being drawn from a soak in the centre of the golf course. The water from this soak quickly developed a high salinity content, and for the next 30 years the irrigation coverage was limited to tee grounds and the strips around the sand greens. Water for these areas was supplied by a number of low yield shallow bores, and in some cases the central soak.

Since the 1960s there has been a progressive change in winter rainfall throughout the wheatbelt. The arrival of 'opening rains' of winter cold fronts has been less regular, and generally later. As a result, in much of the last two decades, there has only been decent grass coverage on the golf course during the last half of the nominated golf season. *Chart 1*, derived from BOM data supplied by WA Dept of Agriculture demonstrates the reduced rainfall experienced in the Northern Wheatbelt during the growing season. *Chart 2* shows the Jurien Bay rainfall in May-June since records began in 1968. It is demonstrated by both sets of data that the traditional golf season is far less supported by natural rainfall than had historically been the case.

Chart 1: Jurien Bay May to October rainfall 1900-2019

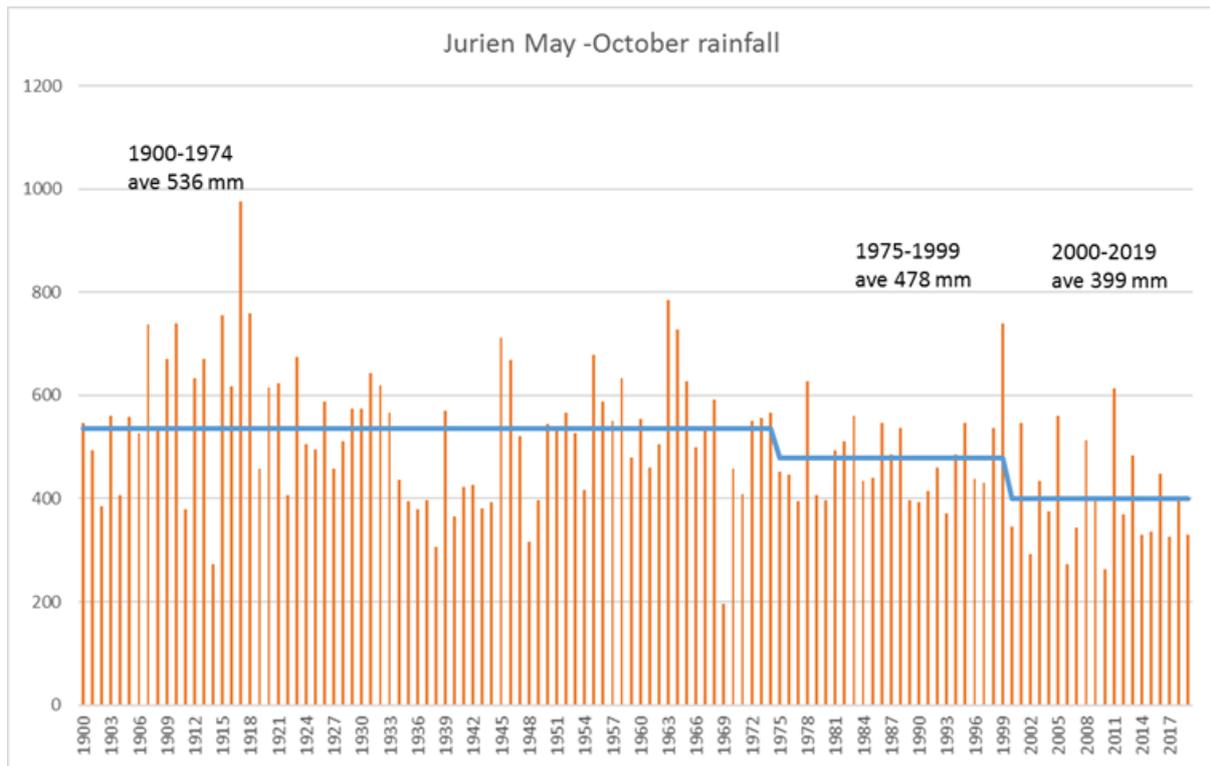
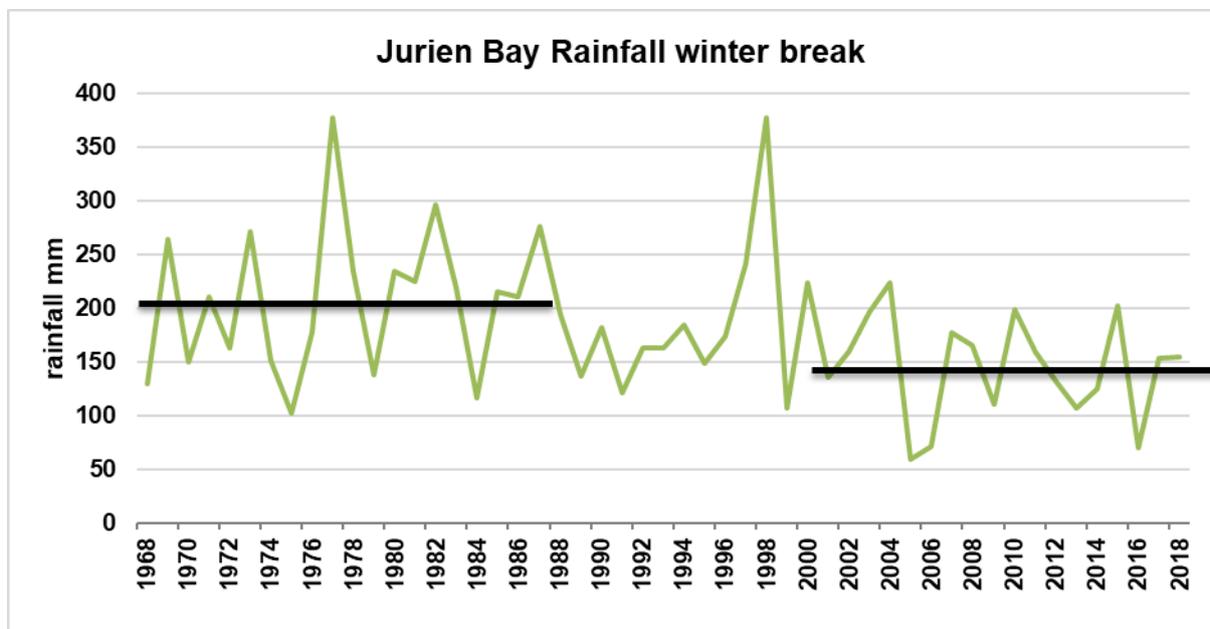


Chart 2: Jurien Bay winter break rainfall 1968-2018



It has been clearly identified by the Golf Club that a key to reversing this ever-shortening period of suitable playing conditions was to establish a new substantial water supply of suitable quality, and then install automatic irrigation around the course. This water supply has now been established, as discussed in *Section 3.0*.

The nearest irrigated golf courses are at Dongara and Ledge Point (136km and 121km distant, respectively). There are winter rain (unirrigated) courses at Greenhead and Cervantes (45 and 38km respectively). The distance from suitable alternative golf courses is such that the proposed upgrade is expected to have little impact on them. The on-line survey results support this expectation, where members of those and other regional clubs are supportive of the proposed irrigation project.

2.4 Growth projections

Jurien Bay has a higher growth projection than the remainder of the Shire of Dandaragan, due to its coastal location, tourism amenity, and proximity to Perth. However, with a small permanent population of approximately 1,800, the economy of Jurien Bay has a high reliance on seasonal tourism. *[Ref: Dandaragan Economic and Tourism Development Strategy reported June 2020]*. Use of the existing golf course is counter-cyclical to the tourism ‘high’ season of summer, with playing conditions peaking during winter. Besides the anticipated increase of use by visitors during summer the proposed irrigation project will increase the number of local members, and compound this increase by members playing throughout the year. Based on the experience at two nearby coastal towns with irrigated golf courses (Dongara and Ledge Point) it is expected that use of the improved golf course will increase at least 50% from current levels. *[pers comments committee members Katanning, Dongara and Ledge Point Golf clubs]*.

2.5 Intended outcome

Once the fairways have year-round grass suitable for golf, it is intended that the club would move from a formal seasonal activity of six months duration, to a continuous programme. The current informal mid-week competitions would continue, with weekly fixtures extended for men’s, ladies, and mixed field competitions for most of the year. It is expected that the number of active members would increase due to the more attractive playing conditions and that tourist and ad-hoc green fee play would also increase. This view has also been supported by survey results.

The club has firmly decided to keep its ‘sand greens’ within this strategic plan and delay the installation of grass greens until the club membership increases substantially in the future.

2.6 Needs conclusion

The study concluded that the proposed irrigation project fulfills community needs and aligns Golf Club interests with the Shire of Dandaragan economic development strategy.

The use of renewable energy to deliver high quality water to the golf course and township recreational facilities is a sustainable counter to both climate change and rising salinity issues.

The Golf Club Strategic initiative *Greening the Fairways* is consistent with the findings of the Needs Study.

3.0 Water supply development

3.1 Historic pond supply

In the 1970s the club established a ‘soak’ well in the shallow superficial aquifer, for watering trees and small areas of grass on the newly established course. In 1983 three holes were irrigated with the first stage installation of automatic reticulation, supplied from the soak. A three-phase power supply was

transmitted via aerial conductors from the main SEC supply at Bashford Street. The pump and distribution system performed as designed, however the higher water flowrate induced salty water from below the thin freshwater layer, and the water quality became unsuitable almost immediately. The fairway irrigation network was isolated, and from then, a network of small pipes gradually developed to water green surrounds and teeing areas. The quality of water remained salty, but usually recovered during winter to be acceptable provided pumping volumes were kept low. By 2010, the limited summertime watering was no longer achieving acceptable quality water, and scouring by salt badly affected the established grass. Different types of grass were tried, and an attempt was made to dilute the salty water by importing better quality water from a shallow bore established nearby the practice fairway. This bore dried up, and the progressive damage to grassed areas would no longer 'repair' during winter rain.

3.2 Shallow bores

Typical shallow bores established around the Jurien Bay township for watering domestic gardens and public open space will yield 1 – 2 litres per second from the approximately two metres depth of fresh water. The water is only a few metres below surface. Large areas such as the town football oval and parts of the golf course require storage tanks to accept all-day filling at these low yields, and the accumulated water is then pumped at a much higher rate to provide the required irrigation. The Golf Club has installed many of these shallow bores over the years, with a range of yield and water qualities resulting. Two such bores and tank storage systems provide irrigation for the approaches to three holes, 14, 16 and 17, while the approaches to holes 2 and 15 have been irrigated directly from shallow bores fitted with petrol engine pumps. The combination of small scale, multiple pumps, and small diameter pipes from the main pond irrigates approximately 10% of the golf course area. The system is mostly manually controlled and is energy inefficient. Several small bores have failed over the years, either from drying up or becoming too salty. Redeveloping these small bores or moving them to alternative locations has been very costly in the club's history.

Expanding the number of small shallow bores to increase the irrigated area is not feasible and was a key factor in deciding to establish the new remote supply.

3.3 New water Supply – early results

In 2019, the club secured grant funding under a small CSRFF grant, and Shire of Dandaragan funding to establish a new water supply suitable for irrigating the whole golf course. In consultation with the Shire, it was decided to install a larger pipeline, providing capacity to also use on township sporting and recreational grounds and public parks. The 2,600m pipeline is fed by a solar-powered bore and gravity-fills a 250,000 litre tank at the Golf Club. This system will be expanded as demand increases, by installing additional solar-powered bore pumps at the remote borefield and additional storage tanks at the golf course. A connecting delivery line has since been installed (June 2020) to share the water supply with the Shire storage tanks near the town football oval.

Eventually three production bores will be installed at the new field, with dedicated solar power arrays for each bore pump. Two of these will be installed by the Golf Club and one by the Shire, as the future sharing of water will be approximately two thirds: one third. The second bore installation has been budgeted by the Shire for 2020/21 financial year, giving sufficient water for the projected town usage and the first half of the irrigation project. The third bore will be needed for the second half of the irrigation project - and is costed as part of this study - for installation in year three.

Figure 1: Solar array and collection tank at new borefield compound



Figure 2: Pipeline route adjacent to recycle water facility



Figure 3: First storage tank at golf course distribution pump station



The new Golf Club supply storage tank has been connected to the existing irrigation pump previously fed by the salty water pond near the centre of the golf course. Fresh water distribution commenced in November 2019 and by February 2020 the previously salt affected grassed areas fed from the central irrigation system had substantially recovered. Manually controlled water distribution via small rural poly pipes has been used to demonstrate the summertime irrigation of one fairway, and the 1983 installed distribution pipework from the original irrigation system is being gradually restored. Most of the rejuvenated fairway grass is native couch and is providing a stark contrast for players to enjoy the informal summertime golf competitions. Members and visitors are delighted by the change being experienced and attendance numbers have increased. *Figures 4 and 5* below contrast the 'before' and 'after' condition of a small irrigated area near the club house at #9 green.

Figure 4: Green 9 old water supply



Figure 5: Green 9 new water supply



In-filling the golf course irrigation with the new automatic distribution and control system is now keenly sought by members and visitors alike, having seen the results on the small fraction of course that has been covered to date.

4.0 Design considerations

4.1 National Standards

Golf course irrigation design in Australia is covered by Irrigation Australia standards. Irrigation Australia provides certification for appropriately qualified designers (Certified Irrigation Designer). The designs received from proposal quotations are both undertaken by Certified Irrigation Designers.

Water storage tanks are manufactured under a quality management system certified to ISO 9001.

The water bores are installed by licenced drilling contractors and permitted under WA Department of Water and Environmental Regulation licensing.

Solar power arrays, pump controllers and submersible bore pumps are supplied according to Australian Standards. Cable selection AS/NZS3008.1.12009; Electrical standard AS/NZS 3000:2014:2018; Standalone solar AS/NZS4509 parts 1,2 and 3; AS/NZS5033 Photovoltaic Arrays; AS/NZS 1170.2 Wind loads; Solar Panels comply with IEC61730 and either IEC61215 or IEC61646; Western Australian Wiring Regulations.

Electrical installations for the pumps will be undertaken by licensed electricians.

4.2 Permitting

The land use of the Jurien Bay Country Golf Club has been established for over 50 years and will not change. No increase in area is required. Shire of Dandaragan advises the land use is *Recreation Reserve* and that the Golf Club holds a 21 year renewable lease currently expiring 1 May 2027. From the Shire perspective, the lease extension and development of the golf course as proposed is the preferred outcome. [\[Ref Shire letter Appendix 3\]](#).

The water supply has been permitted by WA Department of Water and environmental Regulation license GWL 201896(1) for up to the design maximum of 250,000 kilolitres per year, and the irrigation system will be maintained within this limit by reducing the frequency of watering in the cooler months and stopping watering during rain events. The Shire has a separate water license for 150,000 kilolitres per year, which will be used for its share of the water sourced from the new borefield.

There is no native vegetation clearing required for the additional water supply bores, which will be confined to the private land leased by the Golf Club.

A second bore has been allowed for in the existing water abstraction license.

There are no other permitting requirements.

4.3 GolfWA support

GolfWA is the peak body for Amateur Golf in Western Australia. The club has sought advice from GolfWA throughout the planning and implementation (to date) of its irrigation project. GolfWA has provided written support (*Appendix 4*) for the irrigation stages and advised on applicable standards and designers for the project.

4.4 Local Government

The Shire of Dandaragan is the local government authority and has liaised with the club from before the detailed planning of the previous stage of the project. Some major changes were made to the design of the water supply project to incorporate Jurien Bay township public spaces irrigation. The irrigation stages have been discussed in detail with Shire Officers. The Shire's Club Development Officer often attends Golf Club committee meetings and is regularly consulted on the detail of the irrigation project and funding applications.

[Support letter appended](#) at *Appendix 4*.

4.5 Sand Greens

In the long term, it seems natural that the club would develop grassed putting greens, along with perennial course irrigation and availability. The cost of maintaining grass greens is considered a large step for the club, and typically entails paid course management staff. A change such as this would likely result in a steep increase in membership fees and may have negative impacts on the volunteer culture of members.

The current sand greens are topped with a special sand granulometry, supplied from a specific quarry in Gingin. The sand is watered before play, and players use the scrapers supplied to smooth the sand before putting. Jurien Bay's sand greens are considered among the best such greens in WA and present something of a novelty for visitors. While there is a proportion of members and residents in Jurien Bay that would like to see grassed greens as soon as possible, the club has repeatedly re-endorsed the current Strategic Plan, which details that sand greens will remain for the foreseeable future.

In time, the population of golfers in Jurien Bay may grow sufficiently to consider changing to grass greens, however this detail is not included in the project. The change to grass greens would be mainly a decision about future operating costs, as the water supply and distribution for the sand greens is already in place, and suitable for maintaining grass cover.

4.6 Irrigation professional designs

Two professional irrigation designs were obtained by the club, and these were then reviewed internally. Some changes have been made to accommodate the stage-wise installation, and these were re-checked by personnel with many years' experience in irrigation projects.

The design does provide for water conservation, but also for a variable application to cope with seasonal high winds and temperatures. The water consumption will be within the Department of Water license limit of 250,000 kilolitres per year.

Distribution of stored water will become 100% night time and only employ off-peak electrical power from the Western Power grid. The new distribution pipework has been designed to minimise pumping friction losses, which will be maintained below a maximum of 100kPa from the new delivery pumps to sprinklers. All the small energy-inefficient on-course bores and distribution pipelines will become redundant. These reductions in fuel and power pumping cost will significantly offset the increased activity with year-round irrigation and course mowing.

4.7 In-house project management

Following the successful completion of the water supply project, the Golf Club Management Committee remains confident that the club is capable of managing the irrigation stages of the project. All of the planning and design will be undertaken at zero cost to the club. The key aspects of this project that deal with pipeline design, procurement and installation are similar to the completed water supply project. The infrastructure additions of storage tanks and further water supply bores and solar power arrays are also repetitions of what has already been managed previously. New distribution pumps and control systems are part of the design provided by suppliers, and their installation is similar to activity undertaken weekly by current course maintenance volunteers.

Cost control and administration of project accounting will be carried out by the club treasurer. Budget detail and reporting of actual costs will be undertaken by the standing committee and club treasurer. This will include monthly reporting to Shire and DLGSCI as required under the funding programmes.

Management team:

- Steve Gilman. BSc. FAusIMM. Chartered Professional (management). Over 40 years' experience in mine and mineral process management, project development and industry consultation across 6 continents. **Project design and procurement.**
- David Gartner. 25 years working in R&D including extension in soil nutrition and soil amelioration. 15 years in mine management across 5 sites throughout WA. **Project installation supervisor. Earthmoving equipment procurement.**
- Barry Nunn. Boilermaker. 20 years in mining and alumina refining industries in maintenance, construction and process operations. 24 years Cray fishing boat Skipper. Lifetime of volunteer and leadership positions in sports clubs, community service organisations and industry associations. Golf Club Captain. **Volunteers coordinator and installation supervisor.**
- Galvin Allen. Boilermaker/Welder. 35 years self-employed/owner fabrication, maintenance and construction business and workshop in Kalgoorlie. Worked at numerous mines in the Pilbara, Goldfields and South West of WA. **Course maintenance coordinator**
- Greg Johnson. 35 years mining and gas industry corrosion control supplier and consultant. Worked across WA and SE Asia. 20 years owner and Principal Real Estate business in Jurien Bay. **Project administration.**
- Leanne Elliss. Accountant with 40 years of experience in office administration & book-keeping. **Club treasurer and project accounts.**
- Wayne Gibson. Owner farmer for 49 years in the Kondinin Shire. Director of Australian Wheat Board International for 9 years, Member of the Australian Institute of Company Directors (MAICD), Shire Councillor and President in Dandaragan Shire for 12 years, Councillor in the Kondinin Shire for 13 years, Life Member of RSL Australia. Board Member of RSL Western Australia. **Shire Liaison.**

4.8 Use of existing infrastructure

The existing central pond pumping system will be replaced by a new pump station and valve control system. During the staged installation, much of the existing areas serviced will be maintained using the old system while the new system is installed. During the approximately two-year period from initial installation of the new pump and controls, until irrigation stages project completion, both systems will operate in parallel. The remote small bores and their distribution systems will also operate in tandem until the new supply and controls reach these areas. Meanwhile, the previously idled sprinklers on no's 1,8 and 9 fairways are being gradually reconditioned and brought back into service, with the existing 22kW water pump now being connected to the first new water storage tank. The old pond is only used to receive surplus water overflowing the tanks, and as an emergency back-up for the remote water supply.

The greenside sprinklers will be re-used when the new supply is available. The sand greens need to be watered at different intervals to the fairways, in preparation for play the next day, so each green sprinkler bank is separate from the fairway irrigation groups of sprinklers.

There are three fairways with existing stand-alone irrigation coverage for about 100 metres before each green on #13, #16 and #17. These irrigation systems will be retained and connected to the new water distribution network and control system.

The electrical supply for the main irrigation pumps will be connected to the existing underground 3-phase cable used by the old pond pump. The capacity of the connections and transmission lines has been checked by a local electrical contractor and is sufficient to supply the proposed new pumps, with

a safe maximum total 60 kW. The regional Western Power office has confirmed the additional power draw is well within the relevant transformer capacity. Some minor termination and fuse protection renewal has been recommended.

4.9 Alternatives considered

4.9.1 Complete irrigation installation in a single project stage

Installing all of the pipework and supporting infrastructure in a single work stage is feasible and would typically be the lowest cost plan. However, funding from some sources is spread over several years, so staging the equipment procurement costs helps cash flow management.

The use of volunteer labour is estimated to take 2,500 volunteer- hours. Given the recent experience of club-managed volunteer installation, this labour requirement could be found within a single year, although the installation works would not be continuous, so the effort would require more people for smaller periods.

Disruption to golf play can be minimised by restricting the amount of open trenchwork at any time. Installing the pipework over two years would allow smaller sections to be completed, and grass restored before opening up new areas.

4.9.2 Contracted installation

Contractor installation would be most effectively managed in a single project stage. The same cashflow timing issues described in 4.9.1 would also apply. A contractor would require a profit margin, and also charge for management time. Labour rates would be higher than those allowed for volunteers. It is estimated that the cash cost of installation would be at least 60% higher using a contractor.

4.9.3 Variation to pipe network size

A trade-off between capital and operating cost. Using lower cost smaller diameter distribution pipework could reduce the capital cost by up to \$25,000. It would require the pumps to operate at higher pressure to still achieve the design sprinkler pressure. Higher powered pumps would be required to meet the six-hour daily watering schedule, or more hours using the same pumps. If the extended pumping times exceeded the off-peak power tariff period, there would be more power consumed at an average higher tariff. Annual operating costs for power alone could increase by \$3-4,000 at today's power tariff schedule.

Once the design line pressure is exceeded, a higher class of PVC pipe would need to be installed, which would defeat the purpose of operating at higher pressure to reduce capital cost.

Smaller distribution main pipes would remove any flexibility to pump at higher rates should this be desired in future.

4.9.4 Increase area under irrigation

The initial professional design included more sprinklers and irrigated area in the practice fairway facility. This was reduced to save capital cost because the impact on project objectives was considered minor compared to the main playing area. It would be possible to retro-fit additional control valves and sprinkler groups in future, should this be justified.

4.9.5 Reduce project scope to nine holes only

Some rural golf courses operate only nine holes and use separate tee areas to simulate different holes for a standard 18-hole round. The cost of installing a system for only half the golf course would be about 50% of the full project cost.

On busy days the Golf Club already caters for over 100 players, and only using 9 holes would limit fields on such days.

Irrigating half now and installing the additional material at a later date is a non-preferred but realistic option if funding is less than requested for the entire project.

4.9.6 Exclude soil amelioration from project scope

The proposed soil improvement stage of the project could be delayed while observing grass quality following the completion of the irrigation stages. However, consultation with agri-business experts and turf farm management provides an expectation that lower water and fertiliser use would be achieved following the addition of clay fines and lower pH material to mix into the existing topsoil. This aspect of the project is estimated to cost \$50,000 and has a stand-alone feasibility. It could be considered independently.

4.9.7 Do nothing

Making the most of the new water supply, and continuing to manually control the irrigation to utilise more than what is pumped to the old controlled system is certainly not a preferred outcome, but is nevertheless an improvement on the situation before the new water supply was available. The key objective of having green fairways year-round would only apply to a fraction of the playing area, and thus limit the potential to attract new players.

Operating costs would continue to be higher than possible with a more efficient pumping system that only works during off-peak periods. The volunteer staff taking care of the course would be less motivated than at present, and possibly lead to poorer conditions if volunteer effort becomes limited.

5.0 Adopted design

The preferred design incorporates year-round irrigation of 18 holes, and a minor irrigation area at the practice fairway. The irrigation pattern is based on a single line of sprinklers for the initial 100 metres on the fairways, and then full-width fairway coverage through the green.

The pipeline network is designed to minimise power consumption by keeping total friction losses to below 100kPa between the pumps and sprinklers. In summer the course can be watered every second day with a coverage of 10mm water. Half the course will be watered on alternate days, with a maximum of 1,000,000 litres being distributed within six hours.

Pumping will be carried out at night, during off-peak power hours.

The irrigation control system will be a two-wire smart solenoid design. Each control valve will supply between six and eight sprinklers. Each sprinkler will deliver 75 litres per minute, and up to seven control valves can be open at a time. There are 130 automatic control valves and 580 sprinklers in the preferred design.

The water supply quantity will be increased in line with the staged distribution network installation. Additional solar-powered bore pumping will be installed at the licenced bore site, and deliver via gravity in the existing 2,600m pipeline to the golf course. The bore field site access track and security fence will be extended to the boundary of the leased area to contain the new solar arrays and bore surface facilities. Three additional storage tanks will also be installed at the golf course, one in the first stage and the other two for the second stage of installation. In future, should the Water Corporation require disposal of recycled water for its sewerage treatment plant, the water supply pipeline has been routed adjacent, and could be supplied in part by bores and part by treated recycle water.

A new pump station will be connected to the existing three-phase power supply at the Golf Club storage tank site. New pumps with total installed power of 55 kW, along with the new control system will be installed in a new pump shed.

The irrigation pipe network will comprise three PVC ring mains, a combination of 200mm and 150mm pipe to PN9 rating. Given the pressure cycles and design maximum pressure the pipeline is designed to have a useful life of greater than 50 years. Lateral pipes will connect ring mains to individual fairway distribution pipes, in 80mm and 100mm PVC, also pressure rated PN9. Automatic control valves and sprinkler lines will be 50mm diameter. Ring main isolation will be provided by four 150mm and two 200mm manual valves. The pipeline, control valve and sprinkler layout is detailed in *Appendix 5*.

The system design is in accordance with Irrigation Australia standards.

6.0 Soil amelioration

Following the installation of all irrigation infrastructure and additional water supply capacity, the poor soil existing on the golf course can be greatly improved by addition of acidic clay bearing material, to be incorporated into the growing zone using agricultural techniques.

The soil throughout the Jurien Bay townsite is essentially beach sand, consisting mainly of granular limestone and quartz. The naturally alkaline soil has a very high pH (around 9) due to the presence of the calcium carbonate from sea shells and eroded limestone. There is a complete absence of silt and clay minerals, and only a minor amount of organic material. In many places the soil is 'non-wetting'.

All of these poor soil characteristics can be improved by the addition of clay fines, especially from granitic origins where weathering results in acidic soils.

Such material is available within 100km of the golf course, and would be a counter flow (ie back-hauled) to the existing lime sand haulage from the coast to inland agricultural land.

It has been estimated that 1,800 tonnes of high clay content acidic soil would be required to treat the entire irrigated area of the golf course.

During the spreading and incorporation of clay material, suitable turf grass seed would be added with the soil material to improve the prevailing wild couch grass.

Soil treatment and seed trials are intended to be set up late 2020 so that preferred treatment regimes will be proven during the approximately two year irrigation installation period. The soil improvement and re-seeding is intended as a final stage of the proposed project, and may take up to two years to complete after the irrigation coverage is established.

7.0 Construction cost

The project cost build-up has been derived from materials and services listed in the design, and based on selected supplier quotations. The assessment of volunteer labour and in-kind equipment usage has considered the recent pipeline construction and installation project.

No allowance has been made for design and management time, considering these activities to be 100% provided by volunteers.

After cash costs, a contingency allowance of 10% has been made. All costs are shown GST free. For ease of reading, cost summaries are rounded to nearest \$100.

Table 1: Summary Project costs

Item	Supplier	Rate	Cost
Second bore drill and case	Outback Drilling		20,500
Solar power and pump	GG Pumps & Electrical		50,000
Borefield earthworks, solar footings	J B Concrete & Earthworks		12,800
Security fence extension	Swan Aussie Sheds		2,700
3 new storage tanks	Watertorque Group		51,800
New pump shed	Swan Aussie Sheds		3,500
Golf course trenching	Andy's Hirail Concepts		27,200
Pipework pumps & controllers	Elliotts Irrigation		349,500
Electrical	Shadbolt Electrical		17,700
Soil supply and spreading	Piacentini & Son		45,500
Freight	RDI Transport		9,000
Fill sand	J B Concrete & Earthworks		5,000
In kind labour	Golf Club		50,000
In kind materials & equipment	Golf Club		38,400
Contingency	Supply cost only	10%	59,500
Total			743,100

A detailed schedule of costs, labour and equipment estimates, and quotations is appended [Appendix 6 and 7].

7.1 Design variant costs

The study has considered a range of cost outcomes that could be possible using different funding availabilities. The most convenient project process would be a lump sum engineer procurement and construction management (EPCM) model. This style of project was initially offered by one of the irrigation design companies and could add an estimated 50- 60% to the self-managed project total cost developed as the base case shown in *Table 1*. This option has been dismissed as the higher level of funding was considered unattainable.

The following cases include alternatives to suit lower than requested funding availability.

7.1.1 Installation in a single year

Typically, a split project will cost more to install than one programmed to be complete in a single effort. This is particularly the case when a project includes a paid management component, since the

time taken to manage a staged project will be longer. In the proposed project, the cost of management is taken as zero, because club members are volunteering to provide all procurement and installation management. A reason for NOT undertaking the irrigation project in a single tranche is the disruption to the playing area. The level of effort required to install all the distribution pipework would likely result in open trenches for many months while volunteers complete the pipe assembly and then backfill trenches. By staging the installation, major works such as additional storage tanks can also be managed using volunteers. The availability of funding is also expected to be over an extended time period from the Shire. If the project was to be fully expended in the first year, bridging loans would need to cover the mismatched cashflow. The final stage of the project to undertake soil amelioration is separated from the irrigation installation timeline, as it should only be done after the irrigation cover is established to prevent the new soil blowing away.

Cost savings offset by loan costs, no change to total assumed.

7.1.2 Only irrigate half the course

The base case project installs distribution pipework and additional water supply in two stages. It is practically feasible to stop the project after only irrigating half the course. This would reduce the funding requirement by approximately 51%.

If this were to be the case due to funding restrictions, it would only be a matter of time before the club sought additional funding to complete the second nine holes.

The desirable outcomes of attracting more players, members, and usage of the course would be affected by having completely disparate standards on the two sides of the course.

Restricting play to nine holes only is also possible for normal club play, however, would not be feasible for the larger attendances during Open and Charity Gala events.

The cost of this option excludes the soil amelioration stage.

Cost of reducing the scope to only nine holes estimated at \$361,000.

7.1.3 Do nothing

There has already been improvement noted in the existing irrigated areas of the golf course since the new water supply was connected. If funds were not available to undertake the irrigation expansion stages as proposed, the club would at least have a better future compared to not having developed the new water supply project. Existing club funds would likely be directed to shoring up current gains, and would include installing a second storage tank, and considering a stand-by pump. The existing system has a high level of risk due to zero back-up installation. It is also energy-inefficient and highly manual labour intensive.

Most of the desirable outcomes expected by proceeding with the irrigation project would be lost, and negatively affect the volunteerism displayed by club members.

Installing the extra tank and a back-up pump system is estimated to cost \$40,000.

7.2 Infrastructure upgrades

Irrigation water distribution will be powered by an existing three-phase 415V supply connected to Western Power via a dedicated overhead power line, with the final 100 metres buried. The Western

Power offtake is into a switch and metering room on Bashford Street approximately 1km from the Golf Club pump shed. The supply wiring connection has been reviewed by a local electrical contractor (Shadbolt Electrical). It has been recommended that the connection from Western Power into the switch room, and the safety fuses be upgraded to cater for the anticipated increase in power draw. The existing irrigation pump is fitted with a 22kW motor, while the proposed system will have 55kW installed power. The transmission lines and final 100m buried cable have been assessed as having sufficient capacity for the proposed installation.

The minor upgrade to the switch room connection is included in the project budget.

No other external infrastructure upgrades are required.

7.3 Use of volunteer labour

All Golf Club operating activity is undertaken by volunteers, including course maintenance, bar operations, catering, and golf competition management. Club members also provided 100% of the labour during the 2019 installation of the new water supply project. This included security fence erection; solar panel and frame installation; almost 3,000 m of transmission pipeline laying, levelling, and trench back-filling, and plumbing the new bore and tank delivery pipework. All surveying, procurement, project management and reporting were also done by volunteers.

Members are available to install the proposed new irrigation hardware. This includes extending the solar farm security fence; erecting the new solar frames and panels and plumbing the bore delivery pipes to the existing transmission line collection tank. The volunteers will also install approximately 17,000 metres of irrigation distribution pipes, along with control wires, solenoid valves and sprinklers. All of these activities have been successfully carried out by volunteers in the past. A total of 2,500 hours has been estimated, with summary usage shown in *Table 2*.

Table 2: Volunteer hours

Activity	Number of volunteers	Total volunteer hours
Solar arrays and security fence	5	120
Trench work- non equipment	3	400
Pipe laying	10	1,400
Valves, wires, control valves and sprinklers install	10	560
Plumbing new tanks and pump shed	2	50
Total	20	2,530

CSRFF grant funding rules allow for ‘unskilled’ labour to be charged at \$25 per hour worked, and a maximum value claim of \$50,000. The total budget for in-kind labour in the proposed installation is \$50,000.

7.4 In-kind materials

Trench dressing, filling and re-smoothing the playing surface after installing pipework and sprinklers will be undertaken using both club and members’ equipment including front end loaders and bobcats. The estimated time for trench dressing and backfilling is 37 machine days, based on recent experience in similar activity. The disturbed areas on the playing surface will also need careful rock picking, followed by smoothing which also uses the bobcats and loaders, for a further estimated 28 machine

days. Machine charge rates average \$65 per hour. Club equipment is assumed to be used for spreading difficult to reach areas of fairways with new soil and seed after completion of the irrigation distribution network using 70 machine hours.

The in-kind materials estimate is \$38,350.

7.5 Comparisons

To check the sense of this 2020 cost estimate, regional projects of a similar nature have been reviewed. Even considering the timing and scope differences the Dongara cost 'recollection' by its club seems low, while the Checkers cost including management and installation by a contractor demonstrate the level of savings possible by self-managing the project.

Our budget \$743k (plus \$200k already spent on water supply)

Checkers \$1.6m (2017 installed by contractor/supplier)

Dongara \$300k (2007 and earlier, water supply and tanks not included)

It was concluded the overall cost estimate for the Jurien Bay golf club irrigation appears sensible.

7.6 Selected project variant and staging

The preferred project is to complete infill of irrigation in two stages - 2021 (Year 1) and 2022 (Year 2). The third water bore and solar power supply would be installed in 2023 (Year 3), with the soil amelioration stage in 2023.

The initial in-fill irrigation of the back nine holes fairways will require a second water storage tank at the Golf Club pump station.

Plumbing the storage tanks to feed both existing distribution pump and the new pump set is planned for this stage.

The pipework to irrigate fairways 10 through 18 will be installed, along with control wires and solenoid control valves. The new two-wire smart controller and tank level security instrumentation are included.

Commissioning the new irrigation distribution control system and second bore power supply will each require specialist input only available from outside Jurien Bay.

The electrical supply upgrade and connection to the new pump shed switchboard will be required in this stage.

In-kind labour and materials to install the first year's equipment will consume 53% of the total allowance. The cash spend in this first year is expected to be \$307,000 including 10% contingency allowance.

In Year 2, the second nine holes fairways irrigation in-fill will be completed. Two new water storage tanks will be installed and connected to the new pump system inlet manifold.

Irrigation control valves will be connected to the new control system that was commissioned in the first year, with the pumping schedule reset to cover the whole golf course. The remaining in-kind

labour allowance will be consumed during this year, with expected cash flow including contingency being \$204,000

In Year 3 the club will install the third water bore and solar power array to coincide with projected increases of usage by the Shire and bringing on the full irrigation distribution.

The soil treatment plot studies will be completed in the Year 2, to enable selection of appropriate imported material. The contracts for soil materials, seed and soil spreading will be finalised to commence in Year 3. Some in-kind equipment allowance is assumed for the topsoil and seed mix spreading. Total cash including contingency is expected to be \$144,000 in the third year.

Year 3 and Year 4 will be for completion of the soil amelioration and seeding programme at an estimated cost of \$50,000, most of which is expended in year 3 when soil material is transported to a stockpile at the golf club . Expenses in the fourth year would be limited to club owned equipment and labour distributing the selected neutralising clayey soil.

Summary activity programming is shown in the following Gantt chart.

Chart 3: Gantt chart, timetable

Water Project Stage 1

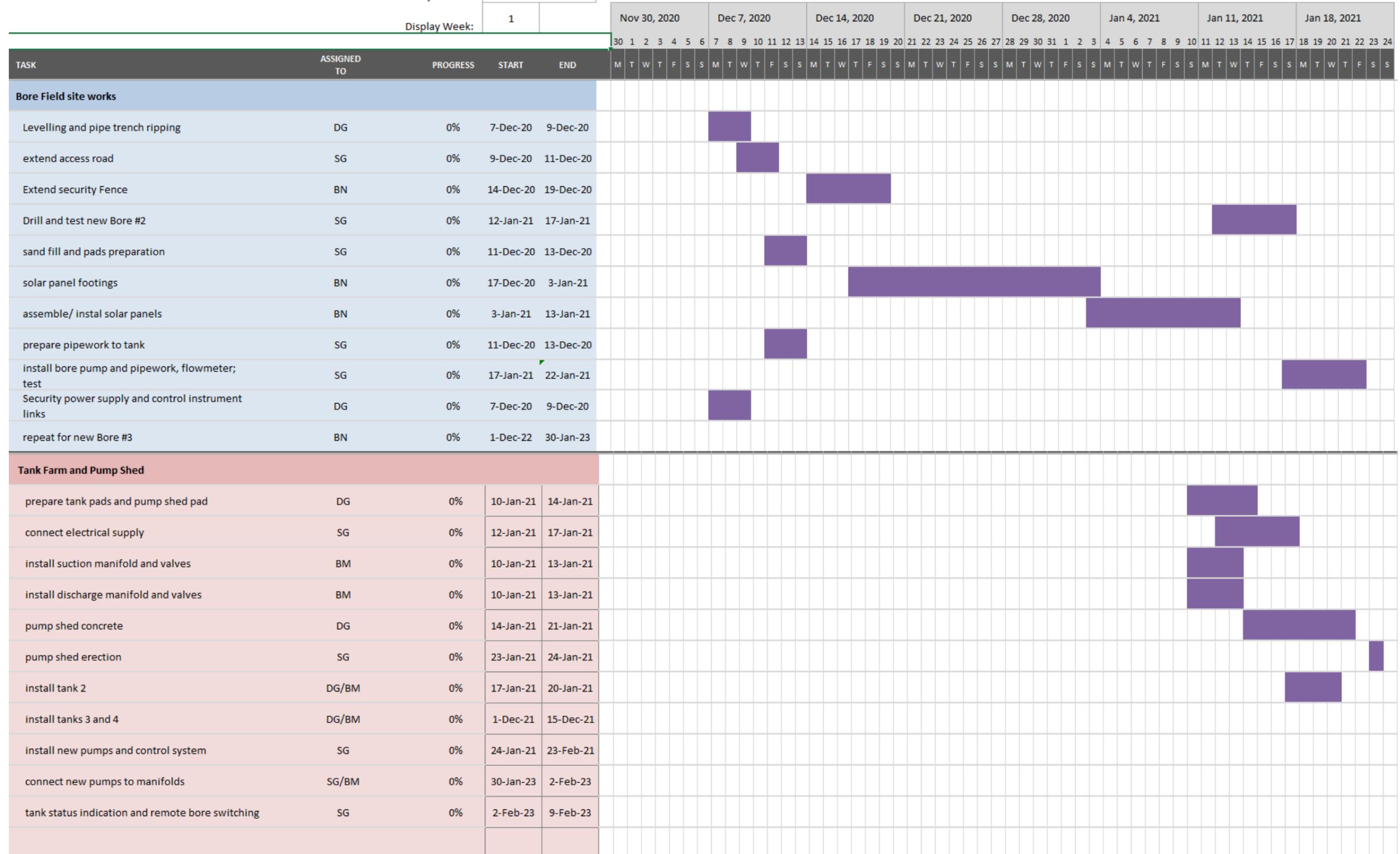
SIMPLE GANTT CHART by Vertex42.com
<https://www.vertex42.com/ExcelTemplates/simple-gantt-chart.html>

Company Name
 Project Lead

Jurien Bay Golf Club Inc.

Project Start:

Display Week:



Cont'd

Chart 3: Gantt chart, timetable cont'd

Water Project Stage 1

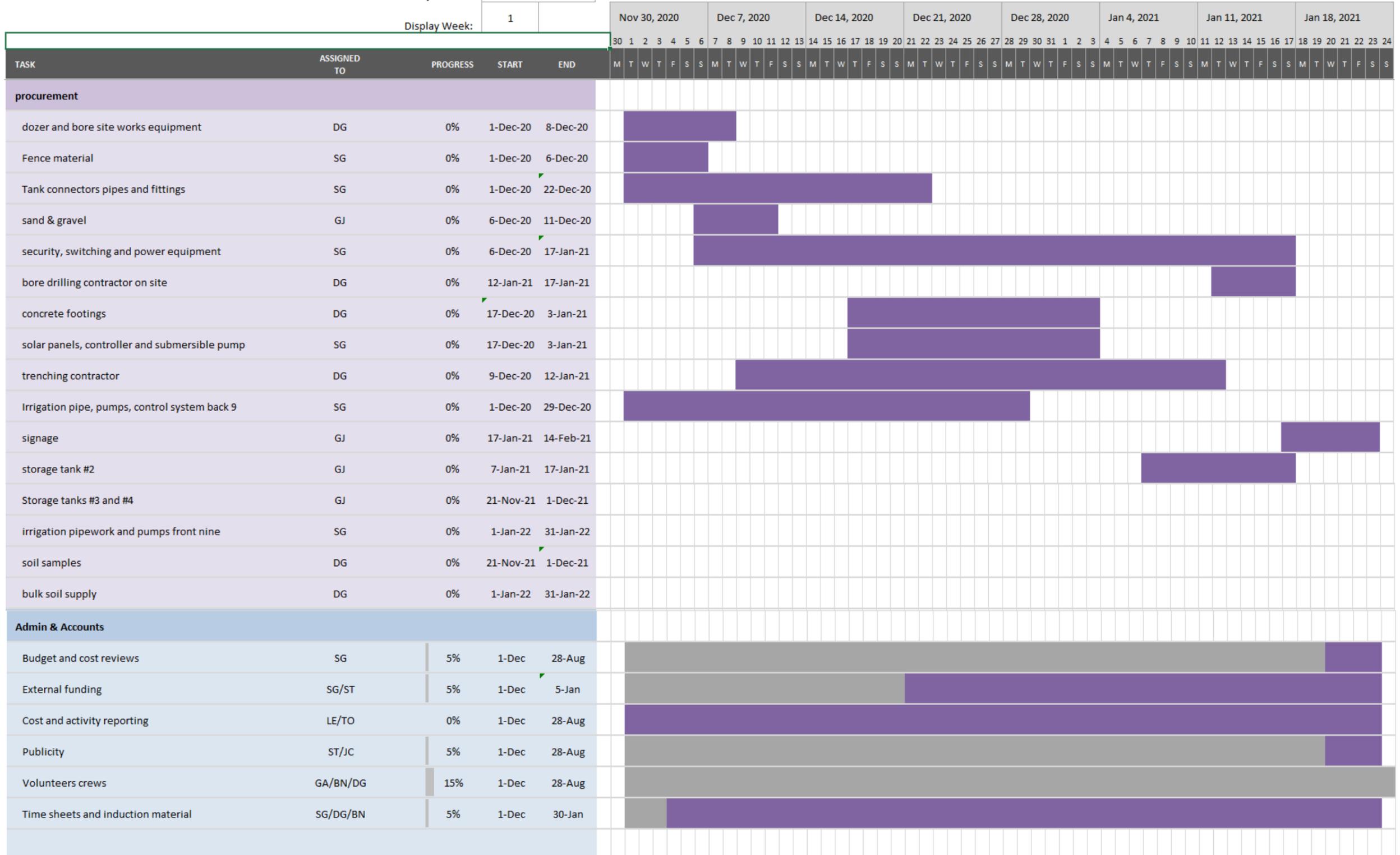
SIMPLE GANTT CHART by Vertex42.com
<https://www.vertex42.com/ExcelTemplates/simple-gantt-chart.html>

Company Name
 Project Lead

Jurien Bay Golf Club Inc.

Project Start:

Display Week:



7.7 Cost controls and reporting

During the previous water supply project the Golf Club reported costs to the Shire at the end of each month. The Shire then reported these to DLGSCI. All cash costs were paid electronically from the club operating account by direct banking and matched to invoices from suppliers, by the Club treasurer after countersigning by the project supervisor responsible for the area activity.

Monthly meetings were held by the project management committee to plan material and services supply and to advise the treasurer of expected invoicing for the next month. A computer spreadsheet was used to monitor actual spending against the budget and to forecast future spending. Project activity was monitored using a Gantt chart, with completion dates and short-term activity planning displayed on a dedicated project notice board in the Club house to keep members informed.

The requirement for volunteer activity was also advised to members, with volunteer groups assigned to specific area supervisors.

The use of these cost and activity planning and control measures in the recent past was successful and will be redeployed for the proposed irrigation stages.

8.0 Operating costs

A forecast of future operating cost for the Golf Club assumes the new irrigation system installed as proposed in this study. Operations of the club catering, bar and golf competitions is assumed in the base case to be similar to historic costs, with course maintenance costs adjusted for the anticipated increased activity.

8.1 Previous three years

The income and expenditure summaries for club years commencing October 1st are shown in the following table for 2016, 2017 and 2018. Capital project expenditure and external funding are shown separately to provide a view of 'normal' operating cash flows.

Table 3: Historical annual income and expense

	2016/17	2017/18	2018/19
Operating income	148,392	190,183	133,636
Operating expenses	109,690	132,543	104,702
Operating profit	38,702	57,660	28,934
Project income	-	-	92,186
Project expense	-	-	104,024
Club cash flow	38,702	57,660	17,096
Closing cash	84,165	141,557	161,020

8.2 Current and forecast years

The current year has been affected by the coronavirus pandemic with some large income tournaments either cancelled or postponed. Nevertheless, the club has continued with a positive operating

cashflow. The 2019 budget is still achievable given the current cash position and some activity being rescheduled for later in the year.

The forecast for 2023 shows a full-year operating with the new irrigation system in place and the small independent systems decommissioned.

Table 4: Forecast cash flow through the project years

Forecast	2019/20 budget	2020/21	2021/22	2022/23
Operating income	143,600 (budget)	145,000	150,000	155,000
Operating expenses	116,089 (budget)	125,000	125,000	120,000
Operating profit	27,511 (budget)	20,000	25,000	35,000
Other new purchases	10,000	10,000	10,000	10,000
Project income	47,300 (f'cast)	236,000	160,000	99,000
Project expense	72,900 (f'cast)	307,000	204,000	144,000
Club cash flow	1,911(f'cast)	[61,000]	[29,000]	[20,000]
Closing cash	154,000 (f'cast)	93,000	64,000	44,000

8.3 Course maintenance costs

The forecast expenses include increased maintenance costs for the golf course, assuming that grass mowing will be required year-round. Details are tabulated in *Appendix 8*. Provision has also been made for future maintenance and replacement of some equipment installed during the project. The irrigation pipework has a forecast life exceeding 50 years, with water pumps over 20 years, so these items would not require any maintenance accrual. Likewise, storage tanks and irrigation control systems also have at least 20 years life expectancy. Replacement schedule for sprinklers is based on an average of 10-years life, due in part to accidental damage by course maintenance activities. An allowance of \$3,000 per year is included in the maintenance budget for sprinklers and smart solenoids. Bore submersible pumps have a variable useful life, and on average are expected to last 10 years. Allowance is made for 1 new pump every 5 years, or \$1,200 per year. Insurance cover is held for damage to bore pumps and electrical components of the solar power systems due to lightning strikes. Overall, the allowance for maintenance and replacement of irrigation system components is \$6,000 per year. This compares favourably with the \$9,000 per year experienced recently with keeping multiple independent systems operating.

Course maintenance tractors and mowers activity is forecast to more than double the historic usage. Fuel consumption for mowers and tractors will increase from 3,200 litres per year to 7,600 litres. Mechanical maintenance on mowers may actually improve with better grass conditions, and less wear from sandy areas; however, the budget assumes equipment maintenance will also increase from \$6,000 in 2020 to \$8,200 by 2024.

Electrical power consumption for the small inefficient irrigation nodes will be eliminated, while the main pump will mainly operate at night when the power tariff is about one third of the day-time three phase power cost. Manual watering is all currently done during the day and will be replaced almost 100% by automatic watering. The power cost is expected to only marginally increase for irrigation. Fuel costs for petrol powered water pumps will be eliminated, along with the historic cost of maintaining and replacing fuel motorised pumps.

Table 5 shows the course maintenance costs forecast compared to historic costs.

Table 5: Comparison of historic and forecast course maintenance costs

Maintenance item	2020 budget	2023 forecast
Fuel, net of diesel fuel rebate	4043	8105
Mobile equipment maintenance	6012	8240
Electricity	9659	10,352
Course maintenance (old systems)	9,029	0
Accrual for replacement costs (new system)	0	6,000
Fertiliser	2,600	8,000
Insurance on new installation	450	600
Course total cost	31,793	41,297

8.4 Increased use of facility

The cash projection allows for additional operating costs during the years before the new system is fully installed, declining once the old systems are decommissioned. It is assumed that member activity, catering and bar turnover will increase modestly as a result of the improved course conditions, with allowances for 10% and 25% increases in 2022 and 2023 respectively.

It has been assumed for the purposes of this cash analysis that no abnormal increases are made to annual membership fees, other than annual CPI-type adjustments voted by members at each Annual General Meeting.

9.0 Project funding

The project costs of \$742,900 include \$88,500 of club in-kind contributions.

It is assumed that costs will be shared equally between the Golf Club; the Shire of Dandaragan and the CSRFF funding programme.

CSRFF multiple year funding is assumed to contribute a third of the expended project value each year commencing in November 2020, in line with the planned project schedule. Cash disbursements are assumed to be one month following the presentation of supplier invoices, for the purpose of calculating the cash flow. It is also assumed that the Shire will match the cash contributions to also equal one third of actual project costs.

Golf Club cash funds in hand include \$102,500 term deposit sequestered from retained earnings over the past 3 years. Pledges of support from Corporate sponsors for this project currently total \$27,500, with additional support expected to materialise prior to December 31, 2020.

Cash flow from normal golf club operations is expected to contribute \$50,000 to the existing \$150,000 (July 2020) bank balance. The total project cash requirement from the club is \$159,000.

Table 6: Project cash forecast

	2020/21	2021/22	2022/23
Supplier costs	307,000	204,000	144,000
In-kind value	47,000	36,000	5,400
Total cost for the year	354,000	240,000	149,500
CSRFF disbursement	118,000	80,000	49,500
Shire funding	118,000	80,000	49,500
Club cash *	71,000	44,000	45,100

**Additional cash from future Corporate donations and club fundraisers not included.*

10.0 Risk

The project has been assessed for risk using a typical project management value and likelihood matrix. Risk topics have been developed by the project management committee. The matrix in *Table 7* shows the values and likelihood considered.

Table 7: Risk matrix

Cost impact	Up to \$1000	\$1,000 - 5000	\$5,000 - 10,000	\$10,000 - 25,000	More than \$25,000
Very likely	V1	V2	V3	V4	V5
Likely	L1	L2	L3	L4	L5
Unlikely	U1	U2	U3	U4	U5
Rarely	R1	R2	R3	R4	R5

Risks are weighed by cash impact and likelihood, with a V5 rating considered the highest category of risk, and R1 the lowest, and so forth. Following the initial risk assessment, mitigating measures have been applied, and the residual risk assessed.

Risks rated V4, V5 or L5 would require action to avoid serious jeopardy to the project. Multiple risks in the V3, L3, U4 and U5 categories would also require attention.

10.1 Initial risk assessment

A list of potential project risks has been developed by the management committee and ratings assigned on unmitigated risk, as shown in *Table 8*. A significant project risk that could not be effectively mitigated is refusal of grant funding. Without complementary funding the golf club could not afford to install the required irrigation system.

Table 8: Initial risk assessment

Risk	Consequence	Likelihood	Rating	Comment
Failure of bore pump	5,000	likely	L2	Typical 5-10 years
Failure of bore	10,000	unlikely	U3	Can be redeveloped
Borefield goes salty	>25,000	rarely	R5	0.4 of 23 GI available
Borefield too small	10,000	likely	L3	To be determined
Pipeline too small	25,000	unlikely	U4	Designed for % more
Pipeline failure	25,000	unlikely	U4	
Tank failure	25,000	rarely	R4	
Pump failure	10,000	Rarely	R3	
Distribution pipeline failure	2,000	Unlikely	U2	
Controller failure	10,000	Unlikely	U3	
Insufficient volunteers	10,000	Unlikely	U3	
Insufficient grant funding	>25,000	Likely	L5	
Insufficient Club funding	>25,000	Unlikely	U5	
Cost over run	>25,000	Unlikely	U5	
Technical failure	>25,000	Rarely	R5	Well understood systems
Extra mower required	25,000	Likely	L4	

10.2 Mitigation and residual risk

Each risk has been reviewed and mitigation considered. Following mitigation the residual risk is assessed and shown in *Table 9*.

Table 9: Residual risk assessment

Risk	Initial rating	Mitigation measures adopted	Residual risk
Failure of bore pump	L2	Bore pump failure included in insurance policy. Allowance made in replacement budget	L1
Failure of bore	U3	Multiple bores would allow redevelopment on single bore	U2
Borefield goes salty	R5	Technical advice sought, highly unlikely issue given small abstraction proportion of available volume	R5
Borefield too small	L3	Drawdown to be measured after second bore, and siting of third bore then decided. Can move third bore to Shire land if necessary.	L3
Pipeline too small	U4	Once design flowrate is achieved, requirement for solar booster pump can be determined. Theoretical gravity flow is 170 V's 150 m3/hr.	U4
Pipeline failure	U4	Buried with sufficient cover, no issues in first 9 months of operation.	R4
Tank failure	R4	Supplier recourse if manufacturing or installation fault. Operate on three tanks while repair made.	R1
Pump failure	R3	Typical +30 years life for water pumps. Electrical failure covered by insurance.	R1
Distribution pipeline failure	U2	Repairs allowed for in maintenance budget	U1
Controller failure	U3	Replacement allowed for in accrual budget	U1
Insufficient volunteers	U3	Would slow installation rather than prevent it. Some paid installation could be used.	U2
Insufficient grant funding	L5	Installation in phases according to available funding; seek additional funding.	L1
Insufficient Club funding	U5	Apply for low interest loan if necessary	U1
Cost over run	U5	10% contingency allowance in project cost budget	U2
Technical failure	R5	Other pump and controller systems are available, pipe network designed to Irrigation Australia standards.	R4
Extra mobile equipment	L4	Capital allowance in cash flow forecast increased to \$10,000 per year for unspecified equipment	L1

The residual risk profile includes one U4 and one L3 category, both is the water supply systems. Should the aquifer response to the second bore be assessed such that a third bore should preferably be relocated outside the leased borefield compound, Shire staff have confirmed this could be located in the adjacent road easement. This would require a joint approach between the Golf Club and the Shire to establish a secure compound, and connection to the established delivery pipeline.

In the event the gravity-energised transmission line does not deliver at the required 150 kilolitres per hour water supply for 10 hours per day during summer, a supplementary solar powered booster pump could be installed. Alternatively the pumping hours could be extended by installing wind-powered pumping. The pipeline theoretical delivery rate is 160 kilolitres per hour, and during the 2020 summer pumping typically exceeded 10 hours per day.

Outside the control of the project management team is the timing and amount of grant funding to be made available by local and state government agencies. The timing of installation can be delayed to suit funding availability. Without co-funding by the Government, Golf Club funds alone would not meet the project requirements and the Club would then need to reconsider its Strategic Plan.

The mitigated risk profile is considered acceptable and manageable by the golf club management committee.

11.0 Conclusions

Irrigation is required to maintain suitable golf course playing conditions, given the seasonal nature of rainfall and generally drying climate trends.

There is sufficient good quality water available to support the proposed year-round irrigation of the Jurien Bay golf course.

Irrigation of the golf course is supported by a formal 'needs analysis' and is consistent with local government future planning and the golf club's adopted strategic plan.

The cost of the project can be met using tripartite funding including one third each from the Shire of Dandaragan and CSRFF, with the remainder provided by the club.

The Jurien bay Country Golf Club (Inc) has the resources to provide its share of the project costs while maintaining sufficient other funds for its normal operating costs.

Project installation and management can be carried out by the club, which has recently demonstrated its ability by managing and executing a remote water supply project.

A risk assessment has concluded that project risks are acceptable and can be managed by the golf club.

Appendices

- Appendix 1: Jurien Bay Country Golf Club Strategic Plan
- Appendix 2: Detailed Community Survey information
- Appendix 3: Shire letter re:- land use and golf club lease
- Appendix 4: Letters of support for project
- Appendix 5: Irrigation layout plan
- Appendix 6: Supplier quotes
- Appendix 7: Labour and equipment in-kind contributions
- Appendix 8: Estimates of future maintenance costs.

Profit and Loss

Jurien Bay Country Golf Club

For the period 1 October 2019 to 12 July 2020

1 OCT 2019-12 JUL
2020

Trading Income

Bar Sales	33,678.11
Catering Income	8,559.17
Fundraising Income	539.00
Golf Cart Hire	202.71
Golf Stock Sales	594.86
Grants & Rebates	1,421.25
Grass Cutting Income	1,000.00
Green Fees	10,835.46
Green Fees - Visitors	1,123.45
Interest	768.59
Membership - Country	1,061.35
Membership - Social	245.43
Memberships - Full	15,947.44
Memberships - Pensioner	3,190.72
Sponsorship For Trophies & prizes	3,563.65
Tee Sponsorship	2,590.84
Vouchers	1,868.17
Water Project Income	51,109.09
Total Trading Income	138,299.29

Gross Profit

138,299.29

Operating Expenses

Advertising	47.73
Affiliation Expenses	3,412.76
Bank Fees	90.69
Bank Merchant Fees	479.82
Bar Accounts	15,711.27
Catering - GST Free	2,014.94
Catering Expenses	1,569.17
Clubhouse Cleaning	2,400.00
Clubhouse Maintenance	3,576.31
Course Maintenance	4,451.66
Electricity & Gas	5,263.44
Freight & Courier	700.00
Fuels & Oils	3,393.01
Golf Stock Purchases	952.85
Green Fees Expenses	733.55
Insurance	8,947.41
Licences	612.00
Machinery Repairs & Maintenance	1,126.31

Pest Control	460.00
Printing & Stationery	2,665.80
Rent	0.91
Subscriptions	1,522.20
Sundry Expenses	35.45
Sundry Expenses GST Free	19.95
Telephone & Internet	882.63
Trophies & Prizes Purchased	1,425.14
Water Expenses	932.33
Water Project Expenses	74,664.71
Total Operating Expenses	138,092.04

Net Profit	207.25
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TERM DEPOSIT CERTIFICATE



Date lodged

03 MAY 20

Customer number

20336541 / 2502

Account number

159894302

Name JURIEN BAY COUNTRY GOLF CLUB

Address PO BOX 63

JURIEN BAY WA 6516



Balance

\$ 101,706.65

Term

5 MONTHS

Interest rate

1.25 %PA

Review date

03 OCT 20

Interest payment frequency

ON REVIEW

[Signature]
On behalf of Bendigo Bank
KASB

11 SANDPIPER ST.
JURIEN BAY 6516
08 96522590

The Bendigo Centre, Bendigo VIC 3550 Phone: **1300 236 344**
Bendigo and Adelaide Bank Limited ABN 11 068 049 178. AFSL No. 237879.

009605

 JURIE BAY COUNTRY GOLF CLUB
 PO BOX 63
 JURIE BAY WA 6516

Your details at a glance

BSB number 633-000
Account number 131180002
 Customer number 20336541/1201
 Account title JURIE BAY COUNTRY GOLF CLUB

Account summary

Statement period 1 Jun 2020 - 30 Jun 2020
 Statement number 155
 Opening balance on 1 Jun 2020 \$28,467.03
 Deposits & credits \$34,372.56
 Withdrawals & debits \$12,586.46
Closing Balance on 30 Jun 2020 \$50,253.13

Any questions?

Contact Community Sector Banking
 at 225 St Georges Terrace, Perth 6000 on **1300 272 265**,
 or call **1300 BENDIGO** (1300 236 344).

Not-For-Profit Cash Management Account

Date	Transaction	Withdrawals	Deposits	Balance
Opening balance				\$28,467.03
1 Jun 20	INTEREST		1.41	28,468.44
1 Jun 20	Monthly Transaction Summary			
	COLLECTION ITEMS (1 @ 0.70)	0.70		
	IN BRANCH TRANSFERS (1 @ 1.75)	1.75		
	BILL PAYMENT WITHDRAWALS (1 @ 0.40)	0.40		
	PAY ANYONE TRANSFERS (9 @ 0.40)	3.60		
	Total Transaction Fees	6.45		
	Net Transaction Fees for May 20	6.45		28,461.99
2 Jun 20	MERCHANT FEE 03273471 MAY, 2020 MERCHANT FEES	48.01		28,413.98
2 Jun 20	DEPOSIT - CASH G/FEES & M/SHIP		583.65	28,997.63
2 Jun 20	DEPOSIT - CASH W/E 31/05/20		1,725.50	30,723.13
2 Jun 20	DIRECT CREDIT inv0111 0007 FREDERICK HOPKIN 0976251209		140.00	30,863.13
7 Jun 20	MERCHANT SMENT 14843500 06/06 POS		24.00	30,887.13

Not-For-Profit Cash Management Account *(continued)*

Date	Transaction	Withdrawals	Deposits	Balance
7 Jun 20	OSKO PAYMENT J & R Carter's Fine Jurien Bay Golf Club invoice >	423.50		30,463.63
7 Jun 20	OSKO PAYMENT Innes Air & Electric Jurien Bay Golf Club Inv 1173	1,139.88		29,323.75
7 Jun 20	OSKO PAYMENT Jurien Hardware Thri Jurien Bay Golf Club May acco>	108.75		29,215.00
9 Jun 20	OSKO PAYMENT J EACOTT INV-0161 EACOTT		30.00	29,245.00
11 Jun 20	OSKO PAYMENT Claire Pascoe Country membership payment C >		110.00	29,355.00
11 Jun 20	OSKO PAYMENT Andy's Hirail Concep Jurien Bay Golf Club Inv 376	2,530.00		26,825.00
11 Jun 20	OSKO PAYMENT Golf WA Jurien Bay Country Golf Club >	3,219.44		23,605.56
11 Jun 20	OSKO PAYMENT Barry Nunn Reimbursement - Seasport & Ov>	111.93		23,493.63
11 Jun 20	OSKO PAYMENT Jurien Plumbing Jurien Bay Golf Club Inv 5913	165.00		23,328.63
11 Jun 20	OSKO PAYMENT Jurien Home Timber & Jurien Bay Golf Club - May ac>	469.26		22,859.37
11 Jun 20	OSKO PAYMENT Jurien Bay Concrete Jurien Bay Golf Club Inv 136	660.00		22,199.37
12 Jun 20	MERCHANT SMENT 14843500 11/06 POS		28.00	22,227.37
12 Jun 20	DEPOSIT - CASH W/E 6/6/20		1,463.40	23,690.77
14 Jun 20	MERCHANT SMENT 14843500 13/06 POS		108.00	23,798.77
15 Jun 20	DIRECT CREDIT Ray White Jurien B MARKLIN (WA) PTY 0978850491		200.00	23,998.77
15 Jun 20	DIRECT CREDIT Finlay's FINLAY, IAN WINST 0978891712		250.00	24,248.77
16 Jun 20	DEPOSIT - CASH W/E		1,389.30	25,638.07

Not-For-Profit Cash Management Account *(continued)*

Date	Transaction	Withdrawals	Deposits	Balance
17 Jun 20	OSKO PAYMENT JURIEEN HARDWARE INVOICE 0126		150.00	25,788.07
19 Jun 20	MERCHANT SMENT 14843500 18/06 POS		497.50	26,285.57
19 Jun 20	DIRECT DEBIT XeroAUIINV_HUS3F85J XEROAUSTRALIAPTY 0979871389	50.00		26,235.57
21 Jun 20	MERCHANT SMENT 14843500 20/06 POS		209.00	26,444.57
22 Jun 20	OSKO PAYMENT Jurien Signs Jurien Bay Golf 50% deposit >	678.50		25,766.07
22 Jun 20	OSKO PAYMENT Jurien Bay Roadhouse Jurien Bay Golf Club - May ac>	61.51		25,704.56
22 Jun 20	OSKO PAYMENT Jurien Quality Meats Jurien Bay Golf Club Inv 38	150.00		25,554.56
22 Jun 20	OSKO PAYMENT Jurien Bay Iga Jurien Bay Golf Club May acco>	99.84		25,454.72
22 Jun 20	OSKO PAYMENT Central West Coastal Jurien Bay Golf Club - 2020 A>	120.00		25,334.72
24 Jun 20	DIRECT DEBIT 0251066800 TELSTRA 0980785596	100.00		25,234.72
26 Jun 20	MERCHANT SMENT 14843500 25/06 POS		241.50	25,476.22
28 Jun 20	MERCHANT SMENT 14843500 27/06 POS		92.00	25,568.22
29 Jun 20	DEPOSIT - CASH		6,196.00	31,764.22
29 Jun 20	DIRECT CREDIT DANDARAGAN SHIRE SHIRE OF DANDARA 0981658835		20,683.30	52,447.52
29 Jun 20	OSKO PAYMENT Suzanne Troup Jurien Bay Gold Club - Reimbu>	229.99		52,217.53
29 Jun 20	OSKO PAYMENT Elders Rural Service Jurien Bay Golf Club Invoice >	1,850.40		50,367.13
29 Jun 20	OSKO PAYMENT Central West Coast L Jurien Bay Golf Club Inv	100.00		50,267.13
29 Jun 20	OSKO PAYMENT S & J Cleaning and M Jurien Bay Golf Club inv 11577	264.00		50,003.13
30 Jun 20	OSKO PAYMENT MRS ANNE CASHMORE Ged Cashmore membership		250.00	50,253.13
Transaction totals / Closing balance		\$12,586.46	\$34,372.56	\$50,253.13

Bendigo Bank suggests you carefully check all entries on your statement. Apparent errors or possible unauthorised transactions are to be promptly reported to your branch. It is important that you notify Bendigo Bank of any disputed transactions as soon as possible as Bendigo Bank's ability to investigate disputed transactions and to subsequently process a chargeback in your favour is restricted by the time limits imposed under the operating rules of the applicable credit card scheme. If you wish to obtain further information about this product (including your chargeback rights) or you have a question or concern about your account or its operation please contact your local Bendigo Bank Branch (details supplied on the front of the statement).

All card transactions made in currencies other than Australian dollars will incur a fee of 3% of the transaction value. (Additional charges may apply for cash transactions.)

Card Security

For information on how to securely use your card and account please visit [bendigobank.com.au/cardsecurity](https://www.bendigobank.com.au/cardsecurity)



1	BENDIGO BANK LIMITED	1
	AFSL No. 237879	
633 - 106	25 JUN 2007	633 - 106
	ABN 11 068 049 178	
	FOUNTAIN COURT	
9694	BENDIGO VIC 3550	9694

Certificate of Incorporation

Associations Incorporation Act, 1895-1969
Section 3 (3)

VERIFIED COPY
OF ORIGINAL DOCUMENT
X. WaineADM. 5574.

These are to Certify that

JURIEN BAY COUNTRY GOLF CLUB

has this day been incorporated as an Association under the provisions of
the Associations Incorporation Act, 1895-1969.

Dated this ninth day of January, 1980 .



[Signature]
Deputy COMMISSIONER FOR CORPORATE AFFAIRS.

JURIEN BAY COUNTRY GOLF CLUB IRRIGATION PROJECT

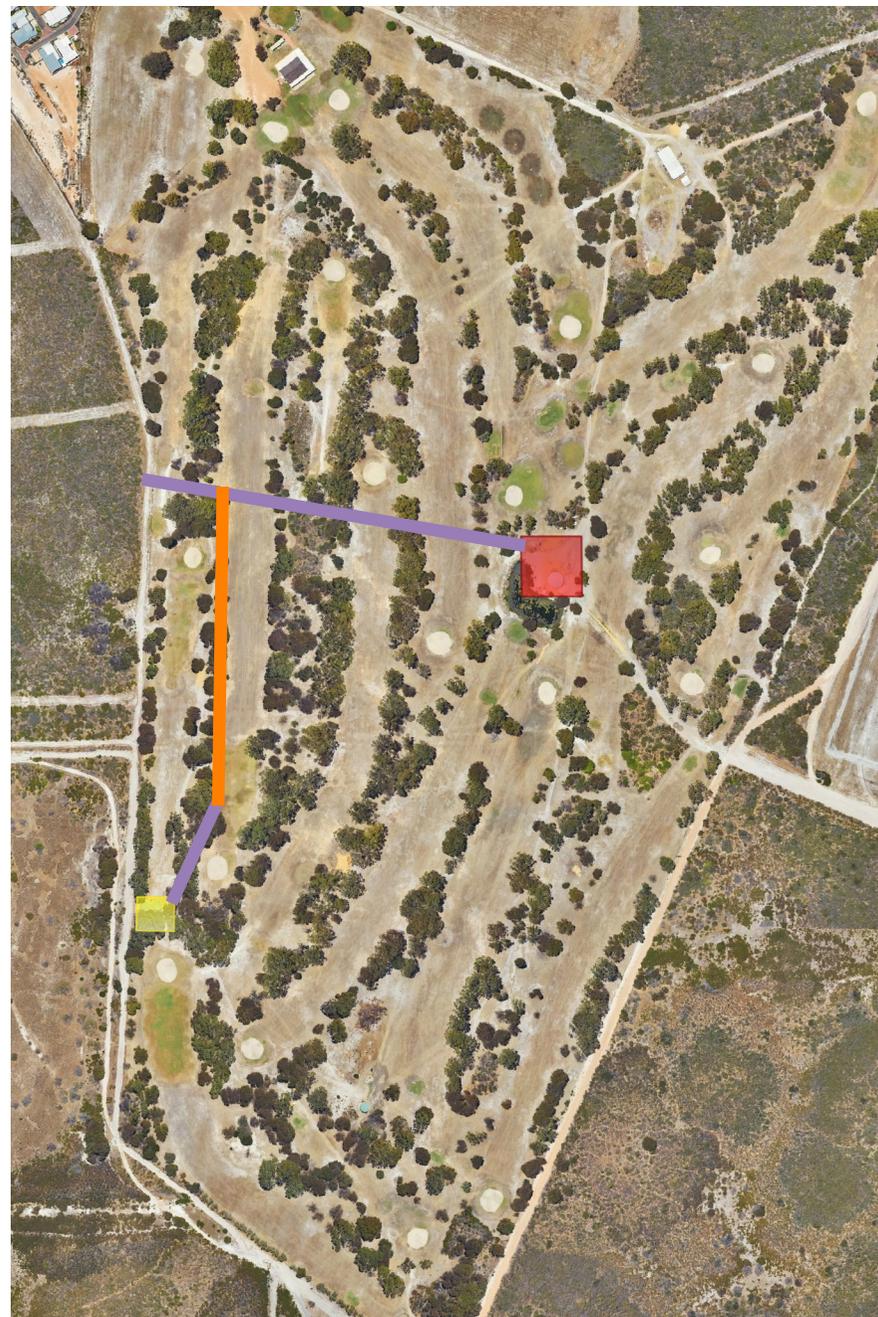
Proposed Pipeline 

Existing Pipeline 

No.17 Node Tank Farm 

Principle Tank Farm 

0 50 100 m

JURIEN BAY FORESHORE STYLE GUIDE

SKATE PARK PLANTING

Attachment: 9.2.1

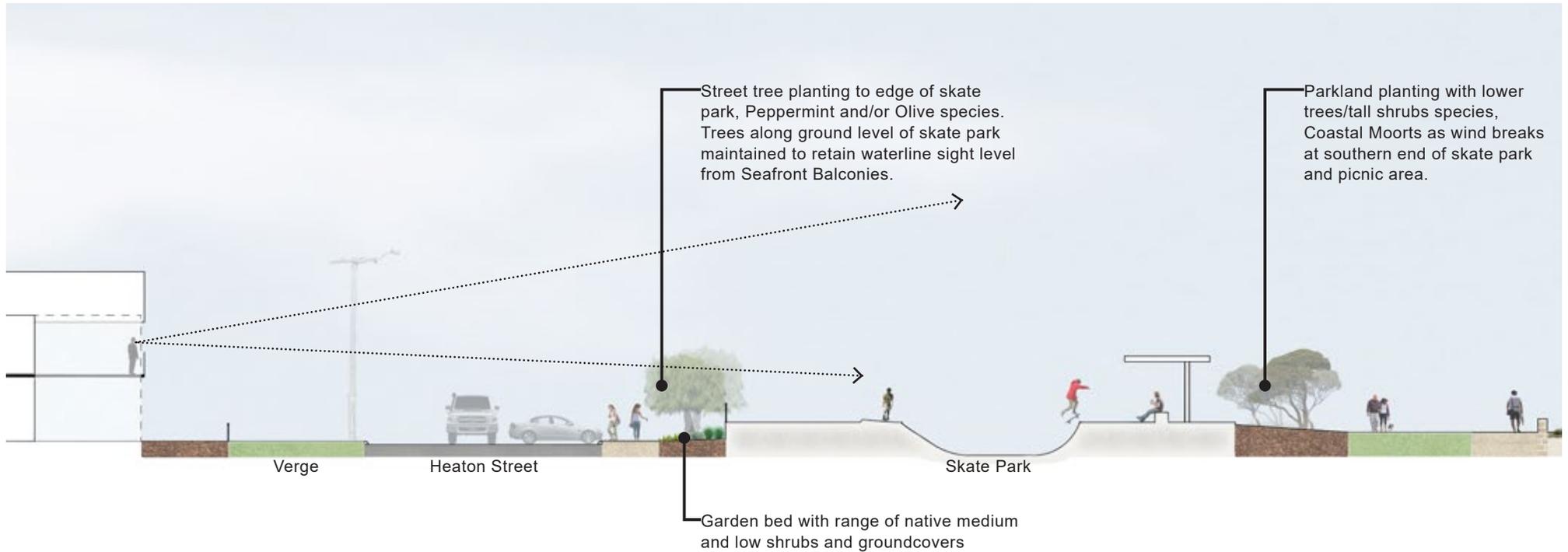
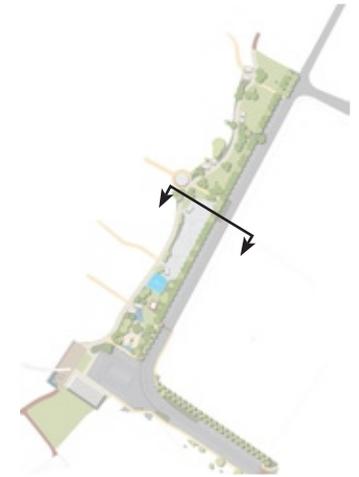


PERSPECTIVE

View from Heaton Street Balcony



HEATON STREET/SKATE PARK SECTION

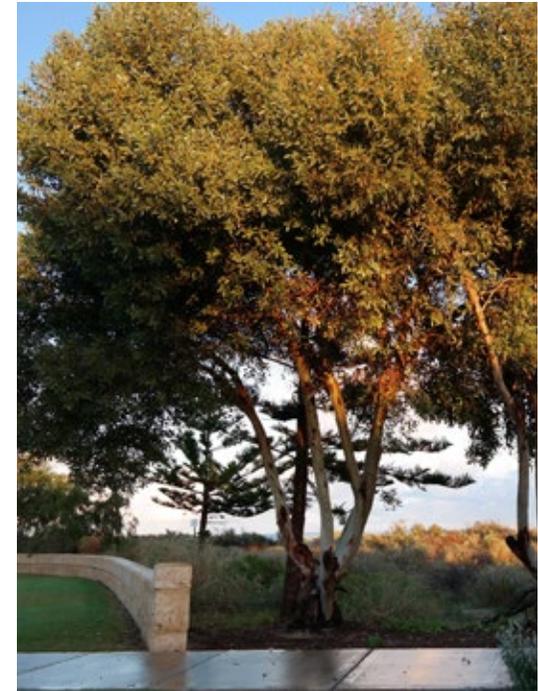


TREE SELECTION

- Mostly native and endemic species
- Tolerant of front line coastal conditions
- Provide good shade
- Locate to create wind breaks
- Retention of existing trees
- Maximise planting along footpaths and streets, providing shade and windbreaks for parked cars and pedestrians



Agonis flexuosa,
Native Peppermint
Height: 10m Width: 5m
Evergreen



Eucalyptus utilis
Coastal Moort
Height: 10m Width: 8m
Evergreen



Eucalyptus loxophleba subsp. supralaevis,
York Gum,
Height: 15m Width: 6m
Evergreen



Melaleuca quinquinervia,
Narrow Leaf Paperbark
Height: 8-12m Width: 2-4m
Evergreen



Olea europaea,
Olive
Height: 6m Width: 5m
Evergreen

TREE MATRIX

Genus	Species	Common Name	Deciduous (D) Evergreen (E)	Endemic (E), Native (N), Exotic (X)	Feature Planting	Avenue Planting	Urban Streetscape	Dune Revegetation	Public Open Space	WSUD
<i>Agonis</i>	<i>flexuosa</i>	Native Peppermint	E	E		x	x	x	x	x
<i>Eucalyptus</i>	<i>loxophleba</i>	York Gum	E	E	x				x	
<i>Eucalyptus</i>	<i>utilis</i>	Coastal Moort	E	E					x	
<i>Melaleuca</i>	<i>quinquinervia</i>	Broad Leaved Paperbark	E	N			x	x		x
<i>Olea</i>	<i>europaea</i>	Olive	E	X			x			

Figure 1. Tree Matrix

2.1 GROUNDCOVER SPECIES



Carpobrotus virescens,
Pigface
Height: 0.2m x Width: 2m



Eremophila glabra,
Tar Bush
Height: 0.3m x Width: 1m



Gastrolobium nervosum,
Pea Flower
Height: 0.2-0.6m x Width: 1m



Grevillea crithmifolia,
Grevillea
Height: 0.2-0.6m x Width: 1m



Hardenbergia comptoniana,
Native Wisteria
Height: 0.3m x 0.6m x Width: 2m



Hemiandra pungens,
Snake Bush
Height: 0.2m x Width: 1m



Kennedia prostrata,
Running Postman
Height: 0.2m x Width: 2m



Scaevola crassifolia, (prostrate)
Thick-leaved fan-flower
Height: 0.5m x Width: 1m



Threlkeldia diffusa,
Coast Bonefruit
Height: 0.2-0.5m x Width: 0.5m



Westringia dampieri,
Westringia
Height: 0.3 - 0.8m x Width: 1m

2.2 SHRUB SPECIES



Atriplex cinerea,
Grey Saltbush
Height: 70cm
Width: 1m



Calothamnus quadrifidus,
One-sided Bottlebrush
Height: 0.5m x Width: 1m



Enchyalena tomentosa,
Ruby Saltbush
Height: 0.8m x Width: 1m



Guichenotia ledifolia,
Guichenotia
Height: 0.4-1.0m x Width: 1m



Leucophyta brownii,
Cushion Bush
Height: 70cm
Width: 1m



Melaleuca huegelii, (prostrate)
Chenille Honey Myrtle
Height: 0.6m x Width: 1m



Olearia axillaris,
Coastal Daisybush
Height: 1- 1.5m x Width: 1-1.5m



Pimelea ferruginea,
Rice Flower
Height: 1m x Width: 1m



Rhagodia baccata,
Berry Saltbush
Height: 1.2m - Width: 1m

2.3 GRASSES/STRAPPY LEAF SPECIES



Austrostipa elegantissima,
Feather Spear Grass
Height: 1m-1.2m x Width: 1m



Baumea juncea,
Bare Twig Rush
Height: 1.2m x Width: 1m



Conostylis aculeata,
Prickly Conostylis
Height: 0.3m x Width: 0.3m



Conostylis candicans,
Grey Cottonheads
Height: 0.3m x Width: 0.3m



Ficinia nodosa,
Knotted Club Rush
Height: 0.8m x Width: 1m



Lepidosperma gladiatum,
Coastal Sword Sedge
Height: 70cm x Width: 1m



Lomandra maritima,
Coastal Lomandra
Height: 0.6m x Width: 0.8m



Spinifex longifolius,
Beach Spinifex
Height: 0.5m x Width: 1m

2.4 TALL SHRUB SPECIES



Acacia pulchella,
Prickly Moses
Height: 70cm x Width: 1m



Atriplex isatidea,
Coast Saltbush
Height: 1m-2.5m x Width: 1m-2m



Banksia attenuata, (dwarf)
Candle Banksia
Height: 2m x Width: 1.5m



Hibbertia cuneiformis,
Cutleaf Hibbertia
Height: 1.3m x Width: 1m



Jacksonia sternbergiana,
Green Stinkwood
Height: 2-4m x Width: 2m



Macrozamia reidleyi,
Zamia Palm
Height: 1-3m x Width: 1-3m



Melaleuca systena,
Coastal Honey Myrtle
Height: 1-2m x Width: 1-2m



Templetonia retusa,
Cockies Tongue
Height: 1-2m x Width: 1-2m



Xanthorrhoea preissii,
Grass Tree
Height: 1-4m x Width: 1-2m

Robyn Headland

From: Mike and Lisa Beckingham <mike.andlisa@live.com>
Sent: Tuesday, 5 January 2021 10:15 AM
To: Brent Bailey
Cc: Lindsay Craig; Bev Grigo
Subject: Fw: Skate Park Construction and direct affect on 'Seafront Estate Home Owners'
Attachments: Skate Park Comments - Seafront Estate Owners I & J Kelly 8-12-2020.pdf

Caution! This message was sent from outside your organization.

Hi Brent

Trust you had a good Christmas and New Year break.

Again, I appreciate your ongoing efforts to help with mitigation strategies around the Jurien Bay Skate Park currently under construction.

As discussed prior to Christmas (and as per note from the Strata Manager Chairman below), please accept this note as confirmation of our formal request for the Skate Park to be used as a daytime facility only - with no lighting towers to be installed. I also refer to the Dandaragan Shire Minutes of November Council meeting (see screen print below) when this request was made.

I have also attached a letter from Ian Kelly on behalf of Seafront Owners.

Our research indicates that there has been no Skate Park constructed in Australia over the last ten years with as close proximity to homes as the Jurien Bay Skate Park. The diagram below shows that the main large bowl is approximately 28 metres from the two most southern residences (being mine and Steve Holland's proposed residence). The extremely close proximity to these homes will have a material impact on the peaceful enjoyment of residents lawfully residing in Seafront Estate, noting that these are zoned permanent long stay homes (not short term stay accommodation).

Given Seafront owners were unaware of the Skate park location and the lack of any communication with residents around the Skate Park, we have been negotiating on mitigation issues in good faith post the start of construction. The proposed light towers and operation of the Skate Park into the night is of great concern to Seafront residents.

We ask that the Skate Park be used as a daytime facility only noting that;

- it is only 28 metres from permanent resident homes and from our research, this has not been approved or occurred anywhere else in Australia.
- At the November Council meeting, the Shire President indicated an 8pm cut off time (lights off) as reasonable. We are concerned that the operation of a night time facility will encourage youth gatherings, noise, unsocial behaviour and impact on Seafront Residents beyond the cut off time. ie by encouraging operation at night - usage of the Skate Park with consequent noise and other issues will continue beyond the cut off time.
- The Seafront residents most impacted (on Heaton St) enjoy significant usage of their balconies given the water views and sunsets. The operating into the night is going to breach their privacy and peaceful enjoyment of their homes. The proposed towers (6 metres?) will also be a significant eyesore directly in front of impacted homes.
- notwithstanding the proposed lights are aimed downward at the Skate park, our advice (and from viewing other similar skate parks at night) is the lighting will be intrusive and impact residents.
- We understand that the Skate Park is designed predominantly for younger kids and not an "advanced" park for older teenagers - other than the North Bowl. It is likely that congregation after dark will be around the North Bowl which is only 28 metres from resident homes.
- Given the proposed cut off time is around 8pm, this is only marginally after dark in any case and we would encourage council to save the expense of the proposed lighting system and employ these resources elsewhere.
- Given there is proposed to be no policing in the Skate park, we are concerned about break-ins to Seafront Estate and also the unlawful use of the swimming pool. In this regard, the Chairman of the Strata body has advised that Seafront is experiencing increased unsocial behaviour with many non-Seafront residents unlawfully using the swimming pool and causing criminal damage (including defecating in the pool) - this matter has been reported to the police recently. We are concerned this activity will increase given the proposal to operate the Skate park at night.

Brent, as we have discussed many times, Seafront Owners contribute circa \$100k in rates annually to Jurien bay and remain very aggrieved at the lack of consultation around the Skate Park.

We appreciate your efforts around trying to help mitigate the effect on Seafront Owners and the proposed Lighting Towers and operation of the Skate Park at night remains a concern to residents of the highest order.

We respectfully ask council to consider this request and believe approval of this would go a long way to repairing the relationship and breakdown of trust between Seafront and the Shire.

Regards
Mike

☰ Search Google Maps 🔍 ↗

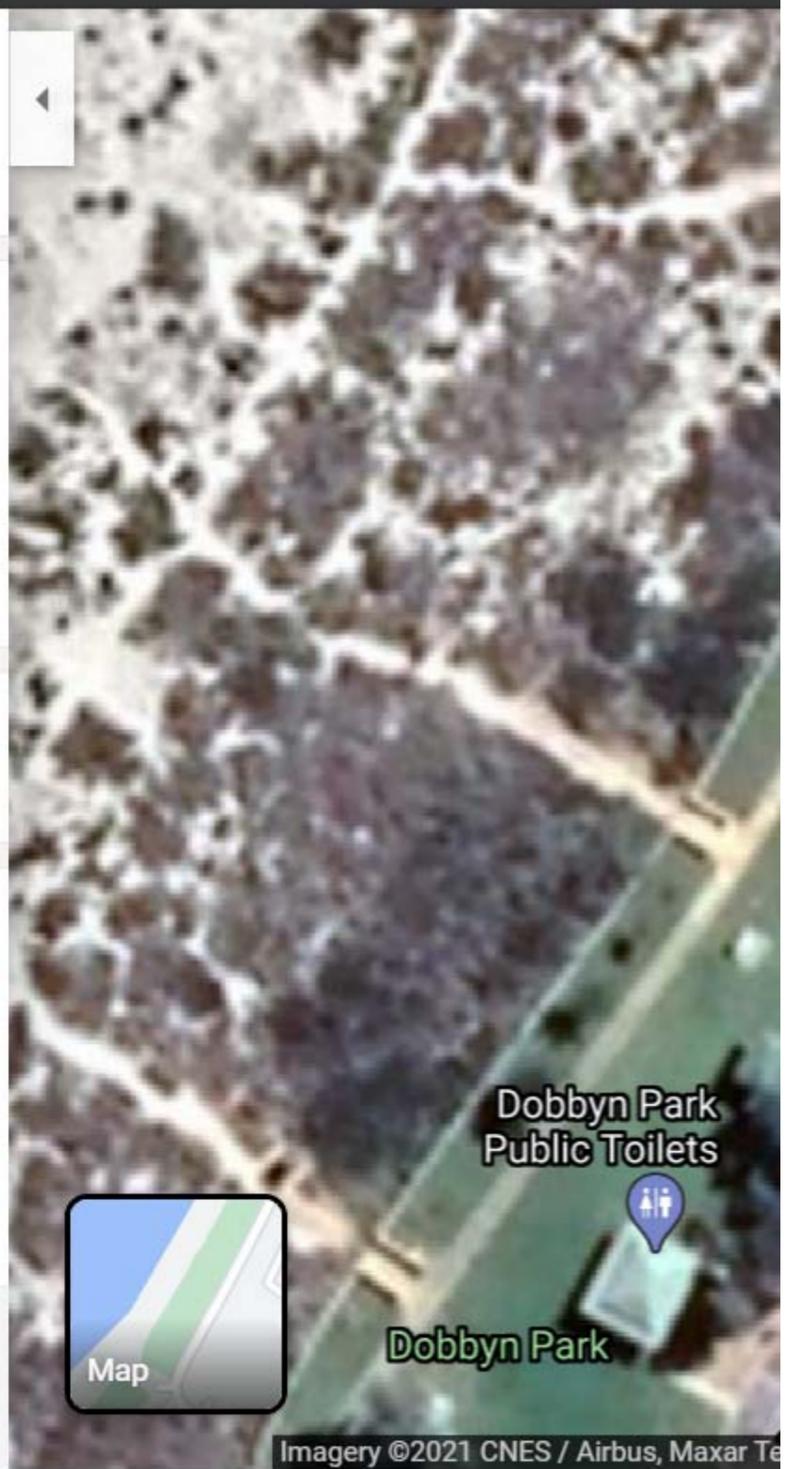
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Set location
- 👜 Work
Set location

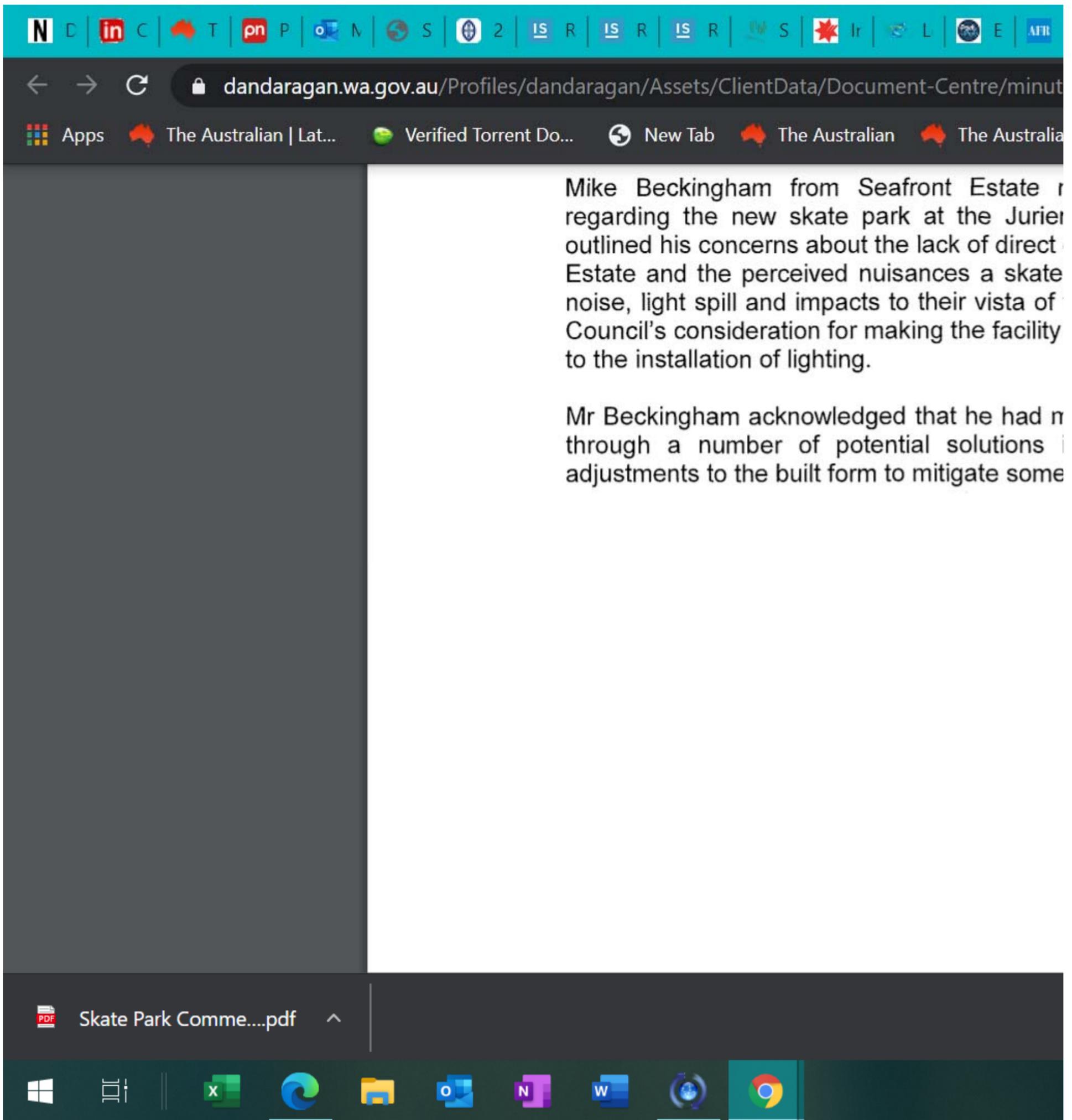
No traffic information to display

Search this area 26° 🟡

- 🛒 Groceries
- 🍴 Restaurants
- 🍷 Takeout
- 🏨 Hotels
- ⋮ More

⬆ Hide all





Sent from [Outlook](#)

From: Lindsay Craig <lindsay@esaconsulting.com.au>
Sent: Friday, 27 November 2020 1:57 PM
To: ceo@dandaragan.wa.gov.au <ceo@dandaragan.wa.gov.au>
Cc: Mike and Lisa Beckingham <mike.andlisa@live.com>; Bev Grigo <bevg@strata-wa.com.au>
Subject: Skate Park Construction and direct affect on 'Seafront Estate Home Owners'

To the CEO, Dandaragan Shire

As you are aware, Seafront Estate residents were not aware of the proposed Skate Park location which we understand is now under construction. Through the course of this week we have become aware that the north end of the Skate Park (the raised North Bowl) is directly in front of the southern Seafront homes/lots on Heaton Street. There has been much anger and angst from the Seafront owners which has been well documented this week.

We consider the Skate Park to considerably impact Seafront owners, and particularly the permanent stay homes on Heaton Street. We appreciate your efforts in working with Seafront owners to mitigate the impact, and repair the relationship between Seafront Rate Payers and the Shire.

I understand that Mike Beckingham has been working closely with you this week around mitigation strategies and you have agreed to;

- relocate the proposed "Jurien Bay Skate Park" signage to the southern end of the property

- consult with us to agree on the Balustrade design (subject to meeting safety requirements and budget parameters) to ensure the balustrade is not intrusive and can be "seen through".
- consult with us on noise mitigation measures. Mike mentioned you have suggested moving the proposed USB ports from the North Bowl end to the southern end of the Skate Park.
- Consult with us on lighting mitigation strategies. I understand Mike (on behalf of the Seafront Estate owners), formally requested Council to consider the Skate Park facility as a daytime operation only. Notwithstanding that the lighting is proposed to be directly on the Skate Park, we understand the light towers are proposed to be 5m to 6m in height and this would greatly impact the Heaton St residents. A daytime Skate Park facility is strongly preferred and given it is currently proposed that lights be turned off at 8.30pm in any case - we do not think our request is unreasonable and in fact would likely save Council money and time to manage. We believe this facility will be mostly used in summer months when ambient natural lighting to 7.30pm should be sufficient. We think this gesture would be well received by Seafront residents and we also note the Strata Manager's recent correspondence to the Shire highlighting residents' concerns that "**excessive night lighting will remove owners' rights to the peaceful enjoyment of their homes**".
- use trees to screen the skate park either by species selection or hedging at a height not interfering with ocean views (say 2.3m height). In this regard and as communicated by Mike, our preference along Heaton St would be to retain the Olive Trees in keeping with the existing trees in front of Seafront Estate that we were *required by Council as part of our development application and foreshore funding*. We are happy to work with you further on this aspect and we will liaise with you further on this to reach an acceptable outcome. We would also like to explore the Council and Seafront entering into an agreement to ensure the ocean views of the Heaton St residents are preserved, and again think this would be a good outcome and compromise given the proximity of the Skate Park to residents.

As you are aware, Bev Grigo (the Strata Asset Manager) has confirmed that Mike and I have been appointed to deal with you on these issues. I am happy for you to continue dealing with Mike directly in the interest of expediting these matters and continuity of direct communication and relationship. Mike will keep me informed.

Kind regards

Lindsay Craig
Chairman Seafront Estate

JURIEN BAYVIEW REALTY

8th December 2020

M Beckingham

Spokesperson for the Owners of Seafront Estate,
11 Heaton Street, JURIEN BAY

Hi Mike, as previously discussed with you, Jewell & myself were very surprised when we saw the proposed Skate Park commence construction. I don't recall any direct contact with ourselves or the affected owners within the complex & the Strata Managers were not aware of what had been proposed & approved. There was no advertising of what was proposed on the site which I thought would be a standard requirement when any development was proposed, so anyone affected could have an opportunity to have an input into the proposal. We were disappointed to learn that the development had been moved further north east from the originally approved location, which now impacts upon the view & amenity of the Seafront Estate owners.

There are permanent residential properties in the Seafront Estate & many of these have been fully impacted by this development & has decreased the value of their properties.

I believe you have been in discussion with the Shire staff & Councillors & they have agreed to make some alterations to the balustrading that is in front of these units & to landscape the park to improve the view that will be impacted. I believe the park is going to be floodlit & this would have the greatest impact upon the enjoyment & the amenity of these properties, with lighting shining into their properties as they look towards their ocean views. We believe there shouldn't be a need for flood lighting as it should be a day time activity so unsocial behaviour does not become a problem in this area.

I would be interested to know, how the Shire will be policing the utilisation of the Park, will there be regular patrols, particularly during the evenings?

I hope the Shire & Councillors understand & are willing to compromise to look after their ratepayers.

If you have any other queries, give me a call or email? Thanks

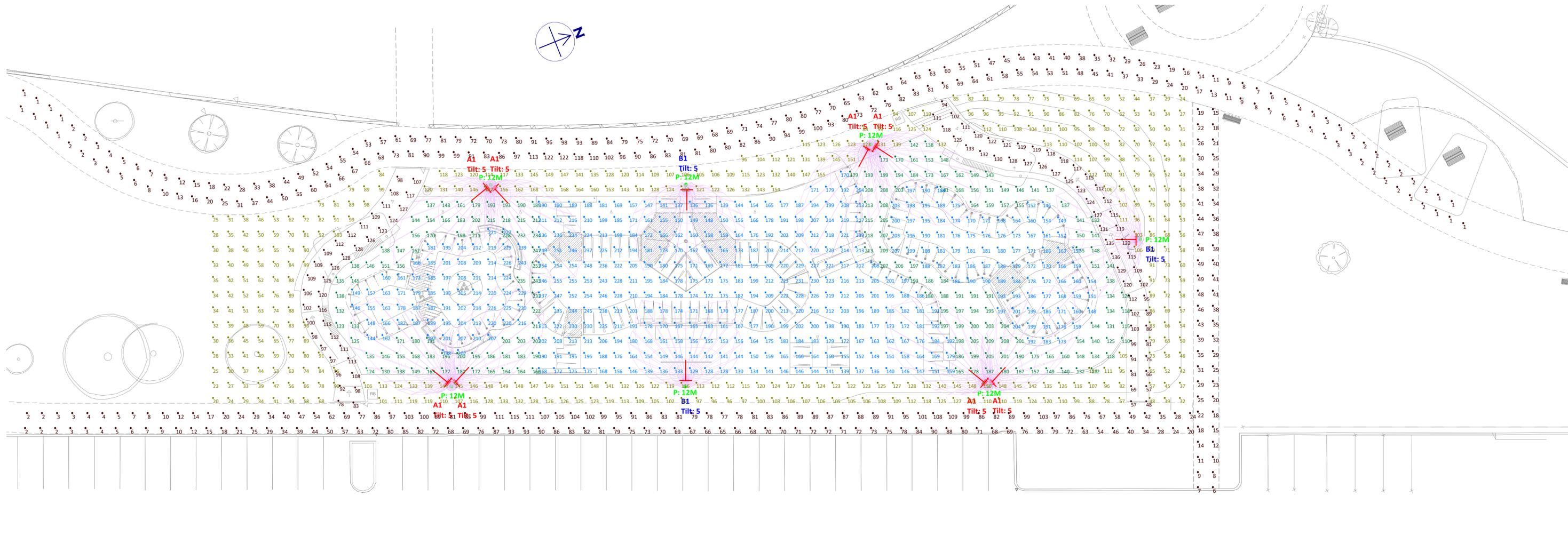
Regards



Ian & Jewell Kelly

SPORTS LIGHTING EXAMPLE



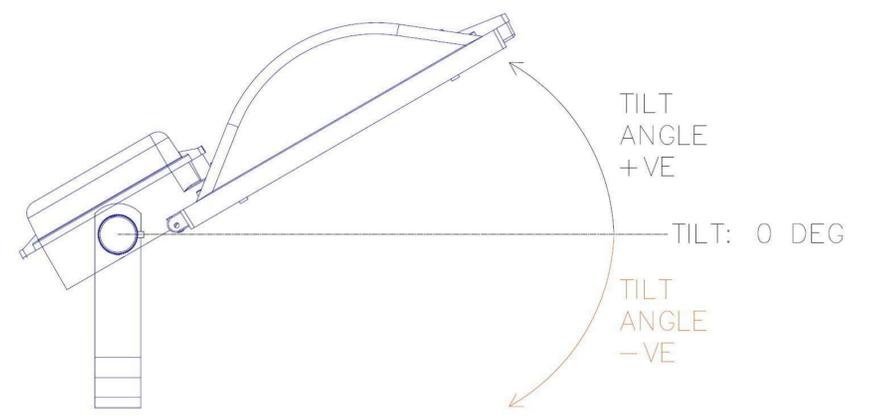


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Min/Avg	Min/Max
General skate area perimeter	Illuminance	Lux	91.3	170	20	0.22	N.A.
Proposed path - East	Illuminance	Lux	61.8	115	2	0.03	N.A.
Proposed path - North	Illuminance	Lux	28.9	49	6	0.21	N.A.
Proposed path - West	Illuminance	Lux	44.9	122	1	0.02	N.A.
Skate perimeter path - North	Illuminance	Lux	109.2	136	48	0.44	N.A.
Bowl 1	Illuminance	Lux	196.6	243	144	0.73	0.59
Bowl 3	Illuminance	Lux	178.5	207	146	0.82	0.71
Central skate strip	Illuminance	Lux	187.6	255	128	0.68	0.50
Skate area - Flat circulation around bowls	Illuminance	Lux	173.3	253	110	0.63	0.43
Skate perimeter path - South	Illuminance	Lux	109.5	128	78	0.71	N.A.

Luminaire Schedule				
Label	Symbol	Description	LLF	Qty
A1		ARJB-450-T10-SP - CR - DIMMABLE	0.800	8
B1		ARJB-450-T09-SP - CR - DIMMABLE	0.800	3

NOTE:

- Lighting calculations are based on ground level (assumed to be at the level of the base of the poles).
- The calculations are indicative only. A re-design may be required with due consideration given to surface contours/gardient levels
- Tilt angles must be as indicated for each floodlight on the layout above



FLOODLIGHT TILT ANGLE REF AXIS

ARECA SERIES LED FLOODLIGHT



LUMINAIRE SPECIFICATIONS

• Power	300W	600W	1250W
	450W	700W	1400W
	500W	800W	1500W
		900W	
		1000W	
		1100W	
• Fitting Material	Die-cast Aluminium & Tempered Glass		
• Fitting Colour	Black/Grey		
• Ingress Protection	IP65		
• Voltage	AC100 - 277V 50 / 60Hz 415V (optional)		
• Operating Temperature	-40 ~ +45°C		
• Power Factor	>0.95		
• Powder Coating	Anti-Corrosive Powder Coat (optional)		
• Accessories	Anti-Glare Shield (optional)		
• Control Gear	1-10V PWM and DALI Dim (optional)		
• Remote Control Gear	Applicable for 600W - 1250W luminaire		
• Smart System	Gateway and Mesh Wireless (optional)		
• Lumens Efficiency	>130 lm/w		

LED MODULE SPECIFICATIONS

• LEDs	SMD
• LED Chip Brand	Lumileds
• Driver Brand	Meanwell/Sosen
• Color Temperature	4000K, 5000K, 5700K
• Color Rendering Index (CRI)	70
• L70	50,000 Hrs

PHOTOMETRIC BEAM

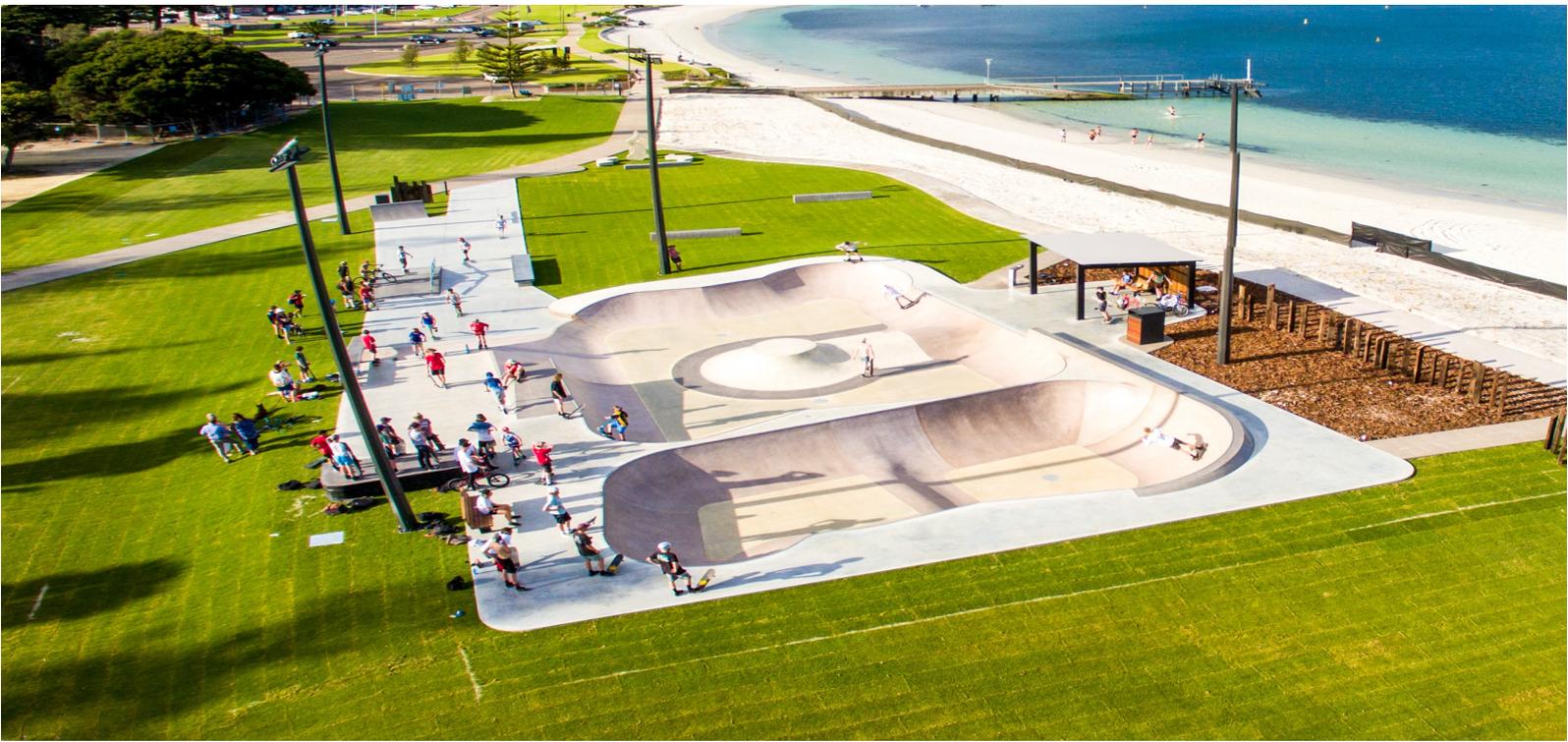
- T09, T10, T85, NB, ASY

APPLICATION

- Sport Fields, Parks, Billboards, Perimeter and General Lighting

MEASUREMENT & ORDER CODE

WATTAGE	ORDER CODE	LAMP WATTAGE	CARTON DIMENSION (L x W x H) cm	PCS / CARTON	NETT WEIGHT	REMOTE CONTROL GEAR WEIGHT
300W	AR-300	300W ±5%	64.6 x 34 x 21.5	1	16.8 kg	n/a
450W	AR-450	450W ±5%	64.6 x 34 x 21.5	1	16.8 kg	n/a
500W	AR-500	500W ±5%	64.6 x 34 x 21.5	1	16.8 kg	n/a
600W	AR-600	600W ±5%	75 x 68 x 16	1	23.35 kg	12.6 kg
700W	AR-700	700W ±5%	75 x 68 x 16	1	23.35 kg	12.6 kg
800W	AR-800	800W ±5%	75 x 68 x 16	1	23.35 kg	12.6 kg
900W	AR-900	900W ±5%	75 x 68 x 16	1	23.35 kg	12.6 kg
1000W	AR-1000	1000W ±5%	75 x 68 x 16	1	23.35 kg	12.6 kg
1100W	AR-1100	1100W ±5%	75 x 68 x 16	1	23.35 kg	12.6 kg
1250W	AR-1250	1250W ±5%	109 x 85 x 21	1	44.40 kg	14.2 kg
1400W	AR-1400	1400W ±5%	109 x 85 x 21	1	44.40 kg	14.2 kg
1500W	AR-1500	1500W ±5%	109 x 85 x 21	1	44.40 kg	14.2 kg

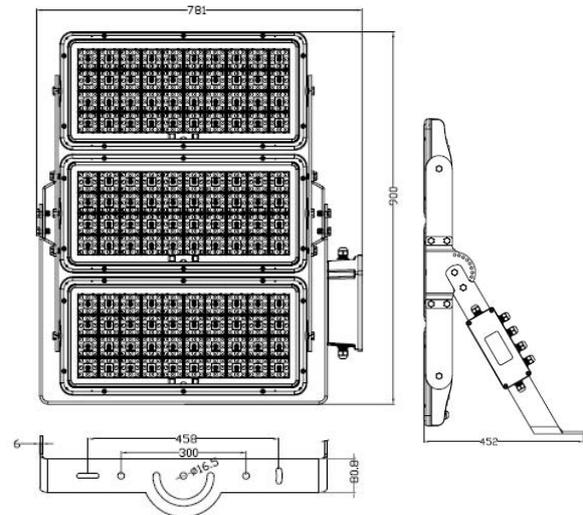
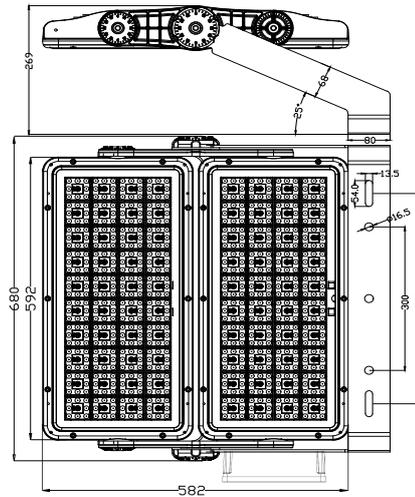
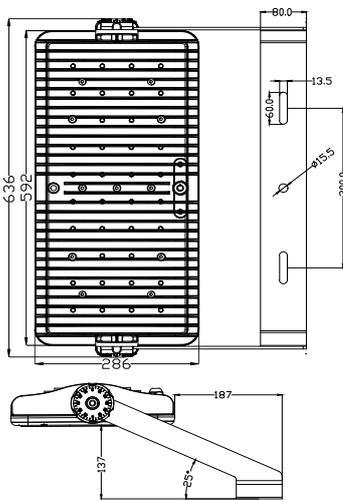


DIMENSION

ARECA-300W/450W/500W

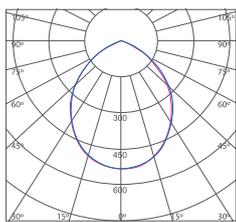
ARECA- 600W/700W/800W/900W/1000W/1100W

ARECA- 1250W/1400W/1500W

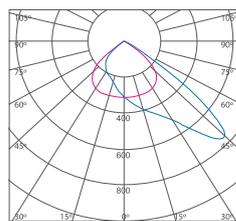


PHOTOMETRIC

Wide Beam



Asymmetrical Beam



Other Photometrics will be available upon request



Note: All specifications are subject to change without prior notice for product improvement. Images, pictures, and illustrations used are for illustrative purposes only and the color printed may differ from the actual product. **DNS Lighting Pty Ltd P: 02 9620 9036 www.dnslighting.com.au**



SHIRE of DANDARAGAN

HOLIDAY HOME - PROPERTY MANAGEMENT PLAN

PROPERTY ADDRESS: 2/5 Crayson Street, Jurien Bay

Number of Bedrooms: 4

Maximum Number of Occupants to Be Accommodated at Any One Time: 11

PROPERTY MANAGER DETAILS:

Name: Alison Penkov

Address: 3 Cook Street, Jurien Bay W.A.

Telephone Number: 9652 1064

Email: alison@pjbay.com.au

The nominated Property Manager will:

- Have day-to-day management of the holiday home; and
- Respond to complaints pertaining to guest behaviour within a reasonably expected timeframe.

DETAILS OF RESERVATIONS ARRANGEMENTS (please circle all applicable):

Property Manager

Internet (please specify): Airbnb, W.A Homestay

Other (please specify):

DUTIES OF PROPERTY MANAGER

- Display the Code of Conduct, Property Manager Plan and Fire and Emergency Plan in the kitchen or living area.
- Liaise with tenants for the occupancy and vacation of the premises;
- Ensure the correct maximum number of people are staying overnight in accordance with planning approval conditions;
- Ensure the premises are registered with the Shire of Dandaragan as a Holiday Home provider;
- Ensure guests are aware of the Code of Conduct;
- Ensure guests are aware of the Fire and Emergency Plan;
- Ensure the premises are clean and maintained to a high standard;
- Ensure bed linen is clean and replaced upon tenant vacation; and
- Ensure rubbish and recycling bins are put out and collected as required.

ADDITIONAL INFORMATION (IF APPLICABLE):



SHIRE of DANDARAGAN

HOLIDAY HOME – CODE OF CONDUCT

PROPERTY ADDRESS: 2/5 Grigson Street, Jurien Bay, W.A.

The following Code of Conduct governs guest behaviour and use of the property. Guests agree to follow the guidelines below, for themselves and any visitors they allow at the property:

GUESTS: Children should be supervised by a responsible adult (over 18 years of age) at all times. No unauthorised people are permitted to stay overnight.

NOISE AND NUISANCE: Guests agree not to cause or permit nuisance at the property. This includes excessive noise, disruptive or anti-social behaviour. Noise should generally cease after 9pm Sunday through Thursday and after midnight Friday and Saturday.

VEHICLE PARKING: Guests agree to use the parking spaces provided and not to park on the street verge or street itself outside the property. The guests agree not to park any additional vehicles on the property in excess of the parking spaces provided.

SHIRE REGULATIONS: The guests agree to all Shire regulations, including noise and fire limitations.

PREMISE CONDITION AND CLEANLINESS: The guests agree to leave the premise in a clean and tidy condition upon vacating, with all fittings and chattels in their original condition and position at the beginning of stay. Guests are to advise the Property Manager of any damage or disrepair within 24 hours of this occurring. Any damage repairs or excessive cleaning that is attributable to the guests stay will be paid for by the guests.

FIRES: The guests agree not to allow any candles, open fires or similar burn unsupervised within the premise. No open fires are permitted outside at any time. Barbeque facilities may be provided and used in a safe manner.

RUBBISH DISPOSAL: The guests agree to contain all their rubbish in the bins provided. Guests are responsible for putting out and collection of the bins where their stay coincides with collection days.

Your collection day is: Tuesday

KEYS: At the end of the agreed accommodation term, guests agree to lock the premise, close all windows and return the keys to the Property Manager. Any lost or damaged keys will be replaced at the guests' expense.

TERMINATION OF ACCOMMODATION: If guests are found to have contravened any of the above Code of Conduct responsibilities a verbal warning will be issued. If the contravention is not rectified immediately, the accommodation booking may be terminated with 2 hours' notice at the Property Manager's discretion. No refunds will be made.



SHIRE of DANDARAGAN

HOLIDAY HOME – FIRE AND EMERGENCY PLAN

PROPERTY ADDRESS: 2/5 GRIGSON STREET, Jurien Bay

FIRE SAFETY INFORMATION:

The attached floor plan of premises clearly identifies the location of **compulsory hardwired smoke alarms, emergency exits and a fire evacuation route leading to the nearest main road.**

The floor plan may also detail the location of the following **non-compulsory fire safety instruments:**

- Fire Blanket (in kitchen);
- Exit Lighting; and
- Fire Extinguisher (minimum 2kg Powder AB(E)).

The attached floor plan is to be clearly displayed within the premises at all times.

EMERGENCY CONTACT DETAILS

FOR ALL EMERGENCIES DIAL 000

Property Manager: Alison Penkov - 9652 1064

- Jurien Bay Police: 9652 0600
- Shire of Dandaragan: 9652 0800
- Jurien Bay Health Centre: 9652 0200
- Jurien Bay General Practice: 9688 7900
- Cervantes Community Health Centre: 9652 7069

EMERGENCY INFORMATION

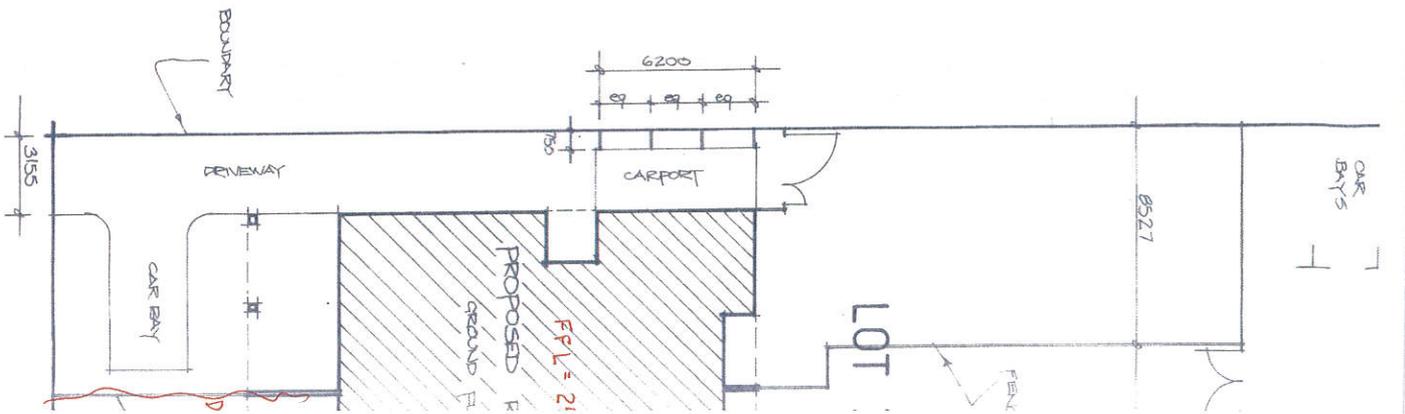
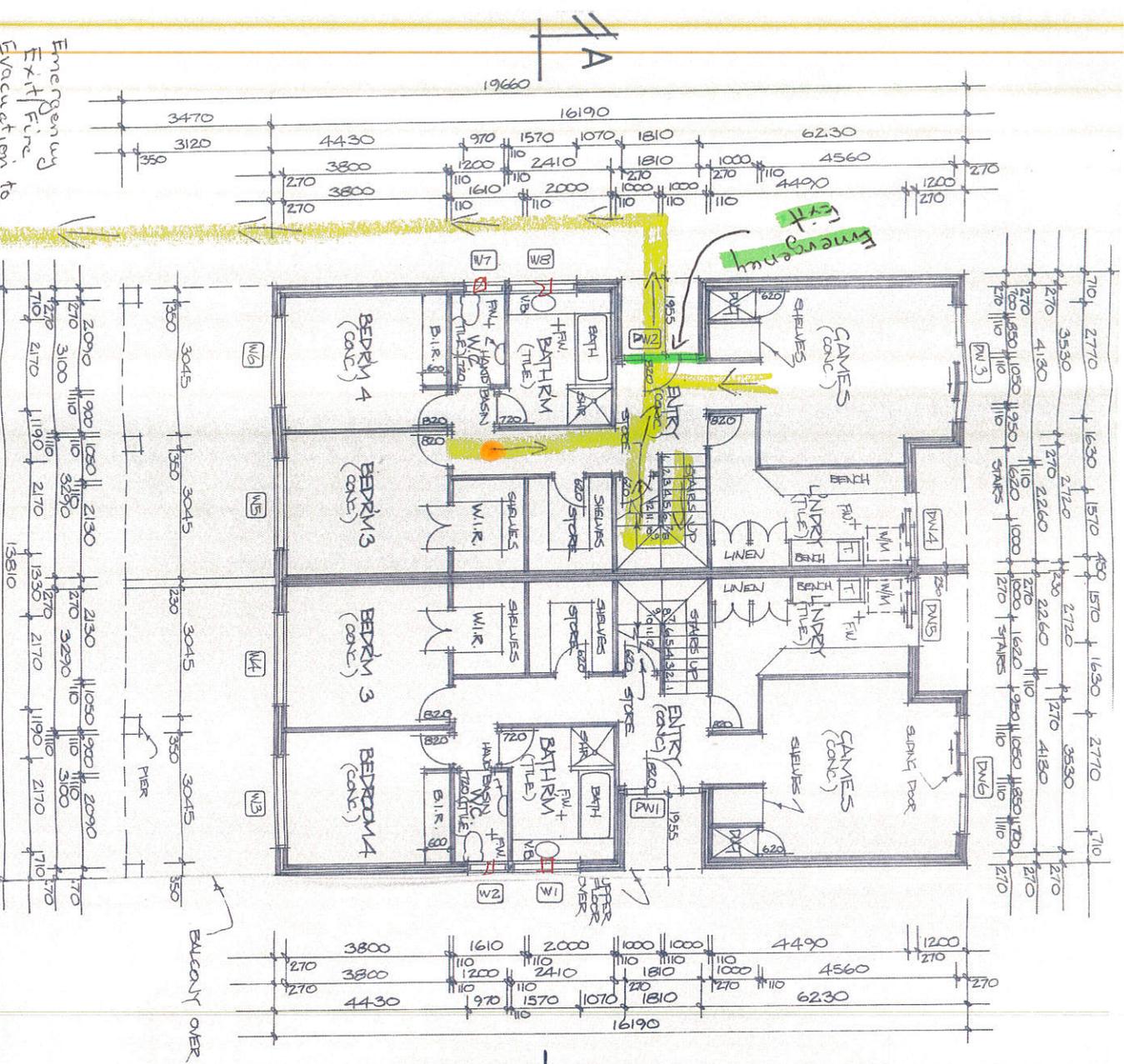
In the event of a fire or emergency, evacuation information may be broadcast or available from the following sources:

- ABC Radio: 107.9 FM
- Department of Fire and Emergency Services (DFES):
 - www.dfes.wa.gov.au
 - 132 500 for SES emergency assistance
 - 13 DFES (13 33 37) for emergency information
- Shire of Dandaragan: Phone: (08) 9652 0800 or Email: www.dandaragan.wa.gov.au

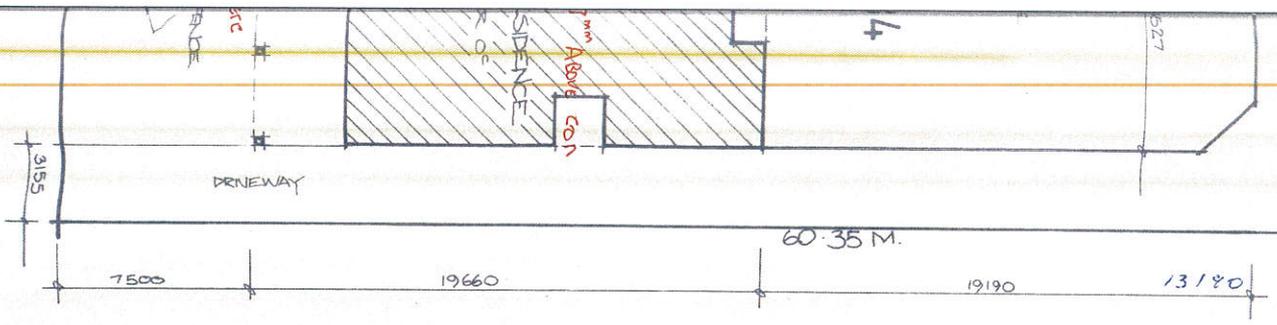
Emergency Exit Fire Evacuation to Grassie Street

Smoke Alarm - Hand Wired

GROUND FLOOR PLAN 1 : 100



GRIGSON S



SITE PLAN 1 : 200

*STORM WATER TO SOAK AWAY
1.8m FROM FOUNDATION*

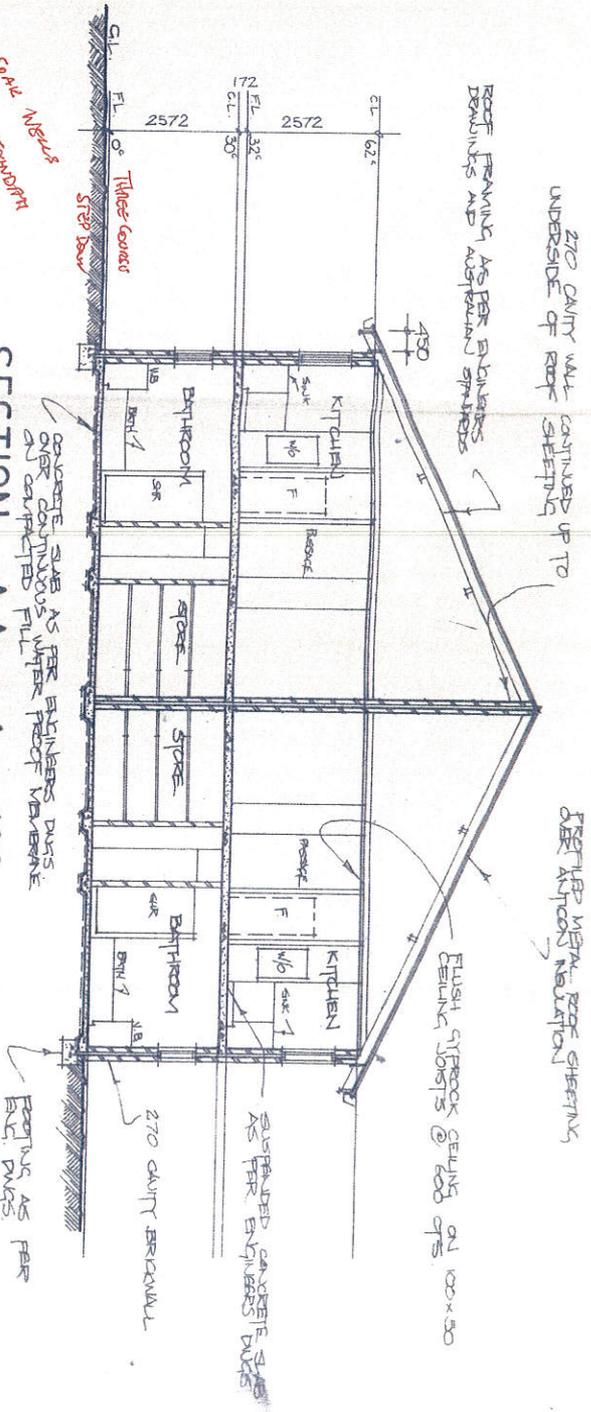
DANDARAGAN SHIRE COUNCIL
BEFORE WORK IS COMMENCED PLAN MUST BE SUBMITTED TO NORTH COAST MET. WATER SUPPLY DEPT.

DEPTH AND POSITION OF SEWER JUNCTION AND BYLAW REQUIREMENTS FOR OVERFLOW RELIEF GULLIES MUST BE CHECKED BEFORE FLOOR LEVELS ARE FINISHED AND DRAINS COMMENCED.
THE DANDARAGAN SHIRE COUNCIL ACCEPTS NO RESPONSIBILITY TO A BUILDER TO WHOM A BUILDING LICENSE IS ISSUED IF THE PROPRIETOR IS NOT THE REGISTERED OWNER OF THE LAND AND THE BUILDER MUST MAKE HIS OWN ENQUIRIES IN THAT REGARD.

DANDARAGAN SHIRE COUNCIL
THESE ARE THE DOCUMENTS REFERRED TO IN PERMIT No. 2193
... 8/16/89 ... 1989.

DANDARAGAN SHIRE COUNCIL
BUILDING SURVEYOR TO BE NOTIFIED WHEN FOOTING TRENCHES HAVE BEEN EXCAVATED.

SECTION AA 1 : 100



John Balgarnie Architect
92 FORREST ST. COTTESLOE W.A. 385 1550

John Balgarnie Architect
92 FORREST ST. COTTESLOE W.A. 385 1550

JOB: PROPOSED DUPLEX LOT 34 GRIGGSON ST. JURIEEN FOR

PLANS, ELEVATIONS, SECTIONS, & SITE PLAN

SCALE: 1 : 100, 1 : 200

DATE: 17.3.89 **DRWN:** L.S. **CHECKED:**

REVISION:

JOB No.	6088
DRWG No.	1

SHIRE OF DANDARAGAN
PLANNING AND BUILDING APPROVED SUBJECT TO ENDORSEMENT IN ORDER AND TO STRICT ADHERENCE TO ALL BY-LAWS AND AMENDMENTS HEREIN.

HEALTH SUPERVISOR: [Signature]

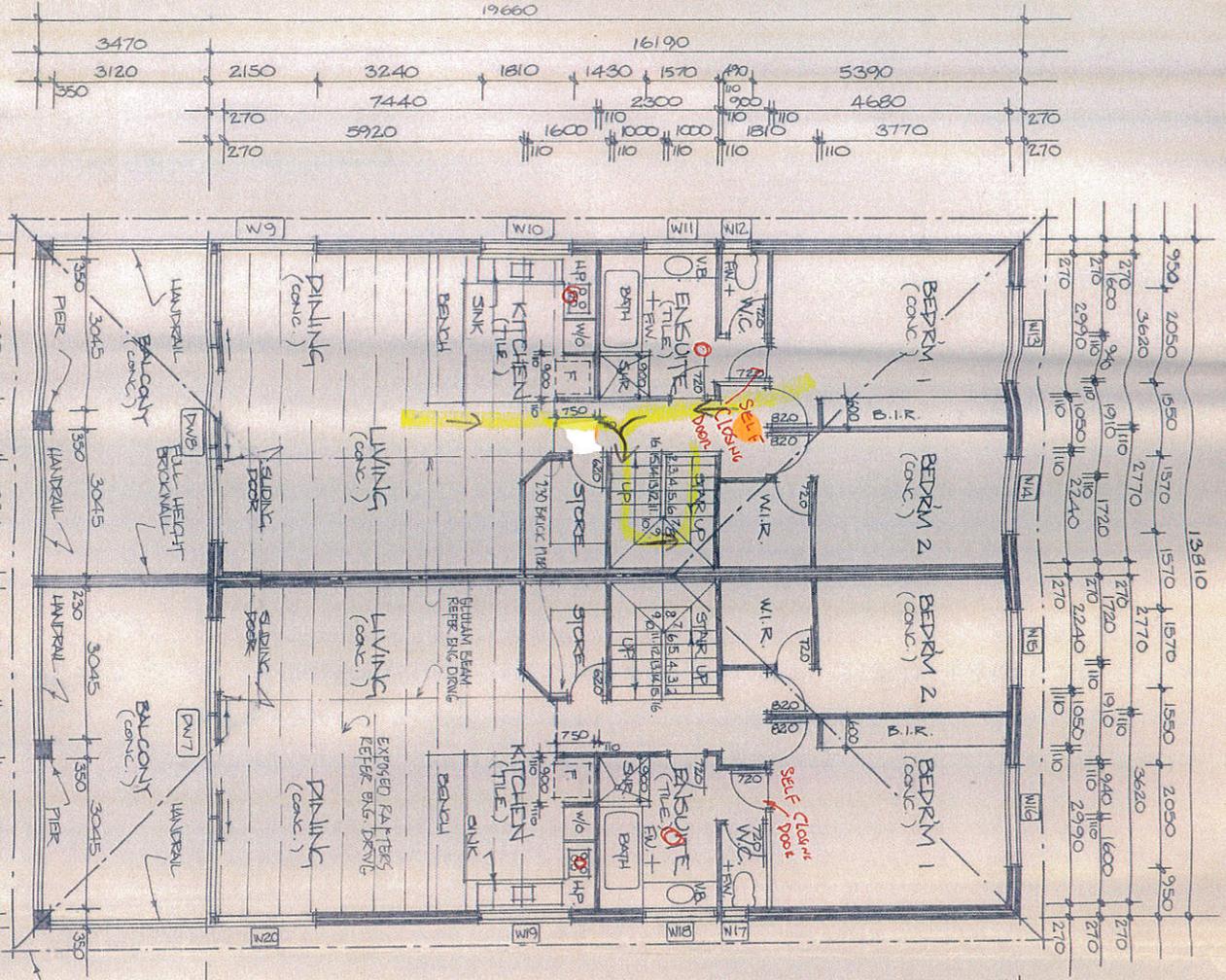
BUILDING SUPERVISOR: [Signature]

CLASS No.: 2443 **DATE:** 8/16/89

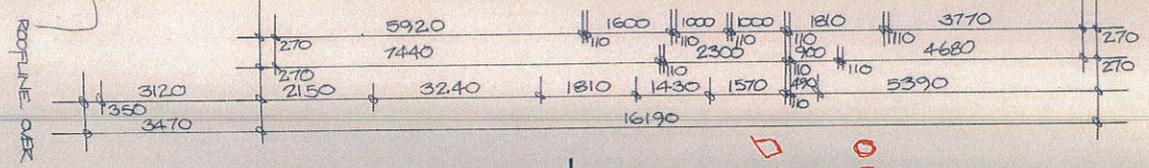
DANDARAGAN SHIRE COUNCIL
ISSUED SUBJECT TO COMPLIANCE WITH THE COUNCIL'S BY-LAWS

1A

19660

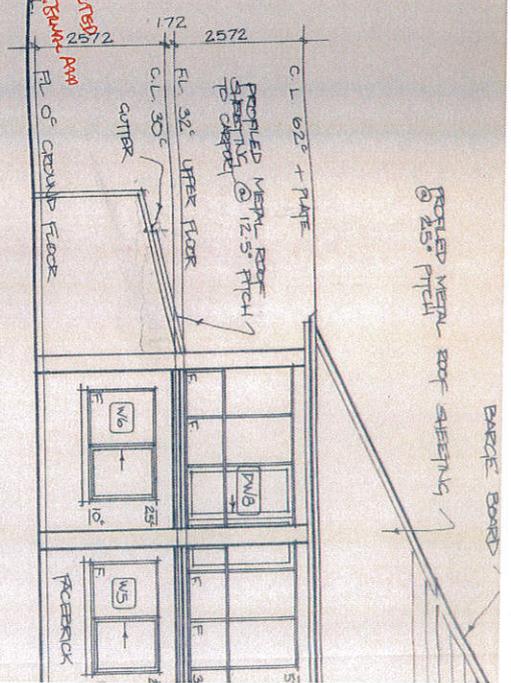


UPPER FLOOR PLAN 1 : 100

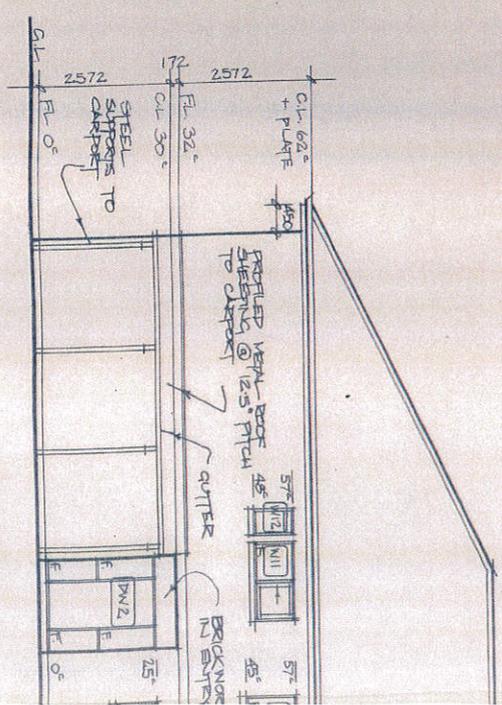


EXHAUST FANS TO EXTERIOR AIR
 Fume vent on fan

WEST ELEVATION 1

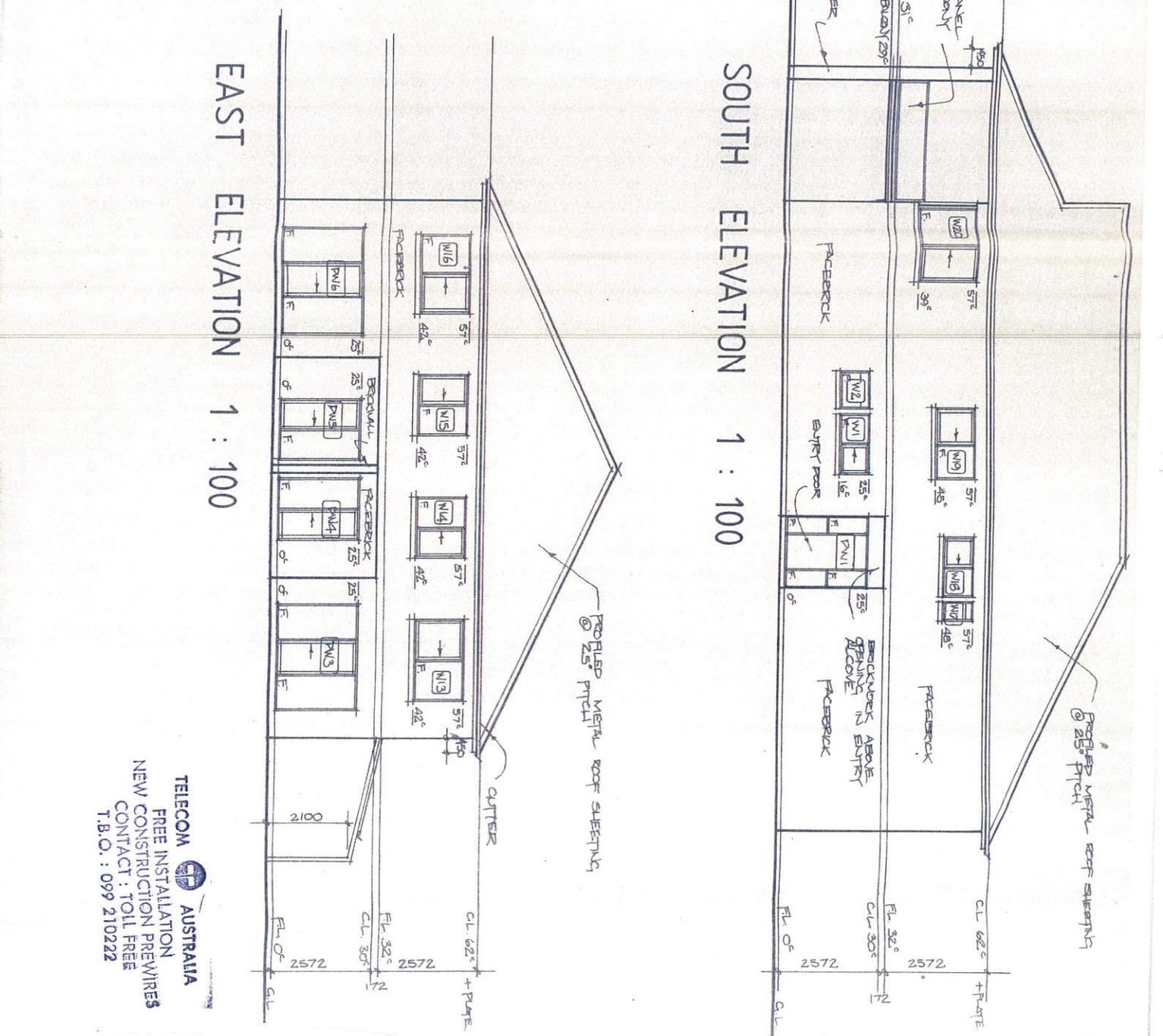
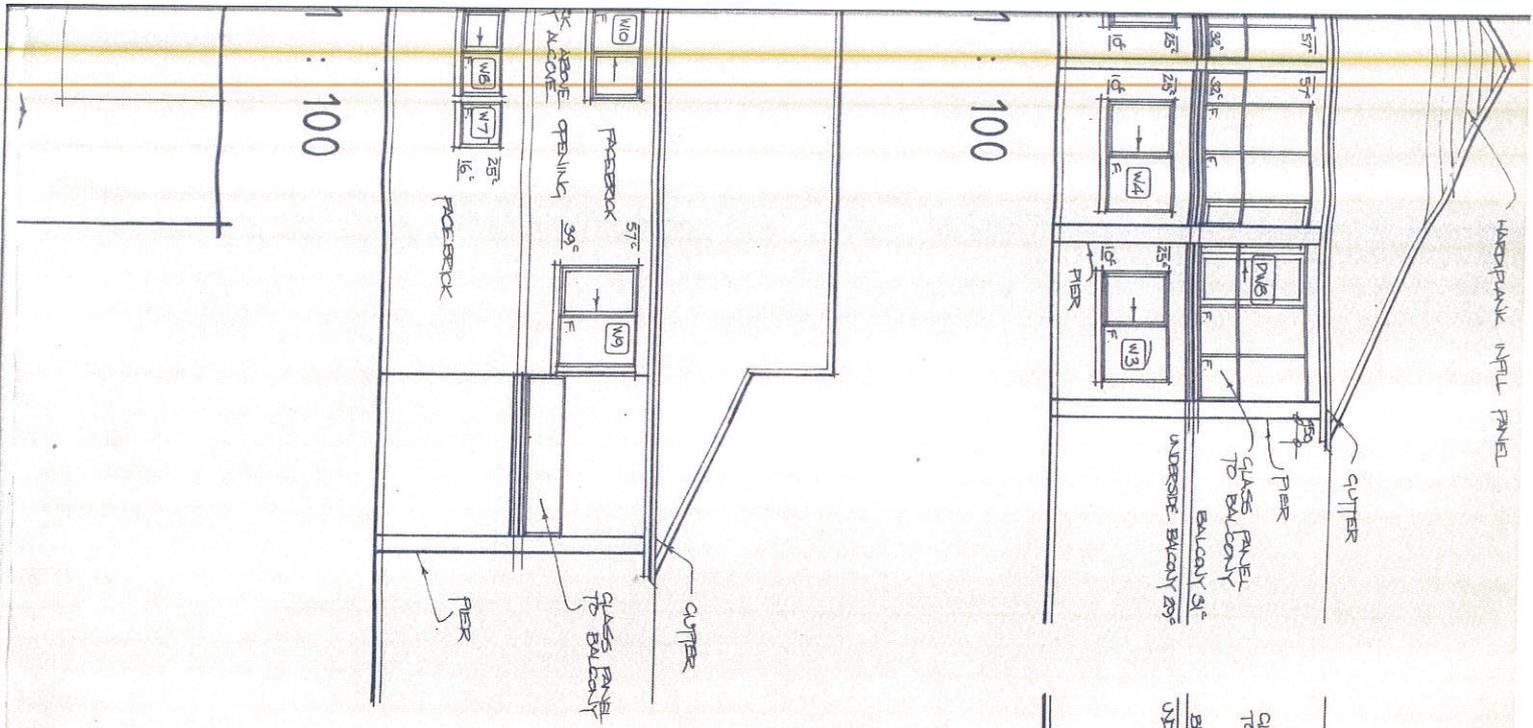


NORTH ELEVATION

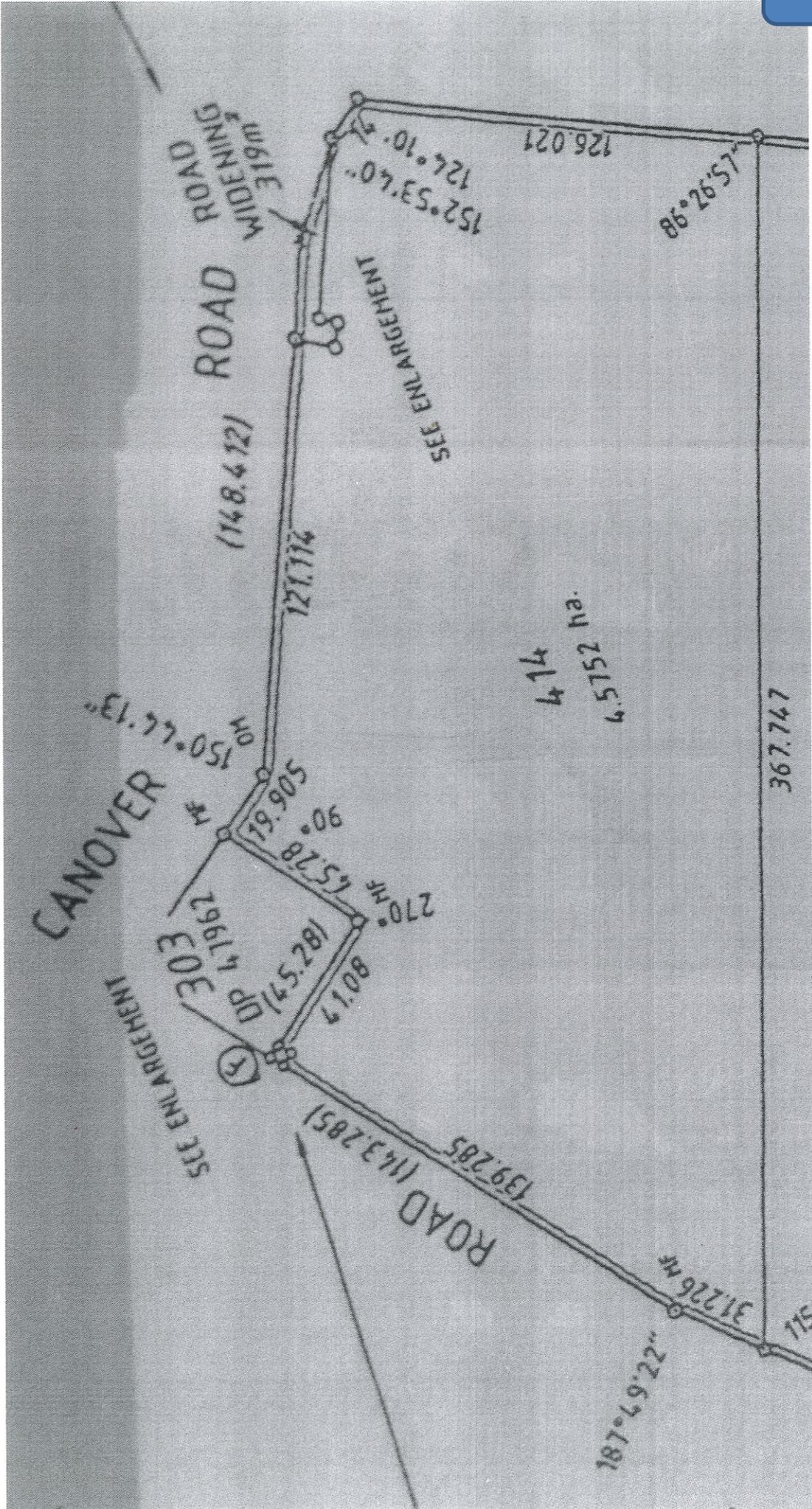


EXISTING SHEED

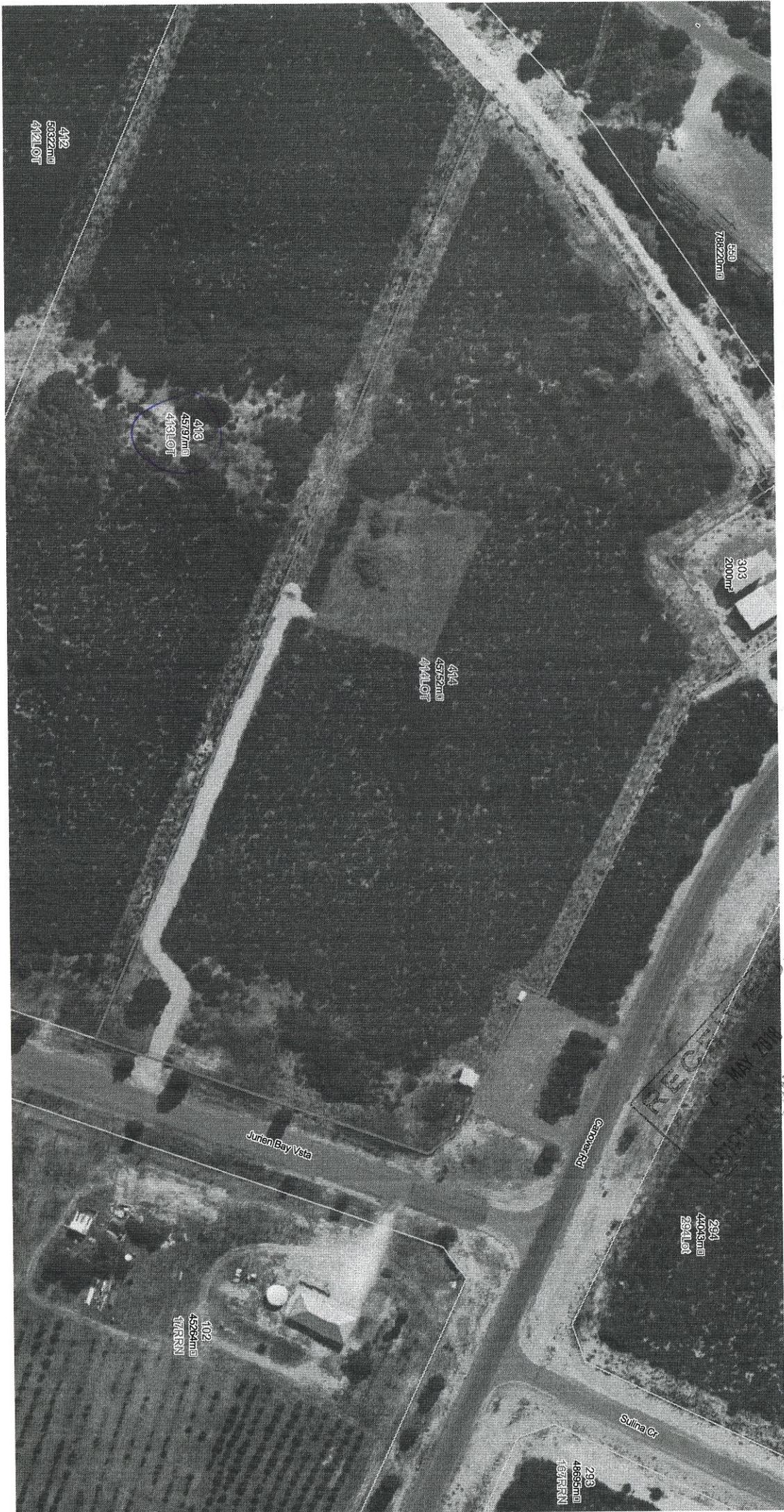
20-12 M



TELECOM AUSTRALIA
 FREE INSTALLATION
 NEW CONSTRUCTION PREWIRES
 CONTACT : TOLL FREE
 T.B.O. : 099 210222



RECEIVED
25 MAY 2010
SHIRE OF DANDAROG



412
50622m²
6121.07

413
45797m²
4131.07

414
45797m²
4141.07

530
78822m²

303
2000m²

Junen Bay Vista

Reception

294
4463m²
2941.01

102
4523m²
1021.01

Sulina Cr

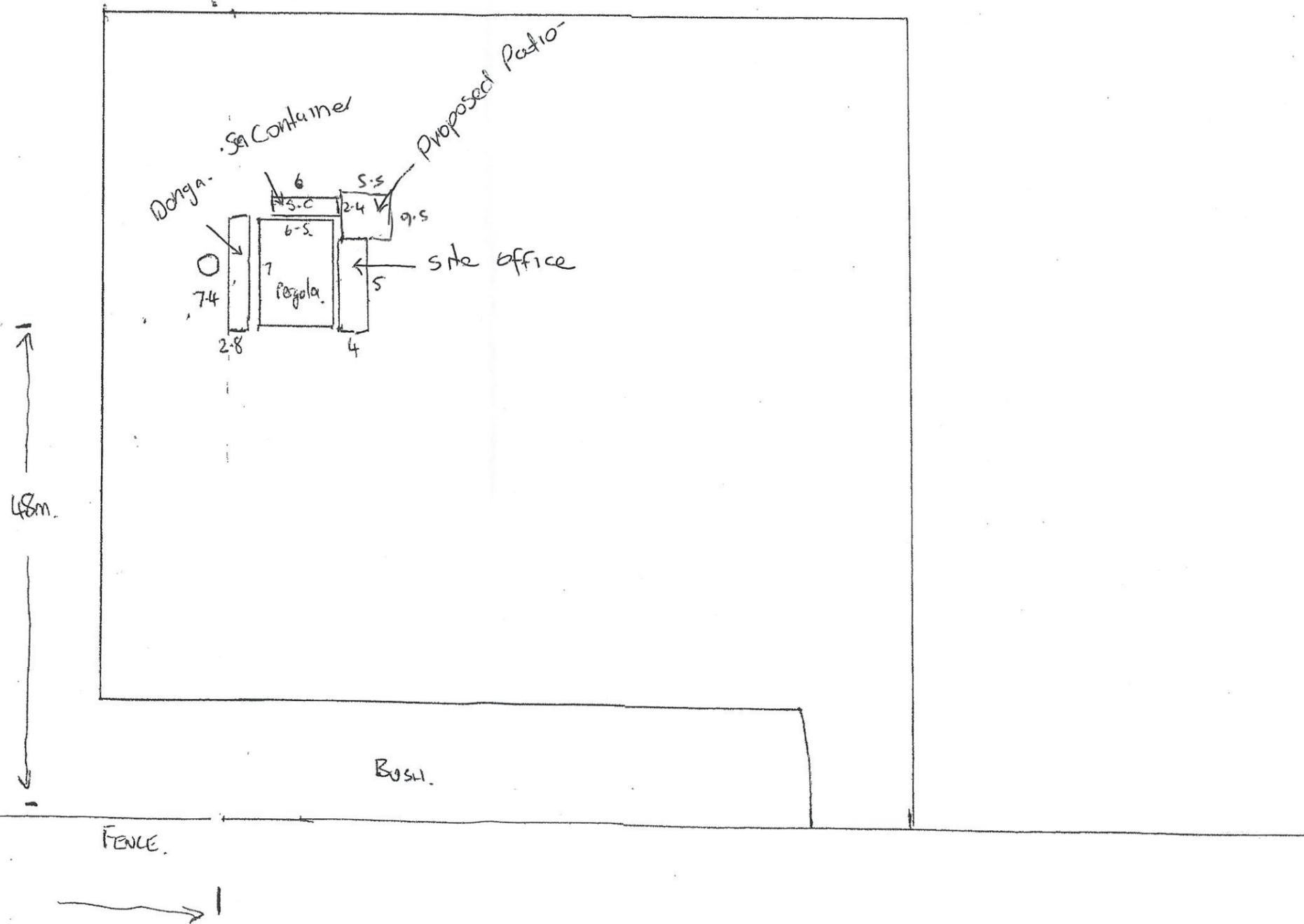
293
48685m²
1371.01



North

RECEIVED
MAY 20 2011
MAGSAYAN

RECEIVED
25 MAY 2012
OFFICE OF THE DIRECTOR
GENERAL OF LANDS AND SURVEY



STRUCTURE DIMENSIONS.

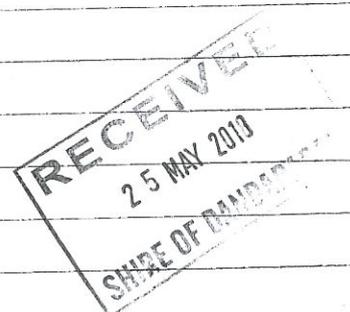
DONGA
LENGTH 7.4m
WIDTH 2.8m
HEIGHT 2.7m

SEA Container
LENGTH 6m
WIDTH 2.4m
HEIGHT 2.5m.

OLD SITE OFFICE
LENGTH 5m
WIDTH 4m
HEIGHT 2.7m
GABLE 3.3m.

PERGOLA
LENGTH 7m
WIDTH 6.5m
HEIGHT. 3m.

PATIO
Length 5.6m
width. 5.5m
Height. 3m



Pergola FREE STANDING

Poles treated pine 150 mm round
800 in ground footings 600 x 600 mm

Roof sheets 4.2 m x .08 thickness

MAIN BEAMS 240 x 45 Treated Pine.

RAFTERS 140 x 45 Treated Pine.

GALVANISED FITTINGS

BRACING 70 x 30 TREATED PINE

Toilet
Shower
Vanity Sink } in Donga

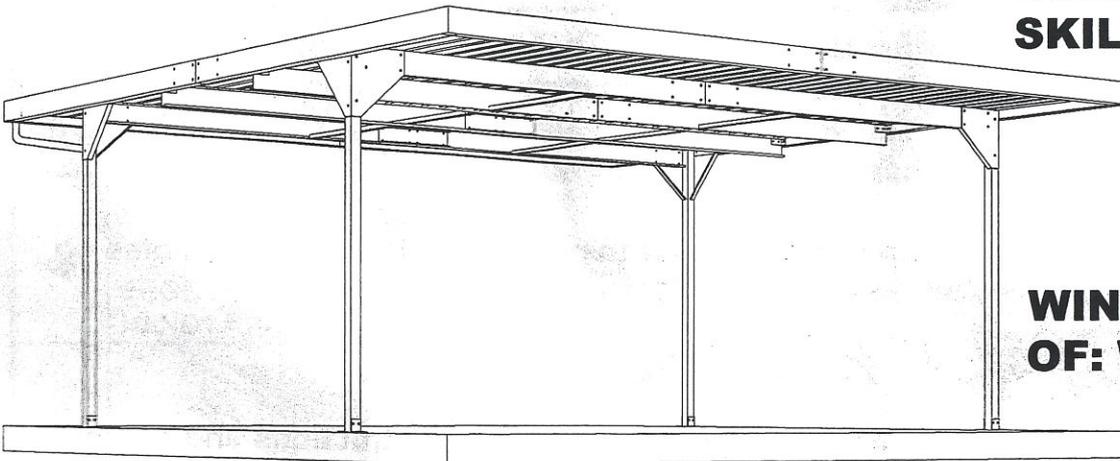
STORM WATER COLLECTED OF PATIO ROOF
INTO 9000L storm water Tank. excess
FARMED INTO. NATURAL BushLANDS.

12 x GROUND ANCHORS 1200 x 50 mm

STAINLESS 8mm Cable

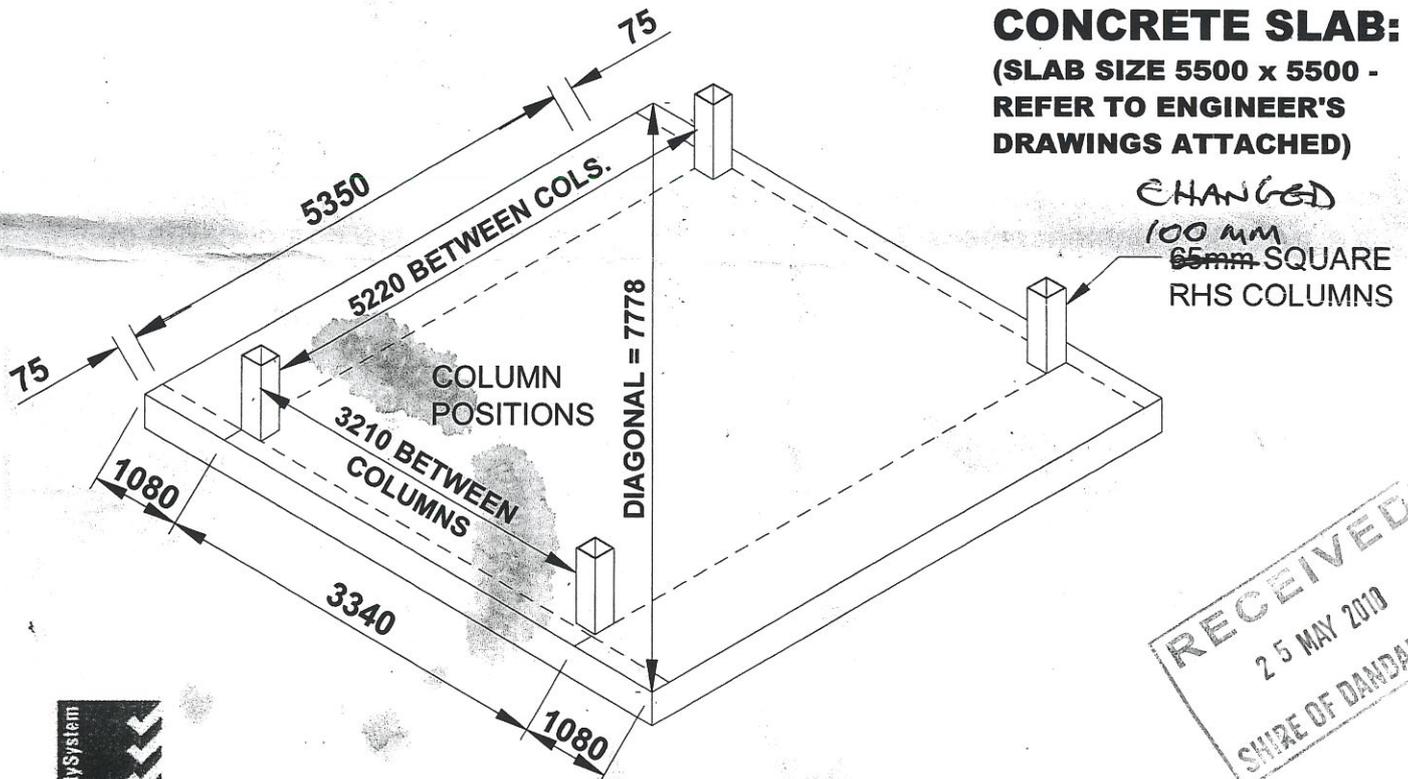


**DOUBLE CARPORT-
SKILLION ROOF**



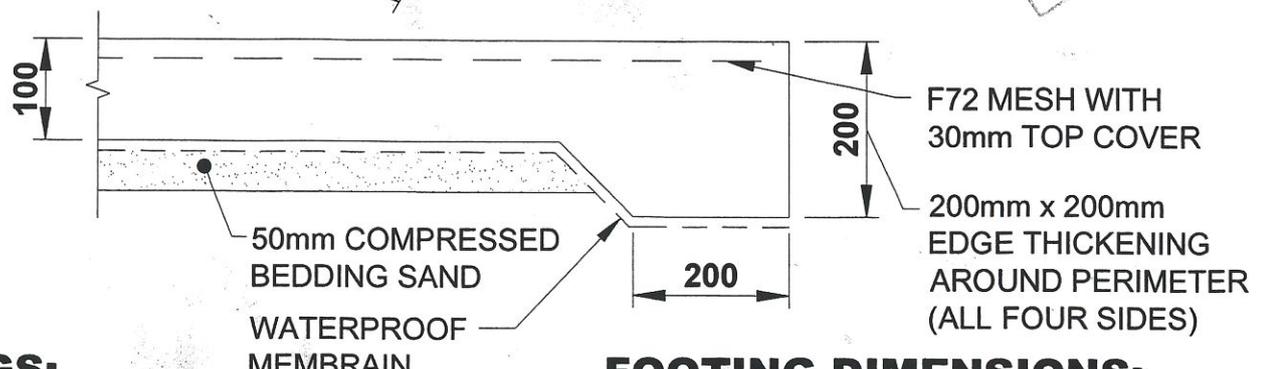
**WIND LOADINGS
OF: W33/41**

**CONCRETE SLAB:
(SLAB SIZE 5500 x 5500 -
REFER TO ENGINEER'S
DRAWINGS ATTACHED)**



RECEIVED
25 MAY 2010
SHIRE OF DANBARAGAN

QualitySystem
Quality Endorsed Company
ISO9002
LIC NO. 155
STANDARDS AUSTRALIA



FOOTINGS:

WHERE NO CONCRETE SLAB IS PROPOSED,
CONCRETE FOOTINGS WITH DIMENSIONS
SHOWN ON THIS PAGE MAY BE USED.

FOOTING DIMENSIONS:

- W33 - 650 SQUARE x 550 DEEP
- W41 - 800 SQUARE x 600 DEEP



Rory Mackay
Planning Officer
Shire of Dandaragan
PO Box 676, Jurien Bay WA 6516

Request for support for a new Jurien Bay Lookout

Dear Rory

The Jurien Bay Progress Association is wanting to develop a site for a new Lookout for Jurien Bay and is requesting the support of the Dandaragan Shire regarding gaining road access to the new site and the future development of the site. This would involve the Dandaragan Shire constructing a road and car park in the future.

The development of a new lookout is required as the current Lions Lookout is located on Water Corporation land is unable to be further developed. The Jurien Bay Lions Club has also ceased and so there is no ongoing maintenance of the current site.

The Jurien Bay Progress Association believes a Lookout is an asset to the community and enhances and supports tourism for the Dandaragan Shire.

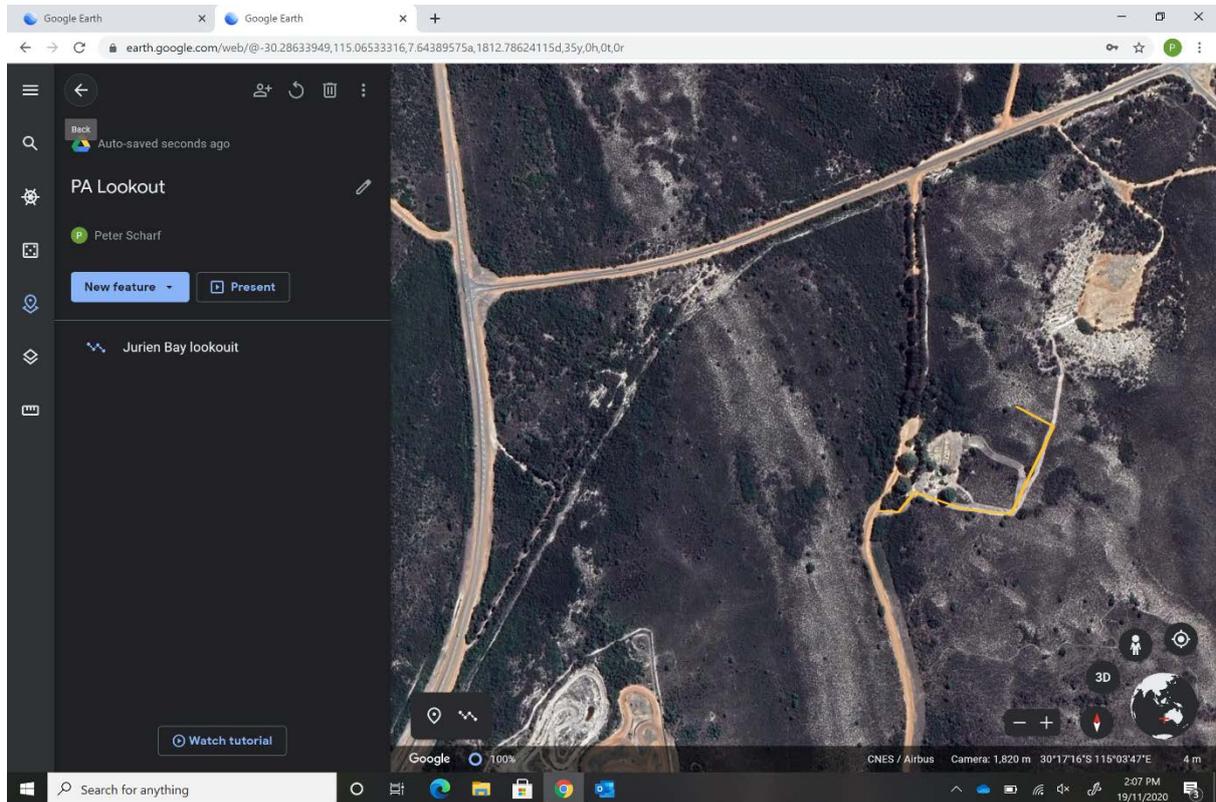
Matthew Rule, State Land Officer, Land Management Central has indicated that in order for his Department to consider a formal submission the Shire will be required to undertake the following:

- Council Resolution resolving to dedicate a road under section 56 of the LAA and section 24KA of the NTA. The Council Resolution will need to be accompanied by a sketch plan clearly showing the location of the road. He believes the road will require an excision from Lot 12351 on Deposited Plan 220507, being portion of Reserve 18865.
- The Shire will need to indemnify the Minister for Lands against any claims for compensation under both the LAA and NTA. The statement of indemnity should be included in the Shire's Council Resolution.

The Jurien Bay Progress Association seeks the support of the Dandaragan Shire in our proposal to develop a new Lookout.

Please refer to the Google Map below that indicates the proposed road access in yellow.

Proposal for Road access to new Jurien Bay Lookout for the Jurien Bay Progress Association.



Yours sincerely
Bevin Paxman

Chairperson
Jurien Bay Progress Association
5 January 2021