



SHIRE
of
DANDARAGAN

AGENDA AND BUSINESS PAPERS

for the

ORDINARY COUNCIL MEETING

to be held

AT THE BADGINGARRA COMMUNITY CENTRE, BADGINGARRA

on

THURSDAY 22 APRIL 2021

COMMENCING AT 4.00PM

(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)



ORDINARY COUNCIL MEETING

THURSDAY 22 APRIL 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	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...

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

1.1 DECLARATION OF OPENING

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

1.2 DISCLAIMER READING

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

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

2 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

Members

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

Staff

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

Apologies

Approved Leave of Absence

3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

4 PUBLIC QUESTION TIME

5 APPLICATIONS FOR LEAVE OF ABSENCE

6 CONFIRMATION OF MINUTES

6.1 MINUTES OF THE ORDINARY MEETING HELD 25 MARCH 2021

7 NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

9 REPORTS OF COMMITTEES AND OFFICERS

9.1 CORPORATE & COMMUNITY SERVICES

9.1.1 ACCOUNTS FOR PAYMENT – MARCH 2021

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Business Classification Scheme / Financial Management / Creditors / Expenditure
Disclosure of Interest:	None
Date:	12 April 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 March 2021.

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 March 2021 totalled \$1,375,821.43 for the Municipal Fund.

Should Councillors wish to raise any issues relating to the March 2021 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 March 2021 (Doc Id: 173981)

(Marked 9.1.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the Cheque and EFT listing for the period ending 31 March 2021 totalling \$1,375,821.43 be adopted.

9.1.2 FINANCIAL STATEMENTS - MONTHLY REPORTING FOR THE PERIOD ENDING 31 MARCH 2021

Location:	Shire of Dandaragan
Applicant:	N/A
Folder	Business Classification Scheme / Financial Management / Financial Reporting / Periodic Reports
Disclosure of Interest:	None
Date:	13 April 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 March 2021.

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 March 2021.

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 March 2021 was \$1,812,491. 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 31 March 2021 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 March 2021 (Doc Id: 174040)

(Marked 9.1.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the monthly financial statements for the period 31 March 2021 be adopted.

9.2 INFRASTRUCTURE SERVICES

9.2.1 SHIRE OF DANDARAGAN CONTROLLED WASTE SERVICES

Location:	Jurien Bay
Applicant:	Shire of Dandaragan
Folder Path:	Business Classification Scheme / Environmental Management / Licencing / Waste Disposal
Disclosure of Interest:	Nil
Date:	12 April 2021
Author:	Julie Rouse, Coordinator Infrastructure Services
Senior Officer:	Brad Pepper, Executive Manager Infrastructure

PROPOSAL

The purpose of this report is to seek Council's endorsement for the cessation of controlled waste pump out services to the private sector, except in the event of an urgent requirement or emergency, or for Shire owned assets.

BACKGROUND

For a significant number of years now the Shire of Dandaragan has provided an on-going controlled waste disposal service to local business and property owners within the Shire of Dandaragan, for the purpose of septic tank and grease trap pump outs.

Following a traffic incident last year, whereby the Shire's controlled waste vehicle was significantly damaged, the Shire was unable to offer this level of service during the vehicle repair process, for a period in excess of 3 months.

During this time, all incoming requests by residents or local businesses for controlled waste pump-outs were referred to an external licensed contractor, Greenhead Plumbing, from within the neighbouring Shire of Coorow, or the Shire of Moora, who also provide this service.

Furthermore, prior to this service being reinstated across the Shire, following the completion of vehicle repairs, written advice was received from Water Corporation advising that they no longer required the Shire's controlled waste pump-out services for the Jurien Bay Coalseam septics. Prior to receiving this advice the Shire had not been made aware that this contract was in the process of being reviewed.

In addition to the above, during this service delivery downtime, controlled waste pump-outs at various windfarms across the Shire also moved to local contractors which further decreased demand for and revenue associated with the Shire's controlled waste service.

COMMENT

As a result of redirecting controlled waste services to external contractors, Shire of Dandaragan officers discussed the benefits of no longer offering this service in a 'business as usual' capacity given that a small neighbouring local business are suitably licensed and would benefit from the increase in demand for this type of work.

It was also identified that with the reduction in Shire Jurien Bay Operations staff numbers, following a number of resignations within the past year by staff which have not been replaced, this would free up employees normally engaged for one full day a week to undertake controlled waste pump-out requests and thereby significantly reduce staffing resources allocated to this business area.

Shire officers have also contacted various local contractors now offering this service across the whole Shire and they have indicated that their service charges vary considerably from each other but their charges are proportionate or less than the Shire's current rate. In addition to this information from all contractors contacted confirmed their commitment to providing service long term across our Shire.

The Shire will still have the ability to perform controlled waste pump-outs in the event of an urgent requirement or emergency, should external contractors be unable to attend to such requests, and fees for these services will continue to be charged as outlined in the Shire's annual Fees and Charges Schedule.

The Shire continues to undertake controlled waste pump-outs of Shire owned assets, such as the local Ezy Dumps across all 4 townsites and at Sandy Cape, as well as all other Shire-owned buildings, as and when required.

Furthermore, the cessation of performing these works also reduces the risk of a controlled waste spill which carries a significant number of environmental impacts and legislative requirements to be addressed should it ever occur in the future.

Following the traffic incident last year, it was fortunate that the controlled waste vehicle was empty at the time (as it was on its way to a pump-out job), and therefore negated any management of potential environmental impacts or reporting as per the relevant legislative requirements in such an event.

CONSULTATION

- Chief Executive Officer
- Executive Manager Corporate and Community Services
- Executive Manager Infrastructure

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 22 APRIL 2021

- Coordinator Infrastructure Services
- Operations Supervisor Jurien Bay

STATUTORY ENVIRONMENT

There is no statutory environment relevant to this item.

POLICY IMPLICATIONS

3.4 C-3AM04 – Asset Management

This Policy provides clear direction in the provision and management of all Shire assets which are required to be managed by the Shire, where their components have a useful life of more than one year and a replacement cost greater than \$5,000.

FINANCIAL IMPLICATIONS

As a result of losing both the Water Corporation and windfarm contracts it is estimated that \$93,000 of the approximate \$130,000 annual net income from providing this service has already been realised and would need to be accounted for in future budgets.

Complete cessation of providing a controlled waste pump-out service across the Shire, would see a further reduction of approximately \$37,000 within the Shire's future projected annual budgeted net income.

Council also have the opportunity when the plant requires renewal, to save significant capital funds for vehicle replacement and fit-out by outsourcing the function completely. The current vehicle and its fit out cost Council approximately \$250,000 when it was approved for purchase back in October 2007. Incidentally, to be fitted out with its current equipment, the vehicle had to be transported to Queensland and then driven back to Western Australia as this type of work could not be conducted in WA.

STRATEGIC IMPLICATIONS

Strategic Community Plan – Envision 2029

01 - Infrastructure	The Shire will sustain a dynamic infrastructure network responsive to usage demand that attracts and retains residents and businesses
Priority Outcomes	Our Roles
Our investments in public assets are based on responsible and sustainable asset custodianship	Modernise the Shire's Asset Management Planning framework to sustainably manage our existing asset network and consider asset expansion with sustainable levels of service

While controlled waste services are not identified as a specific project within the Shire's Corporate Business Plan (CBP) this service is identified in the Scope of Shire Services listed under Community Amenities within the Shire's CBP.

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council approve the cessation of controlled waste pump-outs to local residents and businesses as a service across the Shire, except;

- a) in the case of an urgent requirement or emergency; and**
- b) that the Shire's ongoing future fees and charges for these services are reflective of current market rates.**

9.2.2 FUNDING ASSISTANCE REQUEST – OUR LADY STAR OF THE SEA CHURCH – JURIEN BAY

Location:	Our Lady Star of the Sea Church – Jurien Bay
Applicant:	Catholic Parish Moora
Folder Path:	Business Classification Scheme / Traffic & Transport / Design & Construction / Car Parks
Disclosure of Interest:	Nil
Date:	12 April 2021
Authors:	Brad Pepper, Executive Manager of Infrastructure, Scott Clayton, Executive Manager Corporate & Community Services, Michelle Perkins, Manager Customer & Community Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

This item is a request from Father Renald Anthony from the Catholic Parish, Moora (attachment 1) for the Shire to fund supply and installation of the driveway/car park area and associated footpaths around the new church building in Jurien Bay. The project consists of 330m² of reinforced parking area at \$55/m² costing \$18,150 and 70m² of pathways at \$50/m² costing \$3,500 both totalling \$21,650.

BACKGROUND

The Catholic Archdiocese of Perth encompasses the Moora Parish of which Our Lady Star of the Sea Church, Jurien Bay is administered. In applying for funds to build a church, the Perth Archdiocese only provide a set amount for the building, and surrounds are expected to be the responsibility of the local community. A sketched copy of the plan of the surrounds is attached.

The Our Lady Star of the Sea Church, Jurien Bay do not currently have enough funds to install the driveway/parking area and footpaths and this request is part of the 'local community' responsibility.

COMMENT

Previous requests for funding of this nature have been directed to the Tronox Management and Shire of Dandaragan Sporting and Recreation Facilities Fund (SRFF) for requests up to \$40,000 for items of a durable nature. This was to encourage community groups to take a more strategic approach to funding requests from the Shire.

Shire officers have taken this approach over recent years to assist community groups to develop their projects over time and ensure that projects were well-planned, and with strategic outcomes prioritised. This approach has been successful, with many community groups developing short, medium, and long term goals which has ensured an equitable, transparent and fair approach by Council, and a more efficient process for Shire administration in dealing with requests of this nature. Shire Administration and

Council have previously been supportive of moving away from the previous funding of groups outside of existing funding programs, and in an 'ad hoc' nature.

For projects that were not suited to the existing Shire grant programs, officers have encouraged community groups to work with ratepayer and progress association groups so that a broad consultative approach is taken. If the resident group supports the project, they are encouraged to submit the request on behalf of the applicant group through the Shire's annual budget deliberation process.

If this project was directed through the existing grant channels available through the Shire, the most appropriate one would be the Shire's Tronox SRFF grant. Although being a religious organisation does not exclude a project of this nature from the Shire's Tronox grant round, Shire officers note that it would be up to the grant selection committee – made up of community members, Tronox and Shire representatives – to determine whether a project submitted for a church facility from a religious organisation would be considered 'recreational' under the Tronox SRFF guidelines, and therefore eligible for financial support under the grant program.

It should be noted also, that the Shire's Tronox grant program would require a matching contribution from the applicant, therefore in this case here the total project cost estimated at \$21,650, the maximum possible contribution under the grant program would be \$10,825.

Alternative opportunities for Shire funding are via a self-supporting loan, or the Shire's Sporting and Recreational Capital Works Fund (SRCWF). It is noted that the Shire's SRCWF requires applicants to apply for matching funding through Department of Local Government, Sport and Cultural Industries Community Sport Recreation Facilities Fund Application (CSRFF), or an alternative funding source for the project, as well as contribute a minimum of 20% of the total cost in cash.

Historically, similar requests for funding for car-parking and vehicle access have been denied by the Shire on the basis that the projects had not been identified in the Shire's Envision 2029 Strategic Community Plan (SCP) consultation or the Corporate Business Plan projects. Examples of similar requests have included the Jurien Bay Bowling Club and Jurien Bay Golf Club request for installation of bitumised car-parking which was denied on a number of occasions. The Jurien Bay Progress Association request to gravel the access track to the former Lions Club shed on the Jurien Bay Recreation Reserve 31884 was denied based on the exclusivity of users.

Whilst the Envision 2029 SCP supports increased cultural opportunities, whether a request from a religious organisation falls under 'cultural' is a matter for consideration by Council, but historically, religion has not been a key focus or direction for funding.

Council may choose to support this request as it is unlikely that sufficient funds will be raised by the local Church community to install the concrete products for the official opening date which is Saturday 29 May 2021, however we note that the applicant was granted development approval for the church building and surrounds, including access ways, parking and surrounding landscaping in January 2020. A condition of this approval ensured the construction of the above carparking components were to be completed in accordance with the development plans, prior to occupation of the building.

Additionally, given that the development adjoins a Main Roads WA road reserve, a driveway application is required to be submitted to, approved by, and constructed to the Shire's standards and specifications.

Other contributions by the local community will be the installation of a bore, reticulation of the verge, gardens and lawned parking area, several garden beds created and future verge maintenance that totals around \$20,000.

Historically, where Council, outside of any of the existing funding opportunities mentioned above, have made a lump sum capital contribution towards a not-for-profit building or structure that building has been located on land controlled by the Shire of Dandaragan - be it freehold land or management order over a reserve. This ensured that if a not-for-profit group were forced to relinquish the building, ownership of the asset would revert to the Shire of Dandaragan.

In this instance, however, the church is being built on Reserve number 37024 which is 'for the purpose of a church site' with the management order under the name of "The Roman Catholic Archbishop of Perth."

If the Shire chose to make this contribution it would not result in a Shire of Dandaragan-owned community asset.

Due to concerns about the exclusive use of the church building and facility, and potential conflict with the Shire's Envision 2029 aspiration for building inclusive spaces, staff spoke with the applicant, Father Renald Anthony in April and asked the following questions:

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- Can any member of the public have a wedding, funeral or other event in the church?
- If so, must ceremonies be led by Catholic Priests or can celebrants or other religious leaders use the church?
- Can alternative religions use the building for prayer-based services or activities?
- Can non-traditional couples such as same-sex couples marry at the church? Under what conditions?
- Can non-religious, external groups such as youth groups hire the building?

Fr. Anthony advised that:

- The church may only be used for ceremonies where one member was Catholic and with the application of specific conditions (attendance at marriage preparation counselling).
- Funerals may be conducted for any member of the public at the church, provided a Catholic Priest or the local lay preacher officiated.
- Alternative religions may not utilise the building for prayer or other activities, except, in the case of Jurien Bay where a special committee decision approved that the local non-denominational Christian group may use the building for prayer-based activities due to their financial contribution to the construction of the building through the Jurien Bay Op Shop.
- Marriage ceremonies for non-traditional couples may not be conducted in the church due to the Archdiocese of Perth views on same-sex marriage.
- External non-religious groups such as youth groups may not hire the building for activities.

Staff note that if Council approve the request for funding, that it would directly benefit those who both identify as Catholic, and attend church services. As at 2016, the Australian Bureau of Statistics Census recorded 15% of people in Jurien Bay (and surrounds) as Catholic, however this may include non-practising Catholics. In addition, a further 20% of people in Jurien Bay identify as Anglican.

The Catholic Parish in Moora identify one of the benefits of the church building as being the only dedicated faith building in the locality of Jurien Bay

It is therefore the view of staff that it is not sufficiently aligned with the intent of the Envision 2029 priority outcome of building an inclusive community and public spaces, and will set a precedent for financially supporting other religious groups with non-inclusive facilities in the future.

Should Council still wish to consider funding this request, it is the officers' recommendation that public consultation should be undertaken to determine broader community support for this

request prior to any grant being approved, and an alternative recommendation is provided below.

Alternative recommendation

That community consultation be undertaken to gauge community sentiment about the funding of this request and a report be brought back to Council for further consideration.

CONSULTATION

- Rory Mackay, Planning Officer
- Michelle Perkins, Manager Customer and Community Services
- Scott Clayton, Executive Manager Corporate and Community Services
- Father Renald Anthony, Administrator, St John the Baptist Catholic Parish, Moora
- Members of St John the Baptist Catholic Parish, Moora
- Members of the Our Lady Star of the Sea Church, Jurien Bay
- Chief Executive Officer

STATUTORY ENVIRONMENT

Local Government Act 1995, Part 6 — Financial management
 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*

POLICY IMPLICATIONS

6.1 C-6SRF01 – Sport and Recreation Funding
 Part 2 - Tronox Management and Shire of Dandaragan Sporting and Recreation Facilities Fund

Requests of this nature would generally be directed to this policy to access funding. This project would meet the guideline of this policy for consideration of funding.

Currently, this request is considered outside of any Council Policy.

FINANCIAL IMPLICATIONS

The request has been verbally quoted to cost \$21,650 however the officers recommend that this be referred to the Tronox Management which is already funded within the annual budget.

STRATEGIC IMPLICATIONS

Whilst the Envision 2029 SCP supports increased cultural opportunities, it is a matter for Council consideration as to whether a request from a religious organisation for upgrades to a church building falls under 'cultural'. Historically, religion has not been a

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key focus or direction for funding as indicated by the Envision 2029 identified priority outcomes and projects that sit below the outcomes in the Corporate Business Plan.

ATTACHMENTS

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

- Letter from Our Lady Star of the Sea Church, Jurien Bay seeking assistance (Doc Id: 174024)
- Sketched copy of the plan (Doc Id: 174025)

VOTING REQUIREMENT

Absolute majority

OFFICER RECOMMENDATION

That Council reject the request for financial assistance and refer the applicant to appropriate Shire funding channels.

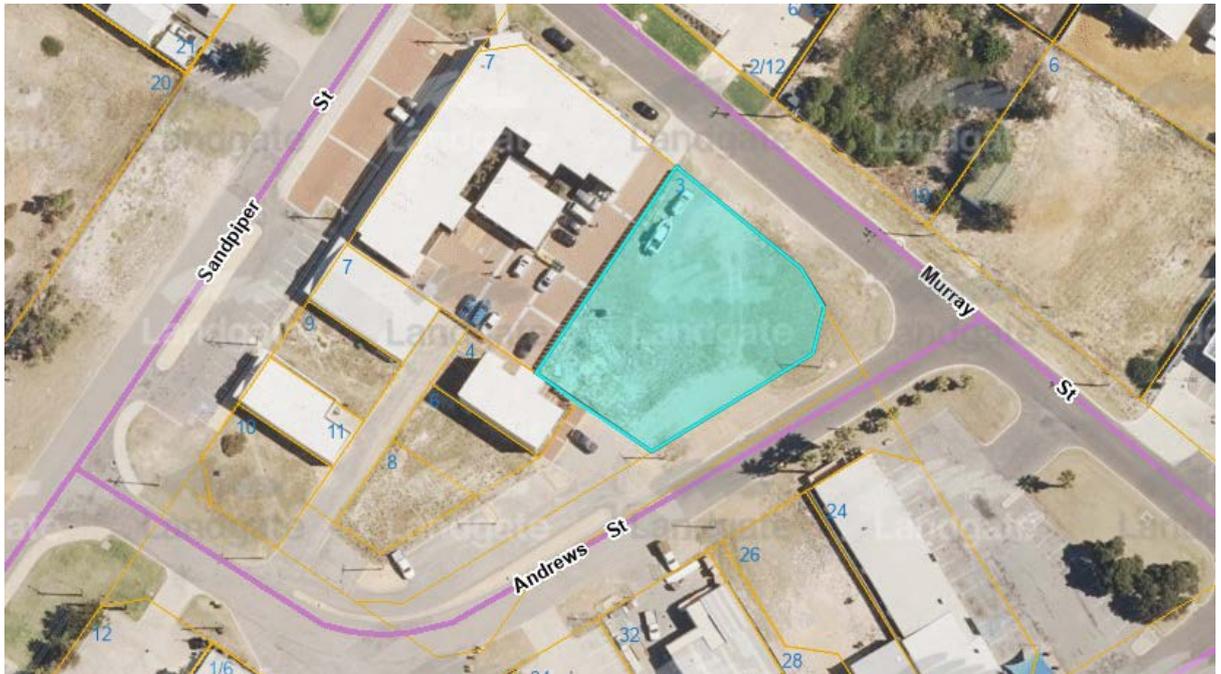
9.3 DEVELOPMENT SERVICES

9.3.1 PROPOSED MOTEL APARTMENTS EXPANSION – 3 MURRAY STREET, JURIEN BAY

Location:	Lot 104 corner of Murray & Andrews Streets, Jurien Bay
Applicant:	Trend Developments Pty Ltd
File Ref:	Development Services Apps / Development Applications / DA 2021 / 16
Disclosure of Interest:	Nil
Date:	12 April 2021
Author:	Rory Mackay, Planning Officer
Senior Officer:	David Chidlow, Executive Manager of Development Services

PROPOSAL

The proponent, being the owner and operator of the Jurien Bay Motel Apartments is seeking development approval for the expansion of the motel land use onto 3 Murray Street, Jurien Bay.



The subject property shown in light blue on the above locational map

BACKGROUND

The subject 1391m² property is currently vacant and zoned 'Regional Centre' under the Shire's *Local Planning Scheme No.7* (the Scheme). The objectives of the Regional Centre zone are:

- *Provide a range of services and uses to cater for both the local and regional community, including but not limited to specialty shopping, restaurants, cafes and entertainment.*
- *Ensure that there is a provision to transition between the uses in the regional centre and the surrounding residential areas to ensure that the impacts from the operation of the regional centre are minimised.*
- *Provide a broad range of employment opportunities to encourage diversity and self-sufficiency within the Centre.*

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- *Encourage high quality, pedestrian-friendly, street-oriented development that responds to and enhances the key elements of the Regional Centre, to develop areas for public interaction.*
- *Ensure that the provision of residential opportunities within the Regional Centre, including high density housing and tourist accommodation that supports the role of the regional centre and meets the needs of the community.*

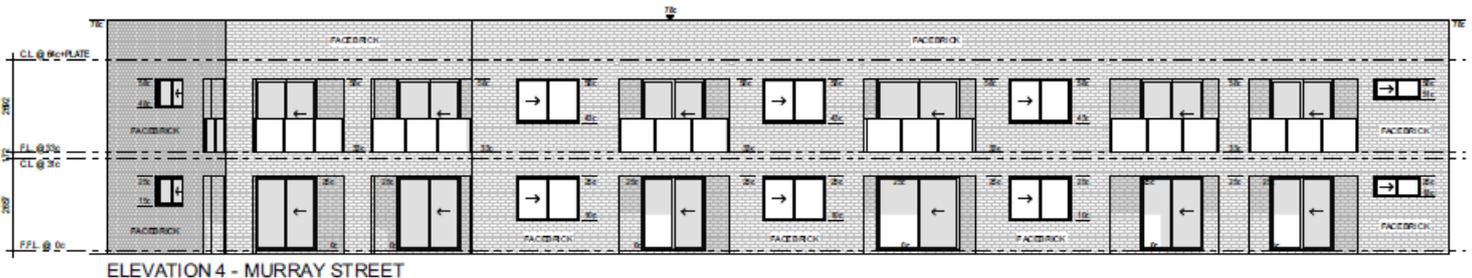
The proposed land use of 'motel' is defined by the Scheme as the following:

means premises used to accommodate patrons in a manner similar to a hotel but in which specific provision is made for the accommodation of patrons with motor vehicles and may comprise premises licensed under the Liquor Licensing Act 1988.

The Zoning Table of the Scheme lists serviced apartment as an 'A' (advertised) use for the Regional Centre zone. This means that the use is not permitted unless the Shire has exercised its discretion by granting development approval after a period of public advertisement.

The proposed motel will have 9x one-bedroom rooms, 6x two-bedroom rooms, 2 x three-bedroom rooms, shared laundry facilities, and associated vehicle parking and landscaping.

Proposed Murray Street Front Elevation



Council resolved to defer a determination on the proponent's previously proposed 3 serviced apartments upon 10 Andrews Street at the Ordinary Meeting held on 26 November 2020 to await the detailed investigations into retail space within the CBD as a component of the Jurien Bay CBD Urban Design Plan, which is now in draft form. The proponent has now withdrawn the previous development application for the subject proposal.

COMMENT

The Scheme provides specific provisions for development within the Regional Centre zone. The relevant provisions to this application are:

- *Development to be in accordance with the Jurien Bay City Centre Strategy Plan or any successive document.*

- *Development shall address matters including, but not limited to, achieving high quality built form, appropriate setbacks to street boundaries and adjoining residential zoned lots, site responsive design, landscaping, efficient access and parking to the satisfaction of the local government.*

The Jurien Bay City Centre Strategy Plan (the strategy) denoted the subject property within a designated commercial area with the ambition to accommodate shops, restaurants, licensed premises, markets, and offices. Residential units and tourist accommodation are outlined as only being permitted above ground level only. The strategy area vision was to create a shopping street environment along Sandpiper and Andrews Street with shops built up to the street boundaries.

Recent development in this area has gone against the Strategy position with the Jurien Bay Motel Apartments, a standalone tourist venture spanning across two properties in this precinct and providing accommodation on the ground floor level. Seafront tourist estate and 20 Roberts Street, both with their designated tourist uses are also both adjacent this development on Sandpiper Street. These developments to date have set a precedent for future developments in this precinct.

The Strategy states that development needs to ensure activities occur at ground level which create interest, surveillance, and a comfortable human scale, with a sheltered environment for pedestrians. Building forms should have flat or low-pitched roofs with awnings or verandahs over the footpath and can reflect more contemporary design and materials.

The proposed design has ground floor alfresco and upper floor balconies areas to each motel room addressing both Murray and Andrews Streets to promote natural surveillance of the precinct by guests. A low skillion roof in keeping with the Strategy is proposed. No public footpath exists on either the portion of Murray or Andrews Streets the development faces, as such the developer commits to landscaping the verge to the Shire's satisfaction outside of the defined accessway. Therefore, it is recommended that a landscaping management plan be submitted and approved prior to occupation of the development. Staff intend to seek expertise input from Place Laboratory on the landscaping design to ensure consistency with the intent of the Jurien Bay CBD Urban Design Plan currently in drafting.

Under the Shire's Local Planning Policy 9.6: Car Parking, 1 bay for each unit is required. This results in 17 bays being required for the development, 16, including a disabled access bay are proposed, a shortfall of 1 bay. However, the developer provided 3 extra bays for the existing motel, of which the carpark of the proposed motel

will conjoin. Additionally, there is 12 public parking bays off Andrews Street which are generally underutilised.

The impact of the development on the community is viewed as a positive one. The short stay development is in keeping with Jurien Bay's identity and character as a coastal tourist town. The development will provide visitors to Jurien Bay the ability, once arrived, to put away their vehicle and explore the townsite on foot or cycle given the central location of the subject property and the surrounding public infrastructure. Conversely, guests can use the development as the basis for wider day trips in the Shire and the wider Wheatbelt / central coast region.

The Retail Needs Assessment (as attached) completed to inform the Jurien Bay CBD Urban Design Plan concludes that Jurien Bay could expect to sustain up to 13,600m² of retail floor space over the long term catering for a population of 7,500 residents. This would result in an increase of 9,000m² in retail floor space from the current, including:

- An additional 3,300m² in food and grocery floor space (creating a total of 5,250m²).
- An additional 1,600sqm in café/restaurant/takeaway floor space (creating a total of 3,200m²).
- An additional 5,400m² of other retail floor space (creating a total of 6,500m²).

This additional floor space requires land set aside for retail purposes. The current retail floor space accommodates approximately 1.4Ha of land. Current retail activity in Jurien Bay is likely to be less efficiently laid out than might be expected from future retail developments. As such it is concluded by the consultant that an additional 2.7Ha of land is required for retail purposes.

Currently there is 0.85Ha of appropriately zoned vacant land under the Scheme within the CBD precinct. Further inclusion of 20 Roberts Street (2.2Ha) which will include retail aspects in the currently proposed development and 15 Bashford Street (1.9Ha comprising the former Apex Camp) provide the total land with the potential to be developed for future retail needs and exceeds 2.25Ha with is above the 2.7Ha required under the Retail Needs Assessment.

Additional retail developments could take place via market forces from existing residences on the east side of Basford Street from Batt Street to Whitfield Road which are also zoned for retail purposes. This is approximately 1.5Ha of additional land.

Above this, potentially in the future through an amendment to the Scheme and market forces, industrial type land uses, for example,

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hardware store or vehicle servicing could become uses no longer permitted within the CBD, resulting in their migration out of this precinct, freeing up more land for retail needs.

It is recommended Council approved the development application subject to conditions, which include, but are not limited to, the call for a verge landscaping plan and a site construction management plan.

CONSULTATION

The proposed development was advertised on the Shire's webpage and Facebook, and within Shire Matters from late February to early April. A physical sign with the development plans was also placed on site for this period.

No submissions were received.

STATUTORY ENVIRONMENT

Local Planning Scheme No 7

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

The proponent has paid the required development application fee.

STRATEGIC IMPLICATIONS

- Local Planning Strategy 2020:

Tourism Strategic Directions – Plan for a range of tourism accommodation options to meet the needs of short-stay visitors.

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

- 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:

- Development Plans (Doc Ids: 171559 – 171562)
- Draft Jurien Bay Retail Needs Assessment (Doc Id: 169826)
(Marked 9.3.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council grant development approval for a 17-room motel upon Lot 104 Murray Street, Jurien Bay subject to the following conditions and advice:

Conditions:

- 1. Development may be carried out only in accordance with the details of the application as approved herein and any approved plan.**
- 2. Any additional development which is not in accordance with the application the subject of this approval or any condition of approval will require the further approval of the Shire of Dandaragan.**
- 3. The development must not cause nuisance or degrade the amenity of the locality in any way, including by reason of the emission of noise, light, odour, fumes, smoke, vapour or other pollutant, or impact on public safety or otherwise; to the satisfaction of the Shire of Dandaragan.**
- 4. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Shire of Dandaragan.**
- 5. Guests of the development are to be short stay only, meaning no guest shall occupy the tourist development for more than a total of three months in any one twelve-month period.**
- 6. All stormwater must be contained and disposed of on-site at all times, to the satisfaction of the Shire of Dandaragan.**
- 7. All piped, ducted and wired services, air conditioners, hot water systems, water storage tanks, service meters and bin storage areas must be located to minimise any visual and noise impact on the occupants of nearby properties and screened from view from the street. Design plans for the location, materials and construction for screening of any proposed external building plant must be submitted to and approved by the Shire of Dandaragan, prior to lodging an application for a building permit.**
- 8. All internal accessways, driveways, parking and service bays shall be constructed to an impervious sealed, kerbed, drained and line marked standard to the satisfaction of the Shire of Dandaragan.**
- 9. Prior to occupation of the development, a detailed landscaping and reticulation plan for the subject site and road verge must be submitted to, and approved to, the**

satisfaction of the Shire of Dandaragan. The subject plan must be fully implemented within the first available planting season after the initial occupation of the development, and maintained thereafter, to the satisfaction of the Shire of Dandaragan. Any species which fail to establish within the first two planting seasons following implementation must be replaced in consultation with and to the satisfaction of the Shire of Dandaragan.

10. Prior to lodging an application for a building permit, the applicant must submit and have approved by the Shire of Dandaragan, and thereafter implement to the satisfaction of the Shire of Dandaragan, a Construction Management Plan addressing the following matters:
- a) How materials and equipment will be delivered and removed from the site;
 - b) How materials and equipment will be stored on the site;
 - c) Construction waste disposal strategy and location of waste disposal bins;
 - d) How risk of wind and/or water borne erosion and sedimentation will be minimised during and after the works; and
 - e) Other matters likely to impact on the surrounding properties.

Advice:

- A. The applicant/landowner is to implement and maintain reporting mechanisms for complaints concerning the operation of the development. In the event of a substantiated complaint being received the applicant is required to demonstrate mitigation response(s) to the approval of the Shire of Dandaragan.
- B. Should the Applicant be aggrieved by the decision (in part or whole) there is a right pursuant to the *Planning and Development Act 2005* to have the decision reviewed by the State Administrative Tribunal. Such an Application must be lodged within twenty-eight (28) days from the date of the decision.
- C. This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement, memorial or restrictive covenant. It is the responsibility of the applicant and landowner and not the Shire of Dandaragan to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the Shire of Dandaragan's attention.
- D. This is a development approval of the Shire of Dandaragan under its *Local Planning Scheme No.7*. It is not a building permit or an approval to commence or

carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.

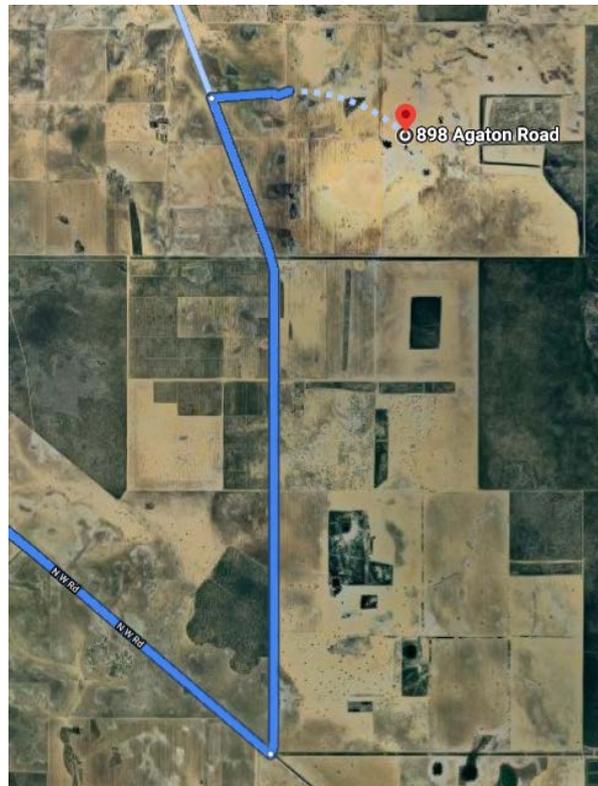
- E. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the *Planning and Development Act 2005* and the *Shire of Dandaragan Local Planning Scheme No.7* and may result in legal action being initiated by the Shire of Dandaragan.

9.3.2 PROPOSED MOORA PIGGERY WIND TURBINES

Location:	898 (Lot 3616) Agaton Road, Dandaragan
Applicant:	Advanced Energy Resources on behalf of Westpork
Folder Path:	Development Services Apps / Development Applications / DA 2021 / 14
Disclosure of Interest:	Nil
Date:	30 March 2021
Author:	Rory Mackay, Planning Officer
Senior Officer:	David Chidlow, Executive Manager Development Services

PROPOSAL

Advanced Energy Resources seeks development approval on behalf of landowner Westpork for the erection of 8 wind turbines and associated infrastructure on the Moora piggery agriculture intensive property (898 Agaton Road, Dandaragan) to reduce the farm electricity imported from the Western Power grid.



Map of subject property from North West Road

BACKGROUND

On 1 May 2017, the Midwest / Wheatbelt Joint Development Assessment Panel granted a three year conditional development approval for a 68,000 head piggery on the subject property. On 26 July 2018, Council provided a further 2-year extension to this development approval, resulting in the development needing to be substantially commenced before 1 May 2022. To date the development has not commenced.

The proposed wind turbines will supply power for the piggery's future shed heating, cooling and ventilation, in addition to offsetting electricity imported from the local electricity network.

Up to 8 second-hand turbines sourced from Europe are proposed which will supply up to 4 megawatts of power. The proponent anticipates the wind turbines will supply 80% of Westpork's annual electricity requirements. The turbines will be 86 metres tall to the blade tip height, with a hub height 65 metres and rotor diameter of 40 metres.

A renewable energy facility is defined by the Western Australian Planning Commission's Position Statement on Renewable Energy Facilities as:

premises used to generate energy from a renewable energy source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary.

This land use is not listed within Shire's Local Planning Scheme No.7 (Scheme), as such Clause 3.4.2 of the Scheme applies:

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

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

The subject property is zoned 'Rural', where the following zoning objective applies:

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

Assessment of the above led the officer to determine the use may be consistent with the objective of the Rural zone. Therefore, the advertising procedure of clause 64 of the Deemed Provisions of the Scheme was undertaken, as detailed in the consultation section below.

COMMENT

Environmental impact

The development poses insignificant environmental impacts as no vegetation clearing will be required for the development as it will be sited on existing cleared farmland accessways. The collective development footprint is 3ha of the 1480ha property. Additionally, industry standard bird strike and dieback protocols will be put in place for the development.

Traffic impact

The proponent advises that internal farm tracks will require minor upgrading to allow construction vehicles to access the turbine locations. Road materials will be sourced from an existing gravel pit within the property. Hard stands of 20m x 10m will be built next to each turbine site to allow the assembly and erection of tower sections, nacelle and rotor blades. No additional clearing is required to construct the tracks and hard stands.

Noise impact

The turbines are isolated from residential dwellings, with the closest turbine being 2.9kms from the nearest neighbouring residential dwelling. Noise modelling contours submitted with the application shows that the noise does not exceed the 35dB (A) background legislated noise limit at the dwelling located 2.9km away, where 11.88 decibels (A) was modeled.

The proposed wind turbines are of much smaller scale and quieter than other existing wind turbines within the Shire, as such there is very limited to none noise buffer areas on adjoining land which is above the 35dB (A) noise limit.

Even though noise levels may meet the criteria, people residing near wind farms may experience or be aware of the noise generated by the wind farm. This new type of noise source may have a character with which people may be initially unfamiliar and, even though wind farm noise is typically steady and broad-band in nature, people may notice features at times, usually barely or faintly.

The National Health and Medical Research Council state the following regarding human health and wind farms:

There is no direct evidence that exposure to wind farm noise affects physical or mental health. While exposure to environmental noise is associated with health effects, these effects occur at much higher levels of noise than are likely to be perceived by people living in close proximity to wind farms in Australia. The parallel evidence assessed suggests that there are unlikely to be any significant effects on physical or mental health at distances greater than 1.5kms from wind farms.

Visual and landscape impact

Noise restrictions as outlined above are the design factor in setback distances from neighbouring dwellings. It is generally accepted that turbines are kept at a sufficient distance from the nearest dwelling to ensure that noise doesn't become an issue.

The proposed wind turbines will be small-scale, as a comparison the proposed turbines will be 56% the total size of the Badgingarra Wind Farm turbines and 46% the total size of the Yandin Wind Farm turbines which have both set a precedence for such developments. Nonetheless, the proponent has supplied a view shed analysis taken along Agaton Road looking north-east at the location of the turbines at approximately the same topography to show limited visual impact of the development.

It is recommended Council provide conditional development approval for the proposed wind turbines.

CONSULTATION

Comment was sought from surrounding landowners within 5kms of the proposal. No submissions were received.

STATUTORY ENVIRONMENT

Local Planning Scheme No.7 – as outlined.

POLICY IMPLICATIONS

WAPC Position Statement: Renewable energy facilities.

NHMRC Statement: Evidence on Wind Farms and Human Health

FINANCIAL IMPLICATIONS

The applicant has paid the required development application fee.

STRATEGIC IMPLICATIONS

Local Planning Strategy 2020 – *Assess applications for wind farms and other alternative energy infrastructure, having regard to visual landscape issues and other relevant matters set out in Position Statement on Renewable Energy Facilities.*

Strategic Community Plan – Envision 2029

02 – Propensity	The Shire will experience broad economic and population growth with decreasing economic barriers, diversified agriculture and fisheries output and vibrant visitor economy.
Priority Outcomes	Our Roles
Our Shire has a contemporary land use planning system that responds to, and creates, economic opportunities.	Ensuring that our planning framework is modern and meets the needs of industry, small business and emerging opportunities.

ATTACHMENTS

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

- Development Application Report (Doc Id: 170765)
(Marked 9.3.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council:

- A. determine in accordance with clause 3.4.2(b) of *Local Planning Scheme No.7* that the proposed development is consistent with the objective for Rural zone; and**
- B. grant development approval for the installation of 8 wind turbines upon Lot 3616 Agaton Road, Dandaragan subject to the following conditions:**
 - 1. The development shall be generally in accordance with the approved plans and specifications unless otherwise conditioned by this approval.**
 - 2. This approval is for up to maximum of 8 wind turbines.**
 - 3. The proponent shall provide a Traffic Management Plan to Main Roads WA and the Shire of Dandaragan prior to the commencement of construction. The Traffic Management Plan shall address: transportation of materials to the development site; obtaining the necessary written approvals / permits from Main Roads Heavy Vehicle Services branch; and any upgrades required to the local road network to facilitate the development's heavy haulage. All costs applicable shall be borne by the proponent.**
 - 4. The proponent shall repair any damage to the local road network as reasonable determined to be connected with the development as determined by and to the satisfaction of the Shire of Dandaragan. All costs applicable shall be borne by the proponent.**
 - 5. The transportation of materials, goods and commodities to and from the development shall be conducted so that dust emissions have minimal impact on the locality.**
 - 6. The proponent shall develop and implement a post construction noise monitoring program at the noise sensitive receptors to assess compliance of the operational Wind Farm with the noise limits to the satisfaction of the Shire of Dandaragan.**
 - 7. The proponent shall implement a bird mortality monitoring program for the life of the development to the satisfaction of the Shire of Dandaragan.**
 - 8. Decommissioning of the above ground plant and equipment on the subject land will commence within a period of 12 months from termination of operations and be completed within a time period to the satisfaction of**

the Shire of Dandaragan. This will occur following submission by the proponent of a plan outlining the process of decommissioning.

Advice Notes:

- A. Should the Applicant be aggrieved by the decision (in part or whole) there is a right pursuant to the *Planning and Development Act 2005* to have the decision reviewed by the State Administrative Tribunal. Such an Application must be lodged within twenty-eight (28) days from the date of the decision.**
- B. This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement, memorial or restrictive covenant. It is the responsibility of the applicant and landowner and not the Shire of Dandaragan to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the Shire of Dandaragan's attention.**
- C. This is a development approval of the Shire of Dandaragan under its *Local Planning Scheme No.7*. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.**
- D. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the *Planning and Development Act 2005* and the *Shire of Dandaragan Local Planning Scheme No.7* and may result in legal action being initiated by the Shire of Dandaragan.**

9.3.3 PROPOSED HELICOPTER JOY FLIGHTS JURIEN BAY

Location:	Jurien Bay Airport – Reserve 35408
Applicant:	Richard Bissell
File Ref:	Development Services Apps / Development Applications / DA 2021 / 18
Disclosure of Interest:	Nil
Date:	9 April 2021
Author:	Rory Mackay, Planning Officer
Senior Officer:	David Chidlow, Executive Manager of Development Services

PROPOSAL

For council to consider a development application for the operation of helicopter joy flights from the Jurien Bay Airport.

BACKGROUND

The applicant has 30 plus years of experience in flying helicopters, mostly in the northwest of Australia in Karratha, Broome and Barrow Island to name a few places.

The applicant will solely operate the business (Turquoise Coast Helicopters) from the Jurien Bay Airport. Initially the applicant envisages that customers will find a 10-minute flight to be more than enough time to experience a flight, but 20-minute flights will be available and longer still should any customer desire this.

A potential flight path is show below in green:



The helicopter to be used is a Bell 47 model (shown below) which featured in in film and tv shows, MASH, Skippy the Bush Kangaroo and Crocodile Dundee.



COMMENT

The subject development application only deals with the helicopter landing site. Once a helicopter is in the air, it is beyond town planning control. Two independent statutory authorities are responsible for administering federal legislation and regulations for airspace management, including helicopters in flight:

- Civil Aviation Safety Authority (CASA) – established by the *Civil Aviation Act 1988* and responsible for administering the *Civil Aviation Regulations 1988*, CASA conducts safety regulation of civil air operations.
- Airservices Australia – established in 1995 and responsible for airspace management, aeronautical information, aviation communications, radio navigation aids, aviation rescue and firefighting services.

For areas of controlled airspace, Airservices Australia is responsible for air traffic services, including managing designated flight paths. For areas of uncontrolled airspace (Jurien Bay), the *Civil Aviation Regulations 1988* stipulate that a helicopter pilot must not fly over a city, town or populous area at a height lower than 1000 feet, or 500 feet over any other area. This does not apply if a helicopter is flying at a designated altitude, for example a flight path in controlled airspace.

For helicopter landing sites that are not in the vicinity of controlled airspace, like Jurien Bay, flight paths are not approved. The operator must adhere to Visual Flight Rules and Civil Aviation Regulations which are based on safety. The helicopter operator is responsible for ensuring a proposed helicopter landing site meets

CASA's Guidelines for the establishment and use of helicopter landing sites.

For helicopter landing sites that are of significant community concern, there is an opportunity for a third party or the local government to participate in a CASA administered process to develop a Fly Neighbourly Advice (FNA) with the helicopter operator. A FNA is a voluntary code of practice established between aircraft operators and communities or authorities to negotiate a reduction of disturbance or adverse amenity impact in an area. It may be instigated by the local government, business operator or community group that is affected by the operation of the aircraft. The development of the FNA is facilitated by the Office of Airspace Regulation and they must be consistent with CASA regulations and are not part of the town planning system.

Additionally, Helicopter noise concerns can be directed to Airservices Australia's Noise Enquiry Unit. Their role is a co-ordination point for the community to have its voice heard on aircraft noise issues by reporting community concerns to airlines, airports and the government. They also provide information on flight path changes, unusual flight patterns that are a result of weather events or emergencies and respond to enquiries about air traffic patterns in particular areas.

Planning approval conditions for the helicopter landing site should not require compliance with CASA requirements and regulations. As these apply regardless and CASA is responsible for related enforcement and compliance with designated flight paths. This is not a planning consideration and only a concern of CASA and Airservices Australia. Council can only decide, firstly whether the airport is suitable for a helicopter landing site before then dealing with operation times.

The proposal is recommended for approval subject to the hours of operation being the same as the approved hours for the skydive operator, 7am to 6pm.

CONSULTATION

The proposed development was advertised on the Shire's webpage and Facebook, and within Shire Matters from late February to early April. Comments received are shown in the attached schedule of submissions.

The objecting submissions raised concerned with the potential impact from the helicopter noise, which when considered against the subject development which only deals with the proposed helicopter landing site, results in relative expected noise from an airport adjacent a townsite like Jurien Bay's airport. Additionally, under CASA regulations the helicopter will have to rise to 1000

feet before operating over the Jurien Bay townsite, further reducing noise impacts.

STATUTORY ENVIRONMENT

Local Planning Scheme No.7

Clause 2.4.1 A person must not use a local reserve or commence or carry out development on a local reserve without first having obtained development approval under part 7 of the Deemed Provisions.

The proposal to land and take-off within the airport reserve is considered consistent with the reserve purpose, being 'landing ground'.

POLICY IMPLICATIONS

WA Environmental Protection (Noise) Regulations 1997:

*3. Regulations do not apply to certain noise emissions
(c) noise emissions from trains or aircraft.*

FINANCIAL IMPLICATIONS

The applicant has paid the required development application fee and provided proof from an insurance broker that liability coverage to the sum of \$20,000 could be obtained by the proponent for their proposal.

STRATEGIC IMPLICATIONS

Local Planning Strategy 2020:

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

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
The Shire is home to a successful and growing market for domestic and international tourism.	Support the development of new products and services that increase the attraction of the region to the tourism market, in particular Indigenous cultural experiences.

ATTACHMENTS

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

- Development Application Cover Letter (Doc Id: 171788)
- Schedule of Submissions (Doc ID: 174162)

(Marked 9.3.3)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council grant development approval to Turquoise Coast Helicopters Pty Ltd for the use of Reserve 35408 for the purposes of commercial helicopter take-off and landing, subject to the following conditions:

1. The development may be carried out only in accordance with the details of the application as approved herein and shall not be altered without the prior written approval of the Shire of Dandaragan.
2. That the proponent be in possession of public liability insurance policy to a minimum value of \$20 million for the life of the development.
3. No flights are to be undertaken outside of the hours of 7am to 6pm without written consent of the Shire of Dandaragan.
4. The proponent shall keep a logbook of the approved use and make the logbook available for inspection by the Shire of Dandaragan on request.

Advice Note:

If the applicant is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be submitted within 28 days of the determination.

9.3.4 PROPOSED JURIEN AIRPORT HANGAR LEASE FEES

Location:	Jurien Bay Airport
File Ref:	Business Classification Scheme / Traffic & Transport / Service Provision / Airports & Landing Facilities
Disclosure of Interest:	Nil
Date:	9 April 2021
Author:	Rory Mackay, Planning Officer
Senior Officer:	David Chidlow, Executive Manager of Development Services

PROPOSAL

For Council to endorse a new method of charging hangar lease fees for the Jurien Bay Airport.

BACKGROUND

There are currently 5 hangar leases at the Jurien Bay Airport. To date, each lessee has paid a rent amount equivalent to the minimum annual rate imposed on a Gross Rental Value basis for the townsite of Jurien Bay (currently \$947).

In an effort to move to a more fair and equitable charging mechanism following discussions with the Airport Working Group, Shire staff commissioned Griffin Valuation Advisory (valuer) to complete an independent market rental valuation.

Market rental value is defined as:

The estimated amount for which a property, or space within a property, should lease on the date of valuation between a willing lessor and a willing lessee on appropriate lease terms in an arm's-length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion.

Each current lease is a ground lease. A ground lease is generally structured around the notion that the tenant will develop or construct a significant improvement on the land for its own use. During the ground lease term, the tenant will typically own and depreciate the improvements. At the end of the term, ownership of the improvements may revert to the fee owner or the ground lessee may be required to remove them.

COMMENT

The valuer determined the market rental value on the basis of comparable rental evidence of similar type rental properties within as near similar locality as the subject. This method of valuation is referred to as the Direct Comparison Approach that takes into consideration factors such as location, condition, and lettable area. The comparisons were on the basis of vacant possession and to let on a per annum and per square metre basis, taking into consideration the commercial location, current use and quality of the improvements. The market comparison method takes into consideration the current land use and characteristics of the subject property when compared to the market evidence.

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The valuer's assessment of the airside leases has been based on evidence that they obtained from country airports between Carnarvon and Esperance which have shown airside lease of between \$ 5-\$ 8/m² for varying leased areas. The valuer notes that the Jurien Bay Airport is not a regional regular public transport (RPT) operated airport and is therefore not required to be certified or registered with Civil Aviation Safety Authority, it does however have a PAL System capable of 24-hour operation, i.e., Royal Flying Doctor Service use. The airport is also strategically located within close proximity of the Jurien Bay townsite.

The valuation report as attached, recommends a \$5m² ground area lease rate for the existing 5 hangar sites and a \$3.5m² rate for the recently approved flying club and flying school ventures, the results of which is shown in the table below.

Lease	Lease Area	Hangar Area	Ground Area Lease Amount
1	560sqm	165sqm	\$2,800
2	560sqm	139sqm	\$2,800
3	560sqm	144sqm	\$2,800
4	840sqm	208sqm	\$4,200
5	600sqm	300sqm	\$3,270
Flying Club	<2500sqm	-	<\$8,750
Flying School	<2500sqm	-	<\$8,750

The airport committee reviewed these figures and recommended that the ground lease rate be applied only to area of each hangar. After further discussion with the valuer, such an approach flaws the independent valuation provided and results in the rate not being market appropriate.

Market value principles as outlined were applied by valuer when calculating the square metre lease rate. One key factor in determining this is the overall lease area. This principle results in the square metre rate increasing as overall lease area decreases as evidenced by the rate increasing from \$3.50m² for the larger lots, and \$5m² for the existing smaller hanger lots. This principle would have applied had the valuer been asked to assess market rental on the hangar area only and the lease rate would have been greater. Therefore, it would not be appropriate to apply the \$5sqm rate against the reduced area of the hangar alone.

However, Council reserves the right to discount the rate and record this concession given to the local aviation industry, should such a need or purpose arise.

STATUTORY ENVIRONMENT

Local Government Act 1995 - *Disposing of property 3.58.*

(1) *In this section —*

“dispose” includes to sell, lease, or otherwise dispose of, whether absolutely or not;

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“property” includes the whole or any part of the interest of a local government in property, but does not include money.

- (2) *Except as stated in this section, a local government can only dispose of property to —*
- (a) *the highest bidder at public auction; or*
 - (b) *the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.*
- (3) *A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —*
- (a) *it gives Statewide public notice of the proposed disposition —*
 - (i) *describing the property concerned;*
 - (ii) *giving details of the proposed disposition; and*
 - (iii) *inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given; and*
 - (b) *it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.*

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

As discussed.

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
The Shire is home to a successful and growing market for domestic and international tourism.	Support the development of new products and services that increase the attraction of the region to the tourism market, in particular Indigenous cultural experiences.

ATTACHMENTS

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

- Valuation Report (Doc ID: 169630)
(Marked 9.)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council subject to 14 days public advertising in accordance with Section 3.58 (2) of *the Local Government Act 1995*:

1. endorse the \$5m², per annum ground lease rate to be applied to each current lease within the Jurien Bay Airport;
2. endorse the \$3.5m², per annum ground lease rate to be applied to the flying club and flying school new leases respectively; and
3. endorse the annual application of the Consumer Price Index to each rate.

9.3.5 JURIEBAY CBD URBAN DESIGN PLAN OPTIONS

Location:	Jurien Bay Central Business District
File Ref:	Business Classification Scheme / Parks & Reserves / Design & Construction / Jurien Bay CBD Urban Design
Disclosure of Interest:	Nil
Date:	12 April 2021
Author:	Rory Mackay, Planning Officer
Senior Officer:	David Chidlow, Executive Manager of Development Services

PROPOSAL

To seek Council endorsement of the design outcomes identified by the Jurien Bay CBD revitalisation project.

BACKGROUND

Place Laboratory have been commissioned by the Shire to develop an urban design masterplan for the Jurien Bay CBD. The project vision is for the Jurien Bay CBD to be a clearly defined area which is connected, vibrant, responsive, and diverse with high levels of utilisation and functionality which attracts private and public investment.

To date the following stages of the project have been completed:

- Inception
- Background Review/Analysis
- Stakeholder Engagement
- Retail Demand Assessment
- Draft Design Options (presented at the March Council Forum)

The project is now entering the phase of finalising the urban design plan. An endorsed Council direction for the design outcomes is needed for Place Laboratory to complete the draft urban design plan for the purposes of seeking public comment.

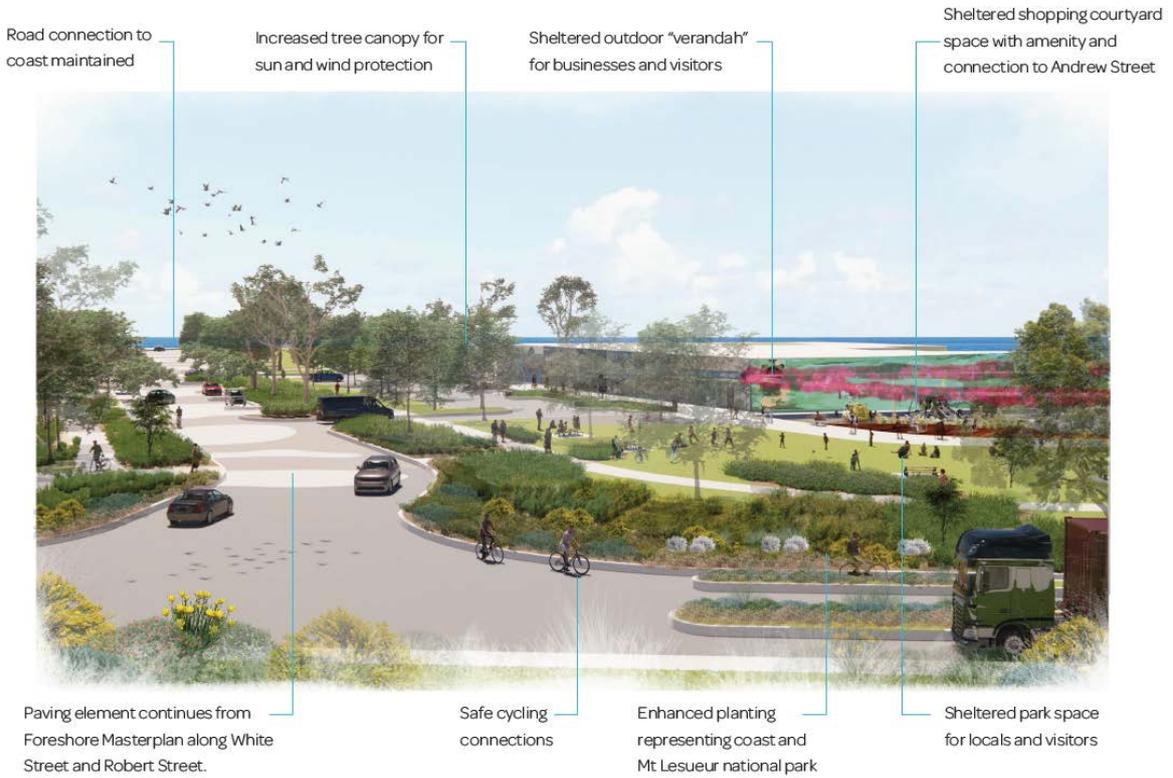
COMMENT

The design outcomes presented to Council at the March Council forum depict design visions for the four precincts identified within the CBD project area to meet the designed principles and ultimately upgrade the CBD for public life. However, two distinctly different designs are provided for Central Tourism District at the intersection of Bashford and Roberts Streets, labelled the 'Green Heart' of Jurien Bay.

Option 1 shown below (and as attached) is viewed as a short-term redevelopment concept which maintains the vehicle connection of Roberts Street to the coast from Bashford Street while still providing increased green recreation public open space by closing a portion of the internal business access way/parking. The current BP service station, a privately owned property is shown as a potential public and/or private courtyard eatery space with an open aspect design and rear pedestrian access to Andrews Street.

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Real-life examples of this are also shown below. There are no short term plans for an acquisition of this property; instead the masterplan demonstrates the potential of the site if utilised for public and/or private purposes as an alternative to it's current service station land use.



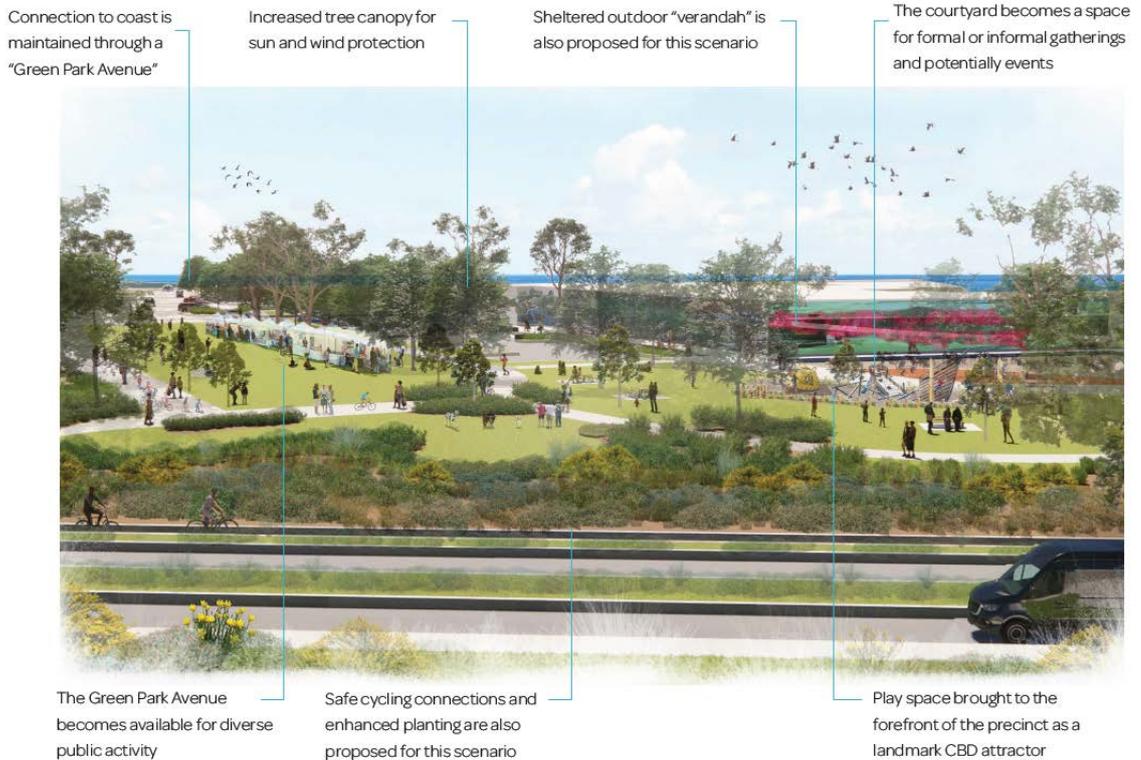
AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 22 APRIL 2021

Opportunity for alfresco parklets



Courtyard with alfresco dining and toilets and local outdoor village feel

Option 2 shown below (and as attached) is viewed as a long-term outcome with the more drastic change of closing the Roberts/Bashford Street intersection to vehicle traffic and making a 'green park avenue' towards the foreshore town square development. The other core elements of the Option 1 layout including increased green public open space and a central courtyard area are maintained.



Place Laboratory has identified that both the short-term and long-term options have the following:

Shared strengths:

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- Creating places to linger in the CBD and generates economic 'rub'.
- Provides valuable green public open space with potential to provide meaningful social outcomes.
- Provides enhanced connections to the Foreshore and across the CBD.
- Allows an opportunity to make a design statement in Jurien Bay CBD.
- Provides many environmental benefits regarding urban cooling, ecology and, water management and drainage.

Shared challenges:

- Need to ensure appropriate parking facilities are provided and conveniently located to support local businesses.
- Need to ensure maintenance requirements are managed, and water sensitive urban design principles are utilised.

The loss of direct car parking bays within both options can be offset through the installation of car bays elsewhere within the CBD such as expanding the street parking along Sandpiper Street. The key trade-off for consideration is that of the convenience of parking at a shop front door, against improvements in CBD amenity that will encourage longer patronage and an enriched pedestrian environment.

It is recommended that Council endorse the Jurien Bay CBD design outcomes to enable Place Laboratory to complete the draft urban design for the purposes of seeking public comment.

Should Council not want to endorse both options one and two, an alternative motion could be passed to exclude one or another, or both respectively.

CONSULTATION

Once Council endorses the key design concepts, Place Laboratory can finalise the draft urban design plan to seek public comment and adjust the plan accordingly before issuing the final masterplan report for Council's adoption.

STATUTORY ENVIRONMENT

There are no statutory implications relevant to this item.

POLICY IMPLICATIONS

The final urban design plan will be used to guide future public and private built form design in the Jurien Bay CBD.

FINANCIAL IMPLICATIONS

Future investment in the CBD will be explored further in subsequent design and construct phases.

STRATEGIC IMPLICATIONS

- Local Planning Strategy 2020 (extract)
Many residents and visitors to the Shire spend time in the Shire's settlements so actions to improve the quality of public spaces (including beachfronts), parks, shopping centre car parks and road reserves, are likely to enhance people's enjoyment of these places which, in turn, encourages them to stay and contribute to local economies. The Shire is committed to developing place specific plans for both Jurien Bay and Cervantes to explore the identity of each town and reflect this through various elements including: plantings, artwork, signage, colour schemes, street and park furniture and landscaping.
- Strategic Community Plan – Envision 2029

01 - Infrastructure

The shire will sustain a dynamic infrastructure network responsive to usage demand that attracts and retains residents and businesses.

Priority outcomes

Our roles

Our communities contain vibrant, activated public open space and buildings with high levels of utilisation and functionality.

To manage and facilitate community assets that are flexible, vibrant, adaptable and enjoyable places to occupy employing the principals of place making and design thinking.

Our investments in public assets are based on responsible and sustainable asset custodianship.

Increase activation of our public open space and buildings rather than increasing quantity without a demonstrated need.

ATTACHMENTS.

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

- Urban Design Plan Options (Doc Id: 173871)
(Marked 9.3.5)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council endorse the Jurien Bay CBD “Green Heart” Options One and Two as key concepts to guide public submissions as part of the Jurien Bay CBD Urban Design Plan consultation process.

9.4 GOVERNANCE & ADMINISTRATION

9.4.1 REVIEW OF COUNCIL DELEGATES

Location:	N/A
Applicant:	N/A
Folder Path:	Business Classification Scheme / Government Relations / Meetings / Representatives
Disclosure of Interest:	None
Date:	12 April 2021
Author:	Robyn Headland, Council Secretary
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

For Council to review the Councillor delegates to nine outside committees and organisations as a result of former Councillor, Mrs Dahlia Richardson's resignation in January 2021.

BACKGROUND

After each election year, a review of Council delegates to the outside committees and organisations takes place with Councillors being appointed as its delegates to these groups.

Council is to consider the replacement of former Councillor, Mrs Dahlia Richardson, who resigned in January 2021. In October 2019, Mrs Richardson was appointed as the delegate to the following nine committees:

- Avon Midland Zone WALGA - Mrs Richardson, Cr Holmes (Proxy)
- Badgingarra Community Centre Management Committee – Mrs Richardson
- Badgingarra Community Association – Mrs Richardson
- Central Coast Health Advisory Group - Cr Eyre, Mrs Richardson was appointed the proxy for this committee
- Community Grants Committee – Mrs Richardson, Cr Slyns, Cr Shanhun, Cr Scharf
- Dandaragan Community Centre Management Committee – Mrs Richardson
- Mid-West / Wheatbelt Joint Development Assessment Panel – Member Cr Scharf, Cr Eyre, Alternate Member Mrs Richardson and Cr Shanhun
- Moora Local Health Advisory Group – Mrs Richardson
- Moore Catchment Council – Mrs Richardson

COMMENT

It is suggested that nominations for these nine committees be called for from the floor during the April Council meeting. Council is advised to suspend relevant sections of the Local Government (Council Meetings) Local Law 2019 to facilitate open discussion.

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CONSULTATION

Nil

STATUTORY ENVIRONMENT

There are no statutory implications relevant to this item.

POLICY IMPLICATIONS

Elected members representing the Shire of Dandaragan as Council endorsed delegates are eligible to claim travel expenses in accordance with Policy 1.7.

FINANCIAL IMPLICATIONS

There is sufficient budget provision to ensure travel expenses are met by Council for the endorsed delegates.

STRATEGIC IMPLICATIONS

A number of the delegate positions relate to working groups or committees that have direct involvement with specific actions within the Shire of Dandaragan Strategic Plan.

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 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 to community groups to deliver their objectives

ATTACHMENTS

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

- Current list of delegates to outside committees and organisations (Doc Id: 142218)

(Marked 9.4.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council:

1. agrees to appoint:

- Cr _____ as delegate for the Avon Midland Zone WALGA;
- Cr _____ as delegate Badgingarra Community Centre Management Committee;

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- Cr _____ as delegate for the Badgingarra Community Association;
- Cr _____ as the proxy for the Central Coast Health Advisory Group;
- Cr _____ as the delegate for the Community Grants Committee with Cr Slyns, Cr Shanhun and Cr Scharf remaining as delegates;
- Cr _____ as delegate for the Dandaragan Community Centre Management Committee;
- Cr _____ as Alternate Member for the Mid-West / Wheatbelt Joint Development Assessment Panel with Cr Scharf and Cr Eyre as Members and Cr Shanhun as an Alternate Member;
- Cr _____ as delegate for the Moora Local Health Advisory Group; and
- Cr _____ as delegate for the Moore Catchment Council.

9.5 COUNCILLOR INFORMATION BULLETIN**9.5.1 SHIRE OF DANDARAGAN – MARCH 2021 COUNCIL STATUS REPORT**

Document ID: 173473

Attached to the agenda is a copy of the Shire's status report from the Council Meeting held 25 March 2021. **(Marked 9.5.1)**

9.5.2 SHIRE OF DANDARAGAN – EXECUTIVE MANAGER INFRASTRUCTURE REPORT – JAN – MARCH 2021

Document ID: 174239

Attached to the agenda is a copy of the Shire of Dandaragan's Executive Manager Infrastructure Report for Jan – Mar 2021. **(Marked 9.5.2)**

9.5.3 SHIRE OF DANDARAGAN – BUILDING STATISTICS – MARCH 2021

Document ID: 173974

Attached to the agenda is a copy of the Shire of Dandaragan Building Statistics for March 2021. **(Marked 9.5.3)**

9.5.4 SHIRE OF DANDARAGAN – PLANNING STATISTICS – MARCH 2021

Document ID: 173973

Attached to the agenda is a copy of the Shire of Dandaragan Planning Statistics for March 2021. **(Marked 9.5.4)**

9.5.5 SHIRE OF DANDARAGAN TOURISM / LIBRARY REPORT FOR MARCH 2021

Document ID: 174116

Attached to the agenda is monthly report for Tourism / Library for March 2021. **(Marked 9.5.5)**

9.5.6 WESTERN POWER – REGANS SUBSTATION TRANSMISSION LINE PROJECT

Document ID: 173082

Attached to the agenda is correspondence from Western Power with regards to the new transmission line project between Regans substation and the existing 132kV Pinjar to Cataby transmission line **(Marked 9.5.6)**

10 NEW BUSINESS OF AN URGENT NATURE – INTRODUCED BY RESOLUTION OF THE MEETING**11 CONFIDENTIAL ITEMS FOR WHICH MEETING IS CLOSED TO THE PUBLIC**

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 22 APRIL 2021

12 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

13 CLOSURE OF MEETING



ATTACHMENTS

FOR ORDINARY COUNCIL MEETING 22 APRIL 2021

SHIRE OF DANDARAGAN

ACCOUNTS FOR PAYMENT

FOR THE PERIOD ENDING

31 MARCH 2021

SUMMARY OF SCHEDULE OF ACCOUNTS MARCH 21

<u>FUND</u>					<u>AMOUNT</u>
<u>MUNICIPAL FUND</u>					
CHEQUES		33813	-	33814	\$456.45
EFT'S	EFT	504	-	EFT 510	\$1,300,962.48
DIRECT DEBITS	GJBDEB	4374		GJBDEB 4409	\$67,084.41
BPAY	BPAY	BPAY050321	-	BPAY BPAY260321	\$7,318.09
TOTAL MUNICIPAL FUND					<u>\$1,375,821.43</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
1/03/2021	GJBDEB-4376	ANZ - Merchant Fees Feb 21	\$ 148.99
1/03/2021	GJBDEB-4377	BWA - Paper Trans Fee - Feb 21	\$ 20.40
1/03/2021	GJBDEB-4378	BWA - BPay Mtnce Fe - Feb 21	\$ 15.00
1/03/2021	GJBDEB-4379	BWA - Over the Counter Fee - Feb 21	\$ 43.00
1/03/2021	GJBDEB-4380	BWA - BPay Trans Fee - Feb 21	\$ 174.40
1/03/2021	GJBDEB-4381	BWA - BPay Cr Card Merch Fee - Feb 21	\$ 6.59
1/03/2021	GJBDEB-4382	BWA - Mtnce Fee - Feb 21	\$ 20.00
1/03/2021	GJBDEB-4383	BWA - OBB Record Fee - Feb 21	\$ 11.80
3/03/2021	GJBDEB-4384	CBA Merchant fees Feb 21 - TCVC	\$ 59.27
3/03/2021	GJBDEB-4385	CBA Merchant fees Feb 21 - JB Admin	\$ 182.67
4/03/2021	GJBDEB-4374	SuperChoice - November	\$ 19,402.78
4/03/2021	GJBDEB-4375	Salary Packaging	\$ 2,538.60
15/03/2021	GJBDEB-4386	SecurePay Trans Fee Feb 21 - JB Admin	\$ 5.68
15/03/2021	GJBDEB-4387	Wex Fuel Cards - Feb 2021	\$ 597.18
18/03/2021	GJBDEB-4388	Salary Packaging	\$ 2,538.60
18/03/2021	GJBDEB-4389	SuperChoice - November	\$ 19,161.36
18/03/2021	GJBDEB-4390	M/C - Refreshments for Staff Farewell	\$ 108.00
18/03/2021	GJBDEB-4391	M/C - Sit Stand Desk	\$ 418.95
18/03/2021	GJBDEB-4392	M/C - Catering - Staff Training	\$ 117.00
18/03/2021	GJBDEB-4393	M/C - Car Service PLV257	\$ 400.65
18/03/2021	GJBDEB-4394	M/C - Members Flight - Albany Visit	\$ 390.89
18/03/2021	GJBDEB-4395	M/C - Members Flights - Albany Visit	\$ 2,949.28
18/03/2021	GJBDEB-4396	M/C - Online FBT Course	\$ 469.00
18/03/2021	GJBDEB-4397	M/C - Deposit to Fabricate Panels	\$ 330.00
18/03/2021	GJBDEB-4398	M/C - Citizenship Gifts	\$ 109.94
18/03/2021	GJBDEB-4399	M/C - Gift Boxes for Shire Glasses	\$ 309.65
18/03/2021	GJBDEB-4400	M/C - Guest Speaker @ Citizen Awards	\$ 100.00
18/03/2021	GJBDEB-4401	M/C - Accommodation - Conference	\$ 624.00
18/03/2021	GJBDEB-4402	M/C - Car Service PLV253	\$ 555.35
23/03/2021	GJBDEB-4403	JB Bowl. Club SSL 130 - Principal & Interest	\$ 12,793.10
24/03/2021	GJBDEB-4404	Final - Easifleet Lease charge 48 of 48	\$ 1,257.31
24/03/2021	GJBDEB-4405	AusPost - Comm Feb 2021 - TCVC	\$ 87.02
24/03/2021	GJBDEB-4406	AusPost - Comm Feb 2021 - JB Admin	\$ 87.95
31/03/2021	GJBDEB-4409	BWA - Line of Credit chgs Mar 21	\$ 1,050.00
			\$ 67,084.41

Date	Cheque Numl	Vendor	Payment / Invoice	Description	Amount
5/03/2021	33813	V83779 - National Tax & Accountants Assoc.Ltd - NTAA	252041	NTAA Membership 20/02/21-19/02/22	\$330.00
				Total V83779	\$330.00
				Total 33813	\$330.00
18/03/2021	33814	V82531 - PLEASE PAY CASH	JB ADMIN MARCH 21	Jurien Bay Adim Petty Cash Recoup March 21	\$126.45
				Total V82531	\$126.45
				Total 33814	\$126.45
				Grand Total - Cheque	\$456.45

Date	BPAY Number	Vendor	Payment / Invoice	Description	Amount
5/03/2021	BPAY050321	V80109 - Water Corporation	9020831574/FEB21 9024127867/FEB21	Legal fees - bikepath licence Alter level & replace meter	\$1,760.00 \$837.66
				Total V80109	\$2,597.66
				Total BPAY050321	\$2,597.66
12/03/2021	BPAY120321	V80818 - Telstra Corporation	2503689339/MAR21 2175531868/MAR21 2175531686/MAR21	Library usage to 01/03/21 Fuel Systems to 01/03/21 Mobile usage to 01/03/21	\$134.97 \$29.98 \$664.66
				Total V80818	\$829.61
				Total BPAY120321	\$829.61
12/03/2021	BPAY120321A	V81671 - Water Corporation	9007258523/MAR21 9007258531/MAR21 9016739556/MAR21 9007258734/MAR21 9007258443/MAR21 9007258558/MAR21 9007258232/MAR21 9008594764/MAR21 9007248739/MAR21	7B Dandy rd 06/01-04/03/21 7A Dandy Rd 06/01-04/03/21 31 Dandy rd S/Charge 01/03-30/04/21 3 Quin Pl 06/01-04/03/21 2 Dandy rd 06/01-4/03/21 31A Dandy Rd S/Charge 01/03-30/04/21 13 Dandy rd 06/01-04/03/21 Badgy standpipe 04/01-02/03/21 BCC 04/01-02/03/21	\$136.67 \$60.62 \$44.18 \$147.69 \$51.49 \$44.18 \$89.86 \$852.94 \$1,315.03
				Total V81671	\$2,742.66
				Total BPAY120321A	\$2,742.66
18/03/2021	PBAY180321	V80109 - Water Corporation	9007258646/MAR21 9007258494/MAR21 9007258355/MAR21	Dandy Com Centre 6/1-4/3/21 Dandy depot 6/1-4/3/21 Dandaragan rd standpipe 6/1-4/3/20	\$378.00 \$228.93 \$422.92
				Total V80109	\$1,029.85
				Total PBAY180321	\$1,029.85
18/03/2021	BPAY180321A	V84421 - Optus Billing Services Pty Ltd	61939377/MAR 21	Sat Phone plan 05/02-04/03/21	\$30.00
				Total V84421	\$30.00
				Total BPAY180321A	\$30.00
26/03/2021	BPAY260321	V80818 - Telstra Corporation	3009311972/MAR21	CESC 20/3-19/04/21	\$88.31
				Total V80818	\$88.31
				Total BPAY260321	\$88.31
				Grand Total - Other	\$7,318.09

Date	EFT Number	Vendor	Invoice Number	Description	Amount
04/03/021	504	Payroll	Cancelled	Cancelled	\$0.00
				Total EFT 504	\$0.00
04/03/021	505	Payroll	Payroll F/N Ending 02/03/21	Payroll F/N Ending 02/03/21	\$111,534.10
				Total EFT 505	\$111,534.10
5/03/2021	506/1044				
		V80021 - BOC Gases	5005297153	Cylinder Hire Usage February 21	\$66.48
				Total V80021	\$66.48
		V80163 - Badgingarra Community Assn	2020-149	Shire Matters - Sandpaper issue 144	\$99.00
				Total V80163	\$99.00
		V80495 - Jurien Bay Chamber Of Commerce Inc	1226	Funding - Turquoise Way path Hill River Bridge	\$7,719.80
				Total V80495	\$7,719.80
		V80549 - BP Jurien Bay	9668	60,000km service - PLV254	\$471.80
				Total V80549	\$471.80
		V81049 - Bob Bridgeman	REIMBURSEMENT OF PURCHASE	Heavy duty trolley wheels	\$56.98
				Total V81049	\$56.98
		V81343 - Dandaragan Mechanical Services	6804	Replace clutch & service	\$3,205.60
				Total V81343	\$3,205.60
		V81352 - Jurien Signs	5077	Staff uniforms	\$98.00
			5131	Information/Turquoise Path/No entry signs	\$1,056.55
			5132	School crossing & bus signs	\$668.80
			5133	Street blades	\$133.10
			5143	Signs & fixtures	\$7,015.69
				Total V81352	\$8,972.14
		V81374 - Building and Construction Industry Training Fund	92444-K1V3S	BCITF - 030321090704	\$491.75
			92503-K8M1G	BCITF - 030321091055	\$580.23
			92401-L5Z1N	BCITF - 030321090059	\$211.75
			92399-V6M3R	BCITF - 030321085734	\$659.27
			92398-R4X3Y	BCITF - 030321085409	\$493.86
			92397-K7V8N	BCITF - 92397-k7v8n	\$387.75
			92395-G0T4D	BCITF - 92395-g0t4d	\$31.75
			92394-N3K3C	BCITF - 030321084424	\$591.75
			92612-S6L3F	BCITF - 92612-s6l3f	\$475.75
				Total V81374	\$3,923.86
		V81382 - Cervantes Hardware and Marine	164867	Ratchet strap	\$74.80
			164964	Pump master submersible pump & motor	\$978.00
				Total V81382	\$1,052.80
		V81545 - Winc Australia Pty Limited	9035051882	Sandy cape envelopes	\$290.13
			9035220910	Sandy Cape Envelope inserts	\$440.00
			9035292841	Jurien Admin stationery	\$53.57
				Total V81545	\$783.70
		V81795 - Jurien Bay Community Resource Centre	1468	Shire Matters - Craytales issue 383	\$1,658.25
			1469	Projector hires	\$60.00
				Total V81795	\$1,718.25
		V81874 - Child Support	PJ003476	Child Support	\$171.91
				Total V81874	\$171.91
		V81935 - Department of Fire and Emergency Services	151809	ESL Qtr3 - 2020/21	\$98,599.13
				Total V81935	\$98,599.13
		V82057 - Ray White Jurien Bay		Staff Housing 10/03 - 23/03/21	\$670.00
				Total V82057	\$670.00
		V82274 - Vari-Skilled	16319	Shire mowing February 2021	\$14,422.39
				Total V82274	\$14,422.39
		V82474 - Direct Contracting Pty Ltd	2156	Construction of taxi way at JB Airstrip	\$61,391.00
				Total V82474	\$61,391.00
		V82649 - Jurien Garden Soils	FEB21/42	Plants	\$122.00
				Total V82649	\$122.00
		V82883 - Western Regional Towing	212160	Transport vehicle to Jurien Depot	\$110.00
				Total V82883	\$110.00
		V83051 - Central West Building Pty Ltd	REFUND VERGE BOND	Verge Bond refund BA26/2020	\$500.00
				Total V83051	\$500.00
		V83187 - Wayne Gibson (Cr)	TRAVEL ALLOWANCE FEB 21	Members Travel Feb 21	\$436.80
				Total V83187	\$436.80
		V83278 - The Workwear Group Pty Ltd	12903551	Staff Uniforms	\$417.61
				Total V83278	\$417.61
		V83365 - Bitutek Pty Ltd	6047	Supply CRS emulsion	\$3,382.50
				Total V83365	\$3,382.50
		V83385 - Jurien Bay Panel & Paint Pty Ltd	2517	Repairs to bumper - PLV254	\$520.30
				Total V83385	\$520.30
		V83420 - Porter Consulting Engineers	21081	Detailed designs - Roberts St.	\$3,025.00
			21082	Additional detailed designs - Roberts St.	\$4,950.00
			21091	Jurien Bay airport - detailed design	\$1,155.00
			21092	Survey & Design Cataby rd	\$15,400.00
				Total V83420	\$24,530.00
		V83427 - Bridged Group Pty Ltd	26468	Office 365 Datto Backup	\$198.00
			26941	Sophos RED	\$1,749.00
			27720	Office 365 Datto Backup	\$198.00
				Total V83427	\$2,145.00
		V83457 - Spyker Business Solutions	2021260	Dell certified disk	\$878.50
				Total V83457	\$878.50
		V83480 - Jurien Bay Newsagency	SN00035101302021	jurien Admin Stationery - Feb 21	\$299.19
				Total V83480	\$299.19
		V83507 - Council First	SI006193	Professional services - Dec 20	\$13,717.00
			SI006210	STP Transactions Dec 20 & Jan 21	\$37.40
			SI006218	Sinefa Usage Feb 21	\$257.40
			SI006245	Sinefa Usage March 21	\$257.40
				Total V83507	\$14,269.20
		V83583 - Coastal Digging	1890	Hire - 7T Excavator	\$384.67
				Total V83583	\$384.67
		V83659 - Magiq	15870	MAGIQ documents software suite 01/04-30/06/21	\$3,424.30
				Total V83659	\$3,424.30

V83707 - Ray White Jurien Bay	374	Travel - Property Inspection 29/01/21	\$187.20
		Total V83707	\$187.20
V83835 - Family Affair Cafe	IV0000000197	Refreshments - Feb council meeting	\$379.50
		Total V83835	\$379.50
V83863 - Badgingarra Roadhouse & Tourist Park	1051250	Diesel - PTL016	\$44.48
		Total V83863	\$44.48
V84004 - Department of Water and Environmental Regulation	TF017328	Controlled Waste tracking 17/02-26/02/21	\$264.00
		Total V84004	\$264.00
V84069 - Rory Mackay	REIMBURSE ACCOMMODATION EXPENSES	Training accommodation 25-26/2/21	\$130.42
		Total V84069	\$130.42
V84155 - Jurien Hardware - Thrifty Link	21-00003749	Rapid set cement	\$32.30
	21-00003656	Rapid set cement	\$16.15
	21-00003814	WD40, galvanised watering can	\$55.10
	21-00003822	Protective clothing	\$113.86
	21-00003832	Reticulation fittings	\$40.32
	21-00004031	PVC Drippers	\$16.34
	21-00004057	9kg gas refills	\$99.75
	21-00004068	Nuts & Bolts	\$1.90
	21-00004197	Protective clothing	\$316.21
	21-00004214	Nuts & Bolts	\$32.77
	21-00004510	Self drill screws	\$18.53
	21-00005501	Valve non return	\$57.00
	21-00005583	Mason bolts	\$6.08
	21-00006024	Kleenwest toilet cleaner, grill buster	\$51.72
	21-00006322	9kg gas refills	\$99.75
	21-00006328	Poly valve ball, sprinkler, Teflon tape	\$59.19
	21-00006342	Poly fittings	\$55.57
	21-00006388	9kg gas refills	\$99.75
	21-00006309	Plants, fertilizer & manure	\$101.65
	21-00006391	PVC Fittings, Solenoid Valves	\$299.94
	21-00006608	Protective clothing	\$157.35
		Total V84155	\$1,731.23
V84214 - Fiat Professional Welshpool	271490	Wrench	\$76.32
		Total V84214	\$76.32
V84226 - Wolfcom Australia Pty Limited	3932	Body worn camera	\$522.01
		Total V84226	\$522.01
V84233 - Jolin Consulting	49	MBTI profile report/Team building workshop	\$2,945.00
		Total V84233	\$2,945.00
V84237 - S W RICHARDS & CO	160221	Supply gravel	\$71,643.00
		Total V84237	\$71,643.00
V84273 - Building And Energy	DANDARAGAN BSL FEB 21	BSL Building remittance Feb 21	\$4,256.22
		Total V84273	\$4,256.22
V84327 - Lyall Ward	FEB21/15	Dandy Tip waste Management Feb 21	\$2,112.00
		Total V84327	\$2,112.00
V84371 - Nessa Hall - Nessay Cleaning Management Services	7219	Monthly cleaning contract Feb 21	\$5,334.29
		Total V84371	\$5,334.29
V84422 - Jurien Tyre & Auto	52631	Navara globe	\$9.20
	52649	Penrite clear screen, coolant	\$50.50
	52677	Replace tyres PLV256	\$704.00
	52755	ACDelco battery	\$492.80
		Total V84422	\$1,256.50
V84458 - Professionals Jurien Bay		Staff Housing 10/03 - 23/03/21	\$760.00
		Total V84458	\$760.00
V84466 - Place Laboratory	2076_04	Landscape Architecture Service	\$6,600.00
		Total V84466	\$6,600.00
V84493 - Marsh Pty Ltd	060-1313041	Contract risk webinar Feb 21	\$324.50
		Total V84493	\$324.50
V84494 - WD & GM Browning	REFUND RATES	Refund rates	\$223.53
		Total V84494	\$223.53
		Total EFT506/01044	\$353,535.11

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V80033 - Derricks Auto-Ag & Hardware Plus	10234852	Hydraulic hose, crimp fittings, o-ring	\$608.80
	10235029	GME Handheld transceiver UHF	\$640.00
	10235989	Drill, drill bits & masonry bits	\$390.30
	10236029	Shovel, storage containers	\$69.40
		Total V80033	\$1,708.50
V80043 - Jurien Bay IGA	07/FEB21	Jurien Bay Administration consumables Feb 21	\$1,158.10
		Total V80043	\$1,158.10
V80087 - Synergy	919109010/MAR21	Power watch security lighting 1/2-28/2/21	\$372.59
	164741840/FEB21	Ocean view pde fire hydrant 19/12/20-23/2/21	\$123.60
	182506710/FEB21	Jurien Bay Vista Fire Hydrant 19/12/20-23/02/21	\$123.60
	113698450/FEB21	Canover Standpipe 19/12/20-23/02/21	\$194.79
	610385240/FEB21	Cambewarra dv standpipe 18/12/20-22/02/21	\$168.95
	295333350/FEB21	Zendora rd standpipe 18/12/20-22/2/21	\$124.45
	415004990/FEB21	Dandaragan depot 19/12/20-19/2/21	\$964.16
	153530590/FEB21	Badgingarra oval 19/12/20-19/2/21	\$1,954.29
	089860550/FEB21	Badgy fire stn 19/12/20-19/2/21	\$176.50
	298673950/FEB21	Badgy oval lights 19/12/20-19/2/21	\$117.65
	721287150/MAR21	Street Lights 25/01-24/02/21	\$15,891.63
	317260610/MAR21	JCC 01/02 to 01/03/21	\$704.65
	438517550/FEB21	Pioneer Park Toilets 19/12/20-19/02/21	\$318.59
		Total V80087	\$21,235.45
V80102 - Westrac Equipment	PI5490396	Rear view camera	\$853.57
	PI5497249	Freight - Dandy Depot	\$57.98
	SI1538662	Repairs to roller	\$3,025.00
	PI5527931	Oil filter	\$394.70
	PI5539365	Fuel & oil filters	\$88.35
		Total V80102	\$4,419.60
V80126 - Sheridan's	81727	Std door plate insert engraved	\$45.10
		Total V80126	\$45.10
V80163 - Badgingarra Community Assn	2020-160	General Maintenance Contract February 21	\$3,400.10
		Total V80163	\$3,400.10
V80240 - RBC Rural	29006	Travel charge - copier repairs	\$132.00
		Total V80240	\$132.00
V80279 - Jurien Sport and Recreation Centre	OPERATOR RETURN 02/03/21	BookEasy Booking 9227769	\$2,546.00

		OPERATOR RETURN 08/03/21	BookEasy Booking 9385352	\$79.00
			Total V80279	\$2,625.00
V80549 - BP Jurien Bay	9635		76,000km service - PLV255	\$311.80
			Total V80549	\$311.80
V81002 - Landgate	362687-10000935		Rural UV's	\$85.46
			Total V81002	\$85.46
V81038 - AV Truck Services Pty Ltd	738601		Air conditioner condenser	\$1,862.24
			Total V81038	\$1,862.24
V81080 - Bay Glass	11055		Supply 4 x window chain winders	\$220.00
			Total V81080	\$220.00
V81097 - Australia Post	1010371346		Jurien Admin Postage February 21	\$1,002.08
			Total V81097	\$1,002.08
V81157 - Rema Tip Top	1707883		Tyre inflator, air chuck	\$201.86
			Total V81157	\$201.86
V81252 - Brooks Hire Service Pty Ltd	175933		Hire smooth vibe roller	\$6,043.84
			Total V81252	\$6,043.84
V81343 - Dandaragan Mechanical Services	6778 6797		Landing leg set	\$695.75
			Amber beacon	\$196.00
			Total V81343	\$891.75
V81352 - Jurien Signs	5157 5154		Engraving of service award	\$60.00
			Stemless glasses & engraving Long Service Gift	\$90.20
			Total V81352	\$150.20
V81545 - Winc Australia Pty Limited	9035366565		Business cards	\$66.00
			Total V81545	\$66.00
V81593 - Worldwide Printing Solutions	603559		Land ownership maps	\$540.00
			Total V81593	\$540.00
V81628 - J & R Carter's Fine Furniture	143		Supply & Install display & storage cabinets	\$4,372.50
			Total V81628	\$4,372.50
V81719 - Caps Australia Pty Ltd	917566		Service air compressors	\$2,169.41
			Total V81719	\$2,169.41
V81778 - Local Government Professionals Australia WA	29439		Project management webinars	\$280.00
			Total V81778	\$280.00
V81882 - Jurien Trenching & Excavations	1443 1444		Clean out drains in Collinson Park	\$600.00
			Emergency drain works	\$3,500.00
			Total V81882	\$4,100.00
V81896 - Mid Coast Contracting	6457 6478 6410 6479 6484		Heat shrink cable joint	\$110.00
			Repairs to emergency water tank	\$110.00
			Repairs to Ardross bore	\$1,258.00
			Supply & replace florescent lights	\$605.00
			Repairs to bore	\$275.00
			Total V81896	\$2,358.00
V81973 - Fuel Distributors of WA Pty Ltd	481003025 481003036		Diesel - Jurien Depot	\$7,691.45
			Diesel - Dandy Depot	\$15,334.56
			Total V81973	\$23,026.01
V82028 - Avon Waste	42972		Fortnightly Rubbish Collection 15/02-26/02/21	\$18,267.78
			Total V82028	\$18,267.78
V82080 - Christina Low	REIMBURSEMENT GIFT PURCHASE		Reimbursement of gift purchase	\$450.00
			Total V82080	\$450.00
V82256 - Lowman Engineering	4233		Repair to tail gate on tipper	\$66.00
			Total V82256	\$66.00
V82268 - Jurien Bay Kart Club (Inc)	MAR21/61		2020/21 Tronox Grant	\$490.88
			Total V82268	\$490.88
V82362 - Jurien Auto Electrics	P0576 P0570A P0574A		Remove Waern radio system	\$250.00
			Replace WAERN antenna base	\$162.00
			Repairs to air conditioner	\$756.00
			Total V82362	\$1,168.00
V82497 - Conplant Australia	344880		LH Glass window	\$418.00
			Total V82497	\$418.00
V82672 - Jurien Bay Tourist Park	OPERATOR RETURN 02/03/21		BookEasy Booking 8667360	\$446.25
			Total V82672	\$446.25
V82689 - Griffin Valuation Advisory	1829		Professional Valuation Advisory	\$13,357.96
			Total V82689	\$13,357.96
V82767 - Fowler Electrical Contracting	R007906 R007907 R007908 R007909 R007910 R007911 R007912 R007913		Annual safety inspection - 2021	\$88.00
			Annual safety inspection - 2021	\$88.00
			Annual safety inspection - 2021	\$88.00
			Annual safety inspection - 2021	\$88.00
			Annual safety inspection - 2021	\$88.00
			Annual safety inspection - 2021	\$88.00
			Annual safety inspection - 2021	\$88.00
			Annual safety inspection - 2021	\$88.00
			Total V82767	\$704.00
V82974 - Cervantes Historical Society Inc	080321		2020/21 Tronox Grant	\$4,997.30
			Total V82974	\$4,997.30
V82993 - Jurien Bay Mitre 10	548047 548069 548137 548425 548426 548614 548631 548656 548660 548778 548779 549166 547799 548813 549170 549213 549410 549449 549821 549822		CCA Pine, double end drill bit, dek screw	\$43.85
			Castor - rubber swivel	\$22.50
			DEV PVC cap	\$15.75
			CAA Pine, glue, coach screws, washers	\$96.15
			Coach screws	\$5.28
			Chainsaw file, STILN 14 inch loop	\$44.45
			STIHL Chain loop	\$28.50
			Screws, multigrip, low sheen white, pine	\$438.10
			Connectors, tubing	\$65.35
			Screw	\$9.75
			Stainless steel screws	\$9.00
			Pressure pipe	\$29.25
			Jumbo toilet rolls	\$165.00
			Toro nozzles	\$146.25
			Dec screw	\$85.00
			Ant Granules	\$85.00
			3l pail	\$16.80
			S/Steel Nylon lock nut, drill bit jobber	\$16.70
			PVC Fittings, butane cartridge,	\$33.40
			Socket set	\$99.00

		549758	Sink mixer, flap discs, wheel CO Met	\$136.30
		548939	Wheel CO Met Inox	\$17.25
		549143	PVC Fittings, Tef tape	\$99.85
		549224	Jumbo toilet rolls	\$110.00
		549331	Clear tubing 25mm appliance	\$25.50
		549361	Windex cleaner, glass cleaner, microfibre cloth	\$26.85
		549512	Spark Plugs	\$31.80
		549748	Jumbo toilet rolls	\$110.00
		550025	Tape cloth, pro trade roof & gutter	\$23.40
		550024	Sink mixer & trade roof & gutter grey	\$90.75
		550054	Non return valve	\$33.50
		550089	Door handles, gutter bolt mush	\$64.50
		550090	Brass valve balls	\$50.00
		550108	Silicone spray, drill bit	\$24.15
		550159	Tumbuckles & grip wire rope	\$62.00
		550211	Turpentine mineral	\$17.00
		550231	Jumbo toilet rolls	\$110.00
		550487	Jumbo toilet rolls	\$110.00
		550063	Safety vests, Shovels	\$271.30
		547586	Drill bits, rivets	\$26.60
			Total V82993	\$2,895.83
V83121 - Dandaragan Community Resource Centre Inc		124080	Cleaning & Maintenance Contract Feb 21	\$1,320.92
			Total V83121	\$1,320.92
V83145 - Avdata Australia		150029051/108	Jurien airport flight data Feb 21	\$249.50
			Total V83145	\$249.50
V83495 - Dandaragan Store		C56/FEB 21	Dandy depot consumables	\$29.30
			Total V83495	\$29.30
V83548 - AusQ (WA) Pty Ltd		6074	Basic worksite traffic management training	\$1,000.00
			Total V83548	\$1,000.00
V83571 - Jurien Concrete Services		2837	Concrete construction - Catalonia park	\$3,553.00
		2842	Concrete construction - CCRC	\$7,733.00
			Total V83571	\$11,286.00
V83660 - D Greenwood		MAR21/18	Badgingarra Waste Management Feb 21	\$1,280.00
			Total V83660	\$1,280.00
V83736 - Waterlogic Australia Pty Ltd		CD-3085914	Water filter & ice machine lease March 21	\$877.80
		CD-3085915	Water filter & ice machine lease March 21	\$678.70
			Total V83736	\$1,556.50
V83741 - Scott Printers Pty Ltd		151322	Spray the Grey posters	\$316.80
			Total V83741	\$316.80
V83871 - Tyrecycle		915124	Tyre Collection	\$6,496.33
			Total V83871	\$6,496.33
V83925 - BookEasy Pty Ltd		19217	BookEasy min monthly fee	\$330.00
			Total V83925	\$330.00
V83975 - Corsign (WA) Pty Ltd		54168	Assorted Road signs	\$2,712.60
			Total V83975	\$2,712.60
V83997 - Auscoinswest		2541	Visitor Centre Merchandise	\$397.10
		2563	Visitor Centre Merchandise	\$275.00
			Total V83997	\$672.10
V84004 - Department of Water and Environmental Regulation		WL7004/1997/15	Annual licence fee - Jurien Landfill	\$6,496.00
			Total V84004	\$6,496.00
V84102 - Terry Sims		REIMBURSEMENT UNIFORM PURCHASE	Staff Uniforms/Protective Clothing	\$120.00
			Total V84102	\$120.00
V84103 - Breakaway Earthmoving Pty Ltd		1375	Maintenance grade Scenic drive	\$1,732.50
			Total V84103	\$1,732.50
V84117 - Vanguard Press		28976	Brochure distribution Feb 21	\$112.55
			Total V84117	\$112.55
V84175 - Ni Luh Eyden		MAR21/62	Clean toilets & BBO's Feb 21	\$1,837.00
			Total V84175	\$1,837.00
V84187 - Nature Playgrounds		1462	Supply & install plastic clips & netting	\$1,320.00
			Total V84187	\$1,320.00
V84213 - Autopro Moora		693	Protective clothing	\$405.15
			Total V84213	\$405.15
V84239 - Calkay Pty Ltd		21034	Annual height & safety inspection 2021	\$1,001.00
		21034B	Annual height & safety inspection 2021	\$495.00
		21035	Annual height & safety inspection	\$1,485.00
		21035B	Annual height & safety inspection	\$979.00
			Total V84239	\$3,960.00
V84363 - Wanneroo Mazda		MZMS196342	100,000 km service	\$423.30
			Total V84363	\$423.30
V84422 - Jurien Tyre & Auto		52662	UHF CB Radio	\$101.35
			Total V84422	\$101.35
V84434 - Convic Pty Ltd		1141	Progress claim 7 - Jurien Bay Skate Park	\$235,290.79
			Total V84434	\$235,290.79
V84486 - Meulemans Cricket Centre		116244	Laying of synthetic turf	\$1,650.00
			Total V84486	\$1,650.00
V84495 - David Kerr		CROSSOVER CONTRIBUTION	Crossover Contribution	\$495.00
			Total V84495	\$495.00
V84496 - TS & KL Plunkett		REFUND OF BSL	Refund of BSL 62/2019	\$61.65
			Total V84496	\$61.65
V84497 - Summer Green(WA) Pty Ltd		FEB21/34	Supply of water	\$10,081.50
			Total V84497	\$10,081.50
V84498 - Dolphin Lodge		D256	Accommodation - Albany Sea Walls Tour	\$2,800.00
			Total V84498	\$2,800.00
			Total EFT507/01045	\$419,803.84
18/03/2021 508	Payroll	Payroll F/N Ending 16/03/21	Payroll F/N Ending 16/03/21	\$101,734.39
			Total EFT 508	\$101,734.39
18/03/2021 509/1046	V80087 - Synergy			
		513665230/MAR21	Dam pump 10/2-9/3/21	\$1,091.87
		017389700/MAR21	Family resource centre 7/1-9/3/21	\$2,175.49
		553162190/MAR21	Jurien Hall GWN 7/1-9/3/21	\$193.89
		317207730/MAR21	Jurien Airstrip 7/1-9/3/21	\$486.70
		261265300/MAR21	New Faunterley park 8/1-11/03/21	\$824.98

	114850720/MAR21	306 Pinetree cct 8/1-10/3/21	\$647.44
	538463750/MAR21	Dobbyn Park Nth 09/01 - 11/03/21	\$456.84
	246525150/MAR21	Retic Eric Collinson pk 8/1-11/03/21	\$817.81
	124478710/MAR21	Passamani Park 9/1-10/3/21	\$291.08
	906148990/MAR21	Pioneer Park 8/1-11/03/21	\$247.97
	589405930/MAR21	Dobbyn Park Sth 09/01-11/03/21	\$496.74
	713393800/MAR21	Pioneer Park Nth 09/01-11/03/21	\$263.35
	732141310/MAR21	Jurien F/S Amenities 09/01-12/03/21	\$363.66
	976944290/MAR21	Weld park retic pump 09/01-12/03/21	\$856.85
		Total V80087	\$9,214.67
V80163 - Badgingarra Community Assn	2021#8	Shire matters - Sandpaper issue #145	\$110.00
		Total V80163	\$110.00
V80192 - JR & A Hersey Pty Ltd	S45386	Safety Glasses	\$501.60
		Total V80192	\$501.60
V80395 - Cervantes CWA	MAR21/88	Citizen of the year 2021 refreshments	\$3,600.00
		Total V80395	\$3,600.00
V81002 - Landgate	362663-10000935	Gross rental valuations	\$139.66
		Total V81002	\$139.66
V81490 - Ricoh Finance	326286	Photocopier Lease 08/04-07/05/21	\$1,337.60
		Total V81490	\$1,337.60
V81506 - Afgri Equipment Australia Pty Ltd	2007031	Drive sprocket, screws	\$2,127.44
		Total V81506	\$2,127.44
V81874 - Child Support	PJ003481	Child Support	\$171.91
		Total V81874	\$171.91
V81924 - Toll Transport Pty Ltd	0502-D583590	Freight - W/E 21/02/21	\$100.87
	0502-D583590CM-1	Credit Freight - Jurien Admin incorrect charge	-\$11.55
	0503-D583590	Freight - W/E 28/02/21	\$74.53
		Total V81924	\$163.85
V82057 - Ray White Jurien Bay		Staff Housing 24/03 - 06/04/21	\$670.00
		Total V82057	\$670.00
V82362 - Jurien Auto Electrics	P0571	Repair lamp assy's, replace speakers	\$696.00
	P0573	Repairs to radio & lights	\$340.00
	P0578	Repairs to air conditioner - PTC021	\$400.00
		Total V82362	\$1,436.00
V83187 - Wayne Gibson (Cr)	3RD QTR 2020/21	Annual meeting fee - 3rd QTR	\$4,866.25
		Total V83187	\$4,866.25
V83188 - Leslee Holmes (Cr)	3RD QTR 2020/21	Presidents meeting fee - 3rd QTR	\$11,055.00
		Total V83188	\$11,055.00
V83223 - Jurien Bay Concrete & Earthworks Pty Ltd	419	Supply of blue metal	\$3,036.00
		Total V83223	\$3,036.00
V83298 - Shaun Turbett Welding & Fabrication Services	1318	Windsurfer Sculpture	\$8,206.00
		Total V83298	\$8,206.00
V83340 - CONNECT Call Centre Services	105510	After hrs calls February 21	\$268.13
		Total V83340	\$268.13
V83434 - D Slyns (Cr)	3RD QTR 2020/21	Annual meeting fee 3rd QTR	\$4,866.25
		Total V83434	\$4,866.25
V83445 - Elliotts Irrigation Pty Ltd	B21952	Reticulation fittings	\$3,027.00
		Total V83445	\$3,027.00
V83507 - Council First	SI006253	STP Transactions - February 21	\$25.08
	SI006232	Office 365 - March 21	\$1,026.59
	SI006275	Office 365 - April 21	\$1,026.59
		Total V83507	\$2,078.26
V83694 - Elite Electrical Contracting Pty Ltd	83248	Check & repair air conditioner fault	\$2,071.91
	83287	Replace junction box, repair lights	\$1,746.43
	83300	Supply & install air conditioner	\$2,393.29
		Total V83694	\$6,211.63
V83705 - Telstra	04169079/P024009675-0	Whispir usage Feb 21	\$159.50
		Total V83705	\$159.50
V83729 - Dahlia Richardson, Cr	3RD QTR 2020/21	Annual meeting fee - 3rd QTR to 28/01/21	\$1,493.20
		Total V83729	\$1,493.20
V83730 - Peter Scharf (Cr)	3RD QTR 2020/21	Annual meeting fee - 3rd QTR	\$5,866.25
		Total V83730	\$5,866.25
V83731 - R. Shanhun, Cr	3RD QTR 2020/21	Annual meeting fee - 3rd QTR	\$4,866.25
		Total V83731	\$4,866.25
V83780 - Pinnacles Traffic Management Services	100	Traffic control - Cataby rd	\$14,759.25
		Total V83780	\$14,759.25
V83914 - Turquoise Safaris	OPERATOR RETURN 15/03/21	BookEasy Booking 9405279	\$853.12
		Total V83914	\$853.12
V83979 - Turquoise Coast Plumbing Gas & Excavation	2644	Trenching at Jurien Bay oval	\$1,196.86
	2645	Inspect & repair blocked sewer drain	\$495.00
	2656	Service to diesel/electrical pump skid	\$1,815.00
	2653	Clear blocked sewer drain	\$440.00
		Total V83979	\$3,946.86
V84004 - Department of Water and Environmental Regulation	TF017507	Controlled Waste tracking 02/03-10/03/21	\$792.00
		Total V84004	\$792.00
V84049 - Jason Clarke, Cr	3RD QTR 2020/21	Annual meeting fee - 3rd QTR	\$4,866.25
		Total V84049	\$4,866.25
V84050 - Ann Eyre, Cr	3RD QTR 2020/21	Annual meeting fee - 3rd QTR	\$4,866.25
		Total V84050	\$4,866.25
V84111 - Jess's Mobile Car Detailing	MAR21/91	Full cleaning detail - PLV251	\$190.00
		Total V84111	\$190.00
V84124 - Monsterball Amusements & Hire	7448369	Spray the Grey 2021 entertainment	\$12,990.00
		Total V84124	\$12,990.00
V84207 - Office Line	75673	Cruzer High back chair	\$555.50
		Total V84207	\$555.50
V84229 - Perlex Holdings Pty Ltd	C9731	Spray the Grey 2021 entertainment	\$3,300.00
		Total V84229	\$3,300.00

V84329 - Rudolf Rybarczyk (Cr)	3RD QTR 2020/21	Annual Meeting Fee - 3rd QTR	\$4,866.25
		Total V84329	\$4,866.25
V84422 - Jurien Tyre & Auto	52861	Install new clutch - PLV212	\$2,467.50
	52947	140,000 km service - PLV252	\$379.65
		Total V84422	\$2,847.15
V84471 - Matt McVeigh Design	995622020	40% payment - STEM Sculpture	\$14,960.00
		Total V84471	\$14,960.00
V84499 - Earthcare Landscapes	4507	Design & build playground	\$49,500.00
		Total V84499	\$49,500.00
		Total EFT509/01046	\$194,765.08
<hr/>			
26/03/2021	510/1047		
V80087 - Synergy	853497790/MAR21	Shire Depot Cerv - 14/01-16/03/21	\$114.37
	113142450/MAR21	Cervi waste transfer stn 14/01-16/03/21	\$196.19
	902806950/MAR21	Baudin Park 13/01-15/03/21	\$297.52
	429026190/MAR21	Jurien depot 18/02-17/03/21	\$1,657.94
	111890000/MAR21	Pacman Park 13/01-15/03/21	\$456.84
	111890190/MAR21	5A Park 13/01-15/03/21	\$118.10
	454515450/MAR21	Marinefields Stand pipe 13/01-16/03/21	\$121.67
	411619200/MAR21	New admin centre 18/02-17/03/21	\$4,773.97
	263827240/MAR21	Beachridge estate 13/01-15/03/21	\$114.37
	818063790/MAR21	Cervantes F/S amenities 15/01-18/03/21	\$143.77
	905537000/MAR21	Memorial cnr 15/01-19/03/21	\$282.26
	686912910/MAR21	Cervantes oval 15/01-19/03/21	\$2,066.96
	903907310/MAR21	Cervantes F/S Amenities 15/01-19/03/21	\$401.12
	108788340/MAR21	Cerv CBD Rest area 15/01-18/03/21	\$171.05
	125055780/MAR21	Weston St. perk 15/01-18/03/21	\$116.50
		Total V80087	\$11,032.63
V80102 - Westrac Equipment	PI5553222	Wear Plates	\$256.25
		Total V80102	\$256.25
V80148 - Grass Growers	15979	Supply & deliver mulch	\$5,720.00
		Total V80148	\$5,720.00
V80219 - Cutting Edges Equipment Parts Pty Ltd	3299028	Plowbolts, cutting edges	\$1,540.63
		Total V80219	\$1,540.63
V80240 - RBC Rural	29046	Meterplan charge March 21	\$1,735.78
		Total V80240	\$1,735.78
V80405 - Coastal Trimming	6844	Repair seat & make canvas cover	\$250.00
		Total V80405	\$250.00
V80549 - BP Jurien Bay	9683	Service - PLV236	\$354.26
		Total V80549	\$354.26
V81343 - Dandaragan Mechanical Services	6858	Repairs to hydraulic leak	\$164.45
	6674	Ball bearings	\$45.50
		Total V81343	\$209.95
V81348 - Russ - Hills Contracting	4273	Freight - Dandy Depot	\$97.57
		Total V81348	\$97.57
V81382 - Cervantes Hardware and Marine	165116	Richgro, mortein surface & fast knockdown	\$36.03
	165117	Cable connector, elect conduit	\$27.50
		Total V81382	\$63.53
V81506 - Afgri Equipment Australia Pty Ltd	2011065	Fit trax to bobcat	\$1,082.40
		Total V81506	\$1,082.40
V81545 - Winc Australia Pty Limited	9035352842	Microsoft headsets	\$149.07
	9035368964	Nobo tripod Projector screen	\$321.22
		Total V81545	\$470.29
V81593 - Worldwide Printing Solutions	603622	Community service award certificates	\$150.00
		Total V81593	\$150.00
V81688 - Swan Aussie Sheds	9203	Supply fence & gate materials	\$4,083.20
		Total V81688	\$4,083.20
V81963 - Lewis Motors	59899	Seat belt buckle	\$80.37
		Total V81963	\$80.37
V81973 - Fuel Distributors of WA Pty Ltd	481003081	Diesel - Dandy depot	\$11,745.72
		Total V81973	\$11,745.72
V82028 - Avon Waste	43306	Fortnightly Rubbish Collection 01/3-12/03/21	\$14,494.81
		Total V82028	\$14,494.81
V82232 - Haulmore Trailer Sales Pty Ltd	10664	Supply hydraulic motor - PTT015	\$4,283.40
		Total V82232	\$4,283.40
V82474 - Direct Contracting Pty Ltd	2157	Repairs to Jurien East rd	\$33,704.00
	2160	Road patching Jurien East	\$2,464.00
		Total V82474	\$36,168.00
V82649 - Jurien Garden Soils	MAR21/48	Supply of trees	\$7,590.00
		Total V82649	\$7,590.00
V82823 - The Last Drop Plumbing Co	REFUND OVERPAYMENT	Refund overpayment of inv 30636	\$150.64
		Total V82823	\$150.64
V83298 - Shaun Turbett Welding & Fabrication Services	1319	Visitors centre merchandise	\$583.00
		Total V83298	\$583.00
V83548 - AusQ (WA) Pty Ltd	6120	Basic Traffic Management & controller training	\$1,399.00
		Total V83548	\$1,399.00
V83606 - Bluesteel Ent. T/as Frontline Fire Equipment	70446	Select flow pistol grip, adaptor	\$2,467.53
		Total V83606	\$2,467.53
V83715 - Pinnacles Holiday Park	OPERATOR RETURN 23/03/21	BookEasy Booking 9389752	\$41.65
		Total V83715	\$41.65
V83835 - Family Affair Cafe	IV0000000198	Refreshments - Farewell Morning Tea	\$300.00
		Total V83835	\$300.00
V83879 - Michelle Perkins	REFUND OVERPAYMENT	Refund overpayment of Inv 27630	\$4.92
		Total V83879	\$4.92
V83914 - Turquoise Safaris	OPERATOR RETURN 230321	BookEasy Booking 9455819	\$201.25
		Total V83914	\$201.25
V83956 - Mobile Laser Quest	2253	Live Laser gaming session - Spray the Grey	\$1,100.00
		Total V83956	\$1,100.00

V84002 - Allstamps	118771	Self inking stamps	\$266.40
		Total V84002	\$266.40
V84103 - Breakaway Earthmoving Pty Ltd	1389	Semi Water Truck wet hire - Cataby Rd	\$2,618.00
		Total V84103	\$2,618.00
V84175 - Ni Luh Eyden	MAR21/64	Clean toilets & BBQ's - 01/03-16/03/21	\$1,645.00
		Total V84175	\$1,645.00
V84213 - Autopro Moora	694	Protective clothing	\$369.15
	701	Protective Clothing	\$50.00
		Total V84213	\$419.15
V84330 - Shire of Cocos (Keeling) Islands	REFUND OVERPAYMENT	Refund overpayment of invoice 30402	\$100.00
		Total V84330	\$100.00
V84359 - Lois S Soap	17	Visitor Centre merchandise, soaps & Candles	\$360.00
		Total V84359	\$360.00
V84369 - Game Vault Pty Ltd	GV1370	Game Vault Gaming Truck - Spray the Grey	\$1,600.00
		Total V84369	\$1,600.00
V84371 - Nessa Hall - Nussy Cleaning Management Services	7220	Monthly Cleaning Maintenance contract Cerv Feb 21	\$3,474.63
		Total V84371	\$3,474.63
V84500 - Heros Trust	32	Provision of music & equip. Spray the Grey	\$1,450.00
		Total V84500	\$1,450.00
		Total EFT510/01047	\$119,589.96
Grand Total - EFT Payment			\$1,300,962.48



Monthly Statements

for the period ending 31 March 2021

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SHIRE OF DANDARAGAN
 FINANCIAL ACTIVITY STATEMENT by Department
 as at 31 March 2021

	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	13,820	15,063	109%
General purpose funding			739,452	554,614	584,098	105%
Law, order & public safety			405,503	402,867	396,916	99%
Health			4,290	36,103	46,358	128%
Education & welfare			10,500	0	0	100%
Community amenities			1,359,940	1,145,000	1,211,410	106%
Recreation and culture			427,586	369,996	392,246	106%
Transport			276,093	267,276	287,075	107%
Economic services			229,166	200,808	201,350	100%
Other property and services			136,571	165,031	168,671	102%
			3,667,270	3,155,516	3,303,187	
Expenditure from operating activities						
Governance			(642,760)	(437,527)	(412,806)	94%
General purpose funding			(197,086)	(133,452)	(126,719)	95%
Law, order & public safety			(1,344,056)	(937,166)	(966,167)	103%
Health			(321,579)	(222,026)	(214,263)	97%
Education & welfare			(110,359)	(66,840)	(60,704)	91%
Community amenities			(2,262,988)	(1,672,395)	(1,621,344)	97%
Recreation and culture			(3,144,733)	(2,422,120)	(2,267,034)	94%
Transport			(5,397,208)	(4,042,665)	(3,983,173)	99%
Economic services			(726,692)	(501,190)	(458,642)	92%
Other property and services			(619,246)	(83,400)	(109,580)	131%
			(14,766,706)	(10,518,782)	(10,220,433)	
Non-cash amounts excluded from operating activities			6,308,988	4,318,052	4,443,994	
Amount attributable to operating activities			(4,066,836)	(2,306,048)	(1,734,086)	
INVESTING ACTIVITIES						
Non-operating grants, subsidies and contributions	11		7,193,247	4,260,527	2,613,645	
Proceeds from disposal of assets	3		33,600	0	0	
Purchase land and buildings	2		(1,751,317)	(1,600,225)	0	
Purchase furniture and equipment	2		(341,547)	(256,160)	(7,107)	
Purchase plant and equipment	2		(7,000)	(5,250)	0	
Purchase infrastructure assets - roads	2		(5,173,070)	(4,060,852)	0	
Purchase infrastructure assets - parks & reserves	2		(529,977)	(232,483)	0	
Purchase infrastructure assets - other	2		(4,093,467)	(2,355,100)	0	
Purchases - Works in Progress (Not Capitalised)	2		0	0	(5,273,460)	
Amount attributable to investing activities			(4,669,531)	(4,249,544)	(2,666,922)	
FINANCING ACTIVITIES						
Proceeds from new borrowings	4		1,340,000	800,000	50,000	
Repayment of borrowings	4		(157,986)	(130,821)	(115,600)	
Payment of self supporting loan to community group	4		(50,000)	(50,000)	(50,000)	
Self-supporting loan principal income	4		45,436	43,703	43,720	
Community group cash advance principal income	4		2,076	2,076	2,076	
Payment of right of use lease			(40,530)	(32,936)	(34,089)	
Transfer to reserves	8		(187,045)	18,600	(21,789)	
Transfer from reserves	8		(818,335)	85,000	(7,018)	
Amount attributable to financing activities			(1,770,286)	(565,622)	118,664	
Budgeted deficiency before general rates			(6,966,081)	(5,989,969)	(4,519,672)	
Estimated amount to be raised from general rates	6		6,300,242	6,319,742	6,332,163	
Adjusted net current assets at end of financial year - surplus/(deficit)	FMR34(2)(a)	5	(665,839)	329,773	1,812,491	
Budget adjustment - Provisions	FMR32(f)		665,839	673,805		
Budget Surplus / (Deficiency)			0	1,003,578		

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 March 2021

Description	Note	for the year	for the period
		ended 30	ending 31
		June 2020	March 2021
		\$	\$
CURRENT ASSETS			
Cash and cash equivalents	7	7,647,366	8,919,063
Trade receivables		966,912	729,086
Other financial assets at amortised cost		42,602	1,716
Other current assets		5,514	0
Inventories		32,574	25,666
TOTAL CURRENT ASSETS		8,694,968	9,675,530
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	28,901,325
Furniture and equipment		796,707	717,134
Plant and equipment		3,645,180	3,182,217
Right of use assets		89,542	56,581
Infrastructure		247,954,139	250,290,909
TOTAL NON-CURRENT ASSETS		285,384,705	286,266,368
TOTAL ASSETS		294,079,673	295,941,898
CURRENT LIABILITIES			
Trade and other payables		(1,088,748)	(176,620)
Contract liabilities		(458,071)	(1,576,000)
Lease liabilities		(40,530)	(6,441)
Borrowings		(112,406)	(1,716)
Employee related provisions		(673,805)	(401,356)
TOTAL CURRENT LIABILITIES		(2,373,560)	(2,162,133)
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)	(2,536,285)
TOTAL NET ASSETS		291,377,051	293,405,613
EQUITY			
Retained earnings		(197,037,451)	(199,051,242)
Reserves - cash backed	8	(5,692,576)	(5,707,347)
Revaluation surplus		(88,647,025)	(88,647,025)
TOTAL EQUITY		291,377,051	293,405,613

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 March 2021

	Note	Budget 2020/2021	Y-T-D Budget 2020/2021	Actual 2020/2021
		\$	\$	\$
Revenue				
Rates	6	6,300,242	6,319,742	6,332,163
Operating grants, subsidies and contributions		1,208,418	995,906	1,024,072
Fees and charges		2,315,079	2,071,730	2,173,446
Interest earnings		22,000	16,750	26,119
Other revenue		121,773	71,130	79,550
		9,967,512	9,475,257	9,635,350
Expenses				
Employee costs		(4,047,580)	(2,700,446)	(2,544,838)
Materials and contracts		(2,753,108)	(2,136,600)	(1,940,175)
Utilities		(459,742)	(348,314)	(314,729)
Insurance		(420,188)	(423,176)	(426,364)
Other expenses		(753,722)	(572,666)	(592,924)
Depreciation		(6,308,988)	(4,318,052)	(4,393,869)
		(14,743,328)	(10,499,254)	(10,212,900)
		(4,775,816)	(1,023,996)	(577,550)
Borrowing costs expense	4	(23,378)	(19,528)	(7,533)
Grants & Subsidies (towards non-operating activities)		7,193,247	4,260,527	2,613,645
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	3,217,003	2,028,562
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	3,217,003	2,028,562

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

SHIRE OF DANDARAGAN
STATEMENT OF COMPREHENSIVE INCOME by Department
as at 31 March 2021

	Note	Budget 2020/2021	Y-T-D Budget 2020/2021	Actual 2020/2021
		\$	\$	\$
Governance		78,168	13,820	15,063
General purpose funding		7,039,694	6,874,356	6,916,261
Law, order & public safety		405,503	402,867	396,916
Health		4,290	36,103	46,358
Education & welfare		10,500	0	0
Community amenities		1,359,940	1,145,000	1,211,410
Recreation and culture		427,586	369,996	392,246
Transport		276,093	267,276	287,075
Economic services		229,166	200,808	201,350
Other property and services		136,571	165,031	168,671
		9,967,512	9,475,257	9,635,350
Expenses excluding finance costs				
Governance		(634,346)	(429,413)	(408,055)
General purpose funding		(197,086)	(133,452)	(126,719)
Law, order & public safety		(1,343,921)	(937,065)	(966,032)
Health		(321,579)	(222,026)	(214,263)
Education & welfare		(106,984)	(66,840)	(60,704)
Community amenities		(2,262,988)	(1,672,395)	(1,621,344)
Recreation and culture		(3,142,356)	(2,419,743)	(2,265,237)
Transport		(5,397,208)	(4,042,665)	(3,983,047)
Economic services		(726,692)	(501,190)	(458,642)
Other property and services		(610,169)	(74,466)	(108,857)
		(14,743,328)	(10,499,254)	(10,212,900)
		(4,775,816)	(1,023,996)	(577,550)
Finance costs				
Governance		(8,413)	(8,115)	(4,751)
Law, order & public safety		(135)	(101)	(135)
Education & welfare		(3,375)	0	0
Recreation and culture		(2,378)	(2,378)	(1,797)
Transport		0	0	(126)
Other property and services		(9,076)	(8,934)	(724)
		(23,378)	(19,528)	(7,533)
Non- operating grants and subsidies				
Health		2,000	0	0
Recreation and culture		1,702,654	5,000	69,911
Transport		5,483,593	4,250,527	2,543,735
Economic services		5,000	5,000	0
		7,193,247	4,260,527	2,613,645
Profit / (loss) on asset disposal				
		0	0	0
Net result		2,394,053	3,217,003	2,028,562
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	3,217,003	2,028,562

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

SHIRE OF DANDARAGAN
STATEMENT OF CHANGES IN EQUITY
as at 31 March 2021

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	2,028,562	0	0	2,028,562
Changes on revaluation of non-current assets	0	0	0	0
Total comprehensive income	2,028,562	0	0	2,028,562
Transfers from/(to) reserves	(14,771)	14,771	0	0
Balance as at 31 March 2021	199,051,242	5,707,347	88,647,025	293,405,613

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

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 March 2021

2 DETAILED ACQUISITION

Description	Schedule	Total	Land & Buildings \$	Plant & Equipment \$	Furniture & Equipment \$	Parks & Reserves \$	Roads \$	Other \$
Soft Conferencing additions	Governance	7,107	7,200		7,107	7,200		
Community Noticeboard - Other - RenewalSLK-	Governance	0	100,000					100,000
JBAdmin Emerg. lighting test circuit	Governance	696	1,000	696	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	620,302	18,600	620,302			
JBFRRC p/ground remodel & refurb Wet area	Education & Welfare	18,322	18,322	31,096	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	27,831	31,500	27,831	31,500			
CCRC noise / doors	Recreation & Culture	0	40,000		40,000			
JSRC roofing repairs	Recreation & Culture	0	50,000		50,000			
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	90,144	200,000					90,144
Jurien Irrigation Project - Other - NewSLK-	Recreation & Culture	27,404	351,831			27,404	351,831	
Badgingarra Tree Replacement - Other - RenewalSLK-	Recreation & Culture	32,001	25,794			32,001	25,794	
Dand. Landscaping/fence etc	Recreation & Culture	7,899	25,000			7,899	25,000	
JB Picnic Area	Recreation & Culture	18,518	150,000			18,518	150,000	
Faunt. Power Upgrade	Recreation & Culture	4,045	60,000			4,045	60,000	
Beachridge Swales - Other - RenewalSLK-	Recreation & Culture	12,100	30,000					12,100
Dand. BMX Pump	Recreation & Culture	13,850	100,000					13,850
Dand. Public Art	Recreation & Culture	18,100	50,000					18,100
JB Youth Precinct	Recreation & Culture	655,978	1,200,000					655,978
Badgingarra Cricket Nets	Recreation & Culture	18,484	20,000					18,484
Ablution Pavillion	Recreation & Culture	43,228	1,233,808	43,228	1,233,808			
COVID Community Building Program	Recreation & Culture	26,793	74,559	26,793	74,559			
Fshore Playground	Recreation & Culture	49,045	250,000		49,045	250,000		
C/O Cervantes TV-Replace tower and antenna	Recreation & Culture	40,890	67,917					40,890
Coastal Fencing project - Other - RenewalSLK-	Recreation & Culture	3,617	15,000					3,617
Civic Centre Fit-Out	Recreation & Culture	11,690	29,755		11,690	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	1,746	150,000					1,746
JB Footpaths - Other - NewSLK-	Transport	62,095	105,000					62,095
Cervantes Footpaths - Other - NewSLK-	Transport	90,249	114,275					90,249
Bashford Street - Other - RenewalSLK-	Transport	43	80,000					43
CCC Carpark - Other - RenewalSLK-	Transport	169,702	118,725					169,702
Badgingarra Truck bay - Other - RenewalSLK-	Transport	243,030	260,000					243,030
Munbinea Road Bridge - Other - RenewalSLK-	Transport	0	394,000					
Turquoise Way Hill River Bridge	Recreation & Culture	7,018	57,118					7,018
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	13,200	29,000				13,200	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	2,281,556	2,253,213								2,281,556	2,253,213			
Cataby Road - ReconstructionSLK0-3	Transport	283,096	448,953								283,096	448,953			
Cataby Road - ReconstructionSLK6-9	Transport	186,586	577,487								186,586	577,487			
Dandaragan Road - SealingSLK26-28.8	Transport	76,268	101,250								76,268	101,250			
Jurien East Road - SealingSLK12-14.5	Transport	52,692	102,220								52,692	102,220			
Cantabilling Road - Gravel ResheetSLK22.1-26.1	Transport	0	146,454									146,454			
Cockleshell Gully - Gravel ResheetSLK13.8-15.9	Transport	55,086	89,803								55,086	89,803			
Roberts Street - ReconstructionSLK0-0.25	Transport	29,037	451,050								29,037	451,050			
Hansen Bay Road - SealingSLK0-1	Transport	78,467	123,741								78,467	123,741			
Jurien East Road - ReconstructionSLK-	Transport	0	70,000								0	70,000			
Taxiways	Transport	71,607	80,000										71,607	80,000	
Dest.Market. Shire Entry Signs	Economic Services	0	14,000											14,000	
Dest.Market. Jurien Townsite Precinct Signs	Economic Services	58,176	52,000										58,176	52,000	
Total		5,280,567	11,909,863	232,040	2,191,986	0	7,000	67,842	341,547	89,867	612,625	3,157,885	5,354,120	1,732,934	3,402,584

CAPITALISED 7,107
WIP 5,273,460
TOTAL 5,280,567

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 March 2021

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
	\$	\$			\$	\$		\$	0	\$
									0	0
	0	0	0	0	0	0	0	0	0	0

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 March 2021

4 INFORMATION ON BORROWINGS

(a) Borrowing repayments

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

	Outstanding	New loans		Interest repayments		Principal repayments		Outstanding
	1-Jul-20	2019/2020 Actual	2019/2020 Budget	2019/2020 Actual	2019/2020 Budget	2019/2020 Actual	2019/2020 Budget	for the year ending 30 June
Governance								
Loan 127	147,805	0	0	7,219	7,219	71,880	71,880	75,925
Education and Welfare								
Loan 136			620,302					620,302
Recreation and culture								
New loan - 137			750,000		7,746		15,238	734,762
	147,805	0	1,370,302	7,219	14,965	71,880	87,118	1,430,989
Self Supporting Loans								
Recreation and culture								
Loan 130	48,162	0	0	2,093	2,093	23,494	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	1,034	1,034	6,791	6,791	36,583
Loan 134	23,290		0	154	296	1,722	3,455	19,835
Loan 135		50,000	50,000	163	200	4,928	4,911	45,089
	121,612	50,000	50,000	3,528	3,709	43,720	45,437	126,175
	269,417	50,000	1,420,302	10,748	18,674	115,600	132,555	1,557,164
Cash Advance Repayment								
Recreation and culture								
Cervantes Bowling Club	2,076	0	0	0	0	2,076	2,076	0
Chamber of Commerce			35,100					35,100
	2,076	0	35,100	0	0	2,076	2,076	35,100

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 March 2021**

5. NET CURRENT ASSETS

	Note	2020	2021
		\$	\$
Composition of estimated net current assets			
Current assets			
Cash - unrestricted		1,954,791	3,211,716
Cash - restricted reserves	8	5,692,576	5,707,347
Receivables		1,015,028	730,802
Inventories		32,574	25,666
		<u>8,694,968</u>	<u>9,675,530</u>
Less: current liabilities			
Trade, other payables and provisions		(2,261,154)	(2,160,417)
Long term borrowings		(112,406)	(1,716)
		<u>(2,373,560)</u>	<u>(2,162,133)</u>
Unadjusted net current assets		6,321,408	7,513,397
Adjustments			
Less: Cash - restricted reserves	8	(5,692,576)	(5,707,347)
Less: Loans receivable - clubs/institutions		(42,602)	(1,716)
Add: Right of use lease liability		40,530	6,441
Add: Current portion of borrowings		112,406	1,716
Adjusted net current assets - surplus/(deficit)		<u>739,166</u>	<u>1,812,492</u>
Budget Adjustment			
Add: Provisions		673,805	401,356
Budget surplus/(deficit)		<u>1,412,971</u>	<u>2,213,848</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 March 2021

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	14,524	2,560,606
Unimproved valuations										
UV - General	0.6955	520	405,363,396	2,836,184	0		2,836,184	2,836,184	1,455	2,837,639
Sub-Totals		2,404	437,127,462	5,364,266	0	0	5,364,266	5,382,266	15,979	5,398,244
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	1,721	70,559
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		1,176,190
		3,710	461,683,226	6,538,735	0	0	6,538,735	6,556,735		6,574,434
Discount refer (note 1 (c))							(240,000)			(243,990)
Total amount raised from general rates							6,298,735			6,330,444
Ex Gratia Rates							1,507	1,719		1,719
Total rates							6,300,242			6,332,163

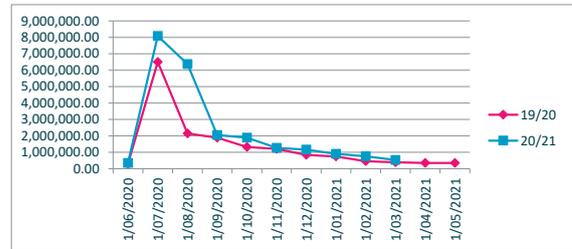
NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 March 2021

7 CASH, INVESTMENTS & RECEIVABLES

	Note	2020	2021
		\$	\$
Cash And Cash Equivalents			
Unrestricted		1,653,919	3,211,716
Restricted	8	5,821,414	5,707,346
		<u>7,475,333</u>	<u>8,919,062</u>
Receivables			
Rates outstanding		352,891	526,990
Sundry debtors		428,031	202,961
GST receivable		(0)	(0)
		<u>498,715</u>	<u>729,951</u>

Rates Outstanding

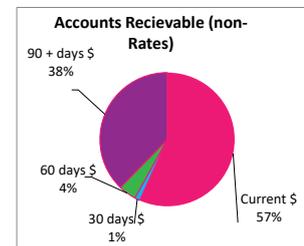
	YTD	30-Jun-20
Opening Arrears Previous Years	352,891	274,006
Levied this Year	7,763,596	7,762,858
Less Collections to date	- 7,589,497	- 7,683,973
Equals Current Outstanding	526,990	352,891
Net Rates Collectable	526,990	352,891
% Collected	93.51	95.61



Sundry Debtors

	Current	30 days	60 days	90 + days
	\$	\$	\$	\$
Receivables General	115,154.49	2,566.91	8,681.55	76,558.37
Total Receivables General Outstanding				<u>202,961.32</u>

Amounts shown above include GST (where applicable)



NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 March 2021

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	973			255,371
Building Renewal Reserve	790,929	3,027			793,956
Rubbish Reserve	434,007	1,661			435,668
Community Centre Reserve	387,494	1,483			388,977
Television Services Reserve	97,728	374			98,103
Information Technology Reserve Reserve	57,018	218			57,236
Land Development Reserve	70,662	270			70,932
Parking Requirements (Lot 1154 Sandpiper Street) Reserve	11,405	44			11,449
Parks and Recreation Grounds Development (Seagate) Reserve	376,292	1,440			377,732
Sport and Recreation Reserve	310,643	1,189			311,832
Landscaping Reserve	2,647	10			2,657
Aerodrome Reserve	129,177	494			129,672
Public Open Space Renewal Reserve	558,221	2,137			560,357
Infrastructure Renewal Reserve	811,987	3,108			815,095
Public Open Space Construction Reserve	112,904	432			113,337
Infrastructure Construction Reserve	62,338	239	(7,018)		55,559
Building Construction Reserve	116,191	445			116,636
Leave Reserve	260,204	996			261,200
Economic Development Initiatives Reserve	794,068	3,039			797,107
Turquoise Way Path Reserve	51,766	198			51,964
Cash in lieu of landscaping – Lot 1146 Sandpiper Street Reserve	2,495	10			2,504
	5,692,576	21,788	(7,018)		0 5,707,346

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 March 2021

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

Cash In Lieu POS - L9000 Valencia

	Balance	Movements		Balance as at 31 March 2021
	30-Jun-20	Inwards	Outwards	
	\$	\$		\$
	200,277			200,277
	200,277	0	0	200,277

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 March 2021

10 BUDGET AMMENDMENTS

Description	Council Resolution	Schedule	Classification	Non-Cash Adjustment	Increase in cash available	Decrease in cash available	Amended Budget Running Balance
Budget Adoption						Opening Surplus	23,520
Permanent Changes							
Budget Review 2020/2021	20210325 9.X.X					40,256	(16,736)
					0	0	40,256
							(16,736)

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 March 2021

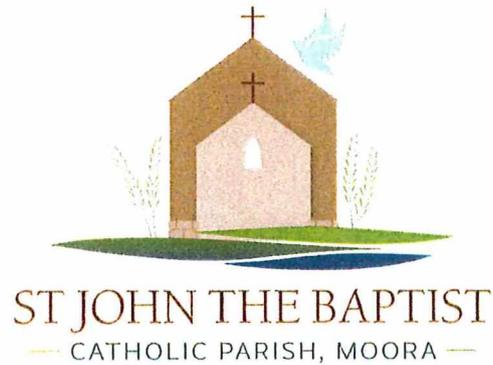
11 GRANTS & CONTRIBUTIONS

Program / Details	Grant Provider	In Advance payments	Budget 2020/21	2020/21 Budget Amendments	Received	Recoup Status			
						Revenue/ Expenditure	Liability	Not Received	
						\$	\$	\$	
Operating									
Other General Purpose Income									
Grants Commission - General	WALGGS	351,640	357,330		271,690	271,690		85640.25	
Grants Commission - Roads	WALGGS	685,664	350,822		268,664	268,664		82157.75	
Fire Prevention									
ESL Operating Grant	FESA		50,000		42,493	42,451	42	7507.50	
Other Welfare									
Spray the Grey Grant Estimate	Healthway		10,500		10,500		10,500	0.00	
Spray the Grey Festival	Dept of Commerce				3,000		3,000	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	-	849,749	836,208	13,542	215,168	
Non-Operating									
Other Health									
Generator - Practice contribution			2,000					2,000	
Other Recreation and Sport									
Badgingarra Cricket Nets BCA contribution			5,000	2,500	7,500	7,500		-	
JB Youth Precinct	LotteryWest Grant		1,127,654					1,127,654	
Dand. Landscaping/fence etc	Federal Drought		25,000		25,000	7,899	17,101	-	
JB Picnic Area	Federal Drought		150,000		150,000	18,518	131,483	-	
Faunt. Power Upgrade	Federal Drought		60,000		60,000	4,045	55,955	-	
Dand. BMX Pump	Federal Drought		100,000		100,000	13,850	86,150	-	
Dand. Public Art	Federal Drought		50,000		50,000	18,100	31,900	-	
JB Playground	Federal Drought			118,000	38,000		38,000	80,000	
Badgingarra Cricket Nets	CSRFF Grant		5,000	5,000				-	
Public Halls & Civic Centre									
CCRC noise / doors	Federal Drought		40,000	40,000				-	
Other Recreation and Sport									
Local Roads and Comm Inf			590,929		295,465		295,465	295,464	
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	257,721	-	385,247	
Commodity Route Funding	SCR		93,127		43,687	43,687	-	49,440	
SBS Grant	SBS		115,334	87,334				28,000	
RED Grant	RED		100,000	100,000				-	
DoT Dual Use Path	DoT		141,750		28,350	28,350	-	113,400	
WALGGC - Special Projects	WALGGS		394,000		394,000		394,000	-	
WSFN	WSFN		2,203,569		1,682,666	1,682,666	-	520,903	
RTR Grant	RTR		554,113		546,739	162,590	384,149	7,374	
JB Footpaths	Federal Drought		150,000		130,000	1,746	128,254	20,000	
CCC Carpark	Federal Drought		150,000	38,000	112,000	112,000		-	
Badgingarra Truck bay	Federal Drought		235,000		235,000	235,000		-	
Aragon Street Design	Federal Drought		40,000	40,000				-	
Airfields									
RAD Grant	RAP		172,803	132,803	19,975	19,975	0	20,025	
Tourism & Area Promotion									
Dest.Market Indust Contribution to website			5,000					5,000	
			7,193,247	-	362,637	4,176,103	2,613,645	1,562,457	2,654,507
		1,037,304	8,255,165	-	362,637	5,025,852	3,449,853	1,576,000	2,869,675.30

NOTES TO AND FORMING PART OF THE MONTHLY STATEMENTS
as at 31 March 2021

12 VARIANCES

Reporting Program	Var \$	Var %	Var	Timing / Permanent	Explanation of Variance
Operating Revenue					
Governance	1,243	109%	▲		
General Purpose Funding	29,484	105%	▲		
Law, Order & Public Safety	(5,951)	99%	▼		
Health	10,254	128%	▲	Permanent	Health Services for 3rd parties
Education and Welfare	0	100%	▲		
Community Ammenities	66,410	106%	▲		
Recreation and Culture	22,250	106%	▲		
Transport	19,799	107%	▲		
Economic Services	542	100%	▲		
Other Property and Services	3,641	102%	▲		
Operating Expenses					
Governance	24,721	94%	▲		
General Purpose Funding	6,733	95%	▲		
Law, Order & Public Safety	(29,001)	103%	▼		
Health	7,762	97%	▲		
Education and Welfare	6,136	91%	▲		
Community Ammenities	51,052	97%	▲		
Recreation and Culture	155,086	94%	▲		
Transport	59,491	99%	▲		
Economic Services	42,548	92%	▲		
Other Property and Services	(26,180)	131%	▼	Timing	Overheads



Brent Bailey
 CEO – Shire of Dandaragan
 PO Box 676
 JURIEN BAY WA 6516

RE: Seeking assistance – Jurien Bay Catholic Church

Dear Mr Bailey

Thank you for meeting with John Willett to present a request for assistance in our attempt to complete the building of Our Lady Star of the Sea Church – Jurien Bay. John has provided a report back to me in relation to this discussion with yourself and David Chidlow and has requested that I submit a formal request for assistance.

Before I outline the details of the assistance being sought, I believe that it may assist in my outlining some pertinent points.

Jurien Bay is under the administration of the Moora Parish and is the most Northern part of the Archdiocese of Perth. In applying for funds to build this church, the archdiocese provides a set amount only for a building and it is the responsibility of the local community to meet the fit out and site completion.

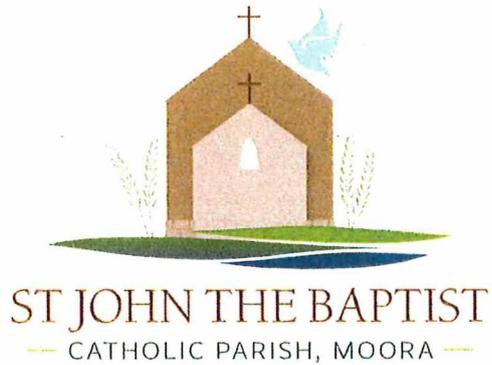
The committee of local parishioners has been working for many years and specifically in the last three years on developing a plan and design that would result in a worship facility that would enhance the local township. The brief submitted to the Diocesan Resources Committee in 2018 outlined:

While Jurien Bay is a growing and developing community as part of the Moora Parish, it is the growth centre of the Turquoise Coast and the business centre for the Shire of Dandaragan.

This brief highlights the need to provide a church which:

- *will become the first dedicated faith building in the locality of Jurien Bay, since the war.*
- *will make a spiritual statement to the local community through its location and architectural design,*
- *will enable the local Catholic community to be able to celebrate the sacraments of the Church*
- *supports and nurtures the faith journey of those who are welcome to worship*
- *will provide access for a Blessed Sacrament chapel as part of the building*
- *will enable ecumenical services to be undertaken with other faith denominations*

The committee has been most diligent in seeking support from several families, individuals and local businesses in its quest to have a worship centre that the whole community can be proud of. I also wish to acknowledge the support of the Shire and its officers in their guidance, practical assistance to date. The agreement to use 79 Bashford Street as interim parking, the technical advice and guidance of the Executive Manager - Development David Chidlow, and the practical assistance of the Executive Manager - Infrastructure Brad Pepper. These people have been most generous in their willingness to assist us when needed.



Our key request from the Shire is sought for assistance in completing the main entry, drive and pathways. At present this would be beyond our capacity to fit within our financial status of accounts.

Through advice from Brad Pepper, we understand that the specification details are as follows:

- Entry and crossover - 60m²
- Main drive – 260m²
- Paths – 80m²

Mr Pepper has suggested that it would make the capacity of the shire easier to assist if the required areas were boxed out to 200mm and sand compacted to 50mm enabling reinforced concrete to be laid to 150mm. I believe that with assistance from some of our supporters we may be able to handle the preparation of the spaces as outlined, within our limited budget.

I am therefore seeking on behalf of our Jurien Bay parishioners for practical assistance of the Shire in any contribution that would enable us to have the Church ready for its planned official opening on Saturday May 29.

A feature of the “*acknowledgement pathway*” will be spaces where individuals, businesses and organisations are publicly acknowledged for their part in making this church a reality. We also commit to including in our weekly “Prayers of Intercession” our sponsors and supporters for their generosity. It would be quite symbolic to have the *Shire of Dandaragan* featured on this pathway.

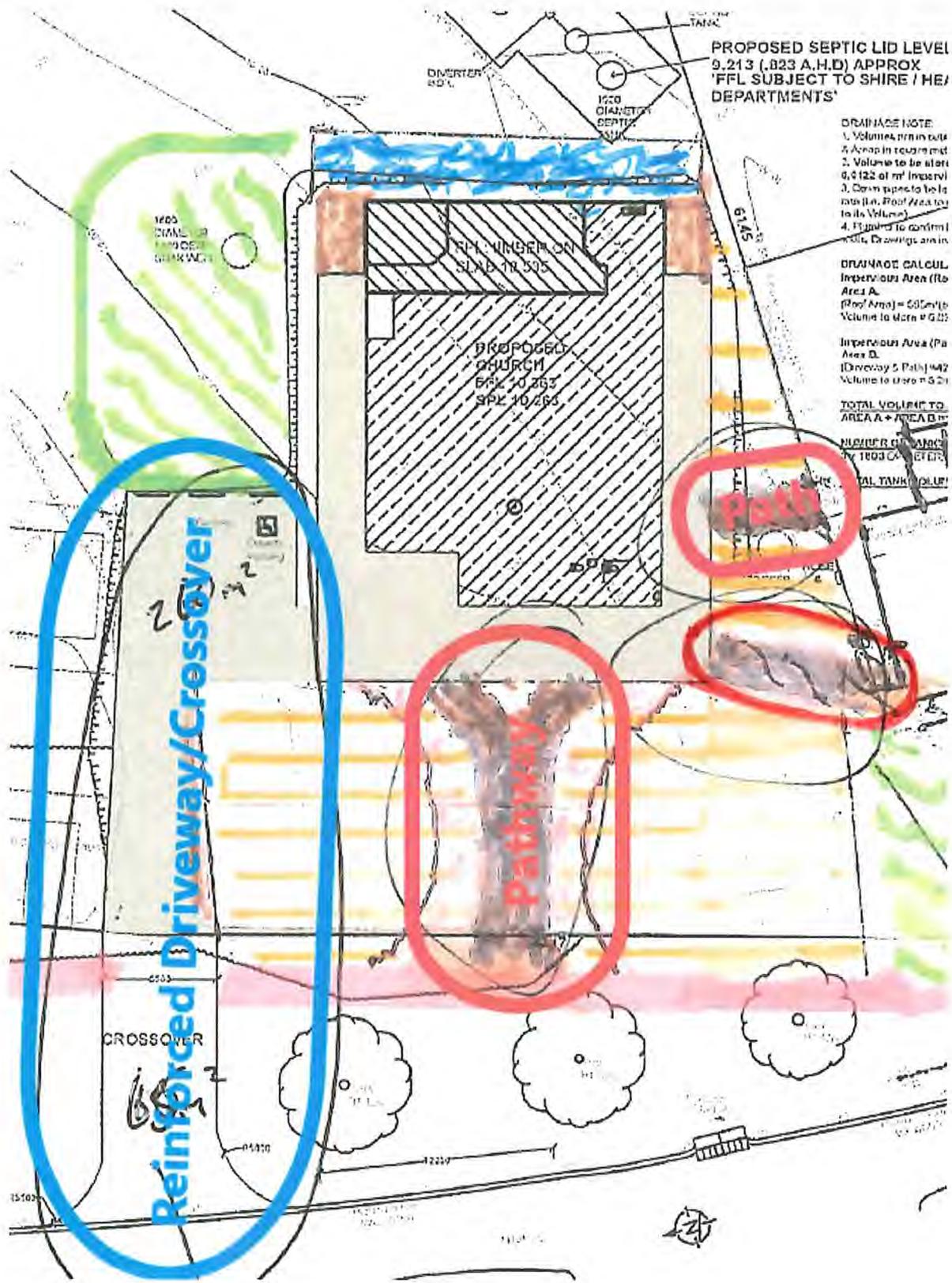
In addition, we have agreed in our discussion with Brad Pepper that our landscaping plan includes accepting responsibility for maintaining the shire verge along with our church grounds. We are keen to ensure our Church is presented as a sacred space that locals can own and enjoy as well as contribute to the streetscape of the town. I should also advise that Cr Peter Scharf has not been involved in the planning and discussion of this request and we have tried to ensure his distance from any advice.

Your considered timely response to this request will be greatly appreciated and I promise to clarify any details required in a similar manner.

Yours sincerely

Fr Renald Anthony (Administrator)

18 March 2021



PROPOSED SEPTIC LID LEVEL
 9.213 (.823 A.H.D) APPROX
 'FFL SUBJECT TO SHIRE / HE/
 DEPARTMENTS'

- DRAINAGE NOTE
1. Volumes drain out
 2. Allow in return pit
 3. Volume to be stored
 4. 0.122 of m³ interval
 5. Down slope to be in
 6. new pit. Roof Area to
 7. be its Volume
 8. 4. It is to be confirmed
 9. in the Drawings are in

DRAINAGE CALCUL.
 Imperious Area (Ro
 Area A
 (Roof Area) = 685m²
 Volume to store = 0.22

Imperious Area (Pa
 Area B
 (Driveway & Path) = 42
 Volume to store = 5.21

TOTAL VOLUME TO
 AREA A + AREA B =

NUMBER OF TANKS
 BY 1000 CAPACITY

TOTAL TANK VOLUME

Reinforced Driveway/Crossover

Pathway

POST

POST

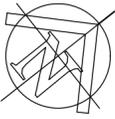
CROSSOVER

15500

04870

12250

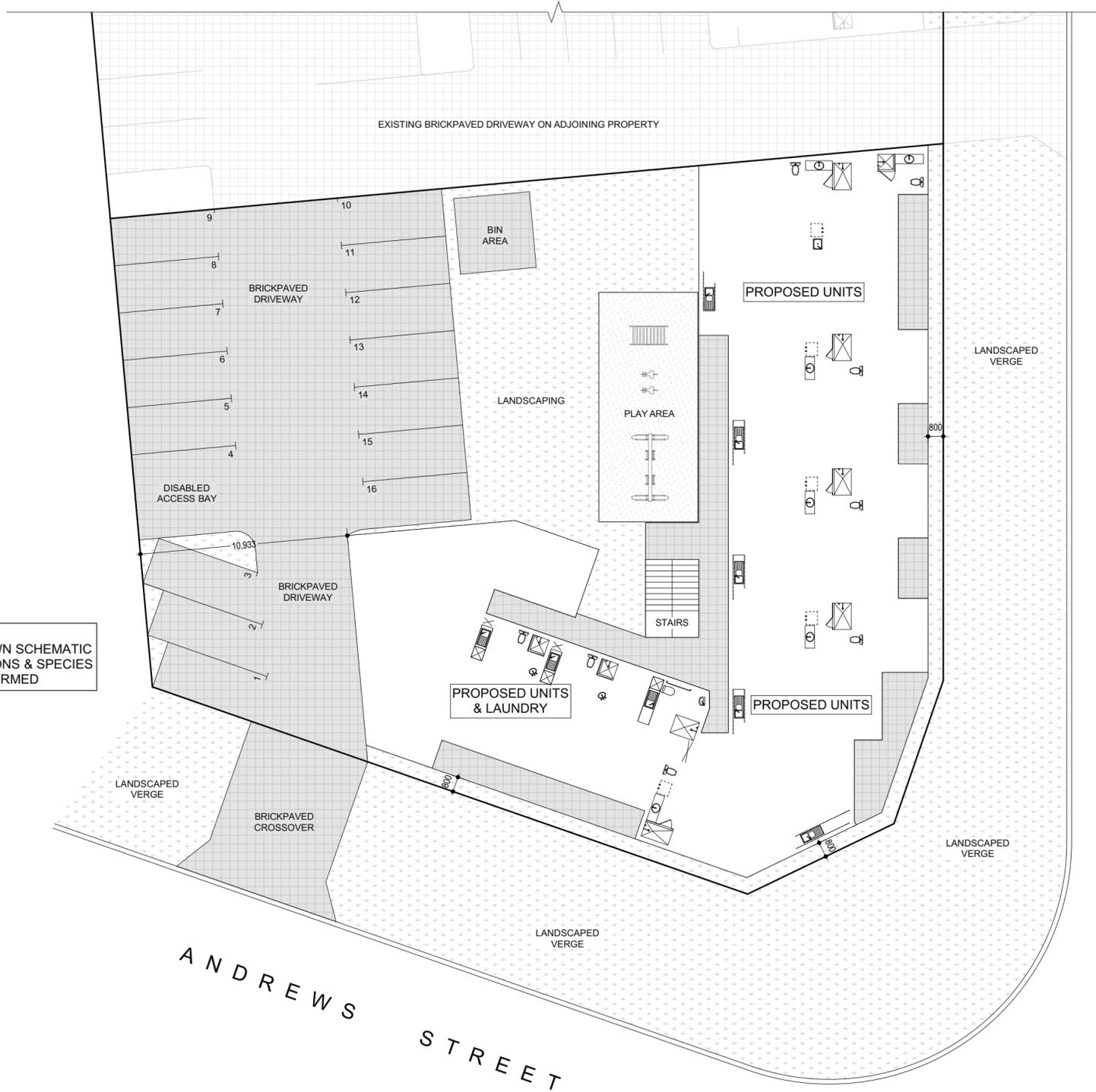




LOT 104
1390m²

ZONING
COMMERCIAL / RETAIL

DESIGN SUBJECT TO
LOCAL AUTHORITY
APPROVAL



NOTE:
LANDSCAPING SHOWN SCHEMATIC
ONLY - FINAL POSITIONS & SPECIES
TO BE CONFIRMED

PLUMBER NOTE:
SEWER INVERT POSITION
NOT AVAILABLE AT DATE OF
PRINTING. CONFIRM DEPTH
AND POSITION PRIOR TO
POURING OF CONCRETE SLAB.

NOTE: BUILDER/ CONCRETOR
CONFIRM ALL DIMENSIONS PRIOR
TO POURING OF CONCRETE

NOTE:
SITE LEVELS & FEATURES
UNKNOWN AT DATE OF PRINTING -
DESIGN SUBJECT TO CHANGE
UPON RECEIPT OF SITE SURVEY
BY LICENSED SURVEYOR

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REV.	VARIATION	DRN	DATE
2	CONCEPT PLNG	M.M.	31/08/2020
3	AMENDS	M.M.	28/01/2021
4	PLANNING	M.M.	15/02/2021
		M.M.	23/02/2021

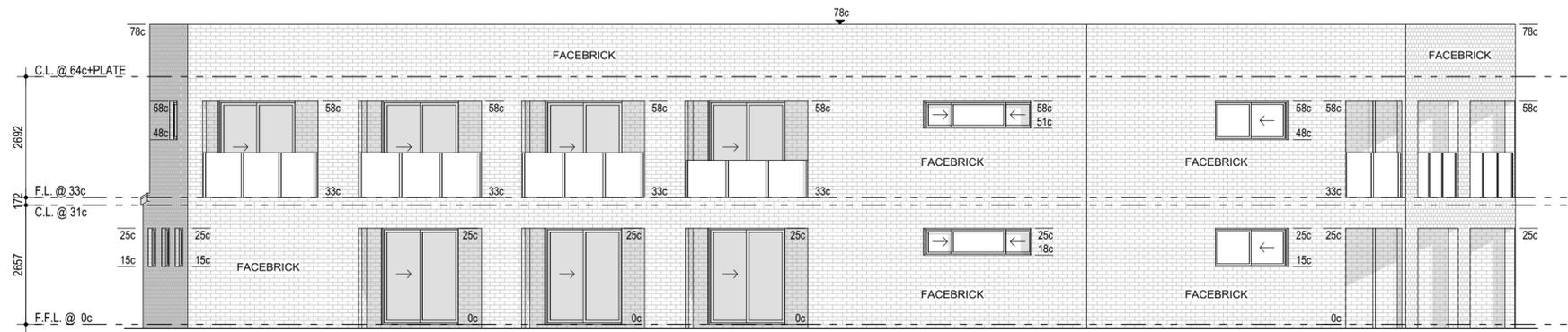
CLIENT
TREND DEVELOPMENTS PTY LTD

ADDRESS
LOT 104 MURRAY STREET,
JURIEN BAY

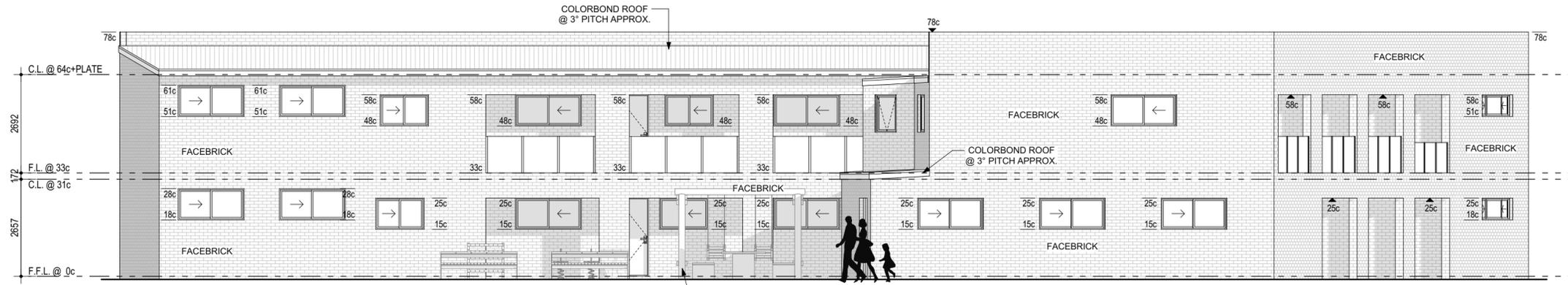
JOB NO.
2664 - 21

SHEET NO.
1 OF 4

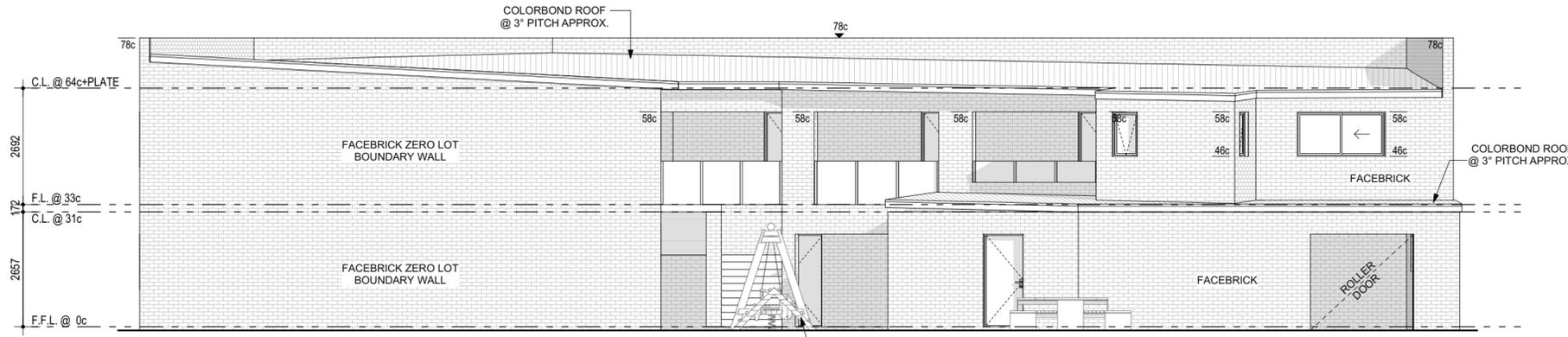
SCALE
1:200



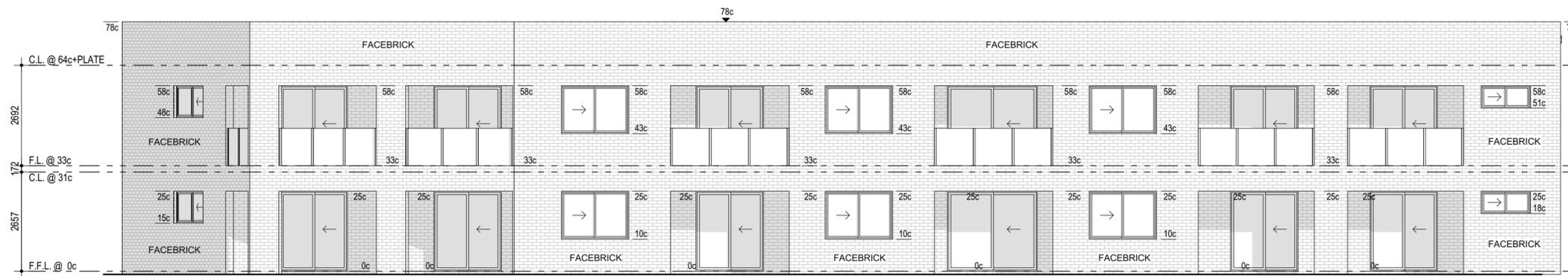
ELEVATION 1 - ANDREWS STREET



ELEVATION 2 - CARPARK



ELEVATION 3



ELEVATION 4 - MURRAY STREET

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CLIENT
TREND DEVELOPMENTS PTY LTD

ADDRESS
LOT 104 MURRAY STREET,
JURIEN BAY

JOB NO.
2664 - 21

SHEET NO.
4 OF 4

SCALE
1:100

Tactics4
Jurien Bay Town Centre

DRAFT
RETAIL DEMAND ASSESSMENT

PN 2014
Shire of Dandaragan
Place Laboratory
Jan 2021

Contact

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Version Control

Document Name	Date	Description	Prepared
2014-Jurien Bay-Retail Demand Assessment-Taktics4 Draft-01	Jan 2021	First Draft for consideration	GRD

Distribution Control

Document Name	Date	Distribution	Format	Delivery
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EXECUTIVE SUMMARY

Key findings include:

To be completed upon receiving client feedback



1 INTRODUCTION

Tactics4 was commissioned by the Shire of Dandaragan to assess the retail consumer markets influencing Jurien Bay to inform and guide the planning and design for the Jurien Bay Town Centre Development Strategy. The purpose of the commission was to:

- identify the demand for retail and related activity in Jurien Bay over a range of potential growth scenarios to inform and guide the Jurien Bay Development Plan.
- Identify the demand for accommodation in Jurien Bay over a range of potential growth scenarios to inform and guide the Jurien Bay Development Plan.
- Compare Jurien Bay under a range of resident population growth thresholds with other towns around Australia which share relevant town characteristics.
- Identify the extent and profile and influence of the resident population market on Jurien Bay retail businesses.
- Identify the extent of and profile of the visitor market on Jurien Bay retail businesses.
- Calculate the demand for current and future provision for retail and related activity in Jurien Bay under a range of specific population and visitor growth milestones.

2 RESIDENT POPULATION MARKET

2.1 Usual Resident Population

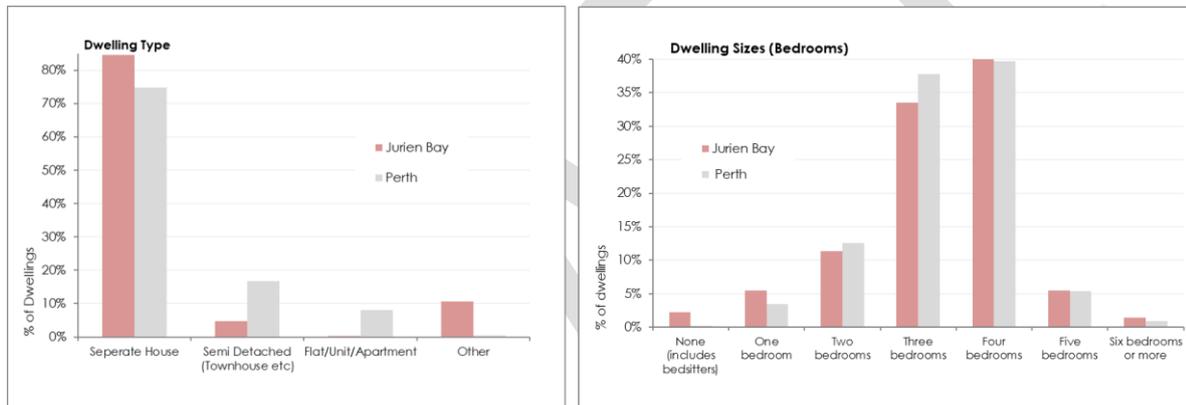
Analysis of the Population and Household Census (ABS 2016) for Jurien Bay reveals:

- A usual resident population of 1,760 persons
- An average occupancy of 2.2 persons per dwelling which is 16% smaller than Perth (2.6 persons) characterised by more 1 and 2 person households and fewer 3, 4 and 5 person households.

2.2 Dwellings

Jurien Bay recorded 1,495 dwellings in the 2016 Census, key findings reveal:

- a higher proportion (84%) of separate houses (Perth 75%), lower proportion of townhouses, apartments and flats and higher proportion of caravan, improvised sleep-outs.
- the size of dwellings (Bedroom numbers) is consistent with Perth averages.
- only 55% of all dwellings were occupied on census night, significantly less than Perth (89%).



Analysis of dwelling approvals for small areas since the 2016 census reveals that the Shire of Dandaragan has approved 108 residential dwellings at an average of 22 new dwellings p.a. since 2016. If we assume that:

- the distribution of new dwellings in the Shire of Dandaragan is consistent with the current proportion of 55% of all dwellings in the Shire of Dandaragan are in Jurien Bay.
- half of these new dwellings remain unoccupied – consistent with current 2016 dwelling profiles in Jurien Bay.

Then Jurien Bay now has a total of:

- 54 approved new residential dwellings at an average of 11 new dwellings p.a.
- 27 new occupied residential dwellings with a dwelling occupancy of 2.2 persons/dwelling.
- A current 2020 usual resident population of 1,820 persons.

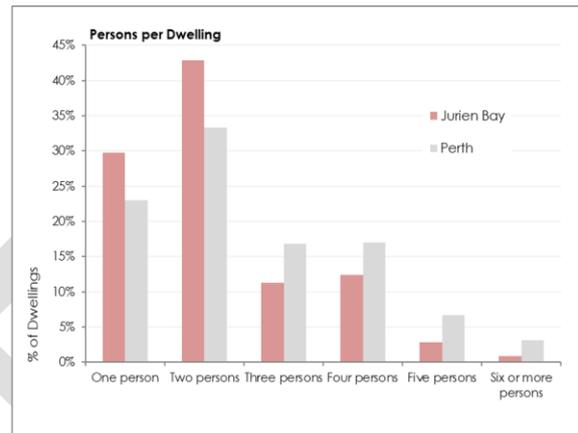
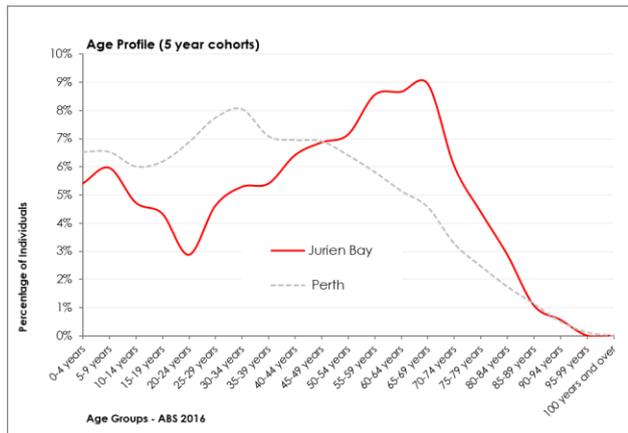
2.3 Migration

- 20% of all usual residents had moved to Jurien Bay less than one year earlier (Perth 15%).
- Nearly all new arrivals were from WA.
- 51% of all usual residents had moved to Jurien Bay in the previous five years (Perth 37%).
- Nearly all these new arrivals were from WA.

2.4 Personal Characteristics

Analysis of the personal characteristics of all Jurien Bay usual residents reveals:

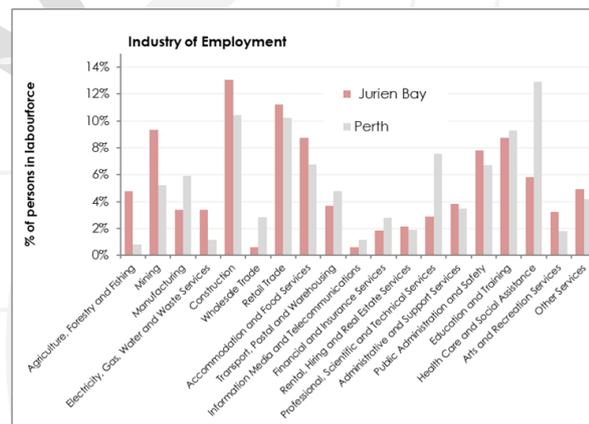
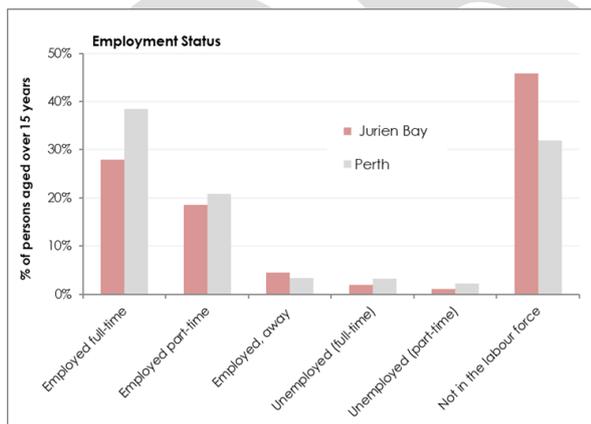
- An average age of 44.7 years which is 16% older than Perth average of 37.5 years characterised by fewer people aged 0-45 years and more people aged 55-85 years.
- a higher proportion (36%) of residents were born Australian (Perth 19%)
- a higher proportion (59%) of residents were born in North West Europe (Perth 53%)

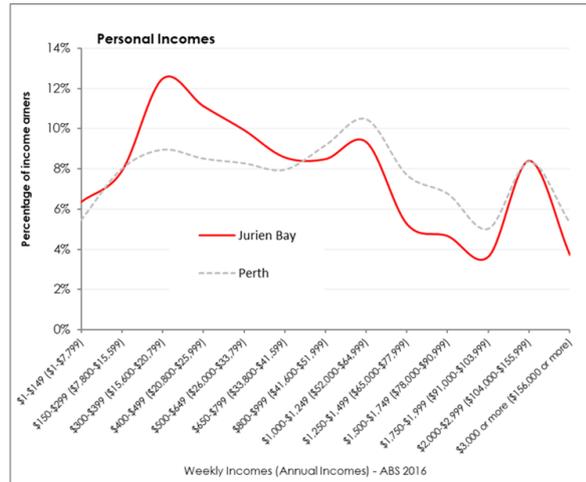
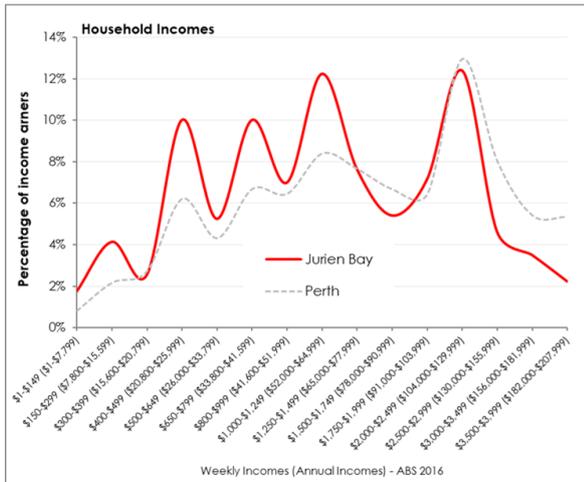


2.5 Employment and Income

Analysis of the employment and income characteristics of all Jurien Bay usual residents reveals:

- More residents (46%) aged over 15 years were participating in the labourforce (Perth 32%).
- Personal incomes 11% below Perth average.
- Household incomes 25% below Perth averages characterised by fewer income earners per dwelling (11% below Perth average).

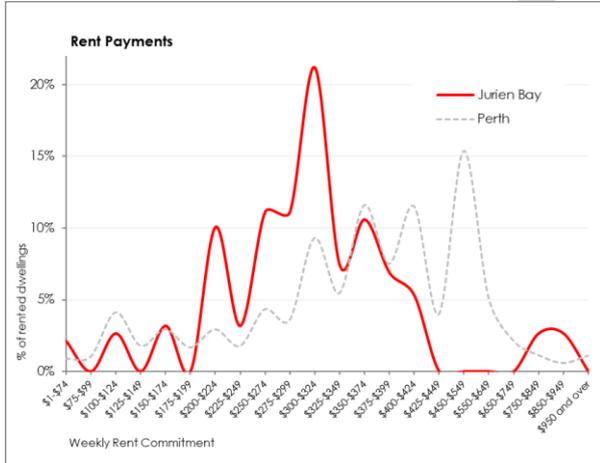




2.6 Commitments

Analysis of the financial commitment characteristics of all Jurien Bay usual residents reveals:

- a higher proportion (42%) of dwellings owned outright with no mortgage (Perth 29%) and lower proportion (28%) of dwellings with a mortgage (Perth 42%).
- the proportion of rented dwellings is consistent with Perth (27%).
- the average monthly mortgage repayment on mortgaged dwellings is 2% below Perth averages.
- the average weekly rent for rented properties is 15% below Perth averages.



2.7 Summary

These socio-economic demographic profiles reveal that the usual residents of Jurien Bay are characterised by:

- Smaller households and older households which is typically conducive to lower spending on day-to-day retail goods and services – especially food/grocery.
- Fewer people working or in the labourforce and lower personal and household incomes which is typically conducive to lower spending on all retail goods and services.
- Slightly fewer financial commitments in relation to housing costs, although this lower commitment is not sufficient to offset the lower disposable income levels which is therefore also typically reaffirms the lower spending on retail goods and services.

- Overall, the Jurien Bay resident population has characteristics which are conducive to a lower level of retail spending than Perth averages.



3 RESIDENT RETAIL SPENDING AND SALES CAPACITY

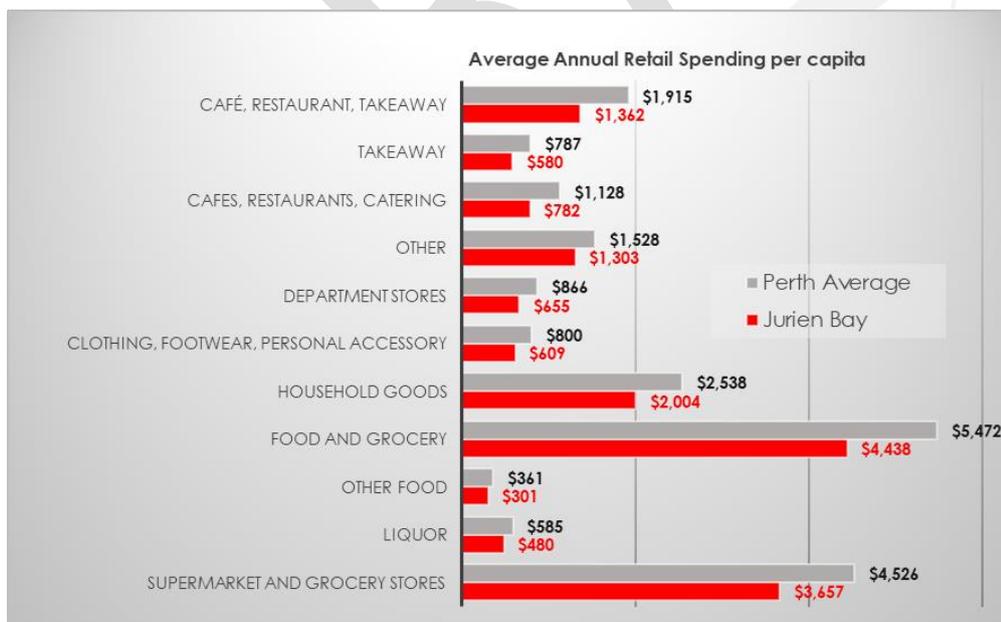
3.1 Resident Retail Spending Profile

The correlation between Retail Trade (ABS 2020) and Household Expenditure Survey (ABS 2015) data indicators show that the socio-economic profiles of Jurien Bay residents are currently estimated to be spending an average of \$10,370 per person p.a. on retail goods and services (21% below Perth averages) inclusive of \$4,438 p.a. on Food/Grocery (19% below Perth averages) and \$1,362 p.a. on café/restaurant/takeaway (29% below Perth averages).

Retail Store Category	Jurien Bay	Perth Average	Jurien Bay
Supermarket and Grocery stores	\$3,657	\$4,526	-19.2%
Liquor	\$480	\$585	-18.1%
Other Food	\$301	\$361	-16.5%
Food and Grocery	\$4,438	\$5,472	-18.9%
Household Goods	\$2,004	\$2,538	-21.1%
Clothing, Footwear, Personal Accessory	\$609	\$800	-23.9%
Department Stores	\$655	\$866	-24.3%
Other	\$1,303	\$1,528	-14.7%
Cafes, Restaurants, Catering	\$782	\$1,128	-30.7%
Takeaway	\$580	\$787	-26.3%
Café, Restaurant, Takeaway	\$1,362	\$1,915	-28.9%
Total Retail	\$10,370	\$13,119	-20.9%

8501.0 Retail Trade, Australia (August 2019)

Table 12 Retail Turnover, State by industry Subgroup, Seasonally adjusted



3.2 Resident Retail Spending Capacity

Correlation of these resident retail spending profiles to Jurien Bay and Shire of Dandaragan resident populations reveals a total retail spending capacity of \$39.7M p.a. including:

- \$19M generated by Jurien Bay residents and \$20M p.a. generated by residents within the balance of the Shire.
- \$17M p.a. in food and grocery spending (inclusive of supermarket, liquor, and other grocery goods)
- \$5M in spending at café/restaurant/takeaway venues
- \$17M in other retail goods and services

Total Available Retail Spending Capacity					
Resident Location	Resident Population	Food & Grocery	Café/ Restaurant/ Takeaway	Balance of Retail	Total Retail
Jurien Bay	1,820	\$8,142,680	\$2,507,960	\$8,392,020	\$19,042,660
Balance of Shire	1,980	\$8,858,520	\$2,728,440	\$9,129,780	\$20,716,740
Shire of Dandaragan	3,800	\$17,001,200	\$5,236,400	\$17,521,800	\$39,759,400

Potential Market Capture by Jurien Bay Businesses					
Usual Residents	Resident Population	Food & Grocery	Café/ Restaurant/ Takeaway	Balance of Retail	Total Retail
Jurien Bay	1,820	85%	80%	20%	56%
Balance of Shire	1,980	65%	50%	20%	43%
Shire of Dandaragan	3,800	75%	64%	20%	49%

Not all this retail spending is captured by Jurien Bay retailers/businesses. We estimate that Jurien Bay businesses:

- are currently capable of potentially capturing 80%-85% of all food/grocery and hospitality (food/beverage) spending generated from Jurien Bay residents – meaning that 15%-20% of this retail spending is 'escaping' to businesses outside Jurien Bay.
- are currently capturing 20% of all other retail spending – meaning that 80% of this retail spending is 'escaping' to other businesses including Perth and online.
- are currently capable of potentially capturing 50%-65% of all food/grocery and hospitality (food/beverage) spending generated from other Shire of Dandaragan residents – meaning that 35%-50% of this retail spending is 'escaping' to businesses outside Jurien Bay.
- are currently capturing 20% of all other retail spending from Shire of Dandaragan residents – meaning that 80% of this retail spending is 'escaping' to other businesses including Perth and online.

3.3 Estimated Retail Sales Potential from Residents

Based on these estimated market capture rates Jurien Bay businesses have the potential to be capturing \$19M p.a. in total retail sales from resident spending from Jurien Bay and Shire of Dandaragan residents. including \$12M pa. in food/grocery sales \$3.5M p.a. in café/restaurant/takeaway sales and \$3.5M p.a. in other retail sales

Potential Sales Capture by Jurien Bay Businesses					
Usual Residents	Resident Population	Food & Grocery	Café/ Restaurant/ Takeaway	Balance of Retail	Total Retail
Jurien Bay	1,820	\$6,921,278	\$2,006,368	\$1,678,404	\$10,606,050
Balance of Shire	1,980	\$5,758,038	\$1,364,220	\$1,825,956	\$8,948,214
Shire of Dandaragan	3,800	\$12,679,316	\$3,370,588	\$3,504,360	\$19,554,264

4 VISITOR RETAIL SPENDING AND SALES CAPACITY

Residents are not the only consumers of retail goods in Jurien Bay. Visitors will also contribute to overall retail sales in Jurien Bay.

4.1 Visitor Numbers

Analysis of the Tourism Australia visitor fact sheets for the Coral Coast and the Shire of Dandaragan reveals:

- a total of 1.15M visitors to the Coral Coast in 2019.
- an average stay of 5.5 nights
- a total of 6.4M visitor nights.

Coral Coast			
Visitor Type	Overnight Visitors in Coral Coast	Average stay in Coral Coast (nights)	Estimated Total Annual Visitor Nights
Intra state	946,000	4.9	4,635,400
Interstate	89,000	8.1	720,900
International	112,000	9.0	1,008,000
Total	1,147,000	5.5	6,364,300

4.2 Visitor Accommodation

Analysis of the visitor accommodation summary for Jurien Bay reveals:

- A total of 880 units available in Jurien Bay – split evenly between caravan sites/rooms and hotel/holiday homes.
- Creating a total annual available room night capacity of 320,000 room nights
- Assuming an average room occupancy of 2.2 persons per unit per night creates a potential capacity of over 700,000 visitor nights
- A documented annual average room/unit occupancy of 50% results in an estimated 350,000 visitor nights in Jurien Bay.

Jurien Bay						
Accommodation	Available Units	Available annual room nights	Average person occupancy	Potential Visitor nights	Average Annual Market Occupancy	Average Annual Visitor Nights
Caravan Park sites and rooms	407	148,555	2.1	311,966	50%	155,983
Hotel/Motel Rooms	273	99,645	2.1	209,255	50%	104,627
Holiday Homes	200	73,000	2.5	182,500	50%	91,250
Total	880	321,200	2.2	703,720	50%	351,860

Correlation of these visitor night profile to the broader Coral Coast visitor numbers suggest that:

- 7% of all Coral Coast intra state (domestic) visitor nights are spent in Jurien Bay.
- 1.5% of all Coral Coast interstate and international visitor nights are spent in Jurien Bay.
- Equating to the equivalent of an average of 960 visitors per day in Jurien Bay.

Of course, we recognise that these numbers vary significantly by seasonality, but they provide an accurate annual snapshot.

Jurien Bay			
Visitor Type	Estimated Nights spent in Jurien Bay	Estimated Total Visitor nights in Jurien Bay	Average annual visitors per day in Jurien Bay
Intra state	7.0%	324,478	889
Interstate	1.5%	10,814	30
International	1.5%	15,120	41
Total	5.5%	350,412	960

4.3 Visitor Retail Spending

- Analysis of the visitor total spending profile indicate that:
- Coral Coast (including Jurien Bay visitors) spend a total of \$130 per visitor night.
- Resulting in a total spending capacity of \$45.6M p.a. in visits involving stops in Jurien Bay.

Jurien Bay		
Visitor Type	Average spend per visitor night	Total Annual Visitor Spend
Intra state	\$131	\$42,506,618
Interstate	\$118	\$1,275,993
International	\$122	\$1,844,640
Total	\$130	\$45,627,251

Not all this spending is retail based, in fact the breakdown of spending profile reveals that only 27% of all spending is captured by retailers including:

- 8% by food/grocery spending retailers
- 16% by hospitality (food and beverage) businesses
- 3% by other retailers

Distribution of Retail Spending				
Visitor Type	Food & Grocery	Café/ Restaurant/ Takeaway	Balance of Retail	Total Retail
Intra state	8%	16%	3%	27%
Interstate	8%	16%	3%	27%
International	8%	16%	3%	27%
Total	8%	16%	3%	27%

4.4 Estimated Retail Sales Potential from Visitors

Based on the extrapolation of this visitor data we estimate that visitors to Jurien Bay are currently spending up to \$12.3M p.a. in retail businesses in Jurien Bay, including:

- \$3.6M p.a. in food/grocery retailers.
- \$7.3M p.a. in café/restaurant/takeaway retailers.
- \$1.3M p.a. in other retail businesses.

Estimated Total Visitor Retail Spending in Jurien Bay				
Visitor Type	Food & Grocery	Café/ Restaurant/ Takeaway	Balance of Retail	Total Retail
Intra state	\$3,400,529	\$6,801,059	\$1,275,199	\$11,476,787
Interstate	\$102,079	\$204,159	\$38,280	\$344,518
International	\$147,571	\$295,142	\$55,339	\$498,053
Total	\$3,650,180	\$7,300,360	\$1,368,818	\$12,319,358

Correlation of the current retail spending and retail sales profiles for Jurien Bay residents and visitors to adopted sustainable retail sales productivity (The number of total sales per sqm p.a.) required to sustain a retail business in Jurien Bay, reveals the need for Jurien Bay retailers to capture an average retail sales productivity of \$7,000/sqm p.a. in retail sales, including:

- Retail sales of \$8,500/sqm p.a. in food/grocery sales.
- Retail sales of \$6,500/sqm p.a. in café/restaurant/takeaway sales.
- Retail sales of \$4,500/sqm p.a. in other sales.

These sales and sales productivity indicate the opportunity for Jurien Bay businesses to sustain a total of 4,600sqm of retail floor space including:

- 1,900 sqm in food and grocery retail floor space.
- 1,600sqm in café/restaurant/takeaway floorspace.
- 1,100 sqm in other retail floor space.

The analysis also reveals that on average retail businesses currently rely on 60% of sales from residents and 40% from visitors, including:

- 78% reliance on residents for food/grocery sales
- 32% reliance on residents for café/restaurant/takeaway sales
- 72% reliance on residents for other retail sales

5 JURIEN BAY – RETAIL DEMAND MILESTONES

Now that we have ascertained the baseline for current market conditions, the next step is to extrapolate these findings for future growth milestones to better determine the retail demand under a range of resident and visitor growth scenarios. For this exercise, we have identified a range of usual resident population growth scenarios to be used to guide decision making relating to the forecast demand for retail activity in Jurien Bay.

5.1 Usual Resident Milestones

In consultation with the Shire of Dandaragan we have adopted three relatively uniform population milestones to assess retail demand including usual resident Jurien Bay population of 2,500, 5,000, and 7,5000. As growth occurs in Jurien Bay – it can be assumed that other areas within the Shire of Dandaragan may experience increases in residential development and usual resident population. Although we have focused most of the future growth for each milestone predominantly within Jurien Bay.

	Usual Resident Population				
	Jurien Bay	% of Shire	Balance of Shire	% of Shire	Shire of Dandaragan
Current	1,820	48%	1,980	52%	3,800
Milestone 1	2,500	55%	2,045	45%	4,545
Milestone 2	5,000	70%	2,143	30%	7,143
Milestone 3	7,500	75%	2,500	25%	10,000

5.2 Market Share

We may logically expect that the amount of escape expenditure may diminish as the resident population increases and the amount of retail floor space increases and becomes more sustainable. This will be likely to occur at different rates for each retail category. The table below shows the expected increase in market share from resident growth in Jurien Bay and the balance of the Shire of Dandaragan as each milestone is achieved. It shows:

- Food and grocery and Café/restaurants/takeaway retailers may expect to increase their market capture from the current 80%-85% market capture to 95% market capture by milestone 3 (7,500 residents) – minimising the extent of escape expenditure from this category.
- Even other comparison goods categories may expect to increase market capture from a current low of 20% to 60% under milestone 3 scenario (7,500 residents) – still accounting for an escape of 40% of other retail sales to be captured outside Jurien Bay.

Potential Market Capture by Jurien Bay Businesses

Resident Location	Resident Population	Food & Grocery	Café/ Restaurant/ Takeaway	Balance of Retail	Total Retail
Jurien Bay	1,820	85%	80%	20%	56%
Jurien Bay	2,500	85%	80%	20%	56%
Jurien Bay	5,000	90%	90%	40%	68%
Jurien Bay	7,500	95%	95%	60%	80%
Balance of Shire	1,980	65%	50%	20%	43%
Balance of Shire	2,045	65%	50%	20%	43%
Balance of Shire	2,143	70%	60%	40%	55%
Balance of Shire	2,500	75%	70%	60%	68%
Shire of Dandaragan	3,800	75%	64%	20%	49%
Shire of Dandaragan	4,545	76%	67%	20%	50%
Shire of Dandaragan	7,143	84%	81%	40%	64%
Shire of Dandaragan	10,000	90%	89%	60%	77%

5.3 Visitor Milestones

For this exercise, we have also identified a range of potential visitor growth milestones to inform and guide decision making relating to the forecast demand for retail activity in Jurien Bay. We have adopted three potential uniform growth scenarios including:

- 5% growth in annual visitor nights
- 10% growth in annual visitor nights
- 15% growth in annual visitor nights

Under these 3 visitor growth milestones the analysis reveals:

- An increase in potential visitor nights in Jurien Bay to 420,000 p.a. from the current estimated 350,000 p.a.
- An increase in the average number of daily visitors in Jurien Bay to 1,150 visitors per day – from the current estimated 960 visitors per day.
- An increase in potential retail sales to \$14.7M p.a. from the current sales estimate of \$12.3M p.a.

Growth/Sales	Estimated Total Visitor nights in Jurien Bay	Average annual visitors per day in Jurien Bay	Food & Grocery	Café/ Restaurant/ Takeaway	Balance of Retail	Total Retail
Current	350,412	960	\$3,644,280	\$7,288,559	\$1,366,605	\$12,299,444
Visitor growth 5%	385,453	1,056	\$4,008,708	\$8,017,415	\$1,503,265	\$13,529,388
Visitor growth 10%	402,973	1,104	\$4,190,922	\$8,381,843	\$1,571,596	\$14,144,360
Visitor growth 15%	420,494	1,152	\$4,373,136	\$8,746,271	\$1,639,926	\$14,759,332

5.4 Sustainable Increase in Retail Floorspace

Based on these assumptions in relation to resident and visitor growth milestones the model results show that Jurien Bay could expect to sustain up to 13,600sqm of retail floor space an increase of 9,000sqm in retail floor space, including:

- An additional 3,300sqm in food and grocery floor space (creating a total of 5,250 sqm)
- An additional 1,600sqm in café/restaurant/takeaway floor space (creating a total of 3,200sqm)
- An additional 5,400sqm of other retail floor space (creating a total of 6,500sqm)

Floor space sustained by resident and visitor growth (sqm)	Food & Grocery	Café/ Restaurant/ Takeaway	Balance of Retail	Total Retail
Current	1,920	1,640	1,082	4,643
2,500 residents and 10% v isitor growth	2,290	1,874	1,266	5,435
5,000 residents and 15% v isitor growth	3,651	2,516	3,277	8,977
7,500 residents and 20% v isitor growth	5,252	3,227	6,512	13,658

Change in Floor space sustained by resident and visitor growth (sqm)	Food & Grocery	Café/ Restaurant/ Takeaway	Balance of Retail	Total Retail
2,500 residents and 10% v isitor growth	369	234	183	793
5,000 residents and 15% v isitor growth	1,361	642	2,011	3,541
7,500 residents and 20% v isitor growth	1,600	711	3,236	4,681
Current to Full growth	3,331	1,587	5,430	9,015

5.5 Future Land Needs

This additional floor space would require an increase in land for retail purposes. The current floor space should be able to be accommodated on approximately 1.4Ha of land. Current retail activity in Jurien Bay is likely to be less efficiently laid out than might be expected from new retail developments.

Increases in additional retail floor space will require an additional 2.7 Ha of land to be set aside for this purpose.

Land Area Required (Ha)	Change in Land Area	Total Land Area
Current		1.4
2,500 residents and 10% v isitor growth	0.2	1.6
5,000 residents and 15% v isitor growth	1.1	2.7
7,500 residents and 20% v isitor growth	1.4	4.1
Current to Full growth	2.7	-

5.6 Market Reliance

There will also be a shift in the reliance on consumer markets as each milestone is achieved. Cafes and restaurants currently rely on visitors for up to 68% of their sales, but this will change to closer to 42% as resident population increases. By the time that resident milestone is achieved, the township of Jurien Bay will be less reliant on the tourism sector for sustaining retail activity.

Reliance on Retail Sales from Residents	Food & Grocery	Café/ Restaurant/ Takeaway	Balance of Retail	Total Retail
Current	78%	32%	72%	60%
2,500 residents in Jurien Bay	79%	34%	74%	62%
5,000 residents in Jurien Bay	86%	49%	89%	76%
7,500 residents in Jurien Bay	90%	58%	94%	84%

Reliance on Retail Sales from Visitors	Food & Grocery	Café/ Restaurant/ Takeaway	Balance of Retail	Total Retail
Current	22%	68%	28%	40%
10% Visitor Growth	21%	66%	26%	38%
15% Visitor Growth	14%	51%	11%	24%
20% Visitor Growth	10%	42%	6%	16%

6 COMPARATIVE TOWNSHIPS

We assessed all regional townships throughout Australia (excluding NT, Tasmania, and ACT) which comprise a usual resident population between 2,000 – 7,500 residents.

This analysis identified 370 townships which were further characterised by:

1. Locality - inland or coastal
2. distance to nearest regional townships over 150km – which most accurately conveys the isolation of the Jurien Bay residents from similar commercial/retail activity offer.
3. Extent of hinterland catchment population (as distinct from reliance on township only population)

This analysis reveals:

- 24 regional townships – including 10 in WA, 4 in SA, 7 in Qld and 3 in NSW, no townships in Victoria met the criteria – due predominantly to the relatively small size of the state and the subsequent small distances between towns.
- 7 coastal townships, 17 inland townships
- 8 townships between 2,000-3,000 population, 11 townships between 3,000-5,000 population and 5 townships between 5,000-7,500 population
- Only 5 townships whose population represented less than 60% of the hinterland population (Jurien Bay township population represents 49% of hinterland population).

Township	State	2016 Resident Population	Inland/Coastal	Distance to nearest major town (km)	Hinterland Population (including Town Population) (SA2)	Town Population as % of Hinterland Population	Supermarkets	Dept Stores/Major Stores
Jurien Bay	WA	1,800	coastal	220	3,700	49%	IGA	Mitre10, Hardware
Ceduna	SA	2,200	coastal	470	2,600	85%	Foodland, IGA	Betta, Sportspower, Toyworld
St George	Qld	2,400	inland	300	2,700	89%	IGA, Foodworks	
Exmouth	WA	2,500	coastal	550	4,300	58%	IGA x 2	Betta, Mitre10
Merredin	WA	2,600	inland	260	5,100	51%	Sup IGA	Target
Bordertown	SA	2,700	inland	200	6,000	45%	Foodland	Betta, Sports
Longreach	Qld	2,700	inland	460	3,700	73%	Supa IGA, Foodworks, Indep	Target
Thursday Island	Qld	2,900	coastal	500	4,500	64%	Indep	
Tom Price	WA	2,900	inland	350	6,000	48%	Coles	Betta, Mitre10
Charleville	Qld	3,100	inland	530	4,300	72%	Supa IGA, IGA	
Derby	WA	3,300	coastal	200	7,700	43%	IGA	Betta, Mitre10, Home Timber
Clare	SA	3,300	inland	150	4,000	83%	WW, Foodland	Target
Roxby Downs	SA	3,600	inland	260	3,900	92%	WW	Mitre10
Katanning	WA	3,700	inland	200	4,600	80%	WW, IGA	Betta, Sportspower, Thrifty
Weipa	Qld	3,900	coastal	800	3,900	100%	WW	
Manjimup	WA	4,200	inland	200	5,500	76%	Coles, WW	Target, Retravision, Reject
Narrogin	WA	4,300	inland	200	4,700	91%	Coles	Target, Betta, Makit
Kununurra	WA	4,300	inland	800	7,200	60%	Coles, Indep	Target, Betta, Home Timber
Carnarvon	WA	4,400	coastal	475	5,200	85%	WW, IGA	Betta, Toyworld, Home Timber
Newman	WA	4,500	inland	450	4,600	98%	WW	Sportspower, Retravision, Home Timber
Goondiwindi	Qld	5,500	inland	220	6,400	86%	Coles, Foodworks, Indep	Reject
Narrabri	NSW	5,900	inland	170	7,200	82%	WW, Coles, Indep	Target
Roma	Qld	5,900	inland	400	6,800	87%	WW, IGA, Foodworks	Reject
Moree	NSW	7,400	inland	350	8,200	90%	WW, Coles	Target, HN
Merimbula	NSW	7,500	coastal	175	10,600	71%	WW, WW, Foodworks	HS

The findings reveal:

- Towns with less than 3,000 residents did not have a Coles or WW
- Every town between 3,300 – 4,500 residents had at least a Coles or WW
- Every town over 5,500 residents had either both full line supermarkets (Coles and WW) or at least 3 supermarkets (including at least one full line supermarket)

The findings suggest that:

- One of the or both supermarket operators may be attracted to Jurien Bay between milestone 1 (2,550 residents) and milestone 2 (5,000 residents) population.
- That the second full line operator may subsequently be attracted to Jurien Bay between milestone 2 (5,000 residents) and milestone 3 (7,500 residents) population.





Westpork Moora – Agaton Road Wind Farm

Application for Planning Approval



Prepared for: Shire of Dandaragan
Date: February 2021
Project Developer: Advanced Energy Resources

Revision Control			
Revision	Date	Author	Approved
0 – Final, for issue	10/02/2021	Oliver Scheidegger	Luca Castelli

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1. Introduction

1.1. Background

Advanced Energy Resources (AER) is a diverse West Australian solar installer, electricity retailer, renewable energy generator and project developer with extensive experience in the development, construction and operation of renewable energy and micro-grid power stations.

AER currently owns and/or operates the following renewable energy facilities:

- 3.5MW Port Gregory wind farm, solar farm and battery microgrid
- 2.4MW Mt Barker wind farm
- 1.6MW Denmark wind farm
- 0.4MW solar farm for Westpork Piggeries (Mid West region)
- 0.8MW solar farm for Agrifresh Orchards (Agaton Rd, Dandaragan)
- 0.8MW Castelli Group distributed rooftop solar (Perth Metro)

Westpork is one of Western Australia's largest pork producing operations with farms located throughout the south west, from Moora in the north to Mount Barker in the south. In 2016, Westpork proposed the development of a modular piggery at Lot 3616 Agaton Road, Dandaragan which was approved by the Shire of Dandaragan.

AER is proposing to install a small wind farm at the Westpork Agaton Road site to supply power to the piggery load and offset electricity import from the local electricity network.

AER has investigated other sites from Perth to Geraldton for suitability to support a 1-3MW wind farm. These other sites are not considered economically viable due insufficient load demand, not in areas served by the main power grid or in areas of undesirable topography.

The Westpork Agaton Road piggery is a preferred site due the proximity to an existing AER development and the potential to form a collective micro-grid site supplying a number of clients within the local area. The wind regime is suitable and the land cleared and generally level.

1.2. Proposal

AER is proposing to install up to eight wind turbines at the Westpork Agaton Road site. The wind turbines will be small, refurbished units, sourced from a currently operating European wind farm. Figure 2 shows the location of the wind turbines on the property. The total project capital cost is estimated to be \$1,800,000.

The main electricity energy usage at a piggery is for shed heating, cooling and ventilation. The electricity generated by the wind turbines will offset electricity required from the electricity network and, at times of low on-site demand, excess renewable electricity will be exported to the local electricity network. The proposal will reduce the greenhouse impact of the piggery and supply approximately 80% of the Westpork’s annual electricity requirements with renewable energy.

The proposal includes the following major elements:

- Up to eight wind turbines, each with rated capacity of up to 500kW;
- Each wind turbine will be mounted on a tower of maximum 65m height, with blade diameter maximum 21m resulting in a total maximum tip height of 86m;
- Generator, power conversion equipment and control system housed within the hub and base of the wind turbines;
- Ground mounted electrical transformer located next to the base of the wind turbines;
- Approximately 3km of overhead powerline to connect the wind turbines to the Western Power network;
- An internal access road for maintenance access to the wind turbines; and
- An enclosure housing a small battery and control room.

1.3. Existing Land Use and Proposal Footprint

The proposed wind farm site is located 20km north west of Moora and 25km north east of Dandaragan. Dwellings in the local area are all more than 2.5km from the nearest wind turbine location. Nearby land uses are predominantly broadacre agriculture activities.

The current wind farm site is cleared farming land and no further clearing is required for the construction of the wind farm. The total area of the proposed development is approximately 3.0ha and will occupy only a small area of the property land area – 0.20%

Development Footprint	Area	Description	Comment
Wind turbine footing and hardstand	0.5 ha	8 wind turbines	No clearing required
Internal access tracks (existing)	2.5 ha	5.5 km of internal access tracks (likely to be shared with the new piggery)	No clearing required
Total development area	3.0 ha		
Total property area	1480 ha		
Proposal Footprint	0.20%		

2. Approvals, Consents & Stakeholder Liaison

2.1. Planning Context

The proposal site is located at Lot 3616 of Deposited Plan 206451, Certificate of Title Volume No. 1828, Folio 949.

The site is located within the Rural zone in accordance with the Shire of Dandaragan Local Planning Scheme No. 7. A wind farm is a land use not specifically listed in the Scheme and is subject to planning assessment and public consultation by the Shire of Dandaragan.

In relation to the suitability of the proposal at the proposed location the following is of note:

- The scale of the proposed wind farm is small compared to other operational and previously approved wind farms within the Shire of Dandaragan:
 - Sumich West Hills Farm, 10 wind turbines, commissioned 2013, approx. 65km to south-west
 - Emu Downs Wind Farm, 48 wind turbines, 68m hub height, commissioned 2006, approx. 50km to the west
 - Badgingarra Wind Farm, 36 wind turbines, 85m hub height, commissioned 2019, approx. 55km to the west
 - Yandin Wind Farm, 51 wind turbines, 105m hub height, under construction, approx. 30km to the south-west
 - Waddi Wind Farm, 57 wind turbines, 112m hub height, approved, approx. 30km to the west
- The total area of the new development is around 3.0 ha and uses a small part of the property area, around 0.20%
- Existing agricultural activities can continue around the footprint of the wind farm development
- The proposal site is amenable to a small scale wind farm due to distance to nearest dwelling (>2.5km), suitable wind regime and gentle undulating terrain

2.2. Approvals

Planning Approval

This document and the completed and signed *Application for Development Approval* forms the request for planning approval for the proposal.

Building Approval

It is generally understood that wind turbines, as self-supporting and stand-alone structures, are not classifiable under the Building Code of Australia and hence exempt from requirement to obtain a building permit.

The Shire of Dandaragan has been consulted and confirmed a building permit will not be required for the proposal.

Environmental Approvals

A review of current legislation and regulations has not revealed any relevant environmental approvals required for this proposal. The proposal will not involve any clearing of native vegetation and the development is of a small scale and with minimal or negligible impact on environmental aspects.

Electricity Generation Licence

In accordance with the *Electricity Industry Exemption Order 2005*, power stations of generation capacity under 30MW are exempt from requiring an electricity generation licence. The proposed wind farm will have a generation capacity of less than 30MW.

2.3. Stakeholder Consultation

AER has undertaken stakeholder consultation and discussed the project with local businesses, neighbours and local council. Council and neighbours are generally supportive of the project and two neighbours are key project participants.

AER will continue to engage with the local community throughout the various project stages and is committed to minimising any amenity impacts where at all possible.

3. Construction and Maintenance

3.1. Site Locality & Site Access

The site locality is approximately 200km (two and a half hours travel time) north of Perth. Access to the site by construction vehicles will be via the public road network (Brandy Hwy and Dandaragan Rd).

Transportation requirements for the delivery of wind turbine tower sections, transformer, blades and nacelles will be formalised in the detailed design process prior to construction. Due to the small wind turbine size and small number of wind turbines, the majority of wind turbine components can be delivered on standard semitrailers with minimal oversized load movements. Any oversized loads will require a Main Roads WA oversized vehicle permits as well as vehicle escorts.

To allow construction and maintenance vehicles to access turbine locations, internal wind farm access will be through existing roads which are being built for the site's piggery.

A hardstands of approximately 20m by 10m will be built next to each turbine location to allow the assembly and erection of tower sections, nacelle and rotor blades. Hardstand materials will be sourced from an existing gravel pit within the property. All hardstands will be graded to ensure appropriate drainage and minimise erosion.

3.2. Construction Phase

The construction phase is anticipated to be completed within 3 to 4 months and will consist of the following activities:

- Mobilisation of construction vehicles, equipment and materials to site
- Civil works – upgrading install tracks and preparation of hardstands
- Construction of wind turbine foundations
- Transportation of wind turbine components
- Assembly of wind turbines components – tower, nacelle and blades
- Trenching and installation of underground services
- Installation of overhead power lines
- Commissioning and testing
- Demobilisation of plant and equipment

During construction, existing office and ablution facilities will be used. Following construction, maintenance visits occur infrequently and for short periods of time, so existing facilities will be utilised for the duration of the wind farm's operational life.

3.3. Operation & Maintenance

The wind farm will be operated and monitored remotely from AER's control centre in Perth and utilise local contractors and service providers to provide emergency breakdown support. Routine maintenance is performed quarterly with additional visits required during unplanned outages.

No public access or tourist facilities will be made available due to the site being private farmland and to maximise security and health & safety.

4. Impact Assessment

4.1. Landscape and Visual Impact Assessment

The proposed site is situated in a rolling and undulating topography consisting of predominantly cleared farming land. The rural area is sparsely populated with the nearest dwellings to the north, west and south being more than 2.5 km from the nearest located wind turbine.

Areas to the north, east, south and west consist of agricultural cleared farming land with patches of remnant vegetation. Areas of dense bushland scrub are located immediately to the east and to the south-east of the property boundary. Public road access is along Agaton Road which runs north-south and is located along the western site boundary. Visibility is limited onto the Site from Agaton Road due to roadside vegetation of height up to two metres.

The selected siting of the wind turbines including remote location, low population density, limited public road access and undulating landscape will ensure visual impact will be minimal.

A photomontage of the wind farm has been prepared using industry standard modelling software and is available in Figure 9. The chosen viewpoint is from inside the property's Agaton Road entry with a view east towards the location of the wind turbines.

4.2. Noise Assessment

Noise modelling contours have been produced using industry standard software wind modelling software. The modelling has been conducted using the Enercon E40 wind turbine at 65m hub height and worst-case conservative conditions assuming a flat terrain. Noise contours are shown in Figure 6.

Predicted noise levels at the nearest dwellings within a 5 kilometre radius are shown in the table below. The modelling indicates that under worst case conditions noise levels are well below the minimum criteria of 35 dB in accordance with the *SA Environmental Protection Authority – Wind Farms Environmental Noise Guidelines (2009)*.

Dwelling ID	Easting	Northing	Distance	Noise (dB)
1	390259.72	6627644.18	3.0 km	13.55
2	389052.52	6624284.59	3.1 km	12.81
3	390810.83	6620642.78	2.9 km	11.88

4.3. Environmental

Flora

The proposal is located on land that has been previously cleared for agricultural purposes. Any areas of remnant vegetation will be retained and not impacted by the construction of the wind farm.

Avian Fauna

The proponent is not aware of any recorded bird strikes from wind farms operational in the Dandaragan shire in the last 5 years. In the event of a bird strike detected the appropriate authorities will be notified.

Weeds

During the construction phase controls will be implemented to prevent the spread of weeds and dieback disease. These actions will include:

- All earth-moving machinery will be inspected for any soil and vegetation material prior to entering the site
- No dieback or weed-affected materials (soil, mulch, fill) will be brought onto the property

4.4. Aviation

Due to the small scale and low numbers of proposed wind turbines, the proposal is not likely to have an impact on aviation safety.

The National Airports Safeguarding Framework – Guideline D advises that CASA and ASA are to be notified for wind turbines over 150 metres in height AGL and within 30 km of a certified or registered aerodrome. The proposed wind turbines will have a total tip height less than 150 metres and are located greater than 30 km of any military, certified or registered aerodrome.

4.5. Aboriginal Heritage

The proposal is located on disturbed farming land. A desktop search of the Department of Planning, Lands and Heritage mapping revealed there are no known heritage sites located on the proposal site. If heritage sites are discovered during construction, work will cease and the appropriate authorities will be notified.

4.6. Bushfire Assessment

The proposal site is located within property parcel Lot 3616 of Deposited Plan 206451, which is partially covered by designated Bushfire Prone Areas – see Figure 8. However, the proposed wind turbine assets are all further than 100m from any bushfire prone vegetation.

Accordingly, a Bushfire Attack Level (BAL) assessment (basic) has been undertaken and level is classified as BAL-LOW. See Figure A attached.

Figure 1 **Wind Turbine Maximum Dimensions**

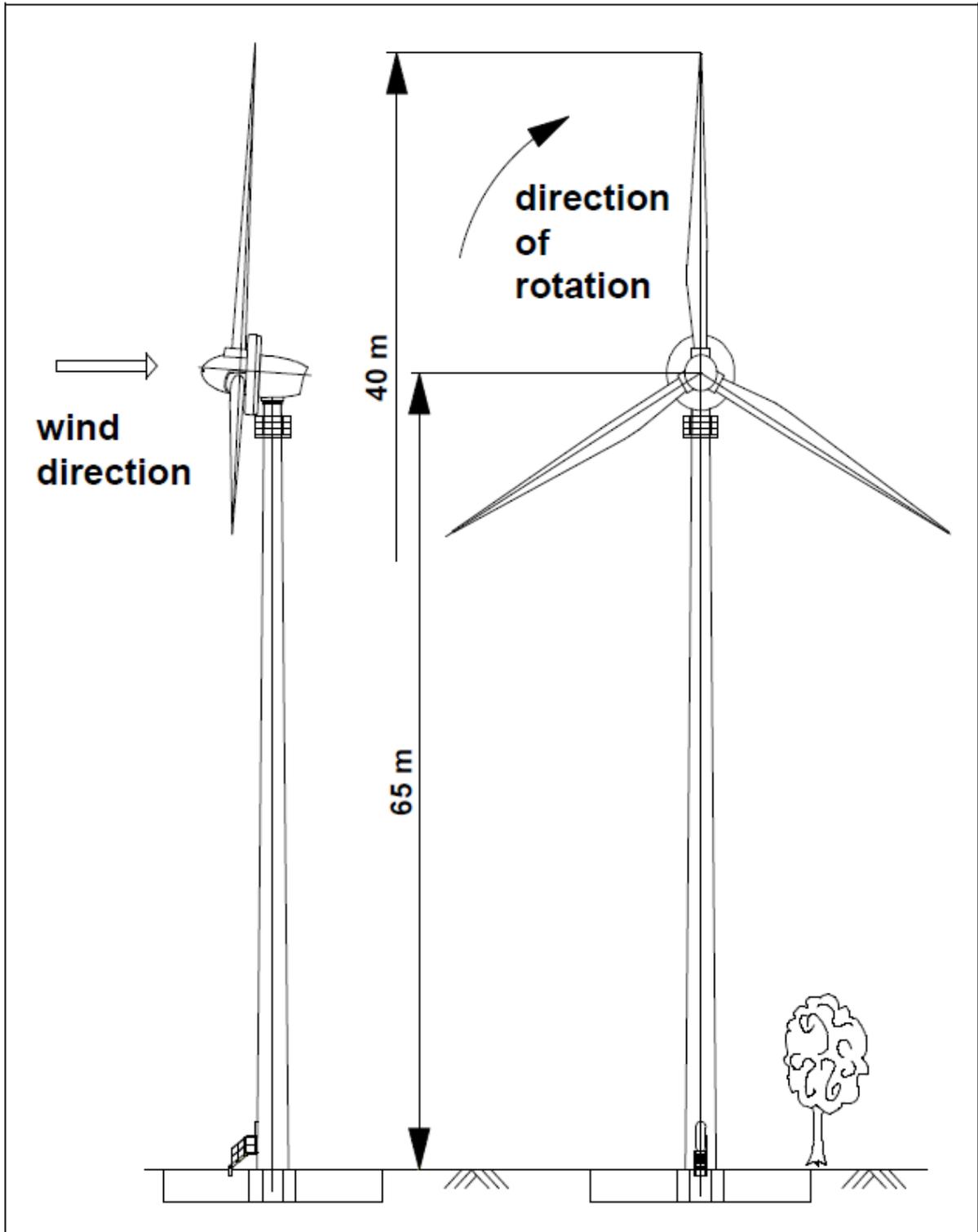


Figure 2 Site Locality Plan

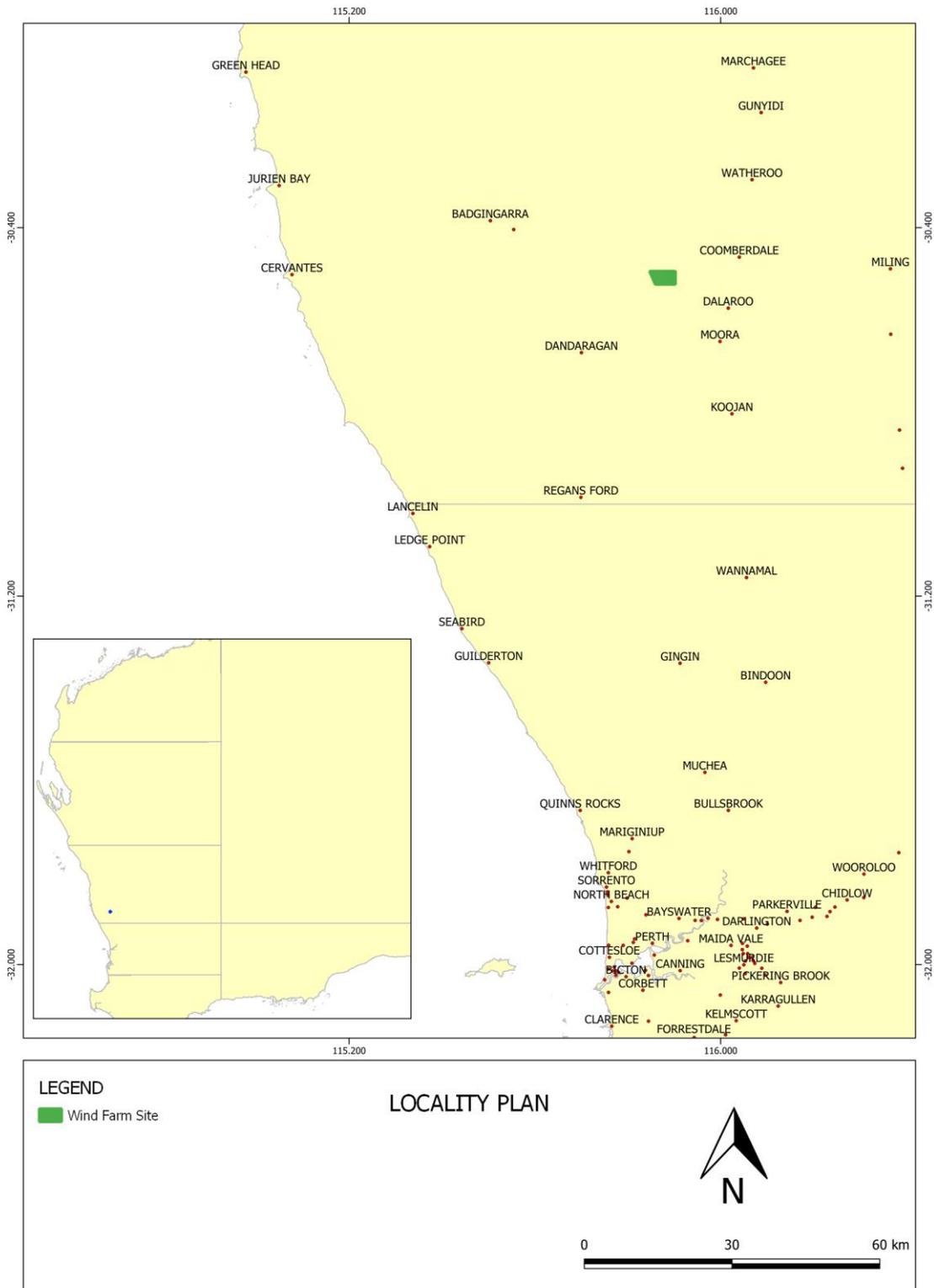


Figure 3 Wind Turbine Layout - Indicative

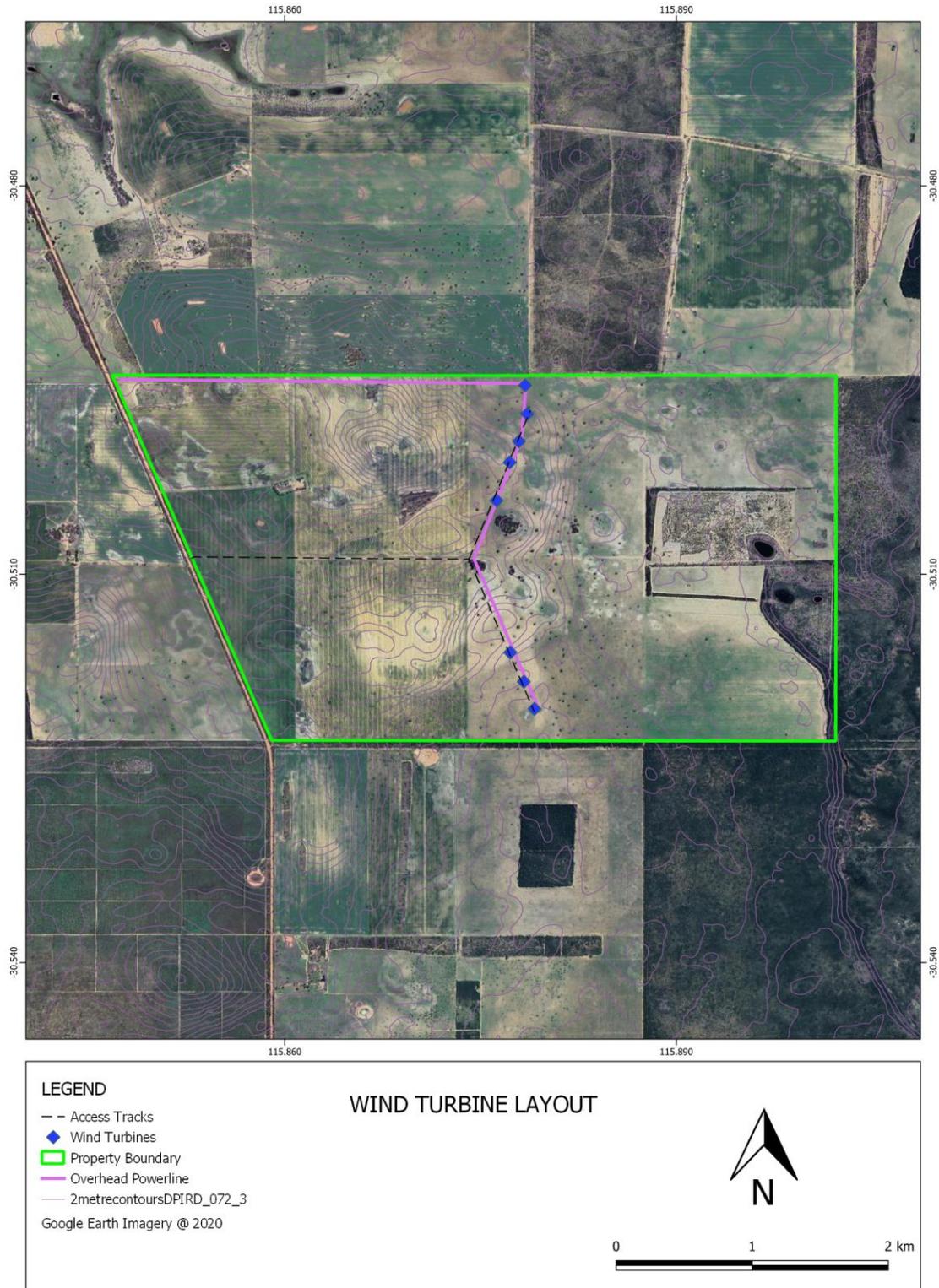


Figure 4 Zoning Map

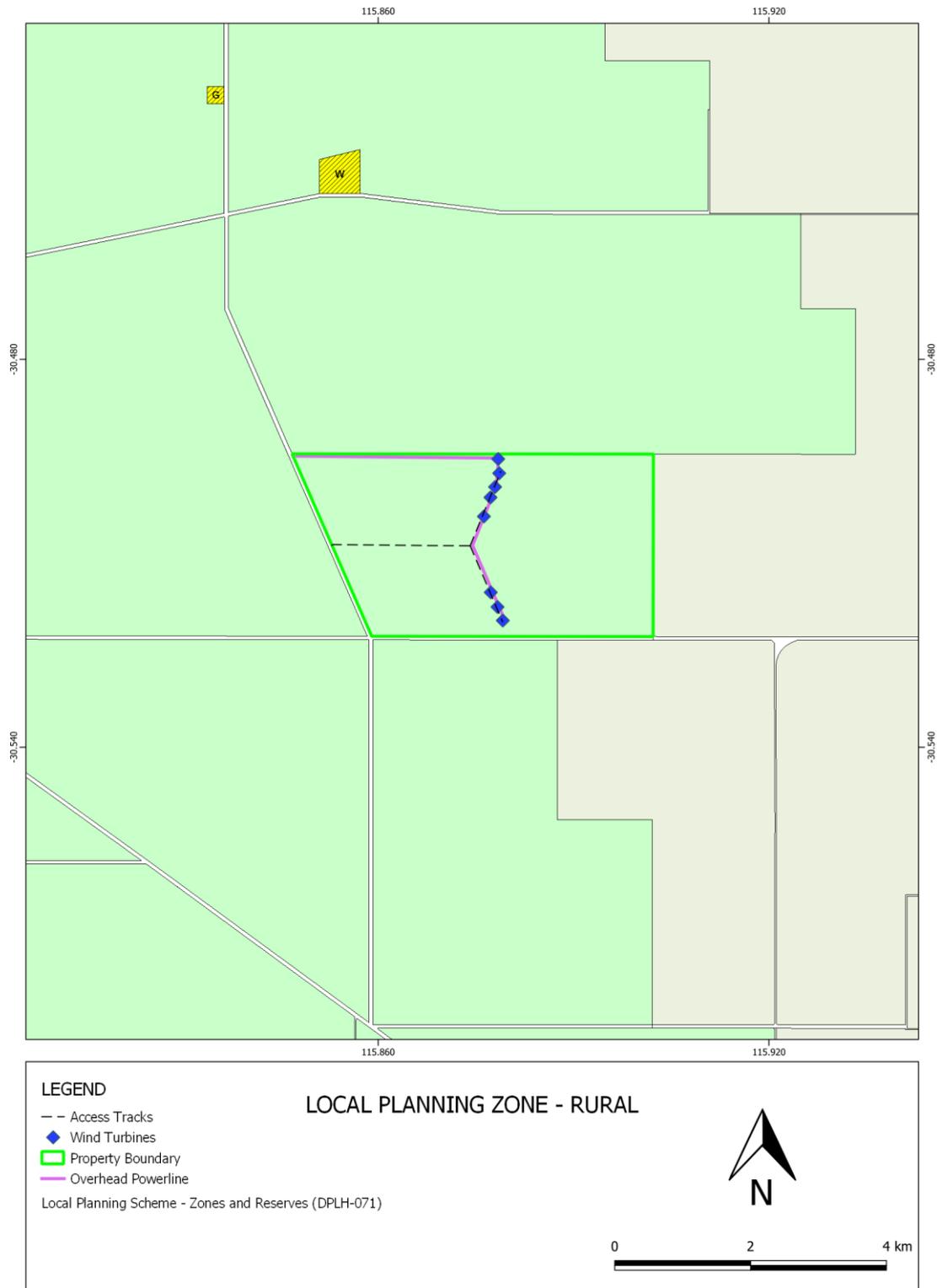


Figure 5 Nearest Dwellings



Figure 6 Noise Contours

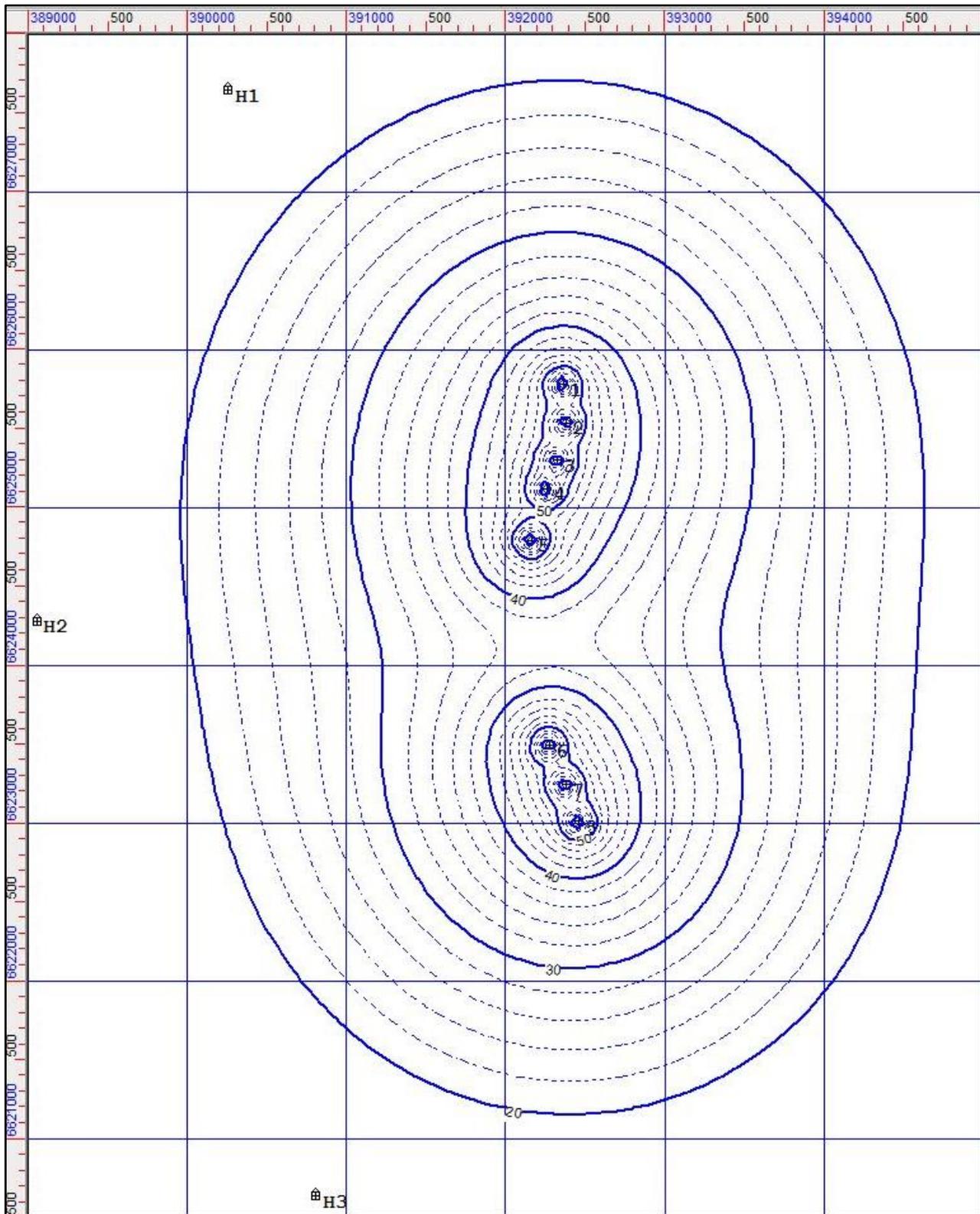


Figure 7 Remnant Vegetation

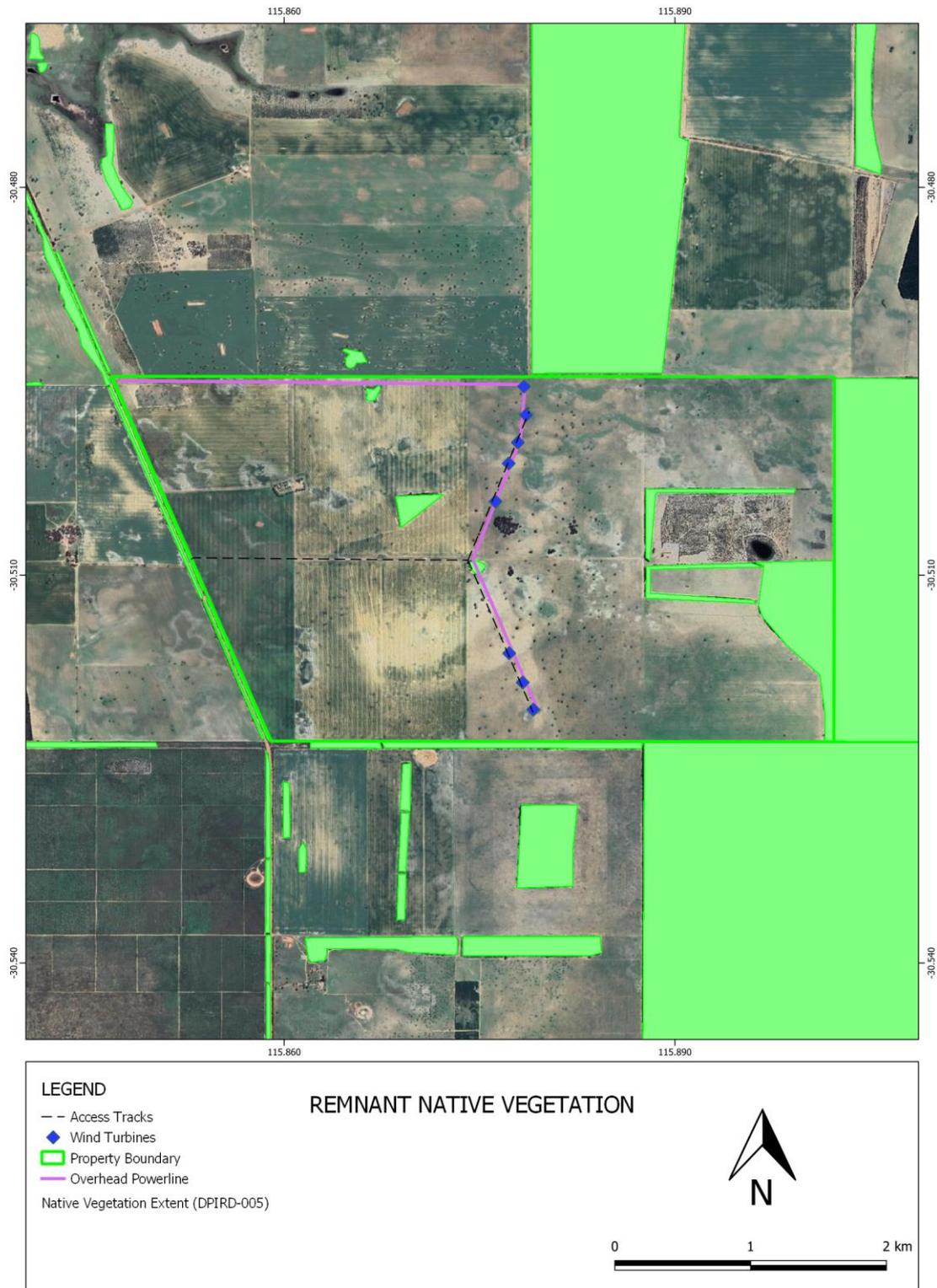


Figure 8 Bushfire Prone Areas

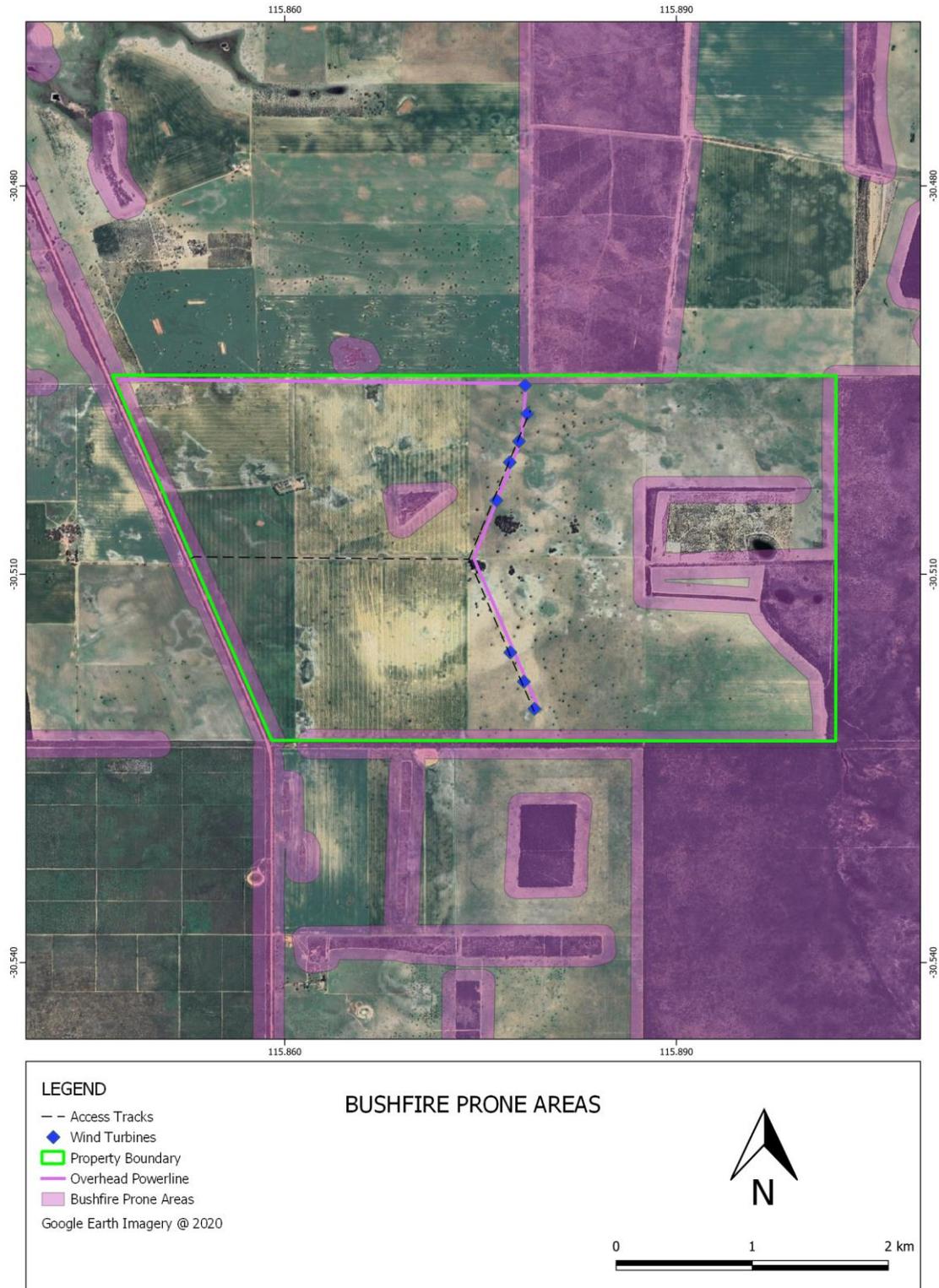


Figure 9 Photomontage



Figure 9a Photomontage – North-east view from new piggery entrance Agaton Rd



Figure 9b Photomontage – Eastern view from new piggery entrance Agaton Rd

Attachment A Bushfire Attack Level Assessment



PLANNING IN BUSHFIRE PRONE AREAS BAL ASSESSMENT (BASIC) REPORT



A BAL REPORT FOR A PROPOSED BUILDING ON A SITE THAT IS NOT WITHIN 100 METRES OF BUSHFIRE PRONE VEGETATION

Please read the **BAL Assessment (Basic) fact sheet** before completing this report.

1. Fire Danger Index (FDI)

Determine the FDI for your site. The FDI for all of Western Australia is 80.

80

2. Bushfire prone vegetation

Determine if there is bushfire prone vegetation within 100 metres of the proposed building. Insert NIL where there is no bushfire prone vegetation within 100 metres of the proposed building.

NIL

3. Distance between the proposed building and bushfire prone vegetation

Determine the horizontal distance between the proposed building and the nearest bushfire prone vegetation in the area surrounding the proposed building. Insert YES where the horizontal distance is greater than 100 metres on flat land and 110 metres on sloping land.

YES

4. Slope of the land under bushfire prone vegetation

Determine the horizontal distance between the proposed building and the nearest bushfire prone vegetation. Insert N/A where the horizontal distance is greater than 100 metres on flat land and 110 metres on sloping land.

N/A

Step 5: Bushfire Attack Level (BAL)

Determine the BAL for the proposed building or development. Insert the BAL.

LOW

If the BAL is BAL-LOW, then this report may be used to support a relevant application for the proposed building or development. If the BAL is **not** BAL-LOW, this report should not be used.

Attach any supporting information (i.e. site plans, photos, aerial photography and other design documents and specifications) as evidence that your site is not within 100 metres of bushfire prone vegetation.

I certify that the inputs into this BAL assessment (basic) report are a true and accurate representation of the conditions of the proposed building and site on the date of this assessment for the site located at:

Lot 3616 Agaton Road, Dandaragan

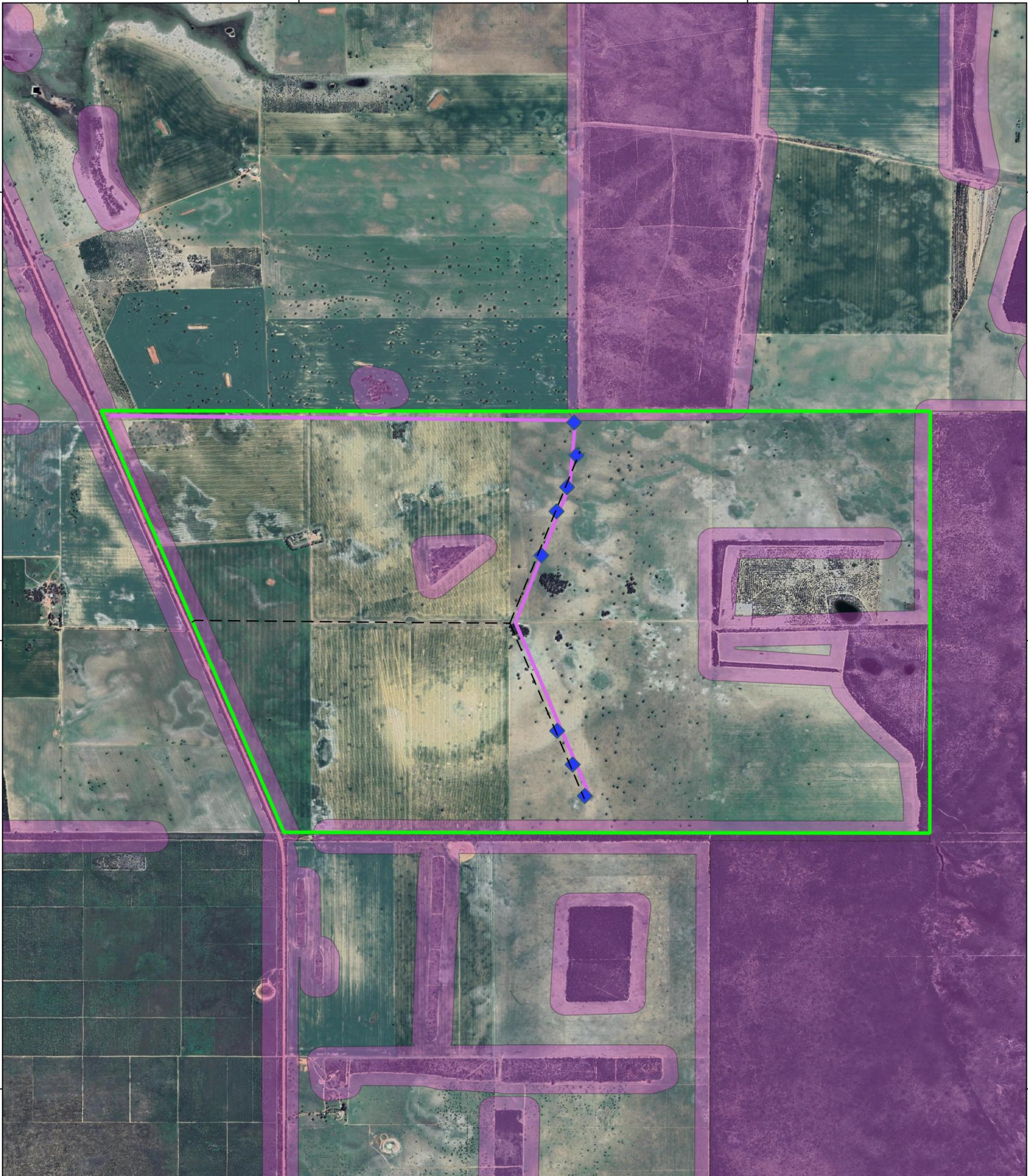
And being the whole of the land described in Certificate of Title: **Volume 1828 Folio 949**

The BAL rating is: **BAL-LOW** Date of assessment: **09/02/2021**

Signed: *O. Scheidegger*

Postal address: **Advanced Energy Resources, 112 North Lake Road, Myaree WA 6154**

Phone: **0466 392 186** Email: **oliver@castelligroup.com.au**

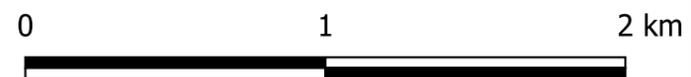


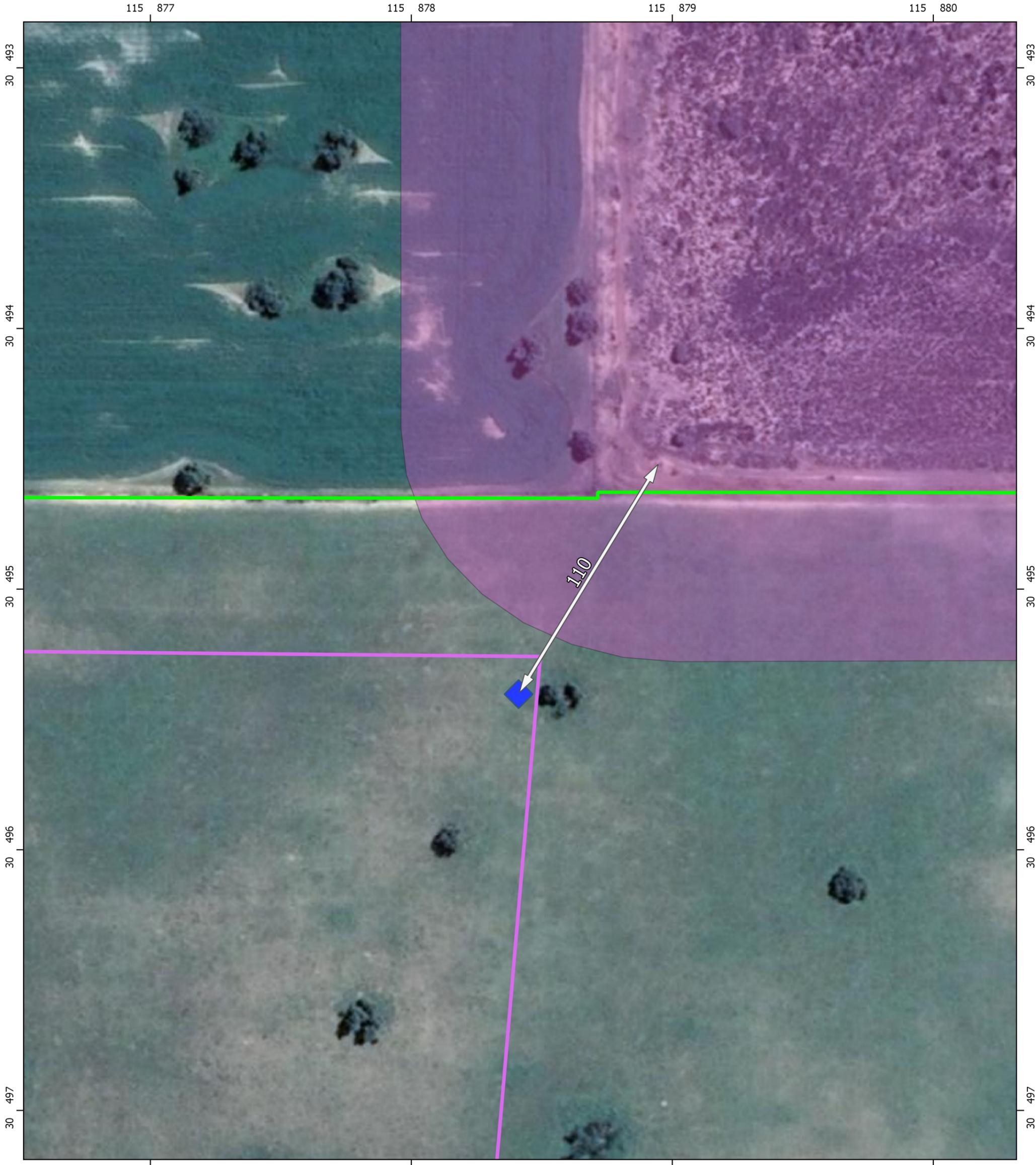
LEGEND

- — Access Tracks
- ◆ Wind Turbines
- ▭ Property Boundary
- Overhead Powerline
- Bushfire Prone Areas

Google Earth Imagery @ 2020

BUSHFIRE PRONE AREAS





LEGEND

-  Wind Turbines
 -  Property Boundary
 -  Overhead Powerline
 -  Bushfire Prone Areas
- Google Earth Imagery @ 2020

**BUSHFIRE PRONE AREAS -
DISTANCE TO VEGETATION**



Cover letter for proposed helicopter scenic flights - Turquoise Coast Helicopters

The service being proposed will provide tourist helicopter scenic flights along the coast north and south of Jurien Bay. The flights will be for one or two passengers, either ten-minute flights or twenty-minute flights.

Initially flights will be flown by Richard Bissell with a need for a second pilot possible depending on how popular the service becomes and subsequently how many hours are flown. Richard Bissell has flown helicopters both large and small, jet engine and piston engine types in Australia and overseas and is one of the most experienced helicopter pilots in Australia. Any other pilot used on the operation would be chosen to have this same level of experience.

Almost all the pilots flying experience in Australia will have been flying in Western Australia from Perth, Karratha Barrow Island and Broome. Incumbent in any helicopter operation in Australia is to understand and respect local customs and cultures of the original landowners, and be aware that helicopters, whilst capable of landing almost anywhere, cannot simply land anywhere without the permission of landowners and in many cases without permission from the traditional landowners in ensuring no sacred sites are in any way impacted. Unique wildlife exists in Western Australia and any potential impact on the environment will be carefully considered in conducting helicopter flights in the Jurien Bay area.

Initially the preferred location for the operation would be flying out of and into the Jurien Bay airstrip, then coastal, avoiding built up areas and any sensitive wildlife such as seals, other sea life and birds. Already there are strict laws governing how close a helicopter can fly to whales and stiff penalties apply. Potentially, other sites or areas may be investigated with the permission of the Dandaragan council depending on availability and demand from customers.

All helicopter flights will take place in daylight only, between the hours of 8 am and into the afternoon provided wind strength does not become too strong. Limits will be set on how strong the wind can be to continue flying. Dates will generally be on the weekends but during busy tourist times, flights may take place during the week also.

It will be possible to book flights online, by phone or on a walk-in basis. Also, gift vouchers will be made available. Hopefully, the operation can be advertised in the town newspaper and exhibited in the Jurien Bay visitor centre, provision being made to buy tickets for flights. Initially it is envisaged that customers will find a ten minute flight to be more than enough time to experience a flight in a helicopter but twenty minute flights will be available and longer still should any customer desire this.



Bell 47 G3 B1 Helicopter

A Bell 47 G3 B1 helicopter will be used, this type of helicopter was widely seen in the past, in TV shows such as Skippy and MASH and in movies such as Crocodile Dundee. This type was widely used for cattle mustering given its wide view possible from its large “bubble” cockpit windscreen, this also means this an excellent type for tourist flights especially appealing to the adventurous customer. The helicopter will be owned outright by Turquoise Coast Helicopters.

Full public liability insurance cover will be in place for \$20,000,000, a letter confirming this accompanies this application.

SCHEDULE OF SUBMISSIONS - PROPOSED HELICOPTER JOY FLIGHTS JURIEBAY

Good idea, would be good for the town.

Would restrictions be in place for the amount of helicopters and size of helicopters that the company could operate from the airport.

My concern would be that we would have a lot of air traffic and noise around town.

I am in favour of this proposal. Given the complaints that often happen about the skydive plane flying over town, can they be given a condition to not fly close over the town to address those concerns?

The helicopter flights around Jurien are a great idea and have our support.

Oppose this application as I believe we have more than enough noise pollution from the sky diving planes during the week and on weekends. Tourists visit Jurien for a nice relaxing holiday and don't need to listen to plane as well as Helicopter noise.

I am concerned about the noise of the helicopter, especially if it is starting from 8am in the morning. One of the main things that draws me to living in the Shire of Dandaragan is the quietness. The skydive plane is noisy enough and it fly's higher than what the helicopter would. I have stayed in numerous tourist towns that have scenic helicopter flights, flying one after the other and it is a constant drone. I really hope the time restriction would be more like 10am to 4pm. Nothing worse than trying to enjoy a sleep-in or a sunset and a helicopter is flying overhead.

Also need to consider the disturbance to migratory shorebirds that come to feed and rest along our shoreline over Summer before flying 10,000km back to the Northern hemisphere in March/April.

Congratulations on destroying our amenity of a peaceful seaside town. Sky diving has provided noise pollution to Jurien residents for over 10 years, so it is now time they moved on. Maybe you need to look after the rate payers that live here 24/7 and not the here for five seconds back packers that spend all their money on a jump and nothing else.

I am a long-term resident of Jurien and due to the issues with potential of noise pollution and safety concerns with low flying aircraft (and skydivers) I am strongly opposed to the operating of helicopters tourist flights over the town of Jurien.

I'm not a fan of aircraft noise pollution and we already have a commercial operator who continues to fly their working aircraft directly over Jurien Bay town site. It's a shame more care and thoughtfulness wasn't considered into the long term effect on Jurien Bay residents before approving the skydive business.

I believe strict flight path restrictions should have been implemented for all local commercial aircraft operators. Ideally, they would approach and leave through corridors from the north and south, not flying over the town at all and also be restricted to outside 500 metres from town boundaries.

Now appears as a good time to consider developing a common policy that could be adopted protecting all towns in the Shire.

So I'm opposed to the approval of the Helicopter Tour business unless strict flight paths and guidelines are introduced.

Could it be plausible for an interim 6-month trial period? That would give people more time to comment.

NO! NO! NO, too a noisy helicopter buzzing around this quiet town. The parachute plane is not too bad, but helicopters are far more noisy. If you let this go ahead there will be an uproar in the town.

I think the helicopter flight proposal is a wonderful idea, great for the community to bring in money. Hope to see it go ahead!

Having another machine operating above our head every weekend and some week days making so much noise and looking into our back yards just like the sky dive company is a terrible idea. It invades our privacy and our right to have quiet weekends and week days where we are constantly listening to a plane flying above your roof over and over again. Surely with all of the room here in Jurien Bay there could be better options for flying areas which are not directly above our homes.

After the fatality a couple of weeks ago how long will it be before some or something comes crashing down into someone's yard or even worse a house. Not to mention waking up at 6.45am sometimes 7am on a Saturday and Sunday morning to a plane starting up and flying over our roof.

The noise is also constantly setting off the dogs in my neighbourhood so it's not just upsetting us but it's also upsetting the dogs which in return you get a buzzing plane and barking dogs going at it all day. You have a lot of shift workers who are trying to sleep during the day who will now struggle even more. You also have a lot of elderly and disabled people in town who struggle to sleep and sleep mostly during the day as night times are so painful. I've spoken to a lot of people in my neighbourhood who have the same concerns about our privacy and our rights. We pay our rates but yet our privacy and quiet weekends are sold off to people who don't pay rates. Where are the rights for the people who live directly below the flight paths. We are offered no compensation to have to put up with this all the time and now your proposing to create more noise. If this goes ahead it very well may be the start for the people of this town to make a stand against having our privacy invaded and put a stop not only to the new proposed business but the existing sky diving business too.

Instead, you should be looking for new flight paths which don't include flying directly above people's houses, new landing sites for skydivers and changing the starting time for any flying craft to 8am onwards. There's an abundance of vacant land and beach fronts that can be utilised for flight paths, there's no need for it to be directly above the town. I would imagine the town would be a lot more welcoming of these businesses if more consideration were given to those below the planes. It's a 100% no for me at this stage until you can find alternate areas for them to fly that don't affect the people of our town and their right to peace, quiet and more importantly privacy.

We are VERY concerned about the proposed scenic helicopter flights starting up in Jurien Bay. While we LOVE flying in helicopters ourselves, and would probably even be interested in doing a flight, we are EXTREMELY concerned about the level of noise we would be subjected to, living as close to the airport as we do. We are already subjected to frequent noise from the skydiving planes every day, that sometimes start up from 7am and occasionally even earlier, as well as from other planes and helicopters that regularly use the airstrip.

In particular, when the easterly / ESE winds are blowing (which they usually are during peak tourist season) the airport noise is magnified greatly for us, so even if the flight path wasn't directly overhead, every time a helicopter lands or takes off, we will be subjected to those very loud noises – and from the sounds of it – every 30mins or so during

peak season / long weekend times, and on top of the existing air traffic noise! On top of the noise pollution, when winds are easterly / ESE we are also subjected to the strong and unpleasant smell of aviation fuel when planes or helicopters are refuelled.

While we understand and support the need for tourist attractions for our area, we feel that the already significant noise pollution from the skydiving planes is more than enough for us to be subjected to, without adding on the even noisier helicopter scenic flights.

We therefore DO NOT SUPPORT the introduction of helicopter scenic flights over Jurien Bay, if they take off from and land at the Jurien Bay Airport. If a take-off and landing area was developed further away from populated areas, then we WOULD support a helicopter scenic flight proposal for the area.

Regarding the proposal for Helicopter Scenic Flights we believe the introduction of addition of helicopter noise to the Jurien Bay area will have numerous negative impacts.

We wish to formally express my concerns as follows:

- Helicopter noise carries for long distances and is particularly penetrating and annoying.
- Helicopter flights are likely to involve low level flying which only increases the volume of noise.
- Helicopter flights are likely to be very frequent due to the limited passenger carrying capacity of the Bell 47 G3 B1 Helicopters.
- Pristine reserve and beach areas are likely to permanently degraded by the introduction of helicopter noise.
- Property values will be negatively impacted by helicopter noise.

As a pet owner we are concerned helicopter noise will frighten and stress pets.

We fear the normal peace and quiet of the area will be permanently degraded should helicopter noise be introduced to the Jurien Bay area.

As property owners/rate payers who are planning to retire in the area, we believe additional helicopter noise will destroy the dream of an otherwise peaceful retirement and will likely discourage others from moving to the area.

The Shire should promote more sustainable and peacefully tourist activities ahead of any activity that further degrades a wonderful place.

Valuation Report

Of Land Assets

Located at

Jurien Bay Airport, Jurien Bay WA 6516

For Market Rental Value Purposes

Prepared for



6 January 2021

Regulated by RICS

Perth | Sydney | Melbourne | Brisbane | Adelaide | Singapore

Liability limited by a scheme approved under Professional Standards Legislation

Griffin Valuation Advisory

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EXECUTIVE SUMMARY

Instructions

In accordance with instructions received from Mr. Rory Mackay, Planning Officer, *Shire of Dandaragan*, Griffin Valuation Advisory has valued the *Land Assets* on the basis of *Market Rental Value*.

Purpose of Valuation

Griffin Valuation Advisory have prepared this Valuation Report specifically for Market Rental Value Purposes.

Date of Valuation

This Valuation Report is dated:

6 January 2021

Location

The Jurien Bay Airport airside leases are located on Reserve 35408 Airstrip Road Jurien Bay, approximately 2 Kilometres East of the Jurien Bay Central Business District.

Valuation

Subject to the overriding stipulations contained within this Valuation Report completed by *Griffin Valuation Advisory*, the *Land Assets* are valued as follows.

Market Rental Values

Ground Lease 1	\$ 2,800 per annum plus outgoings
Ground Lease 2	\$ 2,800 per annum plus outgoings
Ground Lease 3	\$ 2,800 per annum plus outgoings
Ground Lease 4	\$ 4,200 per annum plus outgoings
Ground Lease 5	\$ 3,270 per annum plus outgoings
Flying School/Club Lease	\$ 8,750 per annum plus outgoings

This Valuation has been inspected and prepared by Mr. John Harvey, Principal Consultant | Asset Valuations. John has over 34 years combined professional property, plant, equipment, & infrastructure asset valuation experience and holds the following qualifications.

- ❖ Fellow Member of the Australian Property Institute (FAPI)
- ❖ API Certified Practicing Valuer
- ❖ Licensed Property Valuer in Western Australia (No.44074)
- ❖ Fellow Member of the Royal Institution of Chartered Surveyors (FRICS)
- ❖ Chartered Machinery Valuation Surveyor (RICS)
- ❖ RICS Registered Valuer

Declaration & Limitations

Griffin Valuation Advisory and their employees have no pecuniary interest in the outcome of this Valuation Report prepared for the *Shire of Dandaragan* or any subsidiaries.

This advice is prepared for internal purposes on the specific instructions of the *Shire of Dandaragan*. This advice should not be relied upon by anyone other than the *Shire of Dandaragan* whether for that purpose or otherwise.

Griffin Valuation Advisory accepts no responsibility to third parties nor does it contemplate that this report will be relied upon by third parties. We invite other parties who may come into possession of this report to seek our direct written consent before relying upon or referring to this report and we reserve our rights to review the content and context in which our advice is quoted or referred to in the event that our consent is given.

To any party relying on this valuation report Griffin Valuation Advisory advise that this executive summary must be read in conjunction with the body of the report which this executive summary forms part. This Valuation Report executive summary should not be relied upon in isolation for any other purpose, other than which this report is prepared.

Coronavirus (COVID-19) Market Clause

The outbreak of the Novel Coronavirus (COVID-19) was declared as a 'Global Pandemic' by the World Health Organisation on 11 March 2020. We have seen global financial markets and travel restrictions and recommendations being implemented by many countries, including Australia.

The real estate market is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a significant market uncertainty.

Valuations are current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value. Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically.

Whilst we are unaware of any recent sales evidence to indicate a softening in the market or capitalisation rates, the impact of the current COVID-19 Global Pandemic is being felt through recent falls in the stock market and reported tightening credit markets which are now cautioning investors and impacting on confidence. Anecdotal evidence from a number of recent sales campaigns suggests purchasers are "less motivated" and that a "wait and see" approach is prevailing in the market. These uncertainties create greater pricing/value risk, the precise impact of current market issues cannot be confirmed/measured until such time that sales occur under the prevailing conditions. The situation should be closely monitored.

QUALIFICATIONS

The valuation amounts contained in our Valuation Report are exclusive of the 10% Goods & Services Tax (GST). All valuation amounts contained in our Valuation Reports are in Australian Dollars (AUD), unless expressly stated otherwise.

In accordance with our standard practice, our valuations are solely for the use of the instructing party and to whom it is addressed. We take no responsibility for any third party that relies on the whole or any part of our valuations.

We must point out that neither the whole nor any part of our valuations, or any reference to, may be included in any documents, circular or statement without our prior approval of the form and context to which they are to appear.

Our valuations are prepared on the basis that full disclosure of all information and facts which may affect the valuation have been made to us, and we cannot accept liability or responsibility whatsoever for the valuation unless such full disclosure has been made.

No deduction has been made from our valuation in respect of any outstanding amounts owing under any finance leases or hire purchase agreements. The subject equipment has been valued as being wholly owned and free of all encumbrances.

This valuation has been prepared on the basis that full disclosure of all information and facts which may effect the valuation has been made to us. *Griffin Valuation Advisory* do not accept any liability or responsibility whatsoever for the valuation if full disclosure has not been made. Furthermore, *Griffin Valuation Advisory* do not accept responsibility for any consequential error or defect in the valuation which has resulted from any error, omission or inaccuracy in data or information supplied by the client or its officers and agents.

In reaching our opinion, *Griffin Valuation Advisory* have utilised certain historical facts and relevant market data, available up to the date of our valuation. Our instructions did not require us to consider the effect of gains or losses, which may arise as a result of the future fluctuations in the property market. *Griffin Valuation Advisory* therefore, do not except responsibility whatsoever, for losses caused by such fluctuations.

Griffin Valuation Advisory are members of the Australian Property Institute Valuers Limited (APIV) Limited Liability Scheme, which complies with "Liability limited by a scheme approved under Professional Standards Legislation".

Market Movement, "This valuation is current as at the date of valuation. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment we do not assume any responsibility or accept any liabilities where this valuation report is relied after the expiration of three months from the date of the valuation."

Our valuations takes into account the assets in its present state and condition, based on information which we have established from our own physical inspection, information supplied to us by our client, information we have researched from public records and any other information which we have been able to obtain from reasonable inquiry.

Coronavirus (COVID-19) Market Clause

The outbreak of the Novel Coronavirus (COVID-19) was declared as a 'Global Pandemic' by the World Health Organisation on 11 March 2020. We have seen global financial markets and travel restrictions and recommendations being implemented by many countries, including Australia.

The real estate market is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a significant market uncertainty.

Valuations are current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value. Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically.

Whilst we are unaware of any recent sales evidence to indicate a softening in the market or capitalisation rates, the impact of the current COVID-19 Global Pandemic is being felt through recent falls in the stock market and reported tightening credit markets which are now cautioning investors and impacting on confidence. Anecdotal evidence from a number of recent sales campaigns suggests purchasers are "less motivated" and that a "wait and see" approach is prevailing in the market. These uncertainties create greater pricing/value risk, the precise impact of current market issues cannot be confirmed/measured until such time that sales occur under the prevailing conditions. The situation should be closely monitored.

FORCE MAJEURE

Neither party will be held liable for any delay or failure to perform any of its obligations where such a failure is caused by a Force Majeure Event (other than the obligation to pay money) if, as soon as reasonably possible after the beginning of the Force Majeure Event the affected party gives a notice to the other party which complies with the following:

- (i) Specifies the obligations that the party cannot perform,
- (ii) Fully specifies the nature of the Force Majeure Event,
- (iii) Estimates a time by which the Force Majeure Event may cease, and
- (iv) Specifies the measures that are to be adopted to remedy or abate the Force Majeure Event.

The party prevented from performing its obligations due to the Force Majeure Event must:

- (i) Remedy the Force Majeure Event to the extent reasonably practicable and resume performance of the obligations as soon as reasonably possible, and
- (ii) Take all reasonable action to mitigate any losses that may be suffered by the other party as a result of the failure of the first mentioned party to carry out its obligations imposed by this Contract.

Where the Force Majeure Event prevents that Contractor from performing its obligations under the Contract, the Principal may obtain the Goods or Services from another source at its own cost.

An amendment to the Delivery Date or Service Completion Date (as relevant) is the Contractor's sole remedy for any delays resulting from a Force Majeure Event. The Contractor will not be entitled to payment of any damages, costs or expenses of the Contractor relating to the Force Majeure Event.

If the Force Majeure Event proceeds for a continuous period of 30 days or for successive periods totalling more than 30 days in a 60 day period, the Principal may, at its absolute discretion, terminate the Contract. In the event of such termination the Principal will not be liable to the Contractor for any Claims, liability or damage resulting directly or indirectly from the termination.

Neither the whole nor any part of this valuation nor any reference thereto may be included in any documents, circular or statement without our approval of the form and context in which it will appear.

Griffin Valuation Advisory

Griffin Valuation Advisory
Date: 21 January 2021 (Date of signing of report)
Ref: 112-21A

INSTRUCTIONS

In accordance with instructions received from Mr. Rory Mackay, Planning Officer, *Shire of Dandaragan*, Griffin Valuation Advisory has valued the *Land Assets* on the basis of *Market Rental Value*.

PURPOSE OF VALUATION

Griffin Valuation Advisory have prepared this Valuation Report specifically for Market Rental Value Purposes.

DATE OF VALUATION

This Valuation Report is dated 6 January 2021, based on our physical inspection of the vacant site on 18 November 2020.

LOCATION

The Jurien Bay Airport airside leases are located on Reserve 35408 Airstrip Road Jurien Bay, approximately 2 kilometres East of the Jurien Bay Central Business District.



Source Landgate

Site Identification:

Griffin Valuation Advisory has not sighted a survey plan however based upon information provided by the Shire of Dandaragan; we are satisfied that we have correctly identified the subject leased area.

Services and Amenities:

All the usual services including water, electricity and telephone are available to the subject site.

LEGAL DESCRIPTION & ENCUMBRANCES

Title not searched.

BASIS OF VALUATION

Market Rental Value

Market Rental Value is defined as “The estimated amount for which a property, or space within a property, should lease on the date of valuation between a willing lessor and a willing lessee on appropriate lease terms in an arm’s-length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion”.

VALUATION METHODOLOGY

Highest and Best Use

The Market Value of the land has been determined on the basis of highest and best use. This method involves sourcing comparable rental evidence of similar type properties within the same or similar localities as the subject. This method takes into consideration factors such as location, zoning, land area, development potential and topography. Comparisons can be made in many forms including straight comparison, or analysis on a rate per area.

Valuation Approaches

In order to estimate the price implied by the appropriate Basis of Value, the Valuer will need to apply one or more valuation approaches. A valuation approach or method refers to generally accepted analytical methodologies that are in common use.

Market Based Valuation Approaches include:

Market based valuations normally employ one or more of the valuation approaches by applying the economic principle of substitution, using market derived data. This principle holds that a prudent person would not pay more for a good or service than the cost of acquiring an equally satisfactory substitute good or service, in the absence of the complicating factors of time, greater risk, or inconvenience. The lowest cost of the best alternative, whether a substitute or the original, tends to establish Market Value.

Sales/Rentals Direct Comparison Approach

This comparative approach considers the sale/rental of similar or substitute properties and related market data and establishes a value estimate by processes involving comparison. In general, a property being valued is compared with sales/rentals of similar properties that have been transacted in the market. Listings and offerings may also be considered.

Coronavirus (COVID-19) Market Clause

The outbreak of the Novel Coronavirus (COVID-19) was declared as a 'Global Pandemic' by the World Health Organisation on 11 March 2020. We have seen global financial markets and travel restrictions and recommendations being implemented by many countries, including Australia.

The real estate market is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a significant market uncertainty.

Valuations are current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value. Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically.

Whilst we are unaware of any recent sales evidence to indicate a softening in the market or capitalisation rates, the impact of the current COVID-19 Global Pandemic is being felt through recent falls in the stock market and reported tightening credit markets which are now cautioning investors and impacting on confidence. Anecdotal evidence from a number of recent sales campaigns suggests purchasers are "less motivated" and that a "wait and see" approach is prevailing in the market. These uncertainties create greater pricing/value risk, the precise impact of current market issues cannot be confirmed/measured until such time that sales occur under the prevailing conditions. The situation should be closely monitored.

Market Rental Value

The Market Rental Value for the proposed subject Lease has been determined on the basis of comparable rental evidence with similar market characteristics where possible, taking into consideration the size, type of leased area, zoning, current use, quality of the improvements and the location.

Methodology Conclusions

In determining the current Market Rental Value of the property, Griffin Valuation Advisory has considered the Market Rental comparison approach on a per annum and per square metre basis, taking into consideration the commercial location, current use and quality of the improvements. The market comparison method takes into consideration the current land use and characteristics of the subject property when compared to the Market Evidence.

TOWN PLANNING

The subject property is currently zoned Reserve landing ground and located within the Local authority municipal boundaries of the *Shire of Dandaragan*. The specific asset has been valued in accordance with its permitted use as outlined within the relevant Planning Scheme No 7 including updates AMD 27 GG 11/10/2019.

USE AND DEVELOPMENT OF LOCAL RESERVES AMD 28 GG 02/12/16 2.4.1

A person must not – a)

use a Local Reserve; or

b) commence or carry out development on a Local Reserve,

without first having obtained development approval under Part 7 of the deemed provisions.

2.4.2. In determining an application for development approval, the Local Government is to have due regard to – a)

the matters set out in clause 67 of the deemed provisions; and b) the ultimate purpose intended for the Reserve.

2.4.3. In the case of land reserved for the purposes of a public authority, the Local Government is to consult with that authority before determining an application for development approval.

ECONOMIC AND MARKET OVERVIEW ⁽¹⁾

Financial Markets Overview Interest Rates Long-term government bond yields were little changed in the US this week and down in most other advanced economies. Australian long-term government bond yields remain close to the highest levels since June, while 10-year US Treasury yields are at around the highest levels since March. British 10-year gilt yields came off their highest levels since March, dragged down by the uncertainty around the protracted Brexit deal talks.

Long-term government bond yields also declined in Europe, where the ECB has expanded its bond-buying program and extended it until at least the end of March 2022. In the US, an FOMC meeting is scheduled for next week, with expectations rising for an increase in long-term Treasury purchases.

The RBA bought A\$5.0B of government bonds this week as part of its QE program, including A\$87M of WATC bonds. In addition, the RBA purchased another A\$3.0B in support of its yield curve control policy. 3-year Commonwealth yields declined, to be only slightly above the 0.10% target. The Australian Office

of Financial Management sold A\$2.0B in Treasury notes, with a best bid of -0.01% for the notes maturing in March 2021, the first negative interest rate on record in Australia. Equities Aussie equities climbed over the first three days of the week, with Wednesday the seventh positive session in a row as the ASX 200 closed the day at its highest level since 25 February.

The index has slipped from its highs over the past couple of days and is currently back to where it was this time last Friday. The gains have been led by the mining, information technology and consumer staples industries. The US market has taken a breather this week following strong rises in the previous month or so. The S&P 500 closed at a fresh record high of 3,702 on Tuesday, however, equities have slipped over the past couple of days, pushing the S&P 500 and Dow Jones back to pretty much where they were this time last week.

In Australia, consumer and business confidence have both surged above pre-COVID levels. The residential property price index edged up as the Australian economy re-opened outside of Victoria in Q3. Job ads surged in November on the easing of containment measures in Melbourne. • Offshore, the ECB expanded and extended its bond-buying program as expected. Chinese trade data reported the fastest rise in exports in over two years. Euro area confidence improved as the pandemic decelerated across Europe and a COVID-19 vaccine is nearing EU-wide approval. The UK started administering the Pfizer vaccine this week.

Equities

Aussie equities climbed over the first three days of the week, with Wednesday the seventh positive session in a row as the ASX 200 closed the day at its highest level since 25 February. The index has slipped from its highs over the past couple of days and is currently back to where it was this time last Friday. The gains have been led by the mining, information technology and consumer staples industries. The US market has taken a breather this week following strong rises in the previous month or so. The S&P 500 closed at a fresh record high of 3,702 on Tuesday, however, equities have slipped over the past couple of days, pushing the S&P 500 and Dow Jones back to pretty much where they were this time last week.

Commodities

Iron ore prices have climbed above US\$150 / tonne for the first time since early 2013, driven by strong demand and supply concerns. Chinese trade data saw iron ore imports edge down to 98 million tonnes in November. This was the first month since May where the volume imported was below 100 million tonnes. However, this is a function of the strength of imports in the previous five months rather than a sign of weakness, with imports up 8.3% on a year ago. Oil prices have continued to climb over the past week, spurred on by the rollout of a COVID-19 vaccine in the UK and the seemingly imminent approval of a vaccine in the US and Europe. Oil prices are on track to post their fifth weekly increase in a row, with Brent crude rising above US\$50 a barrel for the first time since early March Domestic Economy Westpac.

Property

Residential Property Price Index (Q3) The residential property price index for the eight capital cities rose 0.8% in Q3, the fourth rise in the past five quarters to be up 4.5% YoY. Prices were up in all capital cities, with the exception of Melbourne where the market was hit by the lockdown. Annual price growth turned positive in Perth for the first time in six years.

Residential Property Price Index	QoQ	YoY
Perth	1.4%	2.4%
Sydney	1.0%	5.4%
Melbourne	-0.3%	4.7%
Brisbane	1.5%	3.1%
Adelaide	1.6%	2.6%
Hobart	1.2%	6.0%
Darwin	0.8%	-0.7%
Canberra	0.9%	5.0%
Weighted average of eight-capital cities	0.8%	4.5%

NAB Business Survey (Nov)

The NAB business survey saw a sharp 7pt increase in the business conditions index to 9, the highest level since March 2019. The confidence index jumped 8pts to 12, to be at the highest level since April 2018. The improvement in conditions was driven by the profitability and trading indices. However, the employment index was unchanged at -5 suggesting businesses cut jobs. The leading indicators, forward orders and capacity utilisation, posted solid increases, signalling further improvement in conditions in the months ahead.

The inflation indicators remain relatively soft, particularly labour costs and final product prices, though retail prices picked up. Conditions were strongest in Western Australia and weakest in Victoria. However, with the easing of restrictions expected to lead to an improvement in conditions, Victorian business confidence picked up sharply. Westpac - Melbourne Institute Consumer Sentiment (Dec).

The consumer sentiment index rose 4.1% in December to 112, the highest level in 10 years to be well and truly in optimism territory (>100). The improvement reflects good news on the domestic economy, though consumers are concerned over the resurgence of the pandemic overseas. Labour market sentiment saw a strong improvement and views on the housing market remained favorable.

Consumer confidence has seen a massive and unexpectedly sharp improvement in the past few months from the depths of the crisis in Q2. While RBA has indicated it is not expecting to raise the cash rate for at least three years, the further withdrawal of government support measures in the coming months will challenge this optimism in 2021.

Job Vacancies (Nov) The ANZ job ads report showed labour demand continued to recover in November, with ads rising a seasonally adjusted 13.9% following an 11.9% increase in October. Job ads were less than 5% below the level in February before the virus hit. Source: Refinitiv Residential Property Price.

(1) Source: Western Australian Treasury Corporation Housing Finance August 2020.

Moore specifically discussions with local agents indicate that Jurien Bay and Cervantes have been very popular during the COVID-19 Crisis with unprecedented tourist arriving from Perth which is on a few hours south of Jurien Bay. If this trend will continue post COVID-19 is uncertain It is also evident that the core business period for tourism is a approximately eight months of the year.

MARKET RENTAL EVIDENCE

Rental Evidence Availability

This Valuation Report is based on information and Market Rental Evidence reasonably available to us at the date of valuation in accordance with standard valuation practice.

In some cases, the latest available Rental Evidence is provided verbally by real estate agents and other industry sources. It is specifically assumed that the information received by such sources in these instances is factually accurate.

Goods and Services Tax Status

In analysing the Evidence relied upon in undertaking this valuation report, we have attempted to ascertain whether or not the sale and rental prices are inclusive or exclusive of the Goods and Services Tax (GST). In regard to Sales & Rental Evidence, the Land Titles Offices (Landgate) in Western Australia, do not currently differentiate between or record whether or not the sale price is inclusive or exclusive of the GST. Where we have not been able to verify whether or not the GST is included, then we have assumed that it is inclusive of any GST payable. Should this not be the case, we reserve the right to amend this Valuation Report.

Privacy Issues

Due to privacy laws and or confidentiality agreements, we may not have been able to access personal details or parties involved in the transactions considered in connection with the preparation of this valuation report. Where this information is not available, we may not be able to confirm whether such dealings are arm's length transactions. This Valuation Report has been prepared assuming any such transactions are on an arm's length basis.

We further note that due to privacy laws and or confidentiality agreements, we may not have had access to information on recent transactions which have not yet become public knowledge. In the event that other transactions have taken place, this information may affect our opinion and we reserve the right to amend this Valuation Report.

Rental Evidence Vacant and to Let

Detailed as follows is a summary of Airport Ground Leases currently leased whose evidence we have relied on in assessing the current Market Rental Value of the Airport Ground Lease. Some these properties have been inspected whilst others are based on information provided by various local governments. We have made sufficient enquires to verify the Rental Evidence, we have then made comparisons with the subject property to arrive at our final valuation.

#1 Kalgoorlie-Boulder Regional Airport, Kalgoorlie WA 6430



Rental: \$ 21,414 per annum net
Date: July 2016
Lease Area: 2,569m2
Description: Aviation fuel supply facility (BP)
Analysis: Shows Overall rate of \$ 8.34/m2 per annum net of outgoings.

Comments: Long term ground rental with BP Australia fuels, located airside larger Regional Airport better location than subject.

#2 Albany (Harry Riggs) Regional Airport, WA 6330



Rental: \$ 2,160 per annum net
Date: June 2017
Lease Area: 270m2
Description: Ground Lease
Analysis: Shows an overall net rate of \$ 8/m2 per annum net.

Comments: Advised by the City of Albany Airport manager that the set rate for smaller leased areas is \$ 8/m2. Smaller area than subject.

#3 Carnarvon Airport, Carnarvon WA 6701



Rental: \$ 8,400 per annum net
Date: November 2017
Lease Area: 1,400m2
Description: Hanger ground lease
Analysis: Shows an overall rate of \$ 6/m2 per annum net.

Comments: The subject lease is for hanger location 138 located air side and was adopted in 2017.

#4 Esperance Reginal Airport, Goldfields Road Gibson WA 6448



Rental:	Various
Date:	November 2017
Lease Area:	Various2
Description:	Ground Lease
Analysis:	\$ 5.13/m2

Comments: Advised that Esperance Shire Council has adopted an overall rate per m2 for ground lease of \$5.13/m2 per annum net.

#6 Carnarvon Airport, Carnarvon WA 6701



Rental:	\$ 7,200 per annum net
Date:	November 2017
Lease Area:	1,200m2
Description:	Hanger ground lease
Analysis:	Shows \$ 6/m2 per annum net.

Comments: The subject lease located air side and was adopted in 2017. Better overall facilities than subject.

MARKET VALUE METHODOLOGY & CALCULATIONS

The Market Rental Value of the subject properties has been determined on the basis of comparable Rental Evidence of similar type rental properties within as near similar locality as the subject. This method of valuation is referred to as the Direct Comparison Approach that takes into consideration factors such as location, condition, and lettable area. Comparisons can be made in many forms including straight comparison or analysis on a rate per area (m2) basis.

Griffin Valuation Advisory have determined the net Market Rental Value of the leased areas on the basis of vacant possession and to let.

Rental Value

As the Jurien Bay Airport is not a RBT operated Airport it is not required to be certified or registered with Civil Aviation Safety Authority and is not a CASA registered Airport, it does however have a PAL System capable of 24-hour operation, i.e., RFDS use.

The Airport is strategically located within close proximity of the Jurien Bay townsite which is popular with holiday makers Our assessment of the airside leases has been based on evidence that we have obtained from country airports between Carnarvon and Esperance which have shown airside lease of between \$ 5-\$ 8/m2 for varying leased areas.

We are of the opinion given the airport location and current limited facilities, that a rate of between \$ 3 to \$ 5/m2 per annum would be applicable as follows:

Calculations:

Ground Lease #1 560m2 @ \$ 5/m2	\$ 2,800/per annum plus outgoings
Ground Lease #2 560m2 @ \$ 5/m2	\$ 2,800/per annum plus outgoings
Ground Lease #3 560m2 @ \$ 5/m2	\$ 2,800/per annum plus outgoings
Ground Lease #4 840m2 @ \$ 5/m2	\$ 4,200/per annum plus outgoings
Ground Lease #5 654m2 @ \$ 5/m2	\$ 3,270/per annum plus outgoings
Flying School/Club Lease 2,500m2 @ \$ 3.50/m2	\$ 8,750/per annum plus outgoings

VALUATION ASSUMPTIONS

Griffin Valuation Advisory has completed a physical site inspection of the proposed location on 18 November 2020. Our valuation has been based on the information provided by the client.

Should further information be supplied after this Valuation Report has been completed resulting in a significant variation to our original valuation, Griffin Valuation Advisory reserve the right to amend our valuation amounts accordingly.

Real Estate values vary from time to time in response to changing market circumstances and it should therefore be noted that this valuation is based on information available at the date of valuation. No warranty can be given as to the maintenance of this value into the future. It is therefore recommended that the valuation be reviewed periodically.

GOODS AND SERVICES TAX

The Goods and Services Tax (GST) was introduced on the 1st July 2000, at which time rental payments for commercial leases are generally subject to the GST, except where deferred under transitional provisions which would expire on the 1st July 2005, at which time all commercial rental payments would be subject to the GST.

GST Liability

Liability for the GST on the purchase of property dependent upon:

1. Whether the vendor is registered for GST,
2. Whether the real property was sold as part of conducting an "enterprise",
3. If the sale of the real property can be classified as the sale of a "going concern", and
4. For residential property whether the real property has previously been sold.

Griffin Valuation Advisory recommend that clients seek further information regarding the nature of the transaction, the parties involved and confirmation from a professional qualified accountant, in relation to any potential GST liability.

GST Basis of Valuation

The valuation amounts provided within this Valuation Report are exclusive of the 10% GST and assumes that there is no GST payable on the Sale/Rental of the real property.

ENVIRONMENTAL

Site Contamination

As a consequence of the Contamination Sites Act 2003, a public register is now maintained in Western Australia on land that has been classified as being either contaminated or requires remedial work. Griffin Valuation Advisory has searched the register and as at the date of our valuation the subject land was not classified as being contaminated or requiring remedial work.

Native Title ⁽²⁾

Native title is the recognition in Australian law that some Indigenous people continue to hold rights to their lands and waters, which come from their traditional laws and customs. Native title exists as a bundle of rights and interests in relation to land and waters where the following conditions are met:

- *the rights and interest are possessed under the traditional laws currently acknowledged and the traditional customs currently observed by the relevant Indigenous people*
- *those Indigenous people have a 'connection' with the area in question by those traditional laws and customs; and*
- *the rights and interests are recognised by the common law of Australia.*

The Australian legal system does not recognise native title rights in some areas where things have been done that extinguish native title. These areas include:

- *residential freehold*
- *farms held in freehold*
- *pastoral or agricultural leases that grant exclusive possession*
- *residential, commercial or community purpose leases*
- *public works like roads, schools or hospitals*

As at the date of valuation, Griffin Valuation Advisory were unable to fully establish if any native title claim exists on the land.

⁽²⁾ Source: Native Title Tribunal (www.nntt.gov.au)

DECLARATION & LIMITATIONS

Griffin Valuation Advisory and their employees have no pecuniary interest in the outcome of this Valuation Report prepared for the *Shire of Dandaragan* or any subsidiaries.

This advice is prepared for internal purposes on the specific instructions of the *Shire of Dandaragan*. This advice should not be relied upon by anyone other than the *Shire of Dandaragan* whether for that purpose or otherwise.

Griffin Valuation Advisory accepts no responsibility to third parties nor does it contemplate that this report will be relied upon by third parties. We invite other parties who may come into possession of this report to seek our direct written consent before relying upon or referring to this report and we reserve our rights to review the content and context in which our advice is quoted or referred to in the event that our consent is given.

Coronavirus (COVID-19) Market Clause

The outbreak of the Novel Coronavirus (COVID-19) was declared as a 'Global Pandemic' by the World Health Organisation on 11 March 2020. We have seen global financial markets and travel restrictions and recommendations being implemented by many countries, including Australia.

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VALUATION

Subject to the overriding stipulations contained within this Valuation Report completed by *Griffin Valuation Advisory*, the *Land Assets* are valued as follows.

Market Rental Values

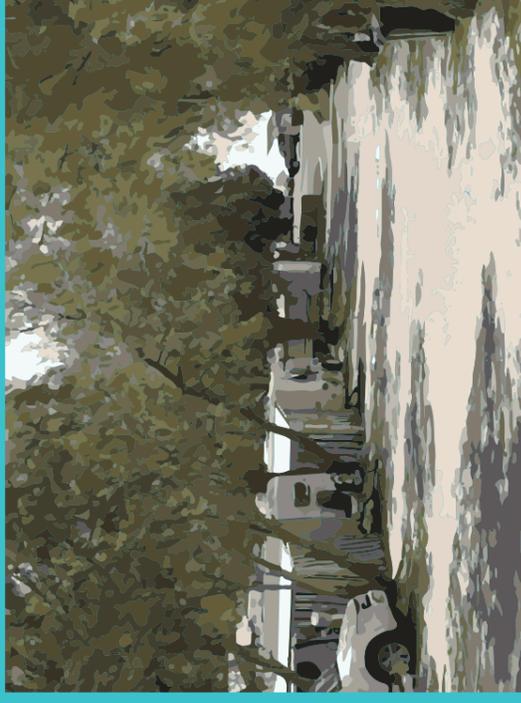
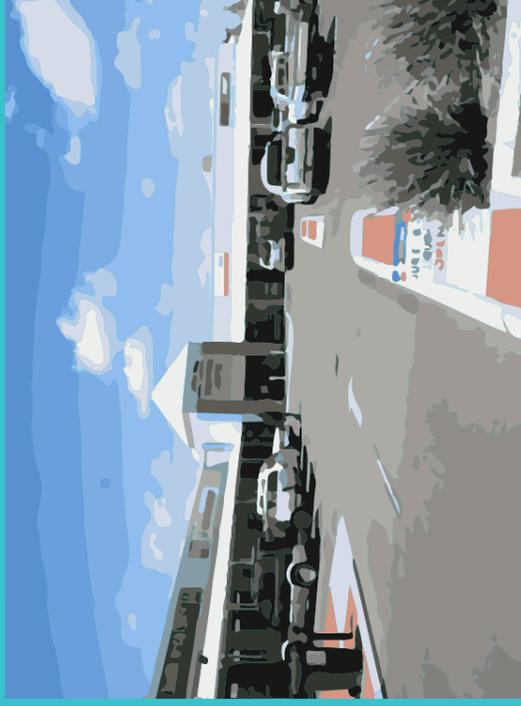
Ground Lease 1	\$ 2,800 per annum plus outgoings
Ground Lease 2	\$ 2,800 per annum plus outgoings
Ground Lease 3	\$ 2,800 per annum plus outgoings
Ground Lease 4	\$ 4,200 per annum plus outgoings
Ground Lease 5	\$ 3,270 per annum plus outgoings
Flying School/Club Lease	\$ 8,750 per annum plus outgoings

This Valuation has been inspected and prepared by Mr. John Harvey, Principal Consultant | Asset Valuations. John has over 34 years combined professional property, plant, equipment, & infrastructure asset valuation experience and holds the following qualifications.

- ❖ Fellow Member of the Australian Property Institute (FAPI)
- ❖ API Certified Practising Valuer
- ❖ Licensed Property Valuer in Western Australia (No.44074)
- ❖ Fellow Member of the Royal Institution of Chartered Surveyors (FRICS)
- ❖ Chartered Machinery Valuation Surveyor (RICS)
- ❖ RICS Registered Valuer



John Harvey FRICS FAPI (Val) (P&M)
RICS Registered Valuer | API Certified Practising Valuer
Principal Consultant | Asset Valuations



JURIEN BAY CBD

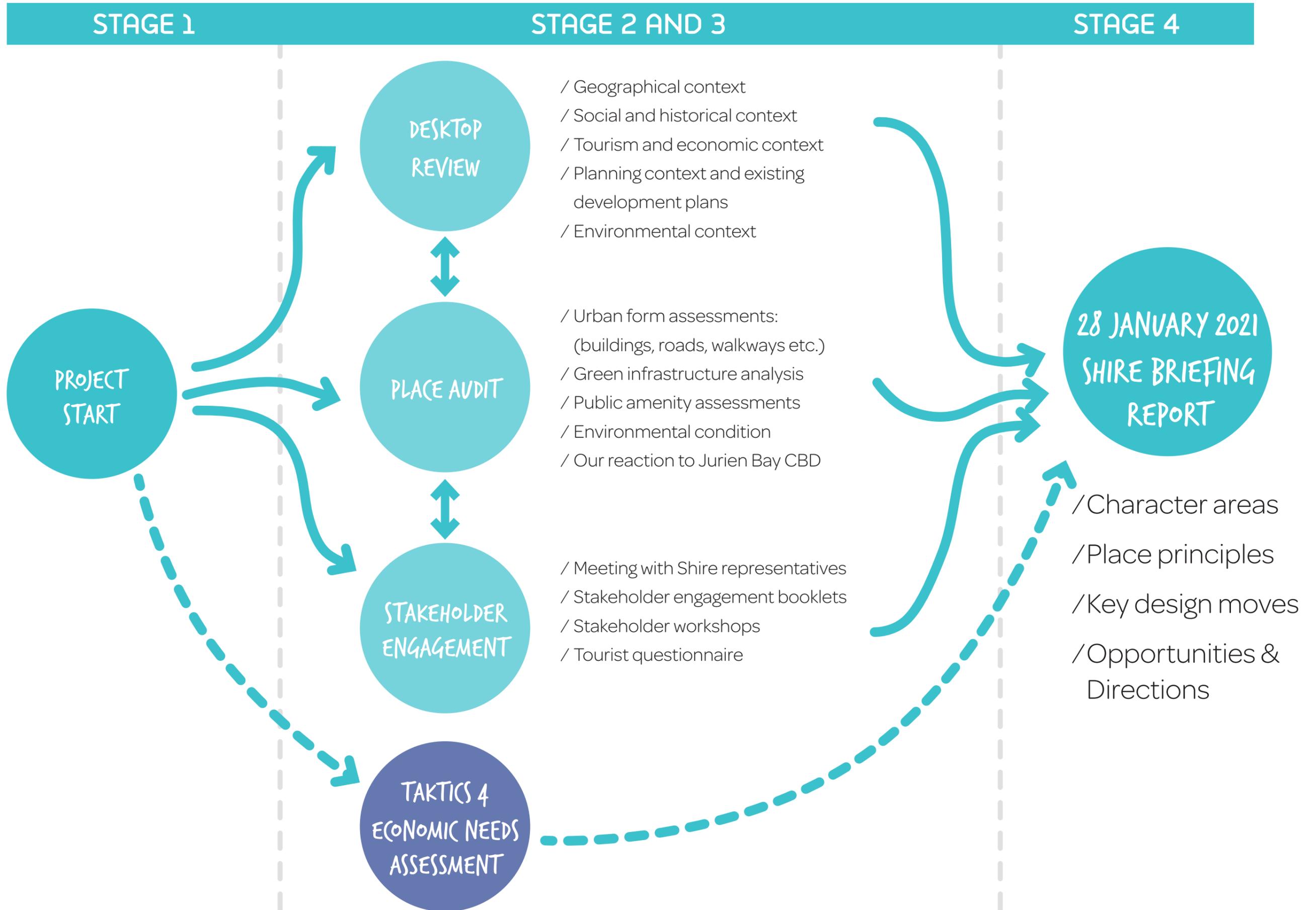
URBAN DESIGN PLAN OPTIONS

25 MARCH 2021

Attachment: 9.3.5



THE PROCESS TO DATE



CHARACTER AREAS

Southern CBD

- / Local shops
- / People meet on the street
- / Heavily hardscaped
- / Exposed to sun and wind

Central Tourism District

- / Potential as a landmark location
- / Hot, exposed and worn
- / Creates barriers to walkability

Northern CBD Area

- / Ring of diverse shops
- / Key tourist stopping point
- / Pioneer park

Northern Industrial Edge

- / Easy walk to CBD Shops
- / Empty and Messy
- / Vacant lots



PLACE PRINCIPLES



THE TURQUOISE WAY OF LIFE

Why is this important?

This will ensure the CBD is connected to its past, its stories and its coastal identity. The identity of Jurien Bay is very much connected to the Turquoise Coast and its coastal history and should be prominently featured in the CBD.

What this feels like:

- / The CBD is a nostalgic reminder of summer holidays and coastal town life.
- / An escape from the hustle and bustle to a slower pace of life.
- / The CBD is a celebration of the Turquoise Coast, the Crown Jewel of Jurien Bay.

What this looks like:

- / Coastal materials and planting integrated into the environment.
- / Story elements of Jurien Bay's history.
- / Connecting the CBD to the foreshore.
- / Spaces for seasonal activities.
- / Informal but sophisticated design language.
- / A connection with the Yued People.



THE GREAT OUTDOORS

Why is this important?

Creating shelters comfortable and human spaces is important to encouraging people to spend time outdoors. This principle also provides opportunity to connect people to nature and the environment within the CBD area.

What this feels like:

- / An active place where people want to get outside and make the most of their time.
- / The home base for a diverse range of land and marine activities, all at your doorstep.
- / It is easier to stroll to the bakery in the morning than to jump in the car.
- / A place to unwind after a day on the boat, 4WD driving or jumping from a plane.

What this looks like:

- / Increased shade from trees and structures.
- / Spaces sheltered from the wind and other elements.
- / Upgraded bike and recreational facilities.
- / Places to celebrate and hang out.
- / Retail and hire places for outdoor activities.
- / A walkable CBD with good connections, within and without.



KEEPING IT LOCAL

Why is this important?

The CBD is a place which reflects local experiences. The environment is not pretentious, down to earth and is a place to hang out. The CBD is an intergenerational space which accommodates the needs of a diverse group of people.

What this feels like:

- / After being in Jurien Bay for a short time, I already feel like one of the locals.
- / It is OK to run into the shops quickly for milk in my bathers.
- / You see people from all different age groups and backgrounds in the CBD going about their daily lives.

What this looks like:

- / Places for community to gather for different scales of events.
- / Small intimate spaces for day to day catch ups.
- / Access to 'comfort' upgrades like public seating, enhanced lighting and public amenities.
- / Attractions for the whole family.



WELCOME, WE ARE OPEN!

Why is this important?

The CBD supports local businesses to grow and succeed. Visitors arriving in Jurien Bay feel welcome and that there are diverse reasons to linger in the CBD area.

What this feels like:

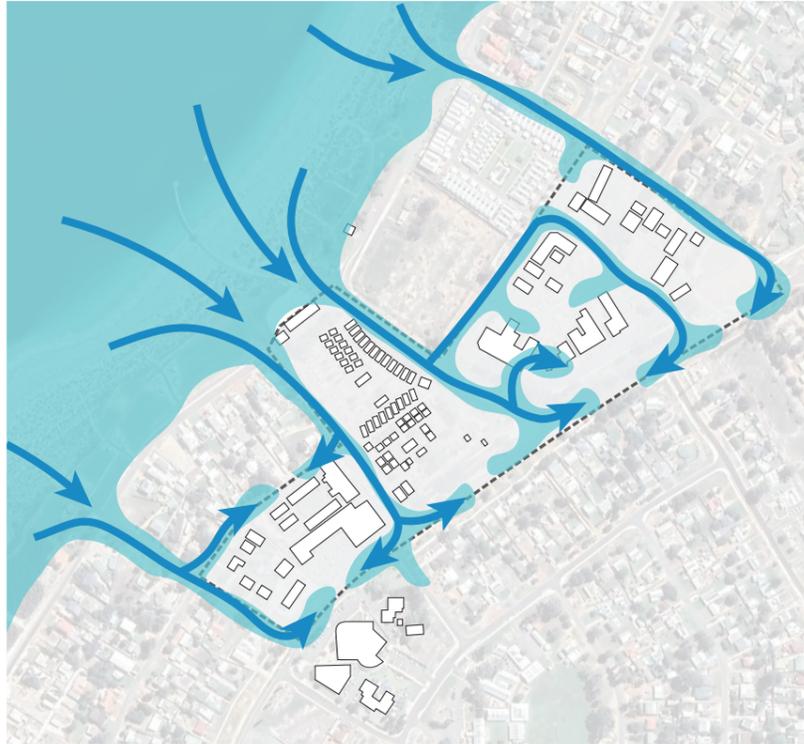
- / The CBD is surprising and I am curious to explore and see what is around the corner.
- / I want to stop here on my drive, get lunch and maybe some holiday shopping.
- / Jurien Bay is a really good weekend get away alternative to Busselton, Dunsborough or Rottneest.

What this looks like:

- / Public art trails.
- / Public spaces to support retailers and businesses.
- / Entrance and arrival statements.
- / A consistent palette of furniture.
- / Multi functional spaces for events at all times of day.

KEY DESIGN MOVES

BRING THE COAST INTO THE CBD



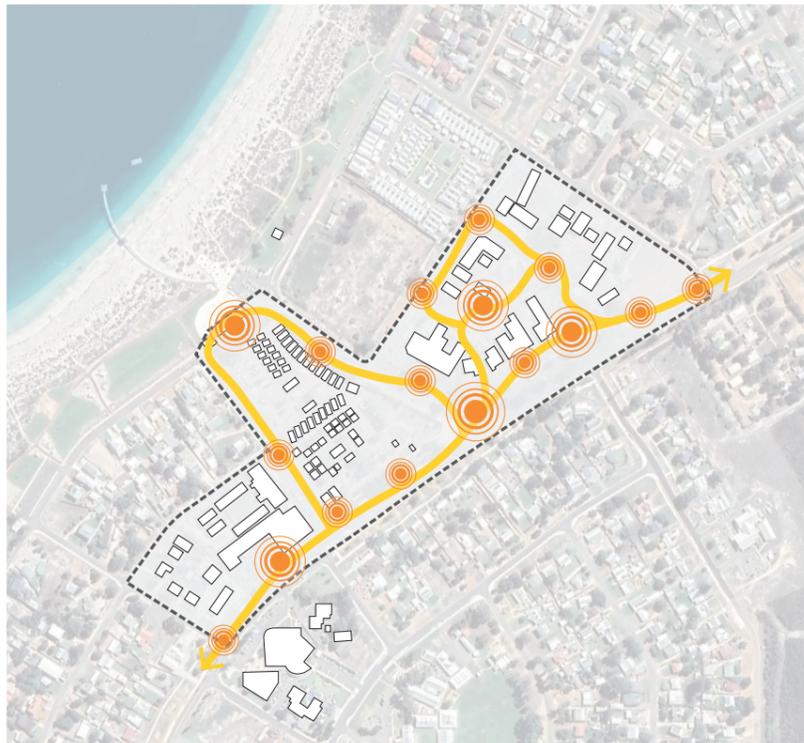
ENHANCE AND EXPAND THE GREEN FOOTPRINT OF THE CBD



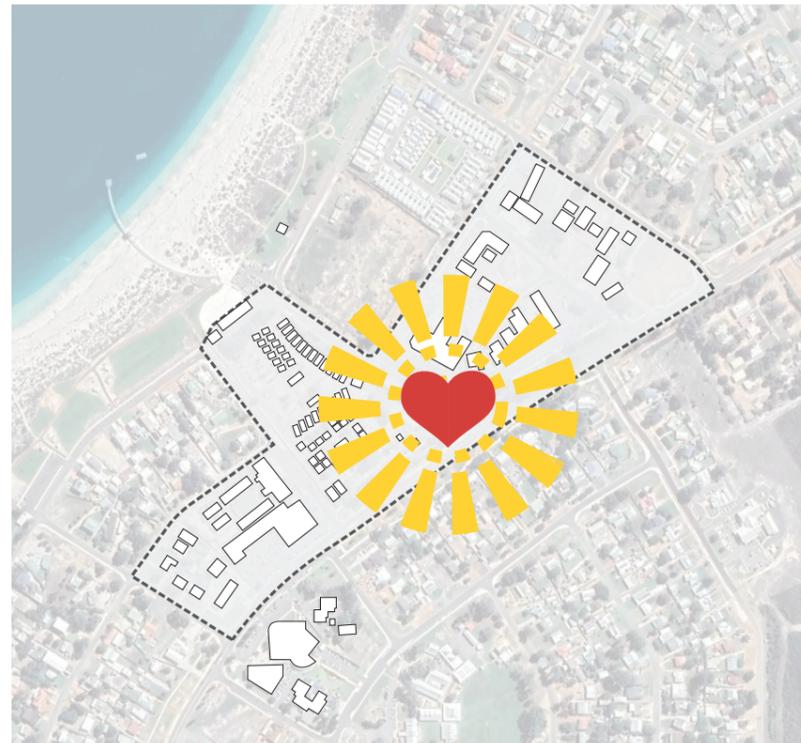
CONNECT AND UNIFY THE CBD (WALKABILITY, GREENING)



CREATE STICKY PLACES THAT PEOPLE LOVE



CREATE AN URBAN HEART



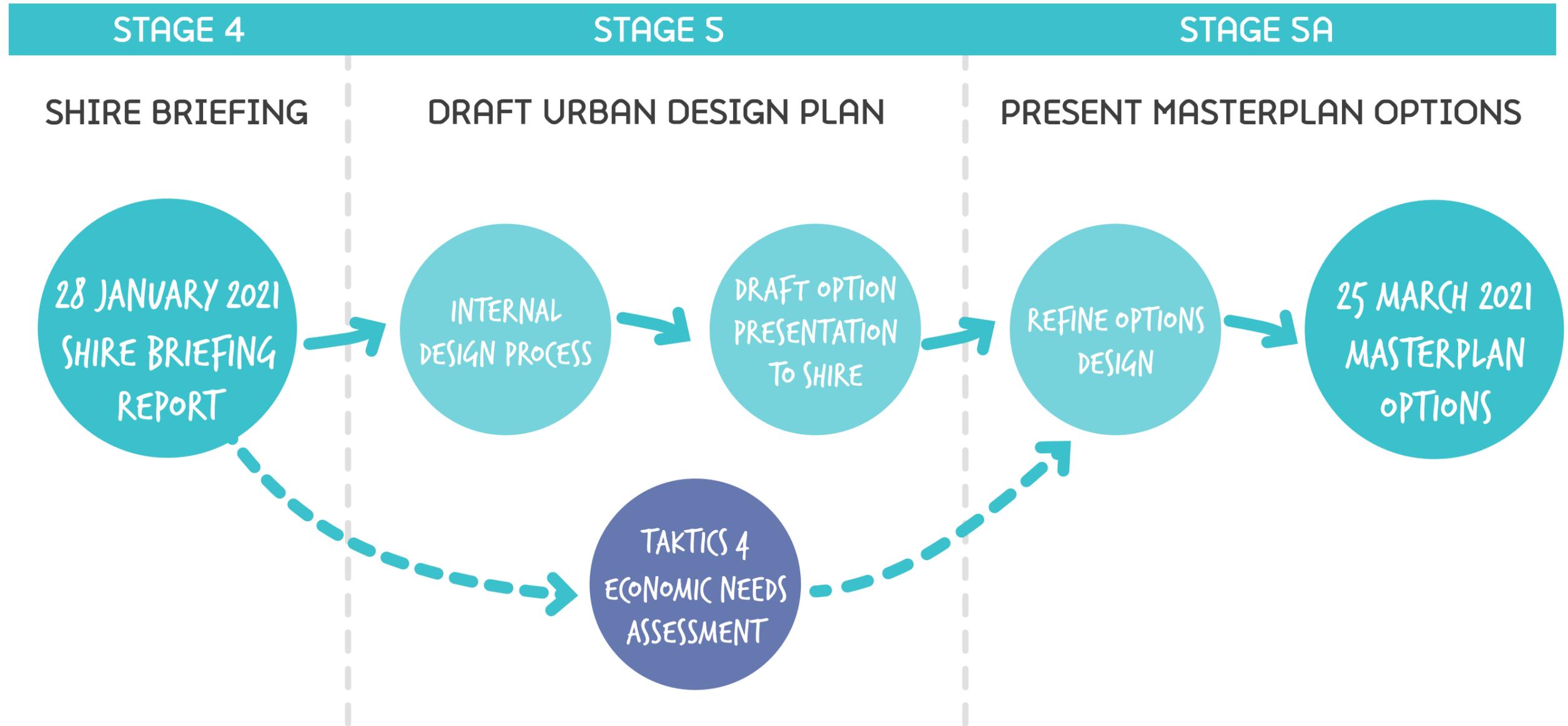
OPPORTUNITIES AND DIRECTIONS

LEGEND

- 01 Build upon and reinforce the avenue of Iconic Norfolk Island Trees with additional planting and landscaping and traffic management.
- 02 Enhance the green condition of the streets, including coastal planting and tree selection appropriate to the desired scale.
- 03 Create inhabitable spaces around buildings including: increasing planting, reducing hardscape, increase outwards facing frontages and places to gather.
- 04 Create pedestrian and cyclist friendly walking connections through town and to foreshore.
- 05 Explore connections through the caravan park to unify the CBD. Pop up seasonal coffee carts or playground that create a public feel through the caravan park but maintains visitors security and privacy
- 06 Create a public space to support retail, hospitality and service businesses in northern retail area.
- 07 Create a secondary smaller public space at the southern retail area to support local businesses and day-to-day life i.e. parklets and additional seating.
- 08 Connect the CBD to the beach and Turquoise Way.
- 09 Enhance visibility and walkability of 'hidden' spaces like Andrew and Doust St.
- 10 Create arrival statements at the important road junctions between the foreshore and CBD that support pedestrian access and attract vehicles to stop and explore the town.
- 11 Encourage temporary, seasonal activation opportunities for proposed hotel development site.
- 12 Upgraded cafe/ restaurant experience that overlooks the foreshore and jetty.
- 13 Nodes along key walkways for public art, play, resting or public life activities that encourages town loops.
- 14 Future mixed use commercial development infill and upgrade for northern retail area and east of Bashford St.
- 15 Enhanced connections to school, medical centre, and residential areas.



WHAT HAVE WE BEEN UP TO?



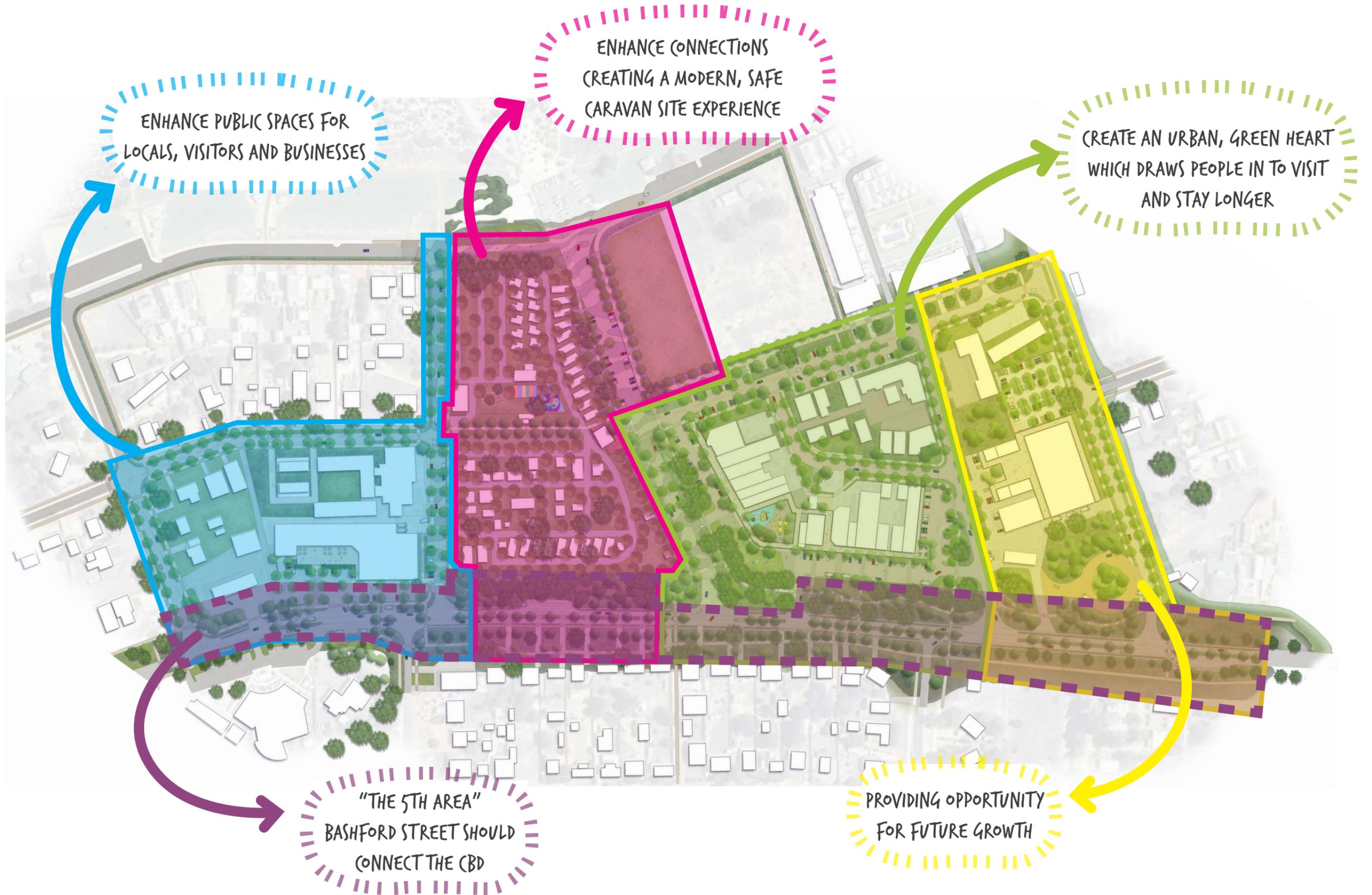
REVITALISING THE JURIE BAY CBD

1. UPGRADING THE CBD FOR PUBLIC LIFE

2. OPTION FOR A GREEN HEART



DELIVERING OUTCOMES BY PRECINCT



THE SOUTHERN CBD



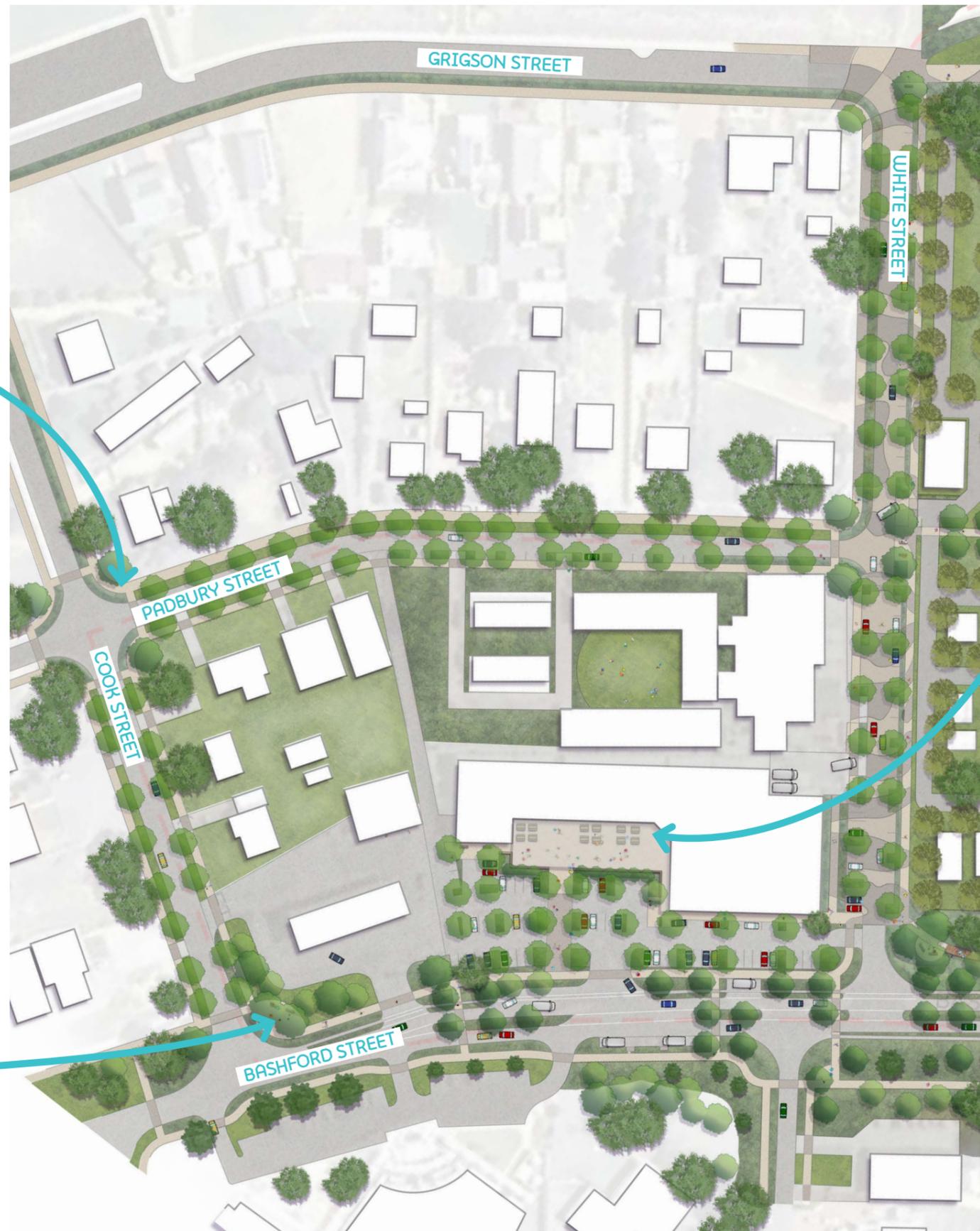
GREENING THE STREETS

- / Connect the coast to the CBD
- / Comfortable to stroll down
- / No hot steering wheels!



GREEN ARRIVAL NODES

- / Places to stop and catch your breath
- / I can tell when we are near Jurien because the streets get greener



THE EVERYDAY HANGOUT

- / Have a chat at the post office
- / Grab a coffee on the go
- / Get lunch while doing your weekly shop
- / Have a coffee meeting off site



WHAT ABOUT A PARKLET?

CENTRAL TOURISM DISTRICT



CARAVAN PARK AVENUES

- / Walking to the shops is so much easier and comfortable than before
- / We stay at the caravan park because the kids have more room to play than at a holiday home
- / Despite the avenue, good screening means my camp site still feels private



BOARDWALK

- / Walking across the CBD is interesting
- / I walked the boardwalk because I was so curious!



TEMPORARY ACTIVATION SPACE

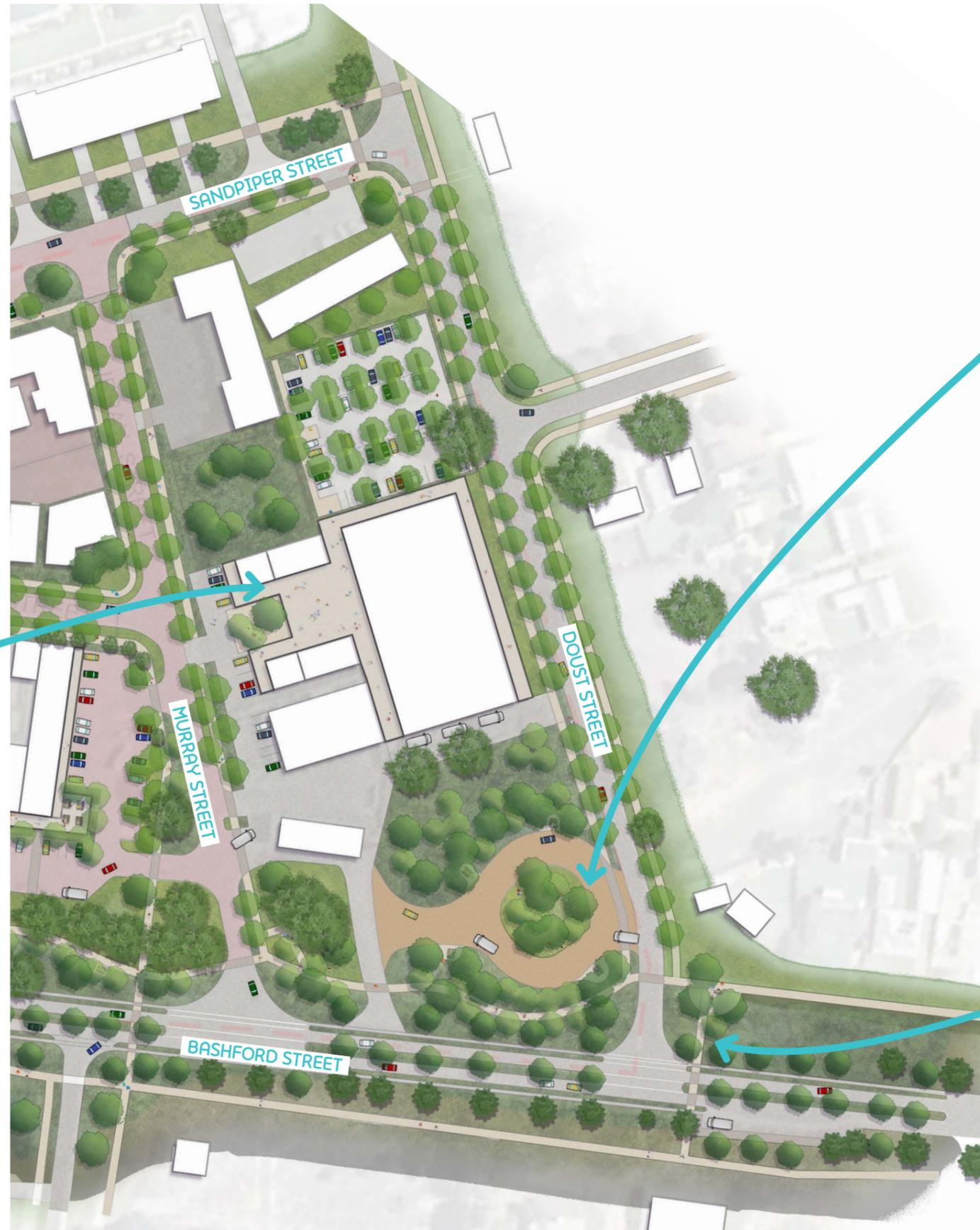
- / Its good we have a space for our markets while the foreshore upgrades happen
- / I am glad the hotel development site is clean and neat
- / I am glad we get to host temporary attractions at Jurien Bay, particularly in the busy seasons

THE NORTHERN INDUSTRIAL EDGE



OUTDOOR SHOPPING EXPERIENCE

- / I am glad we have more shopping options in town
- / New development in Jurien always feel like a cool place to hang out
- / The shire have done a great job cleaning up the area while development happens



STOPPING BAY

- / One day the stopping bay might be developed, but for now I am glad it is neat, tidy and green
- / We stopped on our way from Geraldton to Perth as it was the nicest pullover we had seen.



GREEN ARRIVAL NODES

- / Places to stop and catch your breath
- / I can tell when we are near Jurien because the streets get greener

OPTIONS FOR A GREEN HEART



GREEN HEART OPTION ONE





Buffer coastal planting



A playful adventure playground that references the coast and the outdoors



Connecting the CBD to the park





Seating nooks for visitors to the CBD

Opportunity for alfresco parklets



Road connection to coast maintained

Increased tree canopy for sun and wind protection

Sheltered outdoor "verandah" for businesses and visitors

Sheltered shopping courtyard space with amenity and connection to Andrew Street



Paving element continues from Foreshore Masterplan along White Street and Robert Street.

Safe cycling connections

Enhanced planting representing coast and Mt Lesueur national park

Sheltered park space for locals and visitors

GREEN HEART OPTION TWO





"Green POS Avenue"
for summer CBD
markets and events



Adventure playground that
references the coastal
location



Courtyard with alfresco
dining and toilets and
local outdoor village feel



Seating nooks for
visitors to the CBD

Connecting the
CBD to the park





A place for locals and visitors

Opportunity for alfresco parklets



Connection to coast is maintained through a "Green Park Avenue"

Increased tree canopy for sun and wind protection

Sheltered outdoor "verandah" is also proposed for this scenario

The courtyard becomes a space for formal or informal gatherings and potentially events



The Green Park Avenue becomes available for diverse public activity

Safe cycling connections and enhanced planting are also proposed for this scenario

Play space brought to the forefront of the precinct as a landmark CBD attractor

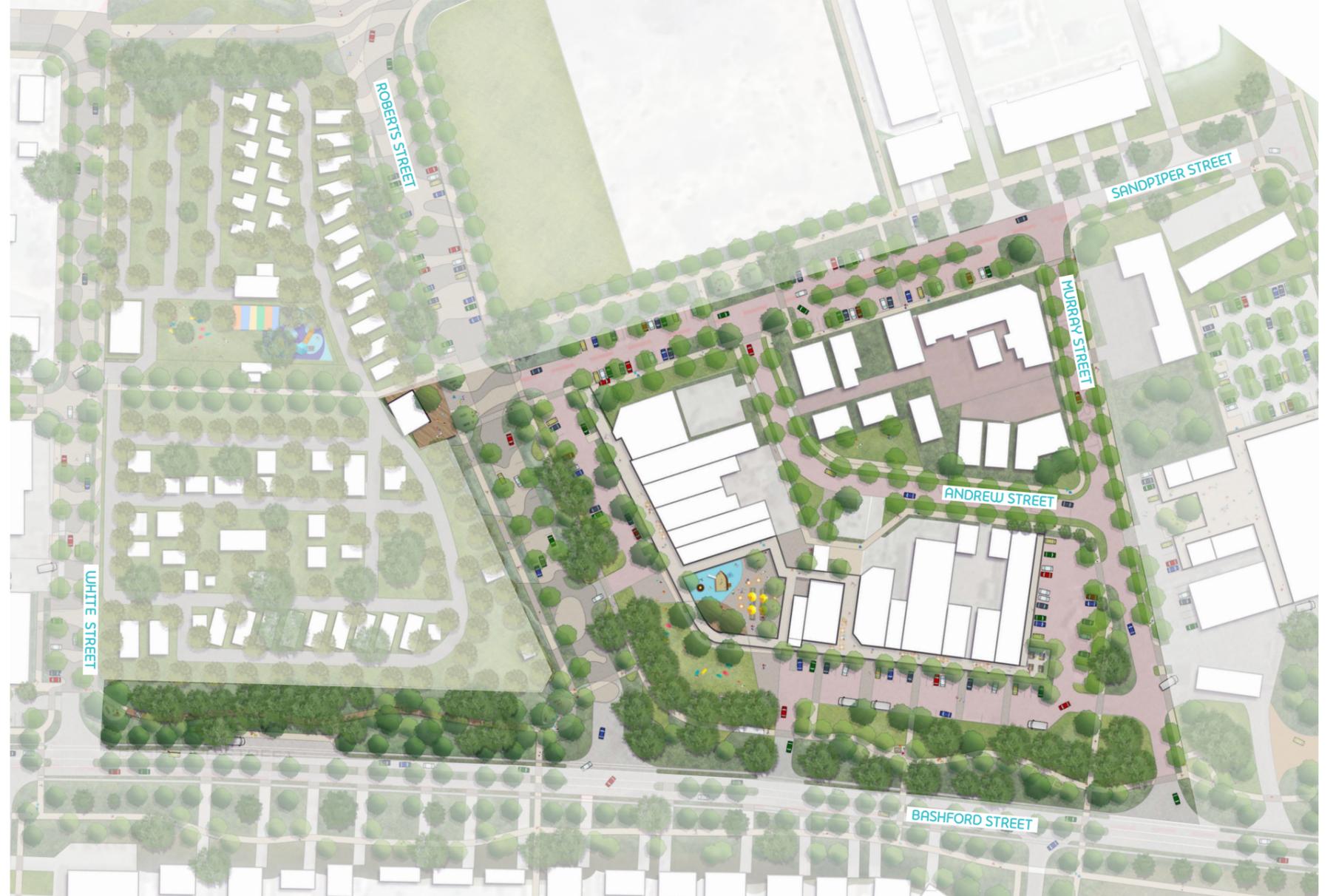
STRENGTHS OF A GREEN HEART

Shared Strengths

- / Creating places to linger in the CBD and generates economic 'rub'.
- / Provides valuable green public open space with potential to provide meaningful social outcomes.
- / Provides enhanced connections to the Foreshore and across the CBD.
- / Allows an opportunity to make a design statement in Jurien Bay CBD.
- / Provides many environmental benefits regarding urban cooling, ecology and. Water management and drainage.

Challenges

- / Ensure appropriate parking facilities are provided and conveniently located to support local businesses.
- / Ensure maintenance requirements are managed, and water sensitive urban design principles.



OPTION ONE



Strengths

- / Creates a vibrant, family friendly town centre hub.
- / Minimal disruption to existing vehicle pathways, while still supporting walkability and cyclists.
- / Creates a strong link to the foreshore.

Challenges

- / Ensuring the design compliments, rather than competes with, the foreshore masterplan.
- / Compromises the potential to create an urban green heart landmark destination.
- / Vehicles are still dominant in the CBD over people.

OPTION TWO



Strengths

- / A truly unique experience for Jurien Bay CBD which encourages visitors to stop.
- / Expands the precinct beyond a retail precinct, to a tourism/ entertainment precinct.
- / Optimises the social, environmental and 'place making' potential of the CBD.

Challenges

- / Ensuring Alternate access ways to the foreshore are clearly articulated.
- / Ensuring appropriate parking facilities are provided and conveniently located to support local businesses.
- / Ensuring maintenance requirements are managed, and water sensitive urban design principles.

SHIRE OF DANDARAGAN
LIST OF DELEGATES TO OUTSIDE COMMITTEES & ORGANISATIONS
as at 24 October 2019

Advance Dandaragan	Cr Holmes, Cr Scharf (proxy)
Aggies Cottage Management Committee (Wolba Wolba)	Cr Scharf, Cr Holmes, (proxy)
Audit Committee (Shire of Dandaragan)	Cr Holmes, Cr Eyre, Cr Slyns, Cr Shanhun
Avon Midland Zone WALGA	Cr Richardson, Cr Holmes (proxy)
Badgingarra Community Centre Management Committee	Cr Richardson
Badgingarra Community Association	Cr Richardson
Central Coast Health Advisory Group	Cr Eyre, Cr Richardson (proxy)
Central West Coast Senior Citizen Group Inc.	Cr Holmes, Cr Eyre (proxy)
Cervantes Chamber of Commerce	Cr Holmes
Cervantes Community Recreation Centre Inc	Cr Rybarczyk
Cervantes Ratepayers and Progress Association	Cr Gibson, Cr Clarke (proxy)
Community Grants Committee	Cr Richardson, Cr Slyns, Cr Shanhun, Cr Scharf
Dandaragan Community Centre Management Committee	Cr Richardson
Dept of Transport - Marine Advisory Committee - Cervantes	Cr Slyns
Dept of Transport - Marine Advisory Committee – Jurien Bay	Cr Slyns
Jurien Bay Chamber of Commerce	Cr Shanhun
Jurien Bay Community Resource Centre Committee	Cr Holmes
Jurien Bay Community Centre Management Committee	Cr Gibson
Jurien Bay Ratepayers and Progress Association	Cr Scharf
Lancelin Defence Training Area Management Advisory Committee	Cr Clarke, Cr Scharf
Local Emergency Management Committee	Cr Slyns, Cr Scharf (also Chair)
Mid-West / Wheatbelt Joint Development Assessment Panel Existing members do not require re-nomination as this is a Ministerial Appointment. If Cr Scharf and Cr Richardson are re-elected, they remain as members.	Member Cr Scharf Member Cr Eyre Alternate Member Cr Richardson Alternate Member Cr Shanhun
Moora Local Health Advisory Group	Cr Richardson
Moore Catchment Council	Cr Richardson
Moora Sub Regional Road Group	Cr Gibson
Northern Growth Alliance (Chittering, Dandaragan & Gingin)	Shire President Deputy President (proxy)
Pinnacles Coast Tourism Inc.	Cr Shanhun
West Koojan - Gillingarra Land Conservation District Committee	Cr Scharf
Cervantes Men's Shed	Cr Gibson
Jurien Bay Aerodrome Working Group	Cr Gibson, Cr Scharf