

SHIRE
of
DANDARAGAN

MINUTES

of the

ORDINARY COUNCIL MEETING - PUBLIC

held at the

COUNCIL CHAMBERS, JURIE BAY

on

THURSDAY 28 MARCH 2024

COMMENCING AT 4.00PM

THESE MINUTES ARE YET TO BE CONFIRMED

(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)

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MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 28 MARCH 2024
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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

1.1 DECLARATION OF OPENING

The Shire President declared the meeting open at 4:00pm and welcomed those present.

1.2 DISCLAIMER READING

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

“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 T O’Gorman	(President)
Councillor M McDonald	(Deputy President)
Councillor J Clarke	
Councillor W Gibson	
Councillor R Glasfurd	
Councillor S Young	

Staff

Mr B Bailey	(Chief Executive Officer)
Mr L Fouché	(Executive Manager Development Services)
Mr B Pepper	(Executive Manager Infrastructure)
Mr B Waters	(Executive Manager Corporate & Community Services)
Mrs N Winsloe	(Executive Secretary)
Mr R Mackay	(Principal Planning & Building Officer)
Ms T Slee	(Economic Development Manager)
Ms T Burlas	(Principal Environmental Health Officer & Regulatory Officer)

Apologies

Nil

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 28 MARCH 2024**Approved Leave of Absence**

Nil

Observers

There were 4 members of public observing the meeting. Mick Ackland, Pauline Ward, John Williamson and Dennis Franks.

3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4 PUBLIC QUESTION TIME

John Williamson spoke with regards to item 9.3.2 - Proposed Holiday House – Lot 30 (no. 4) Island Drive, Jurien Bay stating his opposition to the development application. This was also concurred by the other members of the public in attendance.

5 APPLICATIONS FOR LEAVE OF ABSENCE**COUNCIL DECISION**

Moved Cr Young, seconded Cr Clarke

That the following request for leave of absence be approved:

Cr McDonald for the June Ordinary Council Meeting on Thursday 27 June 2024

CARRIED 5 / 0

6 CONFIRMATION OF MINUTES**6.1 MINUTES OF THE ORDINARY COUNCIL MEETING HELD****COUNCIL DECISION**

Moved Cr McDonald, seconded Cr Gibson

That the minutes of the Ordinary Meeting of Council held 22 February 2024 be confirmed.

CARRIED 6 / 0

7 NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

Nil

8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

Nil

9 REPORTS OF COMMITTEES AND OFFICERS**9.1 CORPORATE & COMMUNITY SERVICES****9.1.1 FINANCIAL STATEMENTS – MONTHLY REPORTING FOR THE PERIOD ENDING 31 JANUARY 2024**

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Doc Id: SODR-2042075298-77149
Disclosure of Interest:	None
Date:	18 March 2024
Author:	Rebecca Pink, Accountant
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

To table the monthly financial statements for the period ending 31 January 2024 for adoption by Council.

BACKGROUND

In accordance with 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 January 2024.

COMMENT

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

1. Net Current Assets

Council's adjusted net current assets surplus / (deficit) position as at the 31 January 2024 was \$2,835,045. Net current Asset are calculated by deducting current liabilities from current assets as reported in the Statement of Financial Position. In accordance with regulation 34 of the Local Government Financial Management Regulations (1996) the net current assets are adjusted to establish a surplus / (deficit) position within the monthly financial statements. The current position indicates that Council can easily meet its short-term liquidity or solvency.

The adjusted net current assets position is reflected on page 10 and reconciled with the Rate Setting Statement on page 3 of the financial statements.

The amount raised from rates, shown on the Rate Setting Statement (page 3), reconciles with note 2 (page 9) of the financial statements and provides information to Council on the budget vs actual rates raised.

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 28 MARCH 2024**2. Material Variances**

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

Note 3 (page 6) of the attached report details any significant variances.

Should Councillors wish to raise any issues relating to the 31 January 2024 financial statements, please do not hesitate to contact the Accountant 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 January 2024
(Doc Id: SODR-2042075298-77149)
(Marked 9.1.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Clarke, seconded Cr Gibson

That the monthly financial statements for the period 31 January 2024 be received.

CARRIED 6 / 0

<p>MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 28 MARCH 2024</p>

**FOR: Cr O'Gorman, Cr McDonald, Cr Clarke, Cr Gibson, Cr
Glasfurd, Cr Young**

AGAINST: Nil

**9.1.2 ACCOUNTS FOR PAYMENT FOR THE PERIOD ENDED 31
JANUARY 2024**

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Doc Id: SODR-2042075298-77153
Disclosure of Interest:	None
Date:	18 March 2024
Author:	Rebecca Pink, Accountant
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

To accept the Cheque, EFT, BPAY, Direct Debit and Fuel Card listing for the month of January 2024.

BACKGROUND

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

COMMENT

The Cheque, EFT, BPAY and Direct Debit (including fuel cards) payments for January 2024 totalled **\$1,235,623.23** for the Municipal Fund.

Should Councillors wish to raise any issues relating to the January 2024 Accounts for payment, please do not hesitate to contact the Accountant 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

Accountant

STATUTORY ENVIRONMENT

Regulation 13 of the Local Government Financial Management Regulations 1997.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report currently.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 28 MARCH 2024

ATTACHMENTS

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

- Cheque, EFT, BPAY, Direct Debit and Fuel Card listings for January 2024 (Doc Id: SODR-2042075298-77153)

(Marked 9.1.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Young, seconded Cr Clarke

That the Cheque, EFT, BPAY, Direct Debit and Fuel Card payment listing for the period ending 31 January 2024 totalling \$1,235,623.23 be received.

CARRIED 6 / 0

FOR: Cr O'Gorman, Cr McDonald, Cr Clarke, Cr Gibson, Cr Glasfurd, Cr Young

AGAINST: Nil

9.1.3 BUDGET REVIEW 2023 / 2024

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Doc Id: SODR-1034602345-11189
Disclosure of Interest:	None
Date:	18 March 2024
Author:	Rebecca Pink, Accountant
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

This item presents the annual budget review for the 2023 / 2024 financial year based on the financial statements from 1 July 2023 to 31 December 2023.

BACKGROUND

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

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

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- The review must consider the local government's position at the date of the review and evaluate outcomes for the end of 2023-24 that are forecast in the budget.
- Provide the estimated end-of-year amount for the item adjacent to each item in the annual budget that states an amount.
- Provide an estimated end-of-year amount for any items that did not have an amount stated in the adopted annual budget.
- Provide a copy of the budget review and the budget review item from the unconfirmed council minutes to the department within 14 days of the council meeting.

COMMENT

Staff have reviewed the 2023 / 2024 budget and actuals to identify any significant variances. The financial statements to the 31 December 2023 have been used as the basis for the review. Forward estimates of revenue and expenditure have been projected to year end and variances have been identified in the budget review statements.

A number of variances (attached) were identified in the review culminating in an overall recognition of a surplus of \$518,782.

For 2023/2024 the budget review has considered the completability of projects and where it is determined that a project will not be completed within this financial year it has been removed. Any projects that have been removed can be re-considered in the 2024/2025 budget deliberations.

The most significant variance was the difference in the opening surplus budget to actuals which was \$748,441. This difference is largely attributed to the timing of the Financial Assistance Grants and the movement of liabilities associated with grant funded projects associated with the Wheatbelt Secondary Freight Route Project.

The adopted budget has planned disposals of properties in Dandaragan that are currently on the market, these are at the time of the meeting not sold but remain in the budget with the anticipation of being finalised. If they are not sold, the associated capital spend on new residences will be withheld to avoid any impact on the final surplus/deficit.

The Statement of Budget Review which is attached details other notes, variances and the financial impact of changes to anticipated expenditure and revenue at year end.

CONSULTATION

Nil

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STATUTORY ENVIRONMENT

- 33A of Financial Management Regulations (1996) states;
 - Between 1 January and the last day of February in each financial year a local government is to carry out a review of its annual budget for that year.
- (2A) The review of an annual budget for a financial year must —
- consider the local government’s financial performance in the period beginning on 1 July and ending no earlier than 31 December in that financial year; and
 - consider the local government’s financial position as at the date of the review; and
 - review the outcomes for the end of that financial year that are forecast in the budget.
 - The review of an annual budget for a financial year must be submitted to the council on or before 31 March in that financial year.
 - A council is to consider a review submitted to it and is to determine* whether or not to adopt the review, any parts of the review or any recommendations made in the review.
 - *Absolute majority required.
 - Within 14 days after a council has made a determination, a copy of the review and determination is to be provided to the Department.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

The adoption of this review will amend the budget with an overall recognition of a projected surplus of \$518,782. This surplus may be rationalised through the 2024/25 budget cycle forming part of the opening balance or considered for reserve fund transfers towards the end of the financial year.

STRATEGIC IMPLICATIONS

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

ATTACHMENTS

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

- Budget Review for the period ending 31 December 2023 (Doc Id: SODR-1034602345-11189)
(Marked 9.1.3)

VOTING REQUIREMENT

Absolute majority

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OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Gibson, seconded Cr Clarke

That the 2023/2024 budget review, as presented with a surplus of \$518,782 be adopted, with the following variances being formally adopted as budget amendments:

GENERAL LEDGER ACCOUNT NAME	DESCRIPTION	AMOUNT DR/(CR)	AMENDED (SURPLUS) / DEFICIT
	Budgeted (Surplus) / Deficit to 30 June 23		(1,012,180)
	Audited closing (Surplus) / Deficit to 30 June 23		(1,760,621)
	Variance of opening		(748,441)
General Rates	Increase in interim rates and decrease in discount allowed budget	(24,811)	(773,252)
Grants, subsidies and contributions	Increase in expected standpipe charges, Grants Commission income, Fire Mitigation grant funding and reduction in Community Stewardship grant	(133,295)	(906,547)
Fees and charges	Increase in Emergency Services Levy rates and development services fees	(64,896)	(971,443)
Interest revenue	Increase on Reserve fund interest and reduction in interest penalties on rates	(174,500)	(1,145,943)
Other revenue	Increase in Fuel Rebate	(17,505)	(1,163,448)
Profit on asset disposals	Reduced sale price of 4 light vehicles	10,625	(1,152,823)
Employee costs	Increase in staff training costs and workers compensation premium, decrease in outsourced OH&S consultancy	17,944	(1,134,879)
Materials and contracts	Increase in election expenses, IT operations costs and infrastructure project costs	293,811	(841,068)
Utility charges	Reduction in street lightning costs	(90,000)	(931,068)
Insurance	Increase in insurance claim premiums	4,281	(926,787)
Other expenditure	Increase in Controlled waste costs, councillor travel costs, Emergency Services Levy costs and pound operating costs	64,701	(862,086)
Capital grants, subsidies and contributions	Postponing Lotterywest grant for park renovation and Local Roads and Community Infrastructure funding for office refurb until 2024/25 financial year.	740,929	(121,157)
Purchase of land and buildings	Postponing office refurb and cost savings on Sandy Cape amenities, Badgingarra amenities until 2024/25 financial year.	(619,000)	(740,157)
Purchase of furniture and equipment	Postponing playground additions - Cervantes Recreation reserve	(50,000)	(790,157)

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Purchase and construction of infrastructure-other	Increase in project cost of Tip Cell, reduction in project cost of Niche wall and postponing of Pioneer Park upgrade	(64,250)	(854,407)
Transfers from reserve accounts	Postponing office renovation and increase in Tip Cell project cost	184,250	(670,157)
Transfers to reserve accounts	Increase in interest received in reserve accounts	162,000	(508,157)

Non-cash adjustments to operating activities

Less: Profit on asset disposals

(10,625)

Total (Surplus) / Deficit (518,782)**CARRIED 6 / 0****FOR: Cr O'Gorman, Cr McDonald, Cr Clarke, Cr Gibson, Cr Glasfurd, Cr Young****AGAINST: Nil****9.1.4 AUDIT COMMITTEE MINUTES – 21 MARCH 2024**

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	SODR-2042075298-77185
Disclosure of Interest:	None
Date:	19 March 2024
Author:	Brad Waters, Executive Manager Corporate and Community Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

To receive the Audit Committee Meeting Minutes (unconfirmed) held on 25 March 2024.

BACKGROUND

The Local Government Act (1995) requires Council to establish an Audit Committee to assist Council to fulfil corporate governance, stewardship, leadership and control responsibilities in relation to the Shire's financial reporting and audit responsibilities.

Due to the small number of Audit Committee meetings held during the year there is a significant delay between the audit meetings and the subsequent confirmation of the minutes of that meeting at the following audit committee meeting and hence, a further delay in presentation to Council of the minutes for adoption.

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Therefore, it is considered more appropriate to present the unconfirmed minutes to Council for receipt. Should any issue arise at the adoption of these minutes at the following audit committee meeting varying the accuracy of the unconfirmed minutes, these changes will be presented to Council at the following Council meeting.

COMMENT

The purpose of the Audit Committee Meeting held 25 March 2024 was to consider the Budget Review 2023 / 2024 and Local Government (Audit) Regulations 1996 17 and Financial Management Review.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

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

- Minutes of the Audit Committee Meeting (unconfirmed) held on 25 March 2024 (Doc Id: SODR-2042075298-77185)

(Marked 9.1.4)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION 1 / COUNCIL DECISION 1

Moved Cr McDonald, seconded Cr Clarke

That the unconfirmed minutes of the Audit Committee Meeting (Doc Id: SODR-2042075298-77185) held on 25 March 2024 be received.

CARRIED 6 / 0

FOR: Cr O'Gorman, Cr McDonald, Cr Clarke, Cr Gibson, Cr Glasfurd, Cr Young

AGAINST: Nil

AUDIT COMMITTEE RECOMMENDATION / COUNCIL DECISION 2

Moved Cr Clarke, seconded Cr Glasfurd

That Council endorse the CEO's report on Risk Management, internal controls, legislative compliance, and financial management.

CARRIED 6 / 0

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FOR: Cr O'Gorman, Cr McDonald, Cr Clarke, Cr Gibson, Cr Glasfurd, Cr Young

AGAINST: Nil

9.2 INFRASTRUCTURE SERVICES

9.3 DEVELOPMENT SERVICES

9.3.1 PROPOSED HOLIDAY HOUSE – LOT 1144 (NO. 16) AQUILLA STREET, JURIEN BAY

Location:	Lot 1144 (No. 16) Aquilla Street, Jurien Bay
Applicant/Landowner:	JL Squance
Folder Path:	SODR-1262144384-21391
Disclosure of Interest:	Nil
Date:	7 March 2024
Author:	Rory Mackay, Principal Planning & Building Officer
Senior Officer:	Louis Fouché, Executive Manager Development Services

PROPOSAL

The purpose of this report is for Council to consider granting development approval for the use of Lot 1144 (No. 16) Aquilla Street, Jurien Bay as a commercial holiday house.



Location Plan – Lot 1144 (No.16) Aquilla Street, Jurien Bay

BACKGROUND

A four-bedroom, one-bathroom, single-storey dwelling exists on the subject property. The proponent seeks approval to accommodate up to eight guests for short stay bookings, not exceeding three

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consecutive months across three of the four bedrooms (as the fourth bedroom will be locked and used for the landowner's storage needs).

As a result of the application being advertised to immediate neighbouring landowners, three submissions objecting to the proposal were received. The objections result in a Council determination being required for the application in accordance with Delegation 9.1.2 (Town Planning – Other Use and Development).

Local Planning Policy 9.12 Short-Term Rental Accommodation (Policy) has been adopted by Council to guide the assessment of short-term rental accommodation development applications. The subject application for up to eight guests within a single house is classified as a 'Holiday House' under the Policy. The Policy objectives are set out in the Policy Implications section of this report.

The State Government has announced new regulations for un-hosted Short-Term Rental Accommodation (STRA) in Western Australia. All STRA providers will be required to register their properties when the regulation becomes effective. The State register is expected to open mid 2024 with registration for local providers required by 1 January 2025.

There are currently four commercial holiday houses approved in proximity to this proposal at:

- 10 Villaret Way
- 5 Batavia Way
- 9 Maniki Gardens
- 6 Proton Place

Overall, there are 92 commercial holiday houses approved in the townsites of Jurien Bay and Cervantes. This represents 4.4% of the 2069 dwellings in these towns recorded on the 2021 Census date. It should be noted that additional houses were constructed in both townsites since the last census.

For Jurien Bay specifically, there are 78 approved commercial holiday houses which represents 5% of the 1573 dwellings in Jurien Bay recorded on the 2021 Census date.

The above representations exclude privately used holiday houses which are only for personal use (including friends and family) at no commercial reward. It is noted on the 2021 Census date 49% of the 1573 dwellings were occupied in Jurien Bay, with the remaining 51% of dwellings unoccupied. It is therefore estimated that a significant portion of the Jurien Bay housing stock is utilised as private holiday houses which are not for commercial reward.

COMMENT

Dwellings provide places for people to shelter, to retreat, to eat and to gather. While temporary accommodation (such as a holiday

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house) may be said to also provide these, the intensity, and the manner of these two land uses is not the same. This is because in the context of a holiday house, the premises are not being occupied as a dwelling (permanent residence) but for tourist accommodation.

For example, it was noted in Hope and City of Joondalup [2007], that outdoor areas are routinely used more intensively and for longer hours in short stay accommodation than would often be the case for permanent residential use. Additionally, each time a booking begins, and ends, people enter and leave the premises; this regular movement of different people into and out of the premises has consequential amenity impacts on the surrounding locality.

'Amenity' is defined within the Deemed Provisions of LPS7 to mean: *All those factors which combine to form the character of an area and include the present and likely future amenity.*

It is for the reasons above that holiday house development applications have to be considered carefully, because if the premises is deemed suitable for use as a holiday house, then those who choose to stay there, should be entitled to use the premises in an ordinary manner that one may use a holiday house.

It is acknowledged that this tourist land use within an established residential area of Jurien Bay can negatively affect the amenity of nearby permanent residents. The submissions received raised this concern as detailed in the consultation section below.

The premises will be managed locally by Ray White Jurien Bay who manages 13 of the approved commercial holiday houses. This management arrangement provides a local point of call for neighbouring landowners/occupants surrounding the proposed holiday and complies with clause 7.5 Management Protocols of the Policy which requires holiday house property managers to reside or have their office within 30 minutes driving distance from the premises and be contactable between 9am and 5pm Monday to Saturday (excluding public holidays) and 9am to 12pm on Sunday and public holidays.

An assessment of the proposal against the deemed-to-comply criteria of the Policy is displayed in the following table.

Deemed-to-comply Provision	Proposed
<u>Utility Servicing</u> The premises is: <ol style="list-style-type: none"> 1. connected to reticulated water for the exclusive use of the premises; and 2. located within the Shire's kerbside refuse collection area; and 3. connected to reticulated sewerage, or there is an approved on-site effluent disposal system with adequate capacity for the proposed number of guests. 	<u>Compliance</u> Connected to reticulated water and an approved septic system; and has an active rubbish collection service.

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<p><u>Vehicle Parking</u> The premises will have constructed on-site car parking bays, consistent with the size and manoeuvrability criteria set out in the Residential Design Codes of Western Australia, but with no more than any of two bays arranged one behind the other in accordance with the following rates: 7-8 guests = minimum of 3 parking bays</p>	<p><u>Compliance</u> Dual-width driveway with rear access for parking for vehicles on the premises.</p>
<p><u>Dwelling Design</u> 1. The premises is an existing, lawful dwelling. 2. There is 5.5m² per guest in each bedroom utilising beds. 3. There is 3.5m² per guest in each bedroom utilising bunks. 4. Bedrooms in a premises are provided in accordance with the following rates: 8-12 guests = 4 bedrooms 5. Bathrooms and toilets are provided in accordance with the following rates: 7-12 guests = 1 or 2 bathroom and 2 toilets</p>	<p><u>Compliance</u></p> <ul style="list-style-type: none"> ▪ Lawful 4-bedroom dwelling ▪ 1st bedroom – 2 adult guests – queen bed – 13m² <p><u>Non-compliance</u></p> <ul style="list-style-type: none"> ▪ 1-bathroom and 1-toilet ▪ 2nd bedroom – 4 adult guests – two bunks beds – 9.3m² in lieu of 22m² ▪ 3rd bedroom – 2 adult guests – queen bed – 9.6m² in lieu of 11m²
<p><u>Overcrowding</u> Each occupant over the age of 10 years has 14m³ of airspace within a bedroom for sleeping purposes. Each occupant 10 years and under has 8m³ of airspace within a bedroom for sleeping purposes.</p>	<p><u>Compliance</u></p> <ul style="list-style-type: none"> ▪ 1st bedroom – 2 adult guests – 31m³ <p><u>Non-compliance</u></p> <ul style="list-style-type: none"> ▪ 2nd bedroom – 4 adult guests – 22.3m³ in lieu of 56m³ ▪ 3rd bedroom – 2 adult guests – 23m³ in lieu of 28m³

As outlined above, modification to the submitted property management plan is required for compliance with the Policy due to the bedrooms sizes and the limitation of the dwelling only having a single toilet. It is therefore recommended that Council enforce a condition of approval which calls for the property management plan to be modified to meet the deemed-to-comply provisions for Dwelling Design and Overcrowding of the Policy prior to commencement of the approved holiday house land use.

The complying bedroom sleeping configuration will be as follows:

- 1st bedroom – 2 guests
- 2nd bedroom – 1 guest
- 3rd bedroom – 1 guest
- 4th bedroom/study – 1 guest

The above configuration results in maximum guest capacity of five guests, this is further recommended to be a condition of development approval.

Granting conditional development approval is recommended until 30 June 2025. On cessation of this period, any complaints received

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 28 MARCH 2024

against the premises will be reviewed before renewal for another 12-month period is provided (if forthcoming).

CONSULTATION

The application was advertised to immediate neighbouring landowners from 15 January 2024 until 19 February 2024. Three objections were received from surrounding landowners. The submissions and officer response are reflected in the table below.

Comment	Officer Response
<p>1. Firstly, I bought my property on the understanding that I was purchasing in a residential area and not a commercial holiday park. If that had been the case, I probably would have purchased somewhere else.</p>	<p>1. A commercial holiday house is a discretionary land use within the Shire's Residential zone (of which the subject property is zoned) and the proponent has exercised their right to seek development approval for a commercial holiday house under the Shire's <i>Local Planning Scheme No.7</i>.</p>
<p>2. Secondly, every person I have spoken to about living next to a commercial holiday property have nothing good to say with complaints about antisocial behaviour, late night parties, excessive rubbish and the other problems associated with a constantly changing clientele, and having a young family it is something I am opposed to.</p>	<p>2. Hearsay of other holiday house premises is not a valid consideration for this development application. The property manager will be required to enforce a Property Management Plan and a Guest Code of Conduct. Additionally, the property manager's contact details will be forwarded for any complaints or concerns for the commercial holiday house, noting imminent safety/anti-social concerns should be reported to the Police.</p>
<p>3. Thirdly, there is already a very limited amount of rentals in this town with long term resident's being forced out of town because of the amount of commercial holiday properties being allowed to operate, which in the long term force's labour prices upwards and allows certain local businesses to price gouge. It's farcical to believe that the council are considering allowing another short-term holiday accommodation when there is already a huge amount of properties being allowed for this usage and the lack of accommodation for low income workers.</p>	<p>3. Noted, however there is only a minor 5% of the Jurien Bay housing stock used as commercial holiday houses. There is a significant portion of further dwellings which are unoccupied and used for private holiday purposes and not for commercial reward.</p>
<p>4. Basically, the only people to benefit from short term holiday accommodation are the owners with the neighbours being forced to suffer a reduced living quality with no chance of compensation.</p>	<p>4. The applicant has submitted a development application which when assessed on its merits, warrants conditional approval. Nonetheless, holiday house approvals expire annually and any unresolved property management issues to the satisfaction of the Shire will be considered in the application for renewal of the holiday house's development approval for the successive twelve-month period.</p>
<p>5. And FYI in the last 3 months I have lost count of the different clientele using the mentioned property, so I think you'll find they are already</p>	<p>5. No evidence has been provided to or is known by the Shire to confirm the subject premises has been used for commercial short stay accommodation</p>

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<p>illegally using it as short-term holiday accommodation.</p>	<p>purposes prior to the determination of the subject development application.</p>
<p>1. The land in question was sold by provision of the grant of a land title, to construct a residential dwelling by authority of the Minister for Lands. The owner now proposes to alter the terms of why the land was originally granted to them in contradiction to those covenants they had agreed with Landgate. Adjoining property owners including myself who were granted titles were aware of the terms of purchase that excluded commercial development. The proposal leads me to caution a case would arise by “chose in action” if the application were approved. The covenants of the grant of land title for the adjoining property owners coexisting before the application being on equal terms, the change grounds in breach of the law of “eminent domain”.</p> <p>2. Further, in recent years there has been occasion of ant-social behaviour taking place at the home by intoxicated, noisy short stay occupants late into the night and morning. That includes cricket balls repeatedly hit out of the backyard into my property and the players climbing over the dividing fence to recover them. This behaviour is trespassing because it was without my permission and the front gates on my property had been locked at the time.</p> <p>3. Further, the application before planning demonstrates a pecuniary interest, expanding the rateable value at the residence at the expense of the “quiet enjoyment” of property owners that surround.</p>	<p>1. The subject restrictive covenants are a private obligation and are not linked to the planning framework. Therefore, the existence of this type of restrictive covenant is not a relevant planning consideration in the determination of a development application. A commercial holiday house is a discretionary land use within the Shire’s Residential zone (the subject property’s zoning) and the proponent has exercised their right to seek development approval for a commercial holiday house under the Shire’s <i>Local Planning Scheme No.7</i>. Whether other landowners take legal action against the applicant, is a matter for those landowners.</p> <p>2. Prior experience with the neighbour is not a valid consideration for this development application. As per response 5 to submitter 1 above.</p> <p>3. Although not a valid consideration for this development application, under the Shire’s current rating framework, approval of the subject development application will result in no change to the Gross Rental Value rates for the subject property. This is however subject to future rating strategy reviews. As per response 4 to submitter 1 above.</p>
<p>1. It is only 30m over my back door. There are too many short stays in Jurien Bay and not enough permanent rental for people working in Jurien Bay. I have been working and living in Jurien Bay since 1962 and want a peaceful environment in my retirement.</p>	<p>1. As per response 3 and 4 to submitter 1 above.</p>

STATUTORY ENVIRONMENTDeemed Provisions for local planning schemes

67. Consideration of application by local government

(2) *In considering an application for development approval (other than an application on which approval cannot be granted under subclause (1)), the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application-* (a) *the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;*

(b) *the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;*

...

(g) *any local planning policy for the Scheme area;*

...

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

(i) *environmental impacts of the development;*

(ii) *the character of the locality;*

(iii) *social impacts of the development;*

...

(y) *any submissions received on the application;*

Local Planning Scheme No.7

The subject property and surrounding area are zoned 'Residential' with a density coding of R12.5. A Holiday House is a Discretionary (D) Use in this zone.

Zoning Table

3.3.2. *The symbols used in the cross reference in the Zoning Table have the following meanings —*

'P' *means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme;*

'D' *means that the use is not permitted unless the local government has exercised its discretion by granting development approval;*

'A' *means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 64 of the deemed provisions;*

'X' *means a use that is not permitted by the Scheme.*

Health Local Laws 2005:Overcrowding

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

a) *a room in the house that is not a habitable room to be used for sleeping purposes; or*

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- b) *a habitable room in the house to be used for sleeping purposes unless—*
- (i) *for every person over the age of 10 years using the room there is at least 14 cubic metres of air space per person; and*
 - (ii) *for every person between the ages of 1 and 10 years there is at least 8 cubic metres of air space per person; or*
- c) *any garage or shed to be used for sleeping purposes.*

POLICY IMPLICATIONS

Local Planning Policy 9.12 Short-Term Rental Accommodation:
“Holiday house” means a single dwelling used to provide short-term rental accommodation for up to twelve (12) adult guests.

The Policy has the following objectives:

- To support the role of un-hosted short-term rental accommodation as part of the tourism industry.
- To provide for the safety of guests who may be less familiar with the dwelling and surrounding environment.
- To establish development standards for unhosted short-term rental accommodation to avoid off-site impacts and maintain the desired amenity of the Residential, Rural Residential and Regional Centre zones.
- To encourage the provision of good quality, well managed unhosted short-term rental accommodation.

FINANCIAL IMPLICATIONS

The applicant has paid the required change of use fee of \$295 for the development application.

STRATEGIC IMPLICATIONS

Strategic Community Plan – Envision 2029:

02 Prosperity	The region will experience economic and population growth with increasing economic opportunities, diversifying primary production and a 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:

- Property Management Plan (SODR-1262144384-22343)
 - Dwelling Floor Plan (SODR-1262144384-22344)
- (Marked 9.3.1)**

VOTING REQUIREMENT

Simple majority.

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Young, seconded Cr Glasfurd

That Council approve the development application for the proposed Holiday House at Lot 1144 (No. 16) Aquilla Street, Jurien Bay, subject to following conditions and advice:

Conditions:

1. Prior to commencement of the approved use, the applicant must submit and have approved by the Shire of Dandaragan, and thereafter implement to the satisfaction of the Shire of Dandaragan, a revised 'Property Management Plan' addressing the following matters in accordance with *Local Planning Policy 9.12 Short-Term Rental Accommodation*:
 - a. Dwelling Design – bedroom sizes and number of sanitary facilities relative to the maximum number of guests; and
 - b. Overcrowding – cubic space of each bedroom relative to maximum number of guests per bedroom.
2. All development shall be carried out only in accordance with the details of the application as approved herein and any approved plan. Subject to any modifications required as a consequence of any conditions of this approval the approved plans shall not be altered without the prior written approval of the Shire of Dandaragan.
3. The Holiday House must not cause nuisance or degrade the amenity of the neighbourhood 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. The total number of people to be accommodated in the Holiday House shall not exceed five (5) guests at all times.
5. The listed 'Property Manager' shall undertake the duties listed on the approved 'Property Management Plan' for the life of the development.
6. The Holiday House shall be operated in accordance with the 'Code of Conduct' submitted with the subject development application date stamped 9 January 2024, for the life of the development.
7. All vehicle parking associated with the use must be confined to the Holiday House premises, to the satisfaction of the Shire of Dandaragan.
8. A sign up to 0.2m² in area listing the approved property manager's contact details is to be erected / placed on a frontage wall, fence, or entry statement to the premises to the satisfaction of the Shire of Dandaragan prior to the commencement of the development.
9. This development approval is valid until 30 June 2025. The Holiday House land use should cease before or on this date unless otherwise approved in writing by the Shire of Dandaragan.

Advice notes:

- A. This is a development approval of the Shire of Dandaragan under its *Local Planning Scheme No.7*. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits, and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.**
- B. In relation to condition 7, parking is not permitted on road verges, footpaths, vacant lots etc. in order not to adversely affect the amenity of the locality.**
- C. Development approval does not affect the existing and future use of the premises as a Single House.**
- D. If the applicant/landowner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be submitted within 28 days of the determination.**

CARRIED 5 / 1

**FOR: Cr O'Gorman, Cr McDonald, Cr Clarke, Cr
Glasfurd, Cr Young**

AGAINST: Cr Gibson

**9.3.2 PROPOSED HOLIDAY HOUSE – LOT 30 (NO. 4) ISLAND DRIVE,
JURIEN BAY**

Location:	Lot 30 (No. 4) Island Drive, Jurien Bay
Applicant/Landowner:	Grogu Investments Pty Ltd
Folder Path:	SODR-1262144384-21141
Disclosure of Interest:	Nil
Date:	8 March 2024
Author:	Rory Mackay, Principal Planning & Building Officer
Senior Officer:	Louis Fouché, Executive Manager Development Services

PROPOSAL

The purpose of this report is for Council to consider granting development approval for the use of Lot 30 (No. 4) Island Drive, Jurien Bay as a commercial holiday house.



Location Plan – Lot 30 (No. 4) Island Drive, Jurien Bay

BACKGROUND

The proponent was requested to lodge a development application for the use (which had already commenced) of the subject property as a commercial holiday house.

A five-bedroom, three-bathroom, two-storey dwelling built in 2021 exists on the subject property. The proponent seeks approval to accommodate up to ten guests for short stay bookings, not exceeding three consecutive months.

As a result of the application being advertised to immediate neighbouring landowners, seven submissions objecting to the proposal were received as outlined in the Consultation section of this report. The objections result in a Council determination being required for the application in accordance with Delegation 9.1.2 (Town Planning – Other Use and Development).

Local Planning Policy 9.12 Short-Term Rental Accommodation (Policy) has been adopted by Council to guide the assessment of short-term rental accommodation development applications. The subject application for up to ten guests within a single house is classified as a 'Holiday House' under the Policy. The Policy objectives are set out in the Policy Implications section of this report.

The State Government has announced new regulations for un-hosted Short-Term Rental Accommodation (STRA) in Western Australia. All STRA providers will be required to register their

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properties when the regulation becomes effective. The State register is expected to open mid 2024 with registration for local providers required by 1 January 2025.

There is currently one other commercial holiday house approved adjacent to this proposal at 5 Island Drive.

Overall, there are 92 commercial holiday houses approved in the townsites of Jurien Bay and Cervantes. This represents 4.4% of the 2069 dwellings in these towns recorded on the 2021 Census date. It should be noted that additional houses were constructed in both townsites since the last census.

For Jurien Bay specifically, there are 78 approved commercial holiday houses which represents 5% of the 1573 dwellings in Jurien Bay recorded on the 2021 Census date.

The above representations exclude privately used holiday houses which are only for personal use (including friends and family) at no commercial reward. It is noted on the 2021 Census date 49% of the 1573 dwellings were occupied in Jurien Bay, with the remaining 51% of dwellings unoccupied. It is therefore estimated that a significant portion of the Jurien Bay housing stock is utilised as private holiday houses which are not for commercial reward.

COMMENT

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

For example, it was noted in Hope and City of Joondalup [2007], that outdoor areas are routinely used more intensively and for longer hours in short stay accommodation than would often be the case for permanent residential use. Additionally, each time a booking begins, and ends, people enter and leave the premises; this regular movement of different people into and out of the premises has consequential amenity impacts on the surrounding locality.

'Amenity' is defined within the Deemed Provisions of LPS7 to mean: *All those factors which combine to form the character of an area and include the present and likely future amenity.*

It is for the reasons above that holiday house development applications have to be considered carefully, because if the premises is deemed suitable for use as a holiday house, then those who choose to stay there, should be entitled to use the premises in an ordinary manner that one may use a holiday house.

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 28 MARCH 2024

It is acknowledged that this tourist land use within an established residential area of Jurien Bay can negatively affect the amenity of nearby permanent residents. The submissions received raised this concern as detailed in the Consultation section below.

The premises will be managed locally by Jurien Cleaning and Property Maintenance. This management arrangement provides a local point of call for neighbouring landowners/occupants surrounding the proposed holiday and complies with clause 7.5 Management Protocols of the Policy which requires holiday house property managers to reside or have their office within 30 minutes driving distance from the premises and be contactable between 9am and 5pm Monday to Saturday (excluding public holidays) and 9am to 12pm on Sunday and public holidays.

An assessment of the proposal against the deemed-to-comply criteria of the Policy is displayed in the following table.

Deemed-to-comply Provision	Proposed
<p><u>Utility Servicing</u> The premises is:</p> <ol style="list-style-type: none"> 1. connected to reticulated water for the exclusive use of the premises; and 2. located within the Shire's kerbside refuse collection area; and 3. connected to reticulated sewerage, or there is an approved on-site effluent disposal system with adequate capacity for the proposed number of guests. 	<p><u>Compliance</u> Connected to reticulated water and deep sewer; and has an active rubbish collection service.</p>
<p><u>Vehicle Parking</u> The premises will have constructed on-site car parking bays, consistent with the size and manoeuvrability criteria set out in the Residential Design Codes of Western Australia, but with no more than any of two bays arranged one behind the other in accordance with the following rates: 9-12 guests = minimum of 4 parking bays</p>	<p><u>Compliance</u> Dual-width driveway and garage for parking for four vehicles on the premises.</p>
<p><u>Dwelling Design</u></p> <ol style="list-style-type: none"> 1. The premises is an existing, lawful dwelling. 2. There is 5.5m² per guest in each bedroom utilising beds. 3. There is 3.5m² per guest in each bedroom utilising bunks. 4. Bedrooms in a premises are provided in accordance with the following rates: 8-12 guests = 4 bedrooms 5. Bathrooms and toilets are provided in accordance with the following rates: 7-12 guests = 1 or 2 bathroom and 2 toilets 	<p><u>Compliance</u></p> <ul style="list-style-type: none"> ▪ Lawful 5-bedroom, 3-bathroom dwelling with 4-toilets ▪ 1st bedroom – 2 adult guests – queen bed – 17.2m² ▪ 2nd bedroom – 2 adult guests – queen bed – 11.5m² ▪ 3rd bedroom – 2 adult guests – queen bed – 12m² ▪ 4th bedroom – 2 adult guests – bunk bed – 13.3m² ▪ 5th bedroom – 2 adult guests – bunk bed – 13.6m²
<p><u>Overcrowding</u> Each occupant over the age of 10 years has 14m³ of airspace within a bedroom for sleeping purposes.</p>	<p><u>Compliance</u></p> <ul style="list-style-type: none"> ▪ 1st bedroom – 2 adult guests – 44.7m³ ▪ 2nd bedroom – 2 adult guests – 30m³

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<p>Each occupant 10 years and under has 8m³ of airspace within a bedroom for sleeping purposes.</p>	<ul style="list-style-type: none"> ▪ 3rd bedroom – 2 adult guests – 31.2m³ ▪ 4th bedroom – 2 adult guests – 34.58m³ ▪ 5th bedroom – 2 adult guests – 36.7m³
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As the proposal meets the deemed-to-comply provisions as shown above, granting conditional development approval is recommended until 30 June 2025. On cessation of this period, any complaints received against the premises will be reviewed before renewal for a 12-month period is provided (if forthcoming).

CONSULTATION

The application was advertised to immediate neighbouring landowners from 14 December 2023 until 19 January 2024. Seven objections were received from surrounding landowners. The submissions and officer response are reflected in the attached Schedule of Submissions.

STATUTORY ENVIRONMENT

Deemed Provisions for local planning schemes

67. Consideration of application by local government

(2) *In considering an application for development approval (other than an application on which approval cannot be granted under subclause (1)), the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application-* (a) *the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;*

(b) *the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;*

...

(g) *any local planning policy for the Scheme area;*

...

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

(i) *environmental impacts of the development;*

(ii) *the character of the locality;*

(iii) *social impacts of the development;*

...

(y) *any submissions received on the application;*

Local Planning Scheme No.7

The subject property and surrounding area are zoned 'Residential' with a density coding of R30. A Holiday House is a Discretionary (D) Use in this zone.

Zoning Table

<p>MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 28 MARCH 2024</p>

3.3.2. *The symbols used in the cross reference in the Zoning Table have the following meanings —*

- ‘P’ means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme;*
- ‘D’ means that the use is not permitted unless the local government has exercised its discretion by granting development approval;*
- ‘A’ means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 64 of the deemed provisions;*
- ‘X’ means a use that is not permitted by the Scheme.*

Health Local Laws 2005:

Overcrowding

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

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

POLICY IMPLICATIONS

Local Planning Policy 9.12 Short-Term Rental Accommodation:

“Holiday house” means a single dwelling used to provide short-term rental accommodation for up to twelve (12) adult guests.

The Policy has the following objectives:

- To support the role of un-hosted short-term rental accommodation as part of the tourism industry.
- To provide for the safety of guests who may be less familiar with the dwelling and surrounding environment.
- To establish development standards for un-hosted short-term rental accommodation to avoid off-site impacts and maintain the desired amenity of the Residential, Rural Residential and Regional Centre zones.
- To encourage the provision of good quality, well managed un-hosted short-term rental accommodation.

FINANCIAL IMPLICATIONS

The applicant has paid the required change of use fee of \$885 for the development application, which by way of penalty for the land use commencing without development approval is three times the standard fee of \$295.

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STRATEGIC IMPLICATIONS

Strategic Community Plan – Envision 2029:

02 Prosperity	The region will experience economic and population growth with increasing economic opportunities, diversifying primary production and a 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:

- Property Management Plan (SODR-1262144384-22404)
- Architectural Dwelling Plans (SODR-1262144384-21142)
- Schedule of Submissions (SODR-1262144384-22407)

(Marked 9.3.2)

VOTING REQUIREMENT

Simple majority.

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Clarke, seconded Cr McDonald

That Council approve the development application for the proposed Holiday House at Lot 30 (No. 4) Island Drive, Jurien Bay, subject to following conditions and advice:

Conditions:

- 1. All development shall be carried out only in accordance with the details of the application as approved herein and any approved plan. Subject to any modifications required as a consequence of any conditions of this approval the approved plans shall not be altered without the prior written approval of the Shire of Dandaragan.**
- 2. The Holiday House must not cause nuisance or degrade the amenity of the neighbourhood 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.**
- 3. The total number of people to be accommodated in the Holiday House shall not exceed ten (10) guests at all times.**
- 4. The listed ‘Property Manager’ shall undertake the duties listed on the ‘Property Management Plan’ submitted with the subject development application date stamped 14th December 2023 for the life of the development.**
- 5. The Holiday House shall be operated in accordance with the ‘Property Management Plan’ and ‘Code of Conduct’, submitted with the subject development application date stamped 14th December 2023 for the life of the development.**

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6. All vehicle parking associated with the use must be confined to the Holiday House premises, to the satisfaction of the Shire of Dandaragan.
7. A sign up to 0.2m² in area listing the approved property manager's contact details is to be erected / placed on a frontage wall, fence, or entry statement to the premises to the satisfaction of the Shire of Dandaragan prior to the commencement of the development.
8. This development approval is valid until 30 June 2025. The Holiday House land use should cease before or on this date unless otherwise approved in writing by the Shire of Dandaragan.

Advice notes:

- A. This is a development approval of the Shire of Dandaragan under its *Local Planning Scheme No.7*. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/landowner to obtain any other necessary approvals, consents, permits, and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
- B. In relation to condition 6, parking is not permitted on road verges, footpaths, vacant lots etc. in order not to adversely affect the amenity of the locality.
- C. Development approval does not affect the existing and future use of the premises as a Single House.
- D. If the applicant/landowner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be submitted within 28 days of the determination.

CARRIED 6 / 0

FOR: Cr O'Gorman, Cr McDonald, Cr Clarke, Cr Gibson, Cr Glasfurd, Cr Young

AGAINST: Nil

3 members of the public left the meeting.

9.4 GOVERNANCE & ADMINISTRATION

9.4.1 JURIEN BAY, CERVANTES AND SANDY CAPE CLEANING CONTRACT TENDER

Location:	Jurien Bay, Cervantes and Sandy Cape
Applicant:	N/A
Folder Path:	SODR-574251330-76
Disclosure of Interest:	Nil
Date:	28 March 2024
Author:	Trinity Burlas, Principal Environmental Health & Regulatory Officer
Senior Officer:	Louis Fouché, Executive Manager Development Services

PROPOSAL

Council is requested to accept the tender for a two-year cleaning contract of public facilities in the town sites of Jurien Bay and Cervantes and the Sandy Cape Camping Ground.

BACKGROUND

The current Jurien Bay, Cervantes and Sandy Cape Cleaning Contracts concluded in 2023 but have been extended by agreement with the contractor until the delivery of the new contract. The three separate contracts have been combined into one contract. An invitation for tenders for the new contract was advertised from 12 December 2023 to 1 March 2024.

COMMENT

Two compliant tenders were received for this contract which included the incumbent contractor and a second facility management company. A confidential Tender Evaluation Report has been provided to Council to provide further details on the selection of the preferred tenderer.

The respondents are ranked in order of preference as follows:

Tenderer	Ranking
JMD Operations Pty Ltd (JMD)	1
Nessy Cleaning Management Service (NCMS)	2

The selection criterion utilised in this tender consisted of compliance and a weighted qualitative assessment. The compliance criteria were not point scored and were assessed on a Yes/No basis as to whether each individual criterion is satisfactorily met. A scoring system was used as part of the assessment of the weighted qualitative and pricing criteria as specified in the tender document.

Both tenders evaluated were not completely compliant with the

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 28 MARCH 2024

Compliance Criteria, however, panel members agreed that each submission would not be excluded for further consideration.

Aspects highlighted by the panel included:

- NCMS did not complete the form of tender.
- NCMS profit and loss statements indicated that there was a risk that the business was not in a solvent position. In particular net assets showed a negative financial position of -\$45,000 which would require personal cash injections by the director to meet outstanding liabilities.
- Both NCMS and JMD did not provide product liability insurance certificates of currency. Insurance certificates of currency would be required prior to contract commencement.

All submissions contained a qualitative component. This related to:

- Experience in similar cleaning contracts;
- Key Personnel;
- Tenderer's Resources;
- Demonstrated Understanding of contract requirements; and
- Price

If the Officer's recommendation is accepted, the cleaning of public amenities in Jurien Bay, Cervantes and Sandy Cape will remain within existing budget thresholds.

Clarification has been sought from both tenderers regarding costings provided for the cleaning of the Jetty / Pavilion Ablutions and the Dobbyn Park facilities, which may require amendments to the initial costings submitted by the tenderers. It is therefore recommended that Council authorise the CEO to negotiate with the preferred tenderer on the total annual cost of the contract.

Given this item deals with a potential contract for the local government to enter into, if Council wishes to discuss the tender evaluation report in detail, it is recommended that the meeting be closed to the public.

CONSULTATION

The tender was advertised in State and regional newspapers, social media, and the Shire website.

STATUTORY ENVIRONMENT

Local Government Act 1995

3.57. Tenders for providing goods or services

- (1) A local government is required to invite tenders before it enters into a contract of a prescribed kind under which another person is to supply goods or services.
- (2) Regulations may make provision about tenders.

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 28 MARCH 2024

Local Government Regulations 1996

11. When tenders have to be publicly invited (1) Tenders are to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the contract is, or is expected to be, more, or worth more, than \$250 000 unless sub-regulation (2) states otherwise.

Local Government Act 1995

5.23. Meetings generally open to public

(2) If a meeting is being held by a council or by a committee referred to in subsection (1)(b), the council or committee may close to members of the public the meeting, or part of the meeting, if the meeting or the part of the meeting deals with any of the following —

(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting; and

(e) a matter that if disclosed, would reveal —

(iii) information about the business, professional, commercial or financial affairs of a person,

POLICY IMPLICATIONS

Policy 1.1 C-1PAT01 - Purchasing and Tender

Expenditure Threshold: \$250,000+

Public tender process to be undertaken unless excluded under Exemptions listed below.

FINANCIAL IMPLICATIONS

The tender has been costed and compared to an in-house (Shire provided service) in considering the “value for money” of a contracted service. The estimated internal cost of providing the cleaning service exceeds the recommended tender offer.

The annual costing submitted by the preferred respondent is consistent with the budget adopted by Council.

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

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 28 MARCH 2024

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 within sustainable levels of service
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ATTACHMENTS

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

- Confidential 02/23 Tender Evaluation Report. (Doc Id: SODR-574251330-80)

(Marked 9.4.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Gibson, seconded Cr Clarke

That Council:

- 1) **Endorse the ranking of the tenderers received for the Jurien Bay, Cervantes and Sandy Cape amenities cleaning contract (Tender 02-23) as follows;**

Tenderer	Ranking
JMD Operations Pty Ltd	1
Nessy Cleaning Management Service	2

- 2) **Accept the tender submitted by JMD Operations Pty Ltd for Tender 02-23 - Cleaning Contract, Jurien Bay, Cervantes and Sandy Cape as the preferred tender in accordance with the tender documentation.**
- 3) **Authorise the Chief Executive Officer to negotiate with JMD Operations Pty Ltd in relation to the Annual and Total Contract Price.**
- 4) **Authorise the Chief Executive Officer to finalise the required contractual documentation.**

CARRIED 6 / 0

FOR: Cr O'Gorman, Cr McDonald, Cr Clarke, Cr Gibson, Cr Glasfurd, Cr Young

AGAINST: Nil

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9.4.2 DISPOSAL OF PROPERTY – 3486 DANDARAGAN ROAD, DANDARAGAN

Location:	3486 Dandaragan Road, Dandaragan
File Ref:	SODR-129784381-1373
Date:	14 March 2024
Author:	Tricia Slee, Economic Development Manager
Senior Officer:	Louis Fouché, Executive Manager Development Services

PROPOSAL

The purpose of the report is for Council to approve the sale of Lot 7 on Diagram 57174 Volume 1539 Folio 703, 3486 Dandaragan Road, Dandaragan.

BACKGROUND

The proposal to sell three of the Shire's underutilised staff residential housing properties located on Dandaragan Road, in the Dandaragan townsite was endorsed by Council through the 2023/2024 budget planning process.

The three properties are offered for sale to generate necessary funds to invest in the future build of Shire staff / key worker housing within the township of Dandaragan and for the purpose of increasing the housing stock available in the local private real estate market. Investing in new staff housing will in turn increase the total stock of key worker housing available in the town.

An offer for the purchase of one property was received and at the Ordinary Council Meeting on 22 February 2024, Council approved the sale of the Lot 7 on Diagram 57174 Volume 1539 Folio 703, 3486 Dandaragan Road, Dandaragan as outlined:

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Clarke, seconded Cr Young

That Council:

1. Commence the process to dispose of Lot 7 on Diagram 57174 Volume 1539 Folio 703, 3486 Dandaragan Road, Dandaragan, to Mr. Joseph Collova for the sum of \$310,000 by giving 14 days local public notice inviting submissions of the proposed disposition in accordance with Section 3.58 of the Local Government Act 1995.
2. Subject to no adverse submissions be received before the date specified in the notice, authorise the Chief Executive Officer to accept the offer from Mr. Joseph Collova to purchase Lot 7 on Diagram 57174 Volume 1539 Folio 703, Dandaragan Road, Dandaragan, for the sum of \$310,000 and approve the asset disposition.

CARRIED BY ABSOLUTE MAJORITY 5 / 0

FOR: Cr McDonald, Cr Clarke, Cr Gibson, Cr Glasfurd, Cr Young

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AGAINST: Nil

In accordance with Section 3.58 of the Local Government Act 1995 (the Act) the Shire was required to give 14 days local public notice inviting submissions of the proposed disposition.

One submission was received objecting to the sale of the Dandaragan properties.

In accordance with the Section 3.58(3)(b) of the Act, Council is now required to consider the submission and in response, determine whether to continue with the sale of the property.

COMMENT

The Shire is in receipt of an objection to the sale of 3486 Dandaragan Road, Dandaragan, and the sale of the properties at 3490 and 3494 Dandaragan Road.

In summary, the objection from a business owner in Badgingarra notes the following:

- There is a shortage of housing for rent within the shire.
- There is an opportunity for the Shire to seek expressions of interest from local businesses in Dandaragan and Badgingarra and surrounds for businesses to take on long term leases of the Shire properties listed for sale.
- Many local businesses cannot get financial assistance through banks to fund the purchase of properties in small rural townships such as Dandaragan.
- Instead of selling these properties, the Shire could lease them to the businesses in need in the local area to utilise for worker housing.

Selling the three Shire staff housing properties on Dandaragan Road will generate necessary funds to offset the loan that will be required for the Shire to build new staff housing properties in Dandaragan, whilst also adding to the housing stock available in the private property market in Dandaragan. Building new housing for Shire staff will in turn increase the total housing stock available in the town for key workers.

It is also relevant to note that the residence needs an extensive renovation, including new carpets, painting, plus renewing the kitchen and laundry. It is better value to invest the required funds into a new build rather than an extensive renovation of an aging property.

The officer's recommendation to proceed with the sale of the property is based on the requirement to sell the properties to generate adequate funds to invest in new staff housing properties in the township of Dandaragan. The necessary funds required to build new staff housing cannot be achieved by leasing the

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properties.

Having reviewed the arguments put forward in the submission and noting that this was the only objection to the sale of the property from the body of Shire ratepayers, the officer's recommendation to Council is to continue with the sale of the property.

CONSULTATION

<u>Submission</u>	<u>Officer Response</u>
<p>1. There is a shortage of housing for rent within the shire.</p>	<p>1. There is a dire shortage of suitable housing available for rent for key workers across the Shire of Dandaragan.</p> <p>The Shire is part of the AROC Dandaragan working group focusing on solutions to address the shortage of key worker housing in this region. The shortage of key worker housing is a priority issue for Council.</p> <p>Any future key worker housing projects in the AROC Dandaragan region will require substantial investment of funds from the State and / or Federal Government. Local governments will be expected to contribute funds to future localized key worker housing projects.</p>
<p>2. There is an opportunity for the Shire to seek expressions of interest from local businesses in Dandaragan and Badgingarra and surrounds for businesses to take on long term leases of the Shire properties listed for sale.</p>	<p>2. The intent with the sale of the three currently underutilised Shire staff houses in Dandaragan in the private market is to increase the housing stock available in the local Dandaragan community.</p> <p>In order to invest in new Shire staff housing and increase the total stock of homes in the town, the Shire needs to sell the three houses on Dandaragan Road to generate the income required to offset the loan that will be necessary to build new staff houses in Dandaragan.</p> <p>Leasing the Shire's properties will not create the income required to invest in building new staff / key</p>

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	worker housing.
3. Many local businesses cannot get financial assistance through banks to fund the purchase of properties in small rural townships such as Dandaragan.	<p>3. The inability to secure finance to invest in residential properties in small regional communities is a significant issue for many businesses in our small towns, and one that the Shire is very aware of.</p> <p>The Shire has again highlighted this issue in the recent Wheatbelt Development Commission's key worker housing survey.</p> <p>Council will continue to advocate for improved access to finance for rural Small and Medium Enterprises wishing to invest in key worker accommodation.</p>
4. Instead of selling these properties, the Shire could lease them to the businesses in need in the local area to utilise for worker housing.	4. See response to issue 2 above.

STATUTORY ENVIRONMENT

Local Government Act 1995 Section 3.58

3.58. Disposing of property

(1) *In this section —*

dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not.

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 local public notice of the proposed disposition —

(i) describing the property concerned; and

(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.

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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.*
- (4) *The details of a proposed disposition that are required by subsection*
- (3)(a)(ii) *include —*
- (a) *the names of all other parties concerned; and*
- (b) *the consideration to be received by the local government for the disposition; and*
- (c) *the market value of the disposition —*
- (i) *as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or*
- (ii) *as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.*
- (5) *This section does not apply to —*
- (a) *a disposition of an interest in land under the Land Administration Act 1997 section 189 or 190; or*
- (b) *a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or*
- (c) *anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or*
- (d) *any other disposition that is excluded by regulations from the application of this section.*

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

The expected budget revenue for the sale of this property was \$195,000 which was based on prior sales in Dandaragan and the book value of the residence. Any additional funds beyond the budgeted revenue for the sale of this and two other Dandaragan properties will reduce the loan liability required for the construction of new residences.

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

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 28 MARCH 2024

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 within sustainable levels of service
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ATTACHMENTS

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

- Submission received in response to the local public notice (Doc Id: SODR-129784381-1397)
(Marked 9.4.2)

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Young, seconded Cr McDonald

- 1. After considering the public submission in accordance with Section 3.58(3) of the Local Government Act 1995, approve the asset disposition of Lot 7 on Diagram 57174 Volume 1539 Folio 703, 3486 Dandaragan Road, Dandaragan.**
- 2. Authorise the Chief Executive Officer to accept the offer to purchase the property from Mr. Joseph Collova for the sum of \$310,000.**

CARRIED 6 / 0

FOR: Cr O'Gorman, Cr McDonald, Cr Clarke, Cr Gibson, Cr Glasfurd, Cr Young

AGAINST: Nil

9.4.3 COUNCIL MEETING SCHEDULE 2024 / 2025

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	SODR-1739978813-5000
Disclosure of Interest:	None
Date:	18 March 2024
Author:	Robyn Headland, Coordinator Records Management
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

To determine a Council meeting schedule for the period 1 July 2024 to 30 June 2025 and to consider start times for Council Meetings.

BACKGROUND

On an annual basis, local governments in Western Australia are required to establish and advertise a schedule of Council meetings.

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 28 MARCH 2024

The Shire of Dandaragan's current schedule sets meetings up to 30 June 2024 and as such it is timely to adopt a new schedule.

COMMENT

Currently, Council meets every fourth Thursday of the month, excepting December which is scheduled for the week prior to the Christmas break and January where no Council meeting is held. Other changes can occur due to public holidays and Council has the discretion to reduce the total number of meetings as long as ordinary meetings are not held more than 3 months apart.

Council is also required to hold an Annual General Meeting of Electors (AGM), held after the Annual Report has been adopted by Council. The date for the AGM is determined by Council when the Annual Report is adopted and generally falls in the first quarter of the calendar year.

Traditionally, Council meetings have been rotated through each of the four towns within our Shire. These meetings are generally not well attended by members of the public and the format does not generally provide the best forum for Councillors and the community to discuss matters affecting each town. It is recommended that Council consider conducting all future Ordinary Council meetings within the Council Chambers and commit to a targeted community forum in the towns of Badgingarra, Cervantes and Dandaragan. The scheduling of these forums would be carried out in consultation with the Badgingarra Community Association, Advance Dandaragan and Cervantes Ratepayers Association. The Officer's recommendation proposes trialling this for the 2024/25 financial year and Council can consider the effectiveness of this format when setting the 2025/26 financial year's meeting schedule.

It is expected that this revised format would provide Councillors with the opportunity to have more community engagement and firsthand exposure to the unique challenges and opportunities within each community, therefore, facilitating more informed decision-making tailored to local needs.

The August meeting has an earlier start time due to the scheduled School visit.

CONSULTATION

Nil

STATUTORY ENVIRONMENT

The Local Government Act 1995 requires the advertising of a local government's ordinary meetings of Council.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

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FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

ATTACHMENTS

Nil

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Gibson, seconded Cr McDonald

- 1) Adopt the following meeting schedule for the 2024 / 2025 financial year:**

DAY	DATE	TIME	MEETING VENUE
Thurs	25 July 2024	4.00pm	Jurien Bay
Thurs	22 August 2024	11.00am	Jurien Bay
Thurs	26 September 2024	4.00pm	Jurien Bay
Thurs	24 October 2024	4.00pm	Jurien Bay
Thurs	28 November 2024	4.00pm	Jurien Bay
Thurs	19 December 2024	4.00pm	Jurien Bay
Thurs	27 February 2025	4.00pm	Jurien Bay
Thurs	27 March 2025	4.00pm	Jurien Bay
Thurs	24 April 2025	4.00pm	Jurien Bay
Thurs	22 May 2025	4.00pm	Jurien Bay
Thurs	26 June 2025	4.00pm	Jurien Bay

- 2) Trial the establishment of an annual community / Councillor forum in the towns of Badgingarra, Cervantes and Dandaragan for the 2024/25 financial year.**

CARRIED 6 / 0

<p>MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 28 MARCH 2024</p>

**FOR: Cr O'Gorman, Cr McDonald, Cr Clarke, Cr Gibson, Cr
Glasfurd, Cr Young**

AGAINST: Nil

9.5 COUNCILLOR INFORMATION BULLETIN

**9.5.1 SHIRE OF DANDARAGAN – FEBRUARY 2024 COUNCIL
STATUS REPORT**

Document ID: SODR-1739978813-6419

Attached to the agenda is a copy of the Shire's status report from the Council Meeting held February 2024. **(Marked 9.5.1)**

**9.5.2 SHIRE OF DANDARAGAN – BUILDING STATISTICS –
FEBRUARY 2024**

Document ID: SODR-2045798944-8608

Attached to the agenda is a copy of the Shire of Dandaragan Building Statistics for February 2024. **(Marked 9.5.2)**

**9.5.3 SHIRE OF DANDARAGAN – PLANNING STATISTICS –
FEBRUARY 2024**

Document ID: SODR-2045798944-8607

Attached to the agenda is a copy of the Shire of Dandaragan Planning Statistics for February 2024. **(Marked 9.5.3)**

**9.5.4 SHIRE OF DANDARAGAN TOURISM / LIBRARY / COMMUNITY
ACTIVITIES REPORT FOR FEBRUARY 2024.**

Document ID: SODR-1876983588-1420

Attached to the agenda is monthly report for Tourism / Library for February 2024. **(Marked 9.5.4)**

**9.5.5 UPFRONT PAYMENTS TO LOCAL GOVERNMENTS FOR
ESSENTIAL PUBLIC ASSET RECONSTRUCTION**

Document ID: SODR-1739978813-7632

Attached with the agenda is a letter regarding upfront payments to Local Governments for essential public asset reconstruction. **(Marked 9.5.5)**

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

11 CONFIDENTIAL ITEMS FOR WHICH MEETING IS CLOSED TO THE PUBLIC

Section 5.23 of the Local Government Act 1995 stipulates that all Council meetings are generally open to the public. Section 5.23 goes on to identify

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 28 MARCH 2024
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specific situations in which the Council or committee may close to members of the public the meeting, or part of the meeting.

In situations where it is deemed that a meeting or part of a meeting must be closed to the public, Section 5.23 (3) states “A decision to close a meeting or part of a meeting and the reason for the decision are to be recorded in the minutes of the meeting.”

For a decision to be recorded in the minute a formal motion must be passed by simple majority clearly stating the reason for the closure in accordance with Section 5.23 of the Local Government Act 1995.

Local Government Act 1995

5.23. Meetings generally open to public

- (1) Subject to subsection (2), the following are to be open to members of the public —
 - (a) all council meetings; and
 - (b) all meetings of any committee to which a local government power or duty has been delegated.
- (2) If a meeting is being held by a council or by a committee referred to in subsection (1)(b), the council or committee may close to members of the public the meeting, or part of the meeting, if the meeting or the part of the meeting deals with any of the following —
 - (a) a matter affecting an employee or employees;
 - (b) the personal affairs of any person;
 - (c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;
 - (d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting;
 - (e) a matter that if disclosed, would reveal —
 - (i) a trade secret;
 - (ii) information that has a commercial value to a person; or
 - (iii) information about the business, professional, commercial or financial affairs of a person, where the trade secret or information is held by, or is about, a person other than the local government;
 - (f) a matter that if disclosed, could be reasonably expected to —
 - (i) impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law;
 - (ii) endanger the security of the local government’s property; or
 - (iii) prejudice the maintenance or enforcement of a lawful measure for protecting public safety;
 - (g) information which is the subject of a direction given under section 23(1a) of the *Parliamentary Commissioner Act 1971*; and
 - (h) such other matters as may be prescribed.
- (3) A decision to close a meeting or part of a meeting and the reason for the decision are to be recorded in the minutes of the meeting.

Local Government (Administration) Regulations 1996

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 28 MARCH 2024

4A. Meeting, or part of meeting, may be closed to public — s. 5.23(2)(h)

The determination by the local government of a price for the sale or purchase of property by the local government, and the discussion of such a matter, are matters prescribed for the purposes of section 5.23(2)(a) and (h).

11.1 GOVERNANCE

OFFICER RECOMMENDATION

Moved Cr Gibson, Seconded Cr McDonald

That the meeting be closed to members of the public at 4:47pm in accordance with Section 5.23 (2) (c) of the Local Government Act 1995 and Regulation 4A of the Local Government (Administration) Regulations 1996 to allow Council to discuss Item 11.1.1 'Disposal of property – 3486 Dandaragan Road, Dandaragan'

CARRIED 6 / 0

FOR: Cr O'Gorman, Cr McDonald, Cr Clarke, Cr Gibson, Cr Glasfurd, Cr Young

AGAINST: Nil

1 Member of the public left the meeting at 4.47pm

11.1.1 DISPOSAL OF PROPERTY – LOT 101, 3490 DANDARAGAN ROAD, DANDARAGAN

Location:	Lot 101, 3490 Dandaragan Road, Dandaragan
File Ref:	SODR-129784381-1
Date:	19 March 2024
Author:	Tricia Slee, Economic Development Manager
Senior Officer	Louis Fouché, Executive Manager Development Services

This report has been abridged due to the confidential nature of the content that is contained within this report.

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Young, seconded Cr Clarke

That Council:

- 1. Commence the process to dispose of Lot 101 on Deposited Plan 642664 Volume 2741 Folio 507, 3490 Dandaragan Road, Dandaragan, to Jane Alma Roberts and Zacchery Maitland Roberts for the sum of \$330,000 by giving 14 days local public notice inviting submissions of the proposed disposition in accordance with Section 3.58 of the Local Government Act 1995.**

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 28 MARCH 2024

2. Subject to no adverse submissions being received by the time and date specified in the notice, authorise the Chief Executive Officer to accept the offer from Jane Alma Roberts and Zacchery Maitland Roberts to purchase Lot 101 on Deposited Plan 642664 Volume 2741 Folio 507, 3490 Dandaragan Road, Dandaragan, for the sum of \$330,000 and approve the asset disposition.

CARRIED 6 / 0

FOR: Cr O'Gorman, Cr McDonald, Cr Clarke, Cr Gibson, Cr Glasfurd, Cr Young

AGAINST: Nil

COUNCIL DECISION

**Moved Cr Young, seconded Cr Clarke
That the meeting be re-opened to the public at 4.49pm**

CARRIED 6 / 0

FOR: Cr O'Gorman, Cr McDonald, Cr Clarke, Cr Gibson, Cr Glasfurd, Cr Young

AGAINST: Nil

1 Member of the public rejoined the meeting at 4.49pm and the Chief Executive Officer advised the Council Decision.

12 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

13 CLOSURE OF MEETING

The presiding member declared the meeting closed at 4.51pm.

These minutes were confirmed at a meeting on
.....

MINUTES OF ORDINARY COUNCIL MEETING HELD THURSDAY 28 MARCH 2024

Signed

Presiding person at the meeting at which the minutes were confirmed

Date



ATTACHMENTS

FOR ORDINARY COUNCIL MEETING 28 MARCH 2024



**MONTHLY FINANCIAL REPORT
For the period ended 31 January 2024**

*LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996*

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SHIRE OF DANDARAGAN
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JANUARY 2024

	Supplementary Information	Adopted Budget Estimates (a) \$	YTD Budget Estimates (b) \$	YTD Actual (c) \$	Variance* \$ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
OPERATING ACTIVITIES							
Revenue from operating activities							
General rates	8	7,391,929	7,391,929	7,383,763	(8,166)	(0.11%)	
Grants, subsidies and contributions	12	932,429	711,752	541,472	(170,280)	(23.92%)	▼
Fees and charges		2,724,764	2,323,041	2,134,936	(188,105)	(8.10%)	
Interest revenue		35,747	24,602	42,356	17,754	72.16%	▲
Other revenue		33,499	24,958	31,911	6,953	27.86%	
Profit on asset disposals	4	837,073	52,344	19,900	(32,444)	(61.98%)	▼
		11,955,441	10,528,626	10,154,338	(374,288)	(3.55%)	
Expenditure from operating activities							
Employee costs		(5,122,554)	(3,033,965)	(2,624,027)	409,938	13.51%	▲
Materials and contracts		(4,719,618)	(2,818,651)	(3,047,142)	(228,491)	(8.11%)	
Utility charges		(486,683)	(283,899)	(199,574)	84,325	29.70%	▲
Depreciation		(8,136,024)	(4,746,014)	(4,949,762)	(203,748)	(4.29%)	
Finance costs		(49,582)	(28,923)	(16,609)	12,314	42.58%	▲
Insurance		(363,824)	(363,824)	(362,562)	1,262	0.35%	
Other expenditure		(706,474)	(436,610)	(455,167)	(18,557)	(4.25%)	
Loss on asset disposals	4	(7,931)	(4,626)	0	4,626	100.00%	
		(19,592,690)	(11,716,512)	(11,654,843)	61,669	0.53%	
Non-cash amounts excluded from operating activities	Note 2(b)	7,306,882	4,698,296	4,929,862	231,566	4.93%	
Amount attributable to operating activities		(330,368)	3,510,410	3,429,357	(81,053)	(2.31%)	
INVESTING ACTIVITIES							
Inflows from investing activities							
Proceeds from capital grants, subsidies and contributions	13	9,216,200	4,608,100	1,751,380	(2,856,720)	(61.99%)	▼
Proceeds from disposal of assets	4	1,633,860	104,000	87,273	(16,727)	(16.08%)	▼
Proceeds from financial assets at amortised cost - self supporting loans		20,938	10,432	10,432	0	0.00%	
		10,870,998	4,722,532	1,849,085	(2,873,447)	(60.85%)	
Outflows from investing activities							
Payments for property, plant and equipment	3	(3,567,768)	(1,710,029)	(952,841)	757,188	44.28%	▲
Payments for construction of infrastructure	3	(8,236,720)	(4,775,587)	(3,514,334)	1,261,253	26.41%	▲
		(11,804,488)	(6,485,616)	(4,467,175)	2,018,441	31.12%	
Amount attributable to investing activities		(933,490)	(1,763,084)	(2,618,090)	(855,006)	(48.49%)	
FINANCING ACTIVITIES							
Inflows from financing activities							
Proceeds from new debentures	9	432,000	0	0	0	0.00%	
Transfer from reserves	2	922,101	0	0	0	0.00%	
		1,354,101	0	0	0	0.00%	
Outflows from financing activities							
Repayment of borrowings	9	(166,295)	(82,733)	(82,733)	0	0.00%	
Payments for principal portion of lease liabilities	10	(31,311)	(17,563)	(17,563)	0	0.00%	
Transfer to reserves	2	(904,817)	0	(17,017)	(17,017)	(0.00%)	
		(1,102,423)	(100,296)	(117,314)	(17,017)	(16.97%)	
Amount attributable to financing activities		251,678	(100,296)	(117,314)	(17,017)	(16.97%)	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year		1,012,180	1,012,180	1,760,621	748,441	73.94%	▲
Amount attributable to operating activities		(330,368)	3,510,410	3,429,357	(81,053)	(2.31%)	
Amount attributable to investing activities		(933,490)	(1,763,084)	(2,618,090)	(855,006)	(48.49%)	▼
Amount attributable to financing activities		251,678	(100,296)	(117,314)	(17,017)	(16.97%)	▼
Surplus or deficit after imposition of general rates		0	2,659,210	2,454,574	(204,635)	(7.70%)	

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.

* Refer to Note 3 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

SHIRE OF DANDARAGAN
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 JANUARY 2024

	30 June 2023	31 January 2024
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	8,937,592	10,116,663
Trade and other receivables	2,369,979	1,465,107
Other financial assets	21,478	9,267
Inventories	54,945	19,103
TOTAL CURRENT ASSETS	11,383,994	11,610,140
NON-CURRENT ASSETS		
Trade and other receivables	69,285	69,285
Other financial assets	138,034	138,034
Property, plant and equipment	36,019,634	35,818,652
Infrastructure	291,704,272	291,177,058
Right-of-use assets	34,869	16,528
TOTAL NON-CURRENT ASSETS	327,966,094	327,219,557
TOTAL ASSETS	339,350,088	338,829,697
CURRENT LIABILITIES		
Trade and other payables	603,345	841,664
Other liabilities	3,572,360	2,955,028
Lease liabilities	31,335	13,772
Borrowings	166,295	83,561
Employee related provisions	672,709	380,754
TOTAL CURRENT LIABILITIES	5,046,044	4,274,779
NON-CURRENT LIABILITIES		
Lease liabilities	4,000	4,000
Borrowings	2,074,727	2,074,727
Employee related provisions	142,761	142,761
TOTAL NON-CURRENT LIABILITIES	2,221,488	2,221,488
TOTAL LIABILITIES	7,267,532	6,496,267
NET ASSETS	332,082,556	332,333,430
EQUITY		
Retained surplus	200,667,835	200,901,693
Reserve accounts	4,753,481	4,770,498
Revaluation surplus	126,661,240	126,661,239
TOTAL EQUITY	332,082,556	332,333,430

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

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JANUARY 2024**

1 BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES

BASIS OF PREPARATION

This prescribed financial report has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996*, prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from AASB 16 which would have required the Shire to measure any vested improvements at zero cost.

Local Government (Financial Management) Regulations 1996, regulation 34 prescribes contents of the financial report. Supporting information does not form part of the financial report.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 14 to these financial statements.

Judgements and estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The balances, transactions and disclosures impacted by accounting estimates are as follows:

- estimated fair value of certain financial assets
- impairment of financial assets
- estimation of fair values of land and buildings, infrastructure and investment property
- estimation uncertainties made in relation to lease accounting
- estimated useful life of intangible assets

SIGNIFICANT ACCOUNTING POLICES

Significant accounting policies utilised in the preparation of these statements are as described within the 2023-24 Annual Budget. Please refer to the adopted budget document for details of these policies.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 07 March 2024

SHIRE OF DANDARAGAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JANUARY 2024

2 STATEMENT OF FINANCIAL ACTIVITY INFORMATION

(a) Net current assets used in the Statement of Financial Activity	Supplementary Information	Adopted Budget Opening 30 June 2023	Last Year Closing 30 June 2023	Year to Date 31 January 2024
Current assets		\$	\$	\$
Cash and cash equivalents	1	7,104,058	8,937,592	10,116,663
Trade and other receivables		821,551	2,369,979	1,465,107
Other financial assets		22,717	21,478	9,267
Inventories	6	54,961	54,945	19,103
		<u>8,003,287</u>	<u>11,383,994</u>	<u>11,610,140</u>
Less: current liabilities				
Trade and other payables	7	(316,358)	(603,345)	(841,664)
Other liabilities	11	(1,898,942)	(3,572,360)	(2,955,028)
Lease liabilities	10	(38,116)	(31,335)	(13,772)
Borrowings	9	(168,074)	(166,295)	(83,561)
Employee related provisions	11	(519,719)	(672,709)	(380,754)
		<u>(2,941,209)</u>	<u>(5,046,044)</u>	<u>(4,274,779)</u>
Net current assets		5,062,078	6,337,950	7,335,361
Less: Total adjustments to net current assets	Note 2(c)	<u>(4,049,899)</u>	<u>(4,577,329)</u>	<u>(4,500,316)</u>
Closing funding surplus / (deficit)		1,012,179	1,760,621	2,835,045

(b) Non-cash amounts excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with *Financial Management Regulation 32*.

Non-cash amounts excluded from operating activities		Adopted Budget	YTD Budget (a)	YTD Actual (b)
		\$	\$	\$
Adjustments to operating activities				
Less: Profit on asset disposals	4	(837,073)	(52,344)	(19,900)
Add: Loss on asset disposals	4	7,931	4,626	0
Add: Depreciation		8,136,024	4,746,014	4,949,762
Total non-cash amounts excluded from operating activities		<u>7,306,882</u>	<u>4,698,296</u>	<u>4,929,862</u>

(c) Current assets and liabilities excluded from budgeted deficiency

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation 32* to agree to the surplus/(deficit) after imposition of general rates.

Adjustments to net current assets		Adopted Budget Opening 30 June 2023	Last Year Closing 30 June 2023	Year to Date 31 January 2024
		\$	\$	\$
Less: Reserve accounts	2	(4,753,091)	(4,753,481)	(4,770,498)
Less: Financial assets at amortised cost - self supporting loans	6	(22,717)	(21,478)	(9,267)
Add: Current liabilities not expected to be cleared at the end of the year:				
- Current portion of borrowings	9	168,074	166,295	83,561
- Current portion of lease liabilities	10	38,116	31,335	13,772
- Current portion of employee benefit provisions held in reserve	2	519,719	0	182,117
Total adjustments to net current assets	Note 2(a)	<u>(4,049,899)</u>	<u>(4,577,329)</u>	<u>(4,500,316)</u>

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

SHIRE OF DANDARAGAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JANUARY 2024

3 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.

The material variance adopted by Council for the 2023-24 year is \$10,000 and 10.00% whichever is the greater.

Description	Var. \$	Var. %	
	\$	%	
Revenue from operating activities			
Grants, subsidies and contributions	(170,280)	(23.92%)	▼
Delayed projects		Timing	
Interest revenue	17,754	72.16%	▲
Increase in interest rate		Permanent	
Profit on asset disposals	(32,444)	(61.98%)	▼
Reduced price on trade in vehicles		Permanent	
Expenditure from operating activities			
Employee costs	409,938	13.51%	▲
Change in staffing levels		Timing	
Utility charges	84,325	29.70%	▲
Street lighting cost variance		Permanent	
Finance costs	12,314	42.58%	▲
Reduction in lease interest		Permanent	
Inflows from investing activities			
Proceeds from capital grants, subsidies and contributions	(2,856,720)	(61.99%)	▼
Delay on large projects		Timing	
Proceeds from disposal of assets	(16,727)	(16.08%)	▼
Reduced price on trade in vehicles		Permanent	
Outflows from investing activities			
Payments for property, plant and equipment	757,188	44.28%	▲
Delay on large projects		Timing	
Payments for construction of infrastructure	1,261,253	26.41%	▲
Delay on large projects		Timing	
Surplus or deficit at the start of the financial year	748,441	73.94%	▲
Early budget estimate lower than audited financials		Permanent	

SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION

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**SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2024**

1 CASH AND FINANCIAL ASSETS

Description	Classification	Unrestricted \$	Restricted \$	Total Cash \$	Trust \$	Institution	Interest Rate	Maturity Date	
Municipal Bank Account	Cash and cash equivalents	2,188,502	2,955,025	5,143,527		Bankwest	0.00%	Ongoing	
Trust Bank Account	Cash and cash equivalents	0	200,277	200,277		Bankwest	0.00%	Ongoing	
Petty Cash	Cash and cash equivalents	2,360	0	2,360			Nil	On hand	
Reserve Account	Cash and cash equivalents	0	970,498	970,498		Bankwest	2.50%	Ongoing	
Reserve Term Deposit	Cash and cash equivalents	0	3,800,000	3,800,000		Bankwest	4.90%	04-Jun-24	
Total		2,190,862	7,925,801	10,116,663	0				
Comprising									
Cash and cash equivalents		2,190,862	7,925,801	10,116,663	0				
		2,190,862	7,925,801	10,116,663	0				

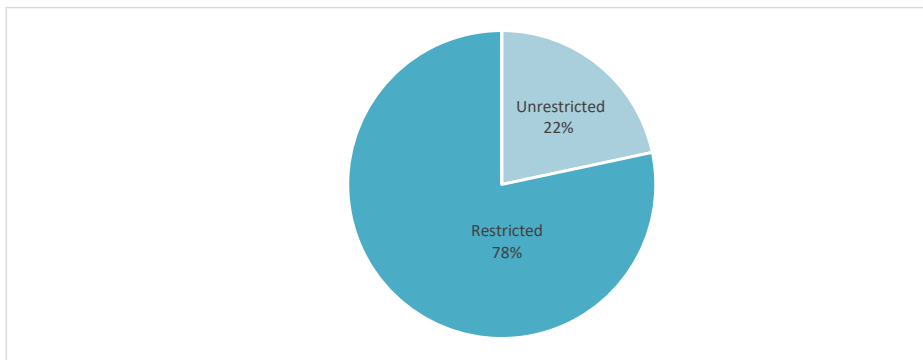
KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 4 - Other



**SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JANUARY 2024**

2 RESERVE ACCOUNTS

Reserve name	Budget Opening Balance	Budget Interest Earned	Budget Transfer s In (+)	Budget Transfers Out (-)	Budget Closing Balance	Actual Opening Balance	Actual Interest Earned	Actual Transfers In (+)	Actual Transfer s Out (-)	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Restricted by Council										
Leave reserve	181,452	914			182,366	181,467	650			182,117
Plant reserve	361,226	894		(275,000)	87,120	361,255	1,294			362,549
Building reserve	598,905	9,295		(235,000)	373,200	598,954	2,144			601,098
Rubbish reserve	437,207	1,525		(117,190)	321,542	437,243	1,565			438,808
Community Centre reserve	408,054	7,361			415,415	408,087	1,461			409,548
Television Services Reserve	53,126	343			53,469	53,130	190			53,320
Information Technology Reserve	57,392	200			57,592	57,397	205			57,602
Land Development Reserve	71,125	248			71,373	71,131	255			71,386
Parking Requirements (L1154 SandpiperSt) Reserve	11,480	40			11,520	11,481	41			11,522
Parks & Rec. Grounds (Seagate) Reserve	151,042	1,322			152,364	151,055	540			151,595
Sport and Recreation Reserve	96,342	1,091		(87,059)	10,373	96,349	345			96,694
Landscaping Reserve	2,664	10			2,674	2,664	10			2,674
Aerodrome Reserve	178,385	454	22,442	(50,000)	151,281	178,400	638			179,038
Public Open Space Renewal Reserve	212,635	1,961		(27,421)	187,175	212,652	762			213,414
Infrastructure Renewal Reserve	703,244	2,853			706,097	703,302	2,518			705,820
Public Open Space Construction Reserve	9,446	397			9,843	9,447	34			9,481
Infrastructure Construction Reserve	146,669	219			146,888	146,681	525			147,206
Building Construction Reserve	26,870	408			27,278	26,872	97			26,969
Economic Development Reserve	648,889	2,789	849,860	(26,745)	1,474,793	648,942	2,323			651,265
Turquoise Way Path Reserve	52,105	182			52,287	52,110	186			52,296
Cash in Lieu of Landscaping-Lot1 146 Sandpiper St	2,511	10			2,521	2,511	9			2,520
WALGGC Roads Component Overpayment	73,705			(73,686)	19	73,711	263			73,974
Cervantes Community Infrastructure Development	268,618			(30,000)	238,618	268,640	962			269,602
	4,753,091	32,515	872,302	(922,101)	4,735,807	4,753,481	17,017	0	0	4,770,498

3 CAPITAL ACQUISITIONS

Capital acquisitions	Adopted		YTD Actual	YTD Actual Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Buildings	2,370,456	1,237,729	221,880	(1,015,848)
Furniture and equipment	135,000	78,750	1,000	(77,750)
Plant and equipment	1,062,312	393,550	729,961	336,410
Acquisition of property, plant and equipment	3,567,768	1,710,029	952,841	(757,188)
Infrastructure - roads	7,286,180	4,250,272	3,267,071	(983,201)
Infrastructure - Parks and Reserves	133,800	78,050	0	(78,050)
Infrastructure - Other	816,740	447,265	247,262	(200,003)
Acquisition of infrastructure	8,236,720	4,775,587	3,514,334	(2,775,629)
Total capital acquisitions	11,804,488	6,485,616	4,467,175	(3,532,817)
Capital Acquisitions Funded By:				
Capital grants and contributions	9,216,200	4,608,100	1,751,380	(2,856,720)
Borrowings	432,000	0	0	0
Other	1,633,860	104,000	87,273	(16,727)
Reserve accounts				
Plant reserve	275,000	0	0	0
Building reserve	235,000	0	0	0
Rubbish reserve	117,190	0	0	0
Sport and Recreation Reserve	87,059	0	0	0
Aerodrome Reserve	50,000	0	0	0
Public Open Space Renewal Reserve	27,421	0	0	0
Economic Development Reserve	26,745	0	0	0
Cervantes Community Infrastructure Development	30,000	0	0	0
Contribution - operations	(325,987)	1,773,516	2,628,522	855,006
Capital funding total	11,804,488	6,485,616	4,467,175	(2,018,441)

SIGNIFICANT ACCOUNTING POLICIES

Each class of fixed assets within either plant and equipment or infrastructure, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with *Financial Management Regulation 17A (5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

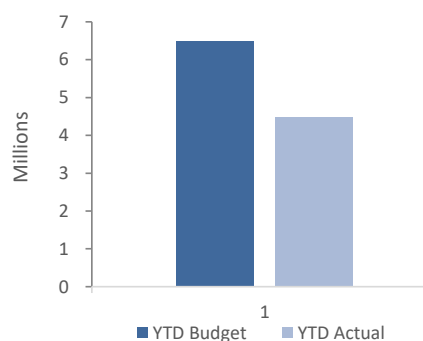
Initial recognition and measurement for assets held at cost

Plant and equipment including furniture and equipment is recognised at cost on acquisition in accordance with *Financial Management Regulation 17A*. Where acquired at no cost the asset is initially recognise at fair value. Assets held at cost are depreciated and assessed for impairment annually.

Initial recognition and measurement between mandatory revaluation dates for assets held at fair value

In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the Shire includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads.

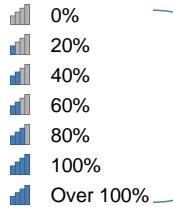
Payments for Capital Acquisitions



3 CAPITAL ACQUISITIONS - DETAILED

Capital expenditure total

Level of completion indicators



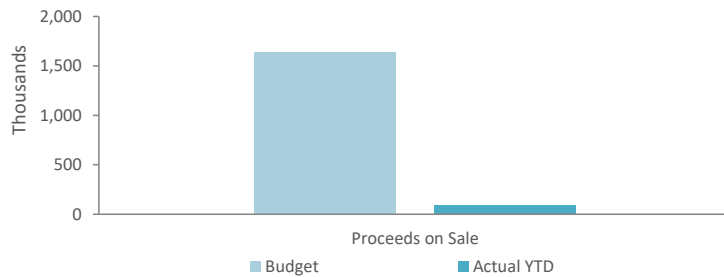
Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

Level of completion indicator, please see table at the end of this note for further detail.

Project Description	Adopted		YTD Actual	Variance (Under)/Over
	Budget	YTD Budget		
	\$	\$	\$	\$
JURIEN IRRIGATION PROJECT	133,800	133,800	0	133800
JURIEN BAY EAST WEST RUNWAY	500,000	500,000	0	500000
JURIEN TIP CELL FENCE	19,250	19,250	42,125	-22875
CERVANTES NICHE WALL CONSTRUCTION	20,000	20,000	4,800	15200
JB TIP ROAD TO NEW CELL	97,490	97,490	0	97490
JB AIRSTRIP LIGHTING, CONES & ELECTRIC FENCE	30,000	30,000	0	30000
EW RUNWAY DEVELOPMENT PROJECTS	50,000	50,000	0	50000
PIONEER PARK DANDARAGAN - FENCE, SHELTER, SEATING	100,000	100,000	267	99733
SANDY CAPE REPLACEMENT OF TOILET BLOCK	92,341	92,341	28,100	64241
BADGINGARRA AMENITIES - REPLACE	106,615	106,615	53,646	52969
JURIEN BAY ADMINISTRATION CENTRE REFURB	1,000,000	1,000,000	6,064	993936
CONVERT JURIEN DEPOT OFFICE INTO ARCHIVES ROOM	30,000	30,000	21,241	8759
JURIEN BAY AIRSTRIP TOILET - EXTERNAL REPAINT	8,500	8,500	3,218	5282
WELLNESS CENTRE - EXTERNAL REPAINT	7,000	7,000	5,517	1483
2 YORK STREET - RE-ROOF SHED, UPGRADE STORMWATER	30,000	30,000	8,569	21431
CERVANTES CCRC - EXTERNAL REPAINT	8,000	8,000	0	8000
MEMORIAL PARK TOILET BLOCK - EXTERNAL REPAINT	8,000	8,000	5,992	2008
CERVANTES CCRC - HI-BAY LED LIGHT CONVERSION	15,000	15,000	0	15000
JURIEN BAY FORESHORE TRANSFORMER FIRE WALL	45,000	45,000	0	45000
RESIDENCE 1 3X1 21 TOPHAM STREET, DANDARAGAN	292,500	292,500	0	292500
TRANSPORTABLE RESIDENCE 2 2X1 8 HARRIS STREET	232,500	232,500	0	232500
WORKERS COTTAGE 2X2 – SHARED LIVING SPACE 8 HARRIS	247,500	247,500	0	247500
NEW DEPOT AMENITIES / 2X1 WITH CARETAKERS WING	247,500	247,500	0	247500
PLAYGROUND ADDITIONS - CERVANTES REC RESERVE	50,000	50,000	0	50000
PLAYGROUND PARTIAL REPLACEMENT - WELD PARK	85,000	85,000	1,000	84000
KAYANABA ROAD	12,500	12,500	0	12500
STOCKYARD ROAD	125,763	125,763	6,410	119353
CANTABILLING ROAD	45,794	45,794	46,050	-256
HARRIS STREET	65,683	65,683	50,074	15609
SANDY CAPE ROAD	150,000	150,000	0	150000
GILLINGARRA ROAD	425,000	425,000	6,459	418541
BIBBY ROAD	155,867	155,867	76,700	79167
JURIEN EAST ROAD	545,076	545,076	29,545	515531
JURIEN EAST ROAD	795,781	795,781	55,981	739799
CATABY ROAD	120,000	120,000	4,136	115864
CATABY ROAD	490,000	490,000	400,711	89289
DANDARAGAN ROAD	130,000	130,000	11,282	118718
DANDARAGAN ROAD	630,000	630,000	73,079	556921
AGATON ROAD	3,003,984	3,003,984	1,745,774	1258210
MUNBINEA ROAD	194,902	194,902	84,900	110002
MUNBINEA ROAD	184,967	184,967	33,205	151762
BIBBY ROAD	210,863	210,863	65,090	145773
	10,742,176	10,742,176	2,869,935	7,872,241

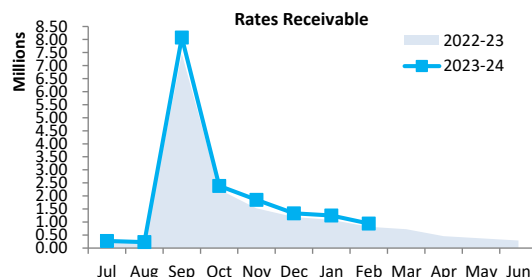
4 DISPOSAL OF ASSETS

Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book		Profit	(Loss)	Net Book		Profit	(Loss)
		Value	Proceeds			Value	Proceeds		
\$	\$	\$	\$	\$	\$	\$	\$		
Land & Buildings									
	3494 Dandaragan Rd Lot 102 FA2511	166,883	198,000	31,117	0			0	0
	3490 Dandaragan Rd Lot 101 FA2509	128,412	195,000	66,588	0			0	0
	3486 Dandaragan Rd Lot 7 FA2509	102,836	195,000	92,164	0			0	0
	17 Doust Street Lot116 FA2521	140,000	410,425	270,425	0			0	0
	19 Doust Street Lot115 FA2520	140,000	439,435	299,435	0			0	0
Plant and equipment									
	Volvo L70C FA2020 PCL004	0	25,000	25,000	0			0	0
	Iveco Powerstar 7200 FA2532 PTH014	37,931	30,000	0	(7,931)			0	0
	Holden Space Cab FA2533 PLV236	0	10,000	10,000	0			0	0
	Holden Space Cab FA2440 PLV238	8,681	12,000	3,319	0			0	0
	Toyota Hilux FA2993 PLV239	6,500	15,000	8,500	0			0	0
	Mazda CX5 FA2995 PLV240	7,926	19,000	11,074	0	6,631	9,091	2,460	0
	Toyota Hilux FA2996 PLV243	6,500	15,000	8,500	0	4,442	8,182	3,740	0
	Prado FA3242 PLV267	44,724	50,000	5,276	0	42,771	50,000	7,229	0
	Toyota Corolla FA3155 PLV264	14,325	20,000	5,675	0	13,529	20,000	6,471	0
		804,718	1,633,860	837,073	(7,931)	67,373	87,273	19,900	0



5 RECEIVABLES

Rates receivable	30 June 2023	31 Jan 2024
	\$	\$
Opening arrears previous years	342,381	273,096
Levied this year	7,043,329	7,383,763
Less - collections to date	(7,112,614)	(6,719,948)
Gross rates collectable	273,096	936,911
Net rates collectable	273,096	936,911
% Collected	96.3%	87.8%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	0	376,270	(611)	20,131	133,824	529,614
Percentage	0.0%	71.0%	(0.1%)	3.8%	25.3%	

Balance per trial balance

Trade and other receivables	529,614
Allowance for credit losses of trade receivables	(1,418)
Total receivables general outstanding	528,196

Amounts shown above include GST (where applicable)

KEY INFORMATION

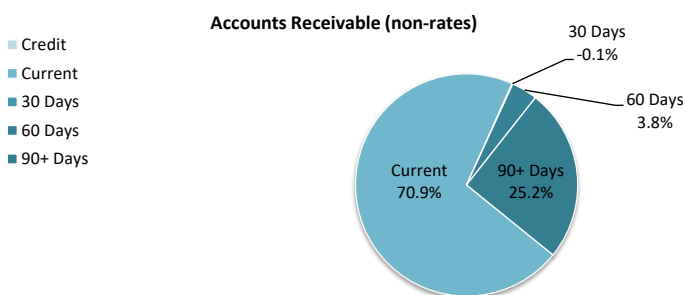
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Trade receivables are recognised at original invoice amount less any allowances for uncollectable amounts (i.e. impairment). The carrying amount of net trade receivables is equivalent to fair value as it is due for settlement within 30 days.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Shire measures them subsequently at amortised cost using the effective interest rate method.



6 OTHER CURRENT ASSETS

	Opening Balance 1 July 2023	Asset Increase	Asset Reduction	Closing Balance 31 January 2024
	\$	\$	\$	\$
Other current assets				
Other financial assets at amortised cost				
Financial assets at amortised cost - self supporting loans	21,478		(12,212)	9,267
Inventory				
Stock on Hand - Fuel	54,945	173,608	(209,449)	19,103
Total other current assets	76,423	173,608	(221,661)	28,370

Amounts shown above include GST (where applicable)

KEY INFORMATION

Other financial assets at amortised cost

The Shire classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Inventory

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

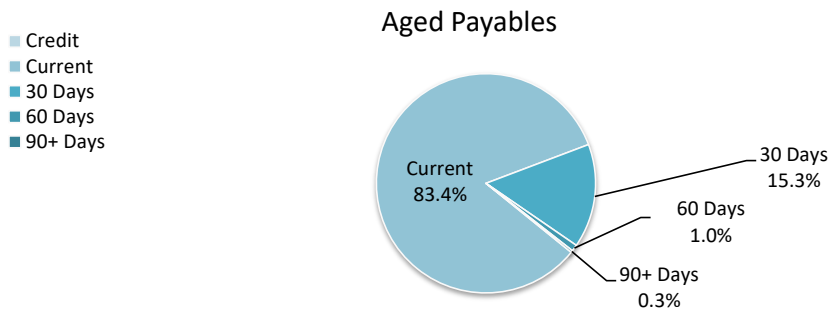
7 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	0	349,450	64,221	4,016	1,228	418,915
Percentage	0.0%	83.4%	15.3%	1.0%	0.3%	
Balance per trial balance						
Sundry creditors						390,879
Accrued salaries and wages						70,282
ATO liabilities						2,580
Other payables						78,495
Bonds and deposits held						214,085
Accrued interest on borrowings						8,759
Prepaid rates						76,584
Total payables general outstanding						841,664

Amounts shown above include GST (where applicable)

KEY INFORMATION

Trade and other payables represent liabilities for goods and services provided to the Shire prior to the end of the period that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.



8 RATE REVENUE

General rate revenue

RATE TYPE	Rate in	Number of	Rateable	Rate	Budget	Total	Rate	YTD Actual	Total
	\$ (cents)	Properties	Value	Revenue	Interim	Revenue	Revenue	Interim	Revenue
				\$	\$	\$	\$	\$	\$
Gross rental value									
GRV - General	9.2480	1,942	32,790,045	3,032,424		3,032,424	3,039,760	8,304	3,048,063
Unimproved value									
UV - General	0.5439	434	609,050,285	3,312,625		3,312,625	3,312,423		3,312,423
Sub-Total		2,376	641,840,330	6,345,049	0	6,345,049	6,352,183	8,304	6,360,486
Minimum payment									
					Minimum Payment \$				
Gross rental value									
GRV - General	1,090	938	5,193,585	1,022,420		1,022,420	1,019,150		1,019,150
GRV - Lesser Minimum - Dandaragan & Badgingarra	822	37	113,876	30,414		30,414	29,592		29,592
Unimproved value									
UV - General	607	421	32,283,424	255,547		255,547	254,229		254,229
Sub-total		1,396	37,590,885	1,308,381	0	1,308,381	1,302,971	0	1,302,971
Discount						(270,000)			(286,700)
Amount from general rates						7,383,430			7,376,757
Ex-gratia rates						8,500			7,006
Total general rates						7,391,930			7,383,763

9 BORROWINGS

Repayments - borrowings

Information on borrowings	Particulars	Loan No.	New Loans			Principal Repayments		Principal Outstanding		Interest Repayments	
			1 July 2023	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
			\$	\$	\$	\$	\$	\$	\$	\$	
	Dandaragan House GROH	136	553,671			(30,309)	(60,887)	523,363	492,784	(3,236)	(9,599)
	Jurein Bay Foreshore	137	1,411,603			(30,208)	(60,796)	1,381,395	1,350,807	(11,621)	(35,066)
	Jurien Bay Depot Building	138	215,269			(11,784)	(23,673)	203,485	191,596	(1,258)	(3,732)
	Proposed Dandaragan Housing	New			432,000		0	0	432,000		0
			2,180,544	0	432,000	(72,301)	(145,357)	2,108,243	2,467,187	(16,115)	(48,397)
	Self supporting loans										
	Jurien Bay Preogress Association	133	22,489	0	0	(3,634)	(7,312)	18,855	15,177	(48)	(513)
	Jurien Bay Mens Shed	134	12,788	0	0	(1,791)	(3,594)	10,997	9,194	(75)	(157)
	Badgingarra Bowling Club	135	25,202	0	0	(5,008)	(10,032)	20,194	15,170	(23)	(147)
			60,478	0	0	(10,432)	(20,938)	50,046	39,540	(146)	(817)
	Total		2,241,022	0	432,000	(82,733)	(166,295)	2,158,289	2,506,727	(16,261)	(49,214)
	Current borrowings		166,295					83,561			
	Non-current borrowings		2,074,727					2,074,728			
			2,241,022					2,158,289			

All debenture repayments were financed by general purpose revenue.

Self supporting loans are financed by repayments from third parties.

KEY INFORMATION

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature. Non-current borrowings fair values are based on discounted cash flows using a current borrowing rate.

10 LEASE LIABILITIES

Movement in carrying amounts

Information on leases Particulars	Lease No.	1 July 2023	New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	
Photocopier Lease	Ricoh	16,755			(8,131)	(15,482)	8,624	1,273	(208)	(409)
Water Filter Lease	Waterlogic	32,854			(9,432)	(15,829)	23,422	17,025	(140)	(288)
Total		49,609	0	0	(17,563)	(31,311)	32,046	18,298	(348)	(697)
Current lease liabilities		31,335					13,772			
Non-current lease liabilities		4,000					4,000			
		35,335					17,772			

All lease repayments were financed by general purpose revenue.

KEY INFORMATION

At inception of a contract, the Shire assesses if the contract contains or is a lease. A contract is or contains a lease, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. At the commencement date, a right of use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Shire uses its incremental borrowing rate.

All contracts classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

11 OTHER CURRENT LIABILITIES

	Note	Opening Balance 1 July 2023 \$	Liability transferred from/(to) non current \$	Liability Increase \$	Liability Reduction \$	Closing Balance 31 January 2024 \$
Other current liabilities						
Other liabilities						
Contract liabilities		154,209	0	634,910	(467,942)	321,177
Capital grant/contributions liabilities		3,418,151	0	967,081	(1,751,381)	2,633,851
Total other liabilities		3,572,360	0	1,601,991	(2,219,323)	2,955,028
Employee Related Provisions						
Provision for annual leave		347,710	0		(237,908)	109,802
Provision for long service leave		324,999	0		(54,047)	270,952
Total Provisions		672,709	0	0	(291,955)	380,754
Total other current liabilities		4,245,069	0	1,601,991	(2,511,278)	3,335,782

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 12 and 13

KEY INFORMATION

Provisions

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Provisions are assessed and updated at the end of the financial year.

Employee Related Provisions

Short-term employee benefits

Provision is made for the Shire's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as employee related provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

Capital grant/contribution liabilities

Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the Shire are recognised as a liability until such time as the Shire satisfies its obligations under the agreement.

12 GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Unspent grant, subsidies and contributions liability					Grants, subsidies and contributions revenue		
	Liability	Increase in Liability	Decrease in Liability (As revenue)	Liability	Current Liability	Adopted Budget Revenue	YTD Budget	YTD Revenue Actual
	1 July 2023			31 Jan 2024	31 Jan 2024			
	\$	\$	\$	\$	\$	\$	\$	\$
Grants and subsidies (Operating)								
Grants Commission - General		20,862	(20,862)	0				20,862
Grants Commission - roads		19,086	(19,086)	0				19,086
ESL Operating Grant		42,000	(42,000)	0		56,000		42,000
ESL Operating Grant - BF Insurance				0		20,131		
Mitigation Activity Fund Grant	46,940		(3,035)	43,905	43,905	46,940		3,035
Mitigation Activity Fund 22/23 Round 2 - Instalment 2		100,395		100,395	100,395	121,250		
Mitigation Activity Fund 23/24 Round 2 - Instalment 1		86,146		86,146	86,146			
DLGSCI - BEN sign grant	6,209			6,209	6,209	6,209		25,000
Inundation - management plan		25,000	(25,000)	0		25,000		
Design of Cervantes North Foreshore				0		84,293		
CHRMAP	25,000			25,000	25,000	25,000		
Every Club Grant	7,322			7,322	7,322	7,322		
Every Club Grant - Year 2				0		7,322		20,000
Karda Mountain Bike Trail	20,000		(20,000)	0		20,000		
Spray the Grey - Healthway		3,000		3,000	3,000			
Spray the Grey - Lotterywest		5,000		5,000	5,000			
Community Stewardship - State NRM	44,200			44,200	44,200	44,200		
Community Stewardship Grant				0		27,800		
Community Stewardship Grant		24,000	(24,000)	0		24,000		24,000
Technology and Digital Inclusion Grant	4,538		(4,538)	0		4,538		4,538
MRWA Direct Grant		309,421	(309,421)	0		302,750		309,421
Street Light Subsidy				0		3,400		
	154,209	634,910	(467,942)	321,177	321,177	826,155	0	467,942

13 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Capital grant/contribution liabilities				Capital grants, subsidies and contributions revenue			
	Liability	Increase in	Decrease in	Liability	Current	Adopted	YTD	YTD
	1 July 2023	Liability	Liability	31 Jan 2024	Liability	Budget	Budget	Revenue
	\$	\$	(As revenue)	\$	\$	\$	\$	\$
Capital grants and subsidies								
Jurien Irrigation Project				0		66,900		
Lotterywest - Playground additions Cervantes Rec				0		50,000		
Local Roads and Comm Inf - Round 3	590,929			590,929	590,929	590,929		
Pioneer Park Dandaragan - Park and Playground				0		100,000		
Regional Road Group	550,546			550,546	550,546	550,546		
WSFN	108,337			108,337	108,337	108,337		
WSFN - ROS008 & A	329,056			329,056	329,056	329,056		
WSFN - Jurien East Road ROS856				0		400,400		
WSFN - Jurien East Road ROS856A				0		756,000		
WABN - Cervantes	10,000		(10,000)	0		10,000		10,000
DoT RBN Grant - Cervantes Path	72,500		(72,500)	0		72,500		72,500
RRG Grant - Cataby Road - RRG001FS		31,213		31,213	31,213	75,333		
RRG Grant - Cataby Road - RRG001REC		130,667		130,667	130,667	326,667		
RRG Grant - Dandaragn Road - RRG002FS		27,200		27,200	27,200	68,000		
RRG Grant - Dandaragn Road - RRG002REC		168,000		168,000	168,000	420,000		
State Commodity Route Grant - Sandy Cape	87,900			87,900	87,900	87,900		
State Commodity Route Grant - Gillingarra Road		110,000		110,000	110,000	275,000		
Local Roads and Comm Inf - Stockyard Road				0		125,763		
Local Roads and Comm Inf - Cantabilling Road				0		45,794		
Local Roads and Comm Inf - Harris Road				0		67,083		
Local Roads and Comm Inf - Agaton Road				0		500,664		
Local Roads and Comm Inf - Bibby Road - RTR326A				0		36,619		
Local Roads and Comm Inf - Bibby Road - RTR326B				0		155,867		
RTR Grant - Munbinea Road - RTR004A				0		194,902		
RTR Grant - Munbinea Road - RTR004B				0		184,967		
RTR Grant - Bibby Road - RTR326A				0		174,244		
Remote Rural Upgrade Pilot - Agaton Road	1,668,880		(1,668,880)	0		2,503,320		1,668,880
Resilience Cyclone Serojia Fund		500,000		500,000	500,000	500,000		
	3,418,151	967,079	(1,751,381)	2,633,848	2,633,848	8,776,791	0	1,751,380

**SHIRE OF DANDARAGAN
 SUPPLEMENTARY INFORMATION
 FOR THE PERIOD ENDED 31 JANUARY 2024**

14 TRUST FUND

Funds held at balance date which are required by legislation to be credited to the trust fund and which are not included in the financial statements are as follows:

Description	Opening Balance 1 July 2023	Amount Received	Amount Paid	Closing Balance 31 Jan 2024
	\$	\$	\$	\$
Cash In Lieu POS - L9000 Valencia	200,277			200,277
	200,277	0	0	200,277



**ACCOUNTS FOR PAYMENT
FOR THE PERIOD ENDING**

31 January 2024

SUMMARY OF SCHEDULE OF ACCOUNTS JANUARY 2024

<u>FUND</u>		<u>AMOUNT</u>
<u>MUNICIPAL FUND</u>		
CHEQUES	\$	379.45
EFT'S	\$	1,184,325.18
DIRECT DEBITS	\$	36,574.86
BPAY	\$	14,343.74
TOTAL	MUNICIPAL FUND	<u>\$ 1,235,623.23</u>

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

Payment Details - Cheque

Payment / Invoice	Description	Amount
<hr/>		
Cheque		
Cheque - 33848		
V82531 - PLEASE PAY CASH		
PETTY CASH REIMBURSEMENT JAN 24	Petty Cash Reimbursement Jan 24	379.45
	Total V82531	379.45
	Total 33848	379.45
<hr/>		
	Grand Total - Cheque	379.45

Payment Details - EFT

Payment / Invoice	Description	Amount
EFT Payment		
EFT Payment - EFT01206		
V80021 - BOC Gases		
5006266340	Gas rental and usage	180.25
	Total V80021	180.25
V80126 - Sheridan's		
4418	Name Plate - B Waters	79.20
	Total V80126	79.20
V80228 - Arrow Bronze		
746061	Cemetery Plaque - McLeary	1,239.85
	Total V80228	1,239.85
V81683 - Cervantes Ratepayers & Progress Ass.		
14	Australia Day Breakfast - Cervantes	1,000.00
	Total V81683	1,000.00
V81744 - Nutrien Ag Solutions		
910009180	Foam marker	138.60
	Total V81744	138.60
V81874 - Child Support		
PJ004200	PAY01 2024-14 - From Payroll	216.41
	Total V81874	216.41
V82406 - Lgis Insurance Broking		
062-215364	Regional Risk Coordinator Fees	8,406.72
	Total V82406	8,406.72
V82643 - Officeworks Business Direct		
610405408	Printing and Stationery	231.95
57837/57382	Printing and Stationery	212.32
328987/329726	Printing and Stationery	555.42
611328987DEL	Printing and Stationery	7.95
	Total V82643	1,007.64
V82767 - Fowler Electrical Contracting		
R009519	Investigate and repair swith at Pump Shed	1,999.24
	Total V82767	1,999.24
V83145 - Avdata Australia		
142A	Jurien Bay Flight Data Dec 2023	278.32
143	Jurien Bay Flight Data Nov 2023	338.04
	Total V83145	616.36
V83340 - CONNECT Call Centre Services		
115549	After Hours Calls - July 2023 - June 2024	248.11
	Total V83340	248.11
V83427 - Bridged Group Pty Ltd		
62113	Office 365 Datto Backup Aug 23	198.00
	Total V83427	198.00
V83736 - Waterlogic Australia Pty Ltd		
CD-3677554	Water Filter Lease June 2023-July 2024	336.66
CD-3692522	Water Filter Lease June 2023-July 2024	1,215.71
	Total V83736	1,552.37

Payment Details - EFT

Payment / Invoice	Description	Amount
V83863 - Badgingarra Roadhouse & Tourist Park		
2187651	Fire Refreshments and Supplies	91.40
2187925	Fire Refreshments and Supplies	175.02
2188223	Fire Refreshments and Supplies	278.00
2188227	Fire Refreshments and Supplies	161.50
2188231	Fire Refreshments and Supplies	20.00
2187581	Fire Refreshments and Supplies	775.50
2187587	Fire Refreshments and Supplies	20.00
2192968	Fire Refreshments and Supplies	47.99
2187625	Fire Refreshments and Supplies	121.98
	Total V83863	1,691.39
V84004 - Department of Water and Environmental Regulation		
TF036510	Controlled Waste DEC Tracking	484.00
DL006955	Controlled Waste Driver's Licence	60.00
	Total V84004	544.00
V84117 - Vanguard Press		
40843	TC Visitor Guide distribution	195.31
	Total V84117	195.31
V84155 - Jurien Home Hardware - (was Thrifty Link)		
SEP INVOICES 23	September Invoices 2023	288.83
OCT INVS 2023	October Invoices 2023	235.78
PO83010	Parks and Gardens monthly PO	897.25
46159/43890	PO 83019	65.93
	Total V84155	1,487.79
V84327 - Lyall Ward		
15	Wate Management	2,112.00
	Total V84327	2,112.00
V84359 - Lois S Soap		
000036	Soap and gel candles	355.00
	Total V84359	355.00
V84458 - Ray White Jurien Bay		
STAFF HOUSING 7/1/22 - 20/1/23	Staff Housing 7/1/22 - 20/1/23	1,260.00
STAFF HOUSING 31/12/23 - 14/1/24	Staff Housing 31/12/23 - 14/1/24	760.00
STAFF HOUSING 15/1/24 - 29/1/24	Staff Housing 15/1/24 - 29/1/24	920.00
STAFF HOUSING 6/1/24 - 19/1/24	Staff Housing 6/1/24 - 19/1/24	1,100.00
57761	Staff Housing - Water Usage	50.78
	Total V84458	4,090.78
V84562 - CouncilWise Pty Ltd		
CW-0631	PropertyWise Property & Rating monthly licence	3,272.50
	Total V84562	3,272.50
V84702 - Turquoise Coast Mechanical		
0114	Service on Dual Cab	425.00
	Total V84702	425.00

Payment Details - EFT

Payment / Invoice	Description	Amount
V84789 - Jurien Bay Mitre 10		
101013497	resource storage containers	174.00
	Total V84789	174.00
	Total EFT01206	31,230.52
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EFT Payment - EFT01209		
V80033 - Derricks Auto-Ag & Hardware Plus		
10330839	FUEL DELIVERY HOSE X 5 METRES	110.00
	Total V80033	110.00
V80150 - RDI Transport		
6835	Frieght for signage	463.34
	Total V80150	463.34
V80405 - Coastal Trimming		
8950	Repair to shade sails Catolonia park	270.60
	Total V80405	270.60
V81352 - Jurien Signs		
6976	Rural Street Numbe Signs - #10 & #3705	2.00
6976A	Rural Street Numbe Signs - #10 & #3705	64.00
	Total V81352	66.00
V81896 - Mid Coast Contracting		
6952B	Bank account incorrect PO 83190	4,680.50
	Total V81896	4,680.50
V82028 - Avon Waste		
60234	Waste Collection	23,787.68
	Total V82028	23,787.68
V82256 - Lowman Engineering		
5356	Repair to basketball ring	120.00
	Total V82256	120.00
V82362 - Jurien Auto Electrics		
Q0274	Trailer plug repair	175.00
	Total V82362	175.00
V82406 - Lgis Insurance Broking		
062-215324	Insurance	1,265.00
	Total V82406	1,265.00
V82474 - Direct Contracting Pty Ltd		
2697	Maintenance Grading - assorted roads	4,537.50
	Total V82474	4,537.50
V82883 - Western Regional Towing		
231115	fertiliser freight	715.00
	Total V82883	715.00
V83660 - D Greenwood		
50	Waste Management	1,280.00
	Total V83660	1,280.00
V83975 - Corsign (WA) Pty Ltd		
76080	Safety signage	7,894.70
	Total V83975	7,894.70

Payment Details - EFT

Payment / Invoice	Description	Amount
V84155 - Jurien Home Hardware - (was Thrifty Link)		
00046440	Fencing Wire For Grassed Area AT Jurien Oval	737.20
Dec-23	Monthly PO DECEMBER \$100 per purchase	562.78
	Total V84155	1,299.98
V84291 - Austalian Community Media		
00011727799	Advertising and Promotions	400.00
	Total V84291	400.00
V84371 - Nessa Hall - Nesity Cleaning Management Services		
8021	Jumbo Toilet Rolls Pavillion Toilets	183.26
7996	Cervantes CBD	3,474.63
8001	Jumbo Toilet Rolls Pavilion Toilets	137.45
8018	Fauntleroy Park Toilets & BBQ	7,259.29
8017	Sandy Cape Toilets & Showers	5,919.78
8019	Cervantes CBD	4,467.38
	Total V84371	21,441.79
V84391 - Innes Air & Electrical Pty Ltd		
3593	Shire Admin Office AC Units Repairs	2,445.85
	Total V84391	2,445.85
V84789 - Jurien Bay Mitre 10		
101015202	Bolt Cutters For Work Shop	115.00
	Total V84789	115.00
V84792 - Minyulo Grazing Co		
GRAVEL	Supply of gravel for construction of Cataby Rd	14,936.13
	Total V84792	14,936.13
	Total EFT01209	86,004.07
EFT Payment - EFT01211		
V80033 - Derricks Auto-Ag & Hardware Plus		
10331759	GREASE HOSE FITTING	242.00
	Total V80033	242.00
V80910 - Mcleods Barristers And Solicitors		
131869	Legal Expenses - Annual Audit Letter	187.00
	Total V80910	187.00
V81352 - Jurien Signs		
6905	Corflutes for signs	35.00
7077	medical centre signs	452.10
6905A	Corflutes for signs	105.00
	Total V81352	592.10
V81480 - Jurien Bay Service Station & Roadhouse		
561721	Catering for training	180.00
	Total V81480	180.00
V81490 - Ricoh Finance		
570526	Ricoh Finance - Photocopiers	1,933.58
	Total V81490	1,933.58
V81912 - Moore Australia (WA) Pty Ltd		
3925	Moore Australia Workshop - Budgeting	2,112.00

Payment Details - EFT

Payment / Invoice	Description	Amount
	Total V81912	2,112.00
V83143 - Totally Workwear - Joondalup		
7200429870	Staff Uniform	220.05
	Total V83143	220.05
V83365 - Bitutek Pty Ltd		
7722	Shire of Dandaragan 2023-24 Sealing Program	284,056.08
	Total V83365	284,056.08
V83437 - Brook Marsh Pty Ltd		
30010634	Survey for Dandaragan Rd	12,399.88
30010631	Jurien East - tape clearing boundary	10,201.50
	Total V83437	22,601.38
V83480 - Jurien Bay Newsagency		
28308	Stationery	11.80
	Total V83480	11.80
V83507 - CouncilFirst		
SI008247	Microsoft Licences Feb 2024	1,757.49
	Total V83507	1,757.49
V83705 - Telstra		
TELSTRA - WHISPIR SMS	TELSTRA - WHISPIR SMS SERVICE511	1,705.72
	Total V83705	1,705.72
V84135 - Anne-Marie Connaughton		
3	Facepainter	500.00
	Total V84135	500.00
V84136 - J Bay Concreting		
376	Grind joins on path around Passamani park	1,694.00
	Total V84136	1,694.00
V84155 - Jurien Home Hardware - (was Thrifty Link)		
00038589	Replacement of handheld radios	1,298.00
DECEMBER	Rural Street Numbering - 48999	189.44
	Total V84155	1,487.44
V84353 - Still Shots Photography		
307	Photographer	260.00
	Total V84353	260.00
V84612 - Water Technology Pty Ltd		
WT013191	Cervantes Coastal Resilience Scheme	30,932.66
	Total V84612	30,932.66
V84626 - William Miller		
REIMBURSEMENT	Reimbursement for food at fire	220.00
	Total V84626	200.00
V84630 - Grandstand Ventures		
5474	Acoustic Soloist for IWD24	1,100.00
	Total V84630	1,100.00
V84716 - Beaman Painting Services		
1520	Paint Dandaragan Pioneer Pk rotunda	1,578.50
	Total V84716	1,578.50

Payment Details - EFT

Payment / Invoice	Description	Amount
V84789 - Jurien Bay Mitre 10		
104000566	Badgy info bays101012270 20ltrs solagard lowsheen	203.69
	Total V84789	203.69
V84890 - Von Tiki Services		
240088	Cleaning of Rental Properties	1,100.00
	Total V84890	1,100.00
V84896 - Sally Ridge		
351	Trucker Cap Workshop	1,166.00
	Total V84896	1,166.00
	Total EFT01211	356,037.90
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EFT Payment - EFT01207		
V80043 - Jurien Bay IGA		
DEC 2023	Dec 2023	1,276.09
	Total V80043	1,276.09
V80117 - Jurien Bowling Club		
286	Jurien Bowling Club chair up-holstery	1,512.50
	Total V80117	1,512.50
V80121 - Kleenheat Gas Pty Ltd		
4560771	Gas Rental	100.10
	Total V80121	100.10
V80137 - Western Australian Local Government Association		
25739	Members Training - Tony O'Gorman	869.00
25809	Members Training - Cr Sharon Young	385.00
	Total V80137	1,254.00
V80163 - Badgingarra Community Assn		
2023#98	Badgy General Maintenance Contract 2023-24	4,581.69
	Total V80163	4,581.69
V80279 - Jurien Sport and Recreation Centre		
Overflow Camp	BookEasy Payment System	6,570.00
Overflow Camp	BookEasy Payment System	1,760.00
	Total V80279	8,330.00
V80352 - Zipform Pty Ltd		
218595	2023/24 Instalment Reminder Notices	1,485.48
	Total V80352	1,485.48
V80405 - Coastal Trimming		
8944	1 x restitch bean bag	44.00
	Total V80405	44.00
V80616 - Cervantes Pinnacles Motel		
OP Return	BOOKING NUMBER 12488643	144.37
	Total V80616	144.37
V80910 - Mcleods Barristers And Solicitors		
133452	Legal Expenses	107.25
	Total V80910	107.25
V81002 - Landgate		
389948	Valuation Expenses	330.00

Payment Details - EFT

Payment / Invoice	Description	Amount
390019	Valuation Expenses	74.15
	Total V81002	404.15
V81097 - Australia Post		
9263818	Postage & Freight	920.00
	Total V81097	920.00
V81352 - Jurien Signs		
7060	Variable message board dry hire	1,500.00
	Total V81352	1,500.00
V81896 - Mid Coast Contracting		
6952	new retic pump middleton pacman	4,680.50
	Total V81896	4,680.50
V81912 - Moore Australia (WA) Pty Ltd		
433555	Consultancy- Review of Risk Management	7,700.00
	Total V81912	7,700.00
V82225 - Midcoast Hydraulic Services		
208	Hire of Standpipe - mobe and demob	8,525.00
	Total V82225	8,525.00
V82274 - Vari-Skilled		
21551	Mowing Contract as per tender, PO for 2023-24	19,505.84
	Total V82274	19,505.84
V82474 - Direct Contracting Pty Ltd		
2675	Bibby Rd drainage	19,800.00
	Total V82474	19,800.00
V82557 - Moora Toyota		
PI3002631	TAIL LIGHT LENS	48.53
	Total V82557	48.53
V82823 - The Last Drop Plumbing Co		
5716	repair 3 x bbq cooktops	1,320.00
	Total V82823	1,320.00
V83094 - Dave Watson Contracting Pty Ltd		
3300	Removal of coastal mort tree at Dryandra Boulevard and Indian Ocean Drive	1,292.50
	Total V83094	1,292.50
V83187 - Wayne Gibson (Cr)		
2ND QTR 2023/24	2nd QTR 2023/24	4,866.25
	Total V83187	4,866.25
V83188 - Leslee Holmes (Cr)		
2ND QTR 2023/24	2ND QTR 2023/24	2,523.42
	Total V83188	2,523.42
V83495 - Dandaragan Store		
DEC 2023	Refreshments	22.15
	Total V83495	22.15
V83634 - Woodlands Distributors & Agencies P/L		
6126	5 x cartons of compostable dog waste bags	917.40
	Total V83634	917.40

Payment Details - EFT

Payment / Invoice	Description	Amount
V83718 - Maia Environmental Consultancy Pty Ltd		
190810	Jurien East - mark out priority flora and utilis trees	2,470.60
	Total V83718	2,470.60
V83730 - Peter Scharf (Cr)		
2ND QTR 2023/24	2ND QTR 2023/24	1,339.04
	Total V83730	1,339.04
V83731 - R. Shanhun, Cr		
2ND QTR 2023-24	2ND QTR 2023-24	4,019.95
	Total V83731	4,019.95
V83736 - Waterlogic Australia Pty Ltd		
CD-3677554 A	Jurien Admin, Civic Centre & Depot Water Filter Lease June 2023-July 2024	336.66
	Total V83736	336.66
V83841 - Office of the Auditor General		
1064	Audit Fee - year ended 30/06/23	52,899.00
	Total V83841	52,899.00
V83914 - Turquoise Safaris		
BOOEASY BOOKINGS	Bookeasy Bookings	1,439.37
	Total V83914	1,439.37
V83925 - BookEasy Pty Ltd		
23915	BookEasy Fee 3.3% Commission or \$300min	330.00
	Total V83925	330.00
V84049 - Jason Clarke, Cr		
2ND QTR 2023/24	2ND QTR 2023/24	4,866.25
	Total V84049	4,866.25
V84155 - Jurien Home Hardware - (was Thrifty Link)		
00042255	BIC Couplings	356.25
	Total V84155	356.25
V84213 - Concept Signs & Workwear		
4388	Staff Uniforms/Protective Clothing	245.70
	Total V84213	245.70
V84273 - Building And Energy		
BSL DEC 2023	BSL DEC 2023	2,444.66
	Total V84273	2,444.66
V84329 - Rudolf Rybarczyk (Cr)		
2ND QTR 2023/24	2ND QTR 2023/24	1,110.78
	Total V84329	1,110.78
V84458 - Ray White Jurien Bay		
STAFF HOUSING	Staff Housing - Rent and Bond	2,880.00
	Total V84458	2,880.00
V84599 - Maddi McDonald Cr		
2ND QTR 2023/24	2ND QTR 2023/24	5,627.12
	Total V84599	5,627.12
V84602 - Rose Glasfurd (Cr)		
2ND QTR 2023/24	2ND QTR 2023/24	4,866.25

Payment Details - EFT

Payment / Invoice	Description	Amount
	Total V84602	4,866.25
V84802 - Bernhard Kaiser		
19/23	Consultancy - concept shark playgroup Cervantes Recreation Centre	700.00
	Total V84802	700.00
V84853 - Linkwest		
LW4523	Linkwest Mentorship Sessions	175.00
	Total V84853	175.00
V84870 - Anthony O'Gorman (CR)		
2ND QTR 2023/24	2ND QTR 2023/24	8,411.41
	Total V84870	8,411.41
V84871 - Sharon Young (Cr)		
2ND QTR 2023/24	2ND QTR 2023/24	3,702.58
	Total V84871	3,702.58
V84889 - M & B Errington		
95	Jurien East Rd - Gravel supply	29,469.00
	Total V84889	29,469.00
V84891 - Perth Bouncy Castle Hire		
34135	Downpour Derby & Lawn Games	3,000.00
	Total V84891	3,000.00
V84893 - Di Lallo Holdings Pty Ltd		
REFUND OVERPAYMENT OF RATES	Refund overpayment of Rates	1,868.25
	Total V84893	1,868.25
	Total EFT01207	225,419.09
EFT Payment - EFT01213		
V80102 - Westrac Equipment		
PI9233006	FILTERS - OIL-AIR & FUEL	819.74
	Total V80102	819.74
V80137 - Western Australian Local Government Association		
SI-008397	Members Training - Cr Sharon Young	869.00
	Total V80137	869.00
V80279 - Jurien Sport and Recreation Centre		
OP RETURN JAN	Op Return Jan 2024	1,810.00
OP RETURN	Op Return 30/01/2024	4,895.00
	Total V80279	6,705.00
V81352 - Jurien Signs		
6923	New No Public Access sign for JB Depot electric gate	92.40
7045	Signage of Beach Hazard Warning x 3	567.60
7044	Replacement sign The Hieghts B&B	307.00
	Total V81352	967.00
V81480 - Jurien Bay Service Station & Roadhouse		
561721/562297	Subway Lunch Depot Team for 2 days	360.00
	Total V81480	360.00
V81795 - Jurien Bay Community Resource Centre		
2409	Craytales Summer edition - Full page advertising	241.50

Payment Details - EFT

Payment / Invoice	Description	Amount
	Total V81795	241.50
V81924 - Team Global Express Pty Ltd		
641	Freight	1,184.49
	Total V81924	1,184.49
V81973 - Fuel Distributors of WA Pty Ltd		
481005643	Diesel	20,283.32
481005649	Diesel	9,496.60
	Total V81973	29,779.92
V82274 - Vari-Skilled		
0031	Mowing Contract as per tender, PO for 2023-24	19,505.84
	Total V82274	19,505.84
V82672 - Jurien Bay Tourist Park		
REFUND	Refund for Invoice double upon Annual Licences	789.00
	Total V82672	789.00
V83094 - Dave Watson Contracting Pty Ltd		
3306	raise and lower Christmas lights	3,300.00
	Total V83094	3,300.00
V83143 - Totally Workwear - Joondalup		
7200686521	Staff uniform - Rhairn	317.06
	Total V83143	317.06
V83480 - Jurien Bay Newsagency		
28425/28424	Stationery	18.89
	Total V83480	18.89
V83507 - CouncilFirst		
SI008187	Professional Services October 23	3,619.00
	Total V83507	3,619.00
V83863 - Badgingarra Roadhouse & Tourist Park		
REFUND	Refund for invoice double up for Annual Licence	96.00
	Total V83863	96.00
V83914 - Turquoise Safaris		
OP RETURN	Op Return 25/01/2024	888.12
	Total V83914	888.12
V84422 - Jurien Tyre & Auto		
65401	Dn025 wiper blades	106.95
65405	Plant - Other Vehicle Running Costs	496.86
	Total V84422	603.81
V84462 - Jurien Bay Oceanic Experiences		
12555365	Op Return 25/01/2024	280.00
	Total V84462	280.00
V84568 - Ignite Electrical		
2764	1 x Uninterruptable Power Supply Unit for JBAY TV shed with extra external battery pack	8,729.31
	Total V84568	8,729.31
V84701 - Family Affair Cafe		
132	Morning Tea Day 2 Depot Team Training day	225.00
	Total V84701	225.00

Payment Details - EFT

Payment / Invoice	Description	Amount
V84716 - Beaman Painting Services		
1520B	Paint Dandaragan Pioneer Pk rotunda	1,578.50
	Total V84716	1,578.50
V84773 - Ray White Jurien Bay		
BALKANA	25/01/2024 Op Return - Balkana	1,435.00
	Total V84773	1,435.00
V84789 - Jurien Bay Mitre 10		
1010092552	Badgy info bay paint+ brush	388.89
OCTOBER INVOICES	Plant Consumables	215.36
101017032	Cervantes information bay paint	276.40
	Total V84789	880.65
V84852 - Roy Ellis		
REIMBURSEMENT STAFF TRAINING	Staff Training - CPCWHS1001	43.90
	Total V84852	43.90
V84868 - Marketforce Connect (Omnicon Media Group)		
1706513	Printing and Stationery	224.09
	Total V84868	224.09
	Total EFT01213	83,460.82
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EFT Payment - EFT01210		
V80150 - RDI Transport		
7006-7001	Transport cardboard to perth 6856/7001	4,117.95
	Total V80150	4,117.95
V80279 - Jurien Sport and Recreation Centre		
OVERFLOW CAMPING	BookEasy Payment System	3,025.00
	Total V80279	3,025.00
V81127 - St John Ambulance Australia		
1154026	St John Ambulance Jurien attendance	572.00
	Total V81127	572.00
V81352 - Jurien Signs		
6955	Polo Shirts	522.50
	Total V81352	522.50
V81382 - Cervantes Hardware and Marine		
6161/5853/+5825	Monthly PO DECEMBER	35.42
	Total V81382	35.42
V81420 - Western Australian Electoral Commission		
3571	2023 Election Expenses	23,155.83
	Total V81420	23,155.83
V82028 - Avon Waste		
60538	Waste Collection	25,739.41
	Total V82028	25,739.41
V82474 - Direct Contracting Pty Ltd		
2698	Maintenance Grading - assorted roads	2,502.50
	Total V82474	2,502.50

Payment Details - EFT

Payment / Invoice	Description	Amount
V82687 - Environmental Health Australia (W A) Inc.		
32745094	EHA WA World Congress	1,559.00
	Total V82687	1,559.00
V82689 - Asset Valuation Advisory		
2249	Valuation Expenses - CBH Badgingarra	5,500.00
	Total V82689	5,500.00
V82774 - T-Quip		
125078	BAG-CATCHER	438.20
	Total V82774	438.20
V83121 - Dandaragan Community Resource Centre Inc		
125263	Cleaning Contract November 22 to April 2023	1,756.22
125375	Cleaning Contract November 22 to April 2023	1,756.22
125376	Half Yearly Instalment - Dandaragan CRC	21,687.56
	Total V83121	25,200.00
V83340 - CONNECT Call Centre Services		
00115948	After Hours Calls - July 2023 - June 2024	230.95
	Total V83340	230.95
V83507 - CouncilFirst		
008229	Professional Services Oct to Dec 2023	3,360.50
	Total V83507	3,360.50
V83736 - Waterlogic Australia Pty Ltd		
CD-3698735	Jurien Admin, Civic Centre & Depot Water Filter Lease June 2023-July 2024	336.66
	Total V83736	336.66
V83863 - Badgingarra Roadhouse & Tourist Park		
Dec-23	Fire Brigade Supplies	485.13
	Total V83863	485.13
V84004 - Department of Water and Environmental Regulation		
TF036894	Controlled Waste DEC tracking form	132.00
	Total V84004	132.00
V84058 - Jurien Bay Medical Centre		
134124	Pre- Employment Medical	148.50
	Total V84058	148.50
V84371 - Nessa Hall - Nussy Cleaning Management Services		
7974	Sandy Cape Toilets & Showers	5,094.78
7947	Fauntleroy Park BBQ & TiletS	6,434.29
7965	Pavillion Toilets extra cleaning	88.00
	Total V84371	11,617.07
V84402 - Moora IGA		
Dec-23	Consumables dandaragan depot	55.90
	Total V84402	55.90
V84458 - Ray White Jurien Bay		
STAFF HOUSING	Staff Housing	960.00
STAFF HOUSING	Staff Housing 20/01/24 to 3/02/24	1,100.00
STAFF HOUSING	Staff Housing 15/01/24 to 29/01/24	760.00

Payment Details - EFT

Payment / Invoice	Description	Amount
STAFF HOUSING	Staff Housing 21/01/24 to 4/02/24	1,260.00
	Total V84458	4,080.00
V84478 - Vestone Capital		
12343	Other Reimbursements	1,538.24
	Total V84478	1,538.24
V84524 - Hersey's Safety Pty Ltd		
2714	300lt Super spreader for lawns	3,727.90
	Total V84524	3,727.90
V84581 - The Event Mill		
17091	Community Recognition Awards	7,119.20
	Total V84581	7,119.20
V84765 - Magnet Engineering Dandaragan Pty Ltd		
0172	MAKE UP AFRAME BRACKET AND MOUNT TO UTE	354.20
	Total V84765	354.20
V84789 - Jurien Bay Mitre 10		
11756/12527	Monthly PO for DECEMBER	70.75
DECEMBER	building maintenance December monthly order	552.09
	Total V84789	622.84
V84885 - Perth Radiologic Clinic		
4943768	Knee xray	592.10
	Total V84885	592.10
	Total EFT01210	126,769.00
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EFT Payment - EFT01208		
V81002 - Landgate		
389948A	Valuation Expenses	0.49
	Total V81002	0.49
V81374 - Building and Construction Industry Training Fund		
BCTIF LEVY DEC 2023	BCTIF Levy Dec 2023	2,749.60
	Total V81374	2,749.60
V81795 - Jurien Bay Community Resource Centre		
2299	Shire Matters - 2022/2023 financial year	2,220.00
2358	Shire Matters - 2022/2023 financial year	1,735.00
2299A	Shire Matters - 2022/2023 financial year	38.00
	Total V81795	3,993.00
V82474 - Direct Contracting Pty Ltd		
2693	Munbinea Rd drainage slk 17.39-18.05 install culvert and sub soil drain	11,000.00
2696	Bibby Rd drainage - slk 19.93-20.10 (4 Corners) install new 3 x 900m barrels including subsoil drain	16,500.00
82260	Munbinea Rd drainage slk 15.15-15.39 install 4 x culverts and sub soil drain	7,700.00
2695	Bibby Rd drainage - slk 21.15-21.55 (farmhouse) install drainage at 3 sections including all earthwo	27,500.00
	Total V82474	62,700.00
V82557 - Moora Toyota		

Payment Details - EFT

Payment / Invoice	Description	Amount
RI11100046	Changeover of PLV243 to Hilux trayback	53,026.25
	Total V82557	53,026.25
V83912 - WA Country Builders		
VERGE BOND	Verge Bond BA/156/2021	1,000.00
VERGE BOND	Verge Bond	500.00
	Total V83912	1,500.00
V84891 - Perth Bouncy Castle Hire		
34135A	Invoice PI73787	300.00
	Total V84891	300.00
	Total EFT01208	124,269.34
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EFT Payment - EFT01212		
V81031 - AN & A Whybrow		
4843	Supply of D9 Dozer to rip and push 5,000cm3 of gravel.	16,775.00
	Total V81031	16,775.00
V81382 - Cervantes Hardware and Marine		
185691	10xhunter sprinklers middleton	199.98
	Total V81382	199.98
V82166 - David Gray & Co Pty Ltd		
I634240	25 x Recycle Bins & 25 x Rubbish Bins	3,465.00
	Total V82166	3,465.00
V82557 - Moora Toyota		
JC14003840	20000km Service	379.32
	Total V82557	379.32
V82643 - Officeworks Business Direct		
612133044	Printing and Stationery	551.18
611357966/611365614	Printing and Stationery	475.08
	Total V82643	1,026.26
V83012 - Moora Tyres		
3000499/3000510	2 x Front tyres and wheel alignment	787.00
	Total V83012	787.00
V83048 - Perth Game Fishing Club (Inc)		
2113	Economic Development Grant	5,000.00
	Total V83048	5,000.00
V83340 - CONNECT Call Centre Services		
00115549	After Hours Calls - July 2023 - June 2024	248.11
	Total V83340	248.11
V83735 - Shire of Mingenew		
10484	OH&S Velpic Quarterly Fee Oct-Dec 23	205.98
	Total V83735	205.98
V83780 - Pinnacles Traffic Management Services		
218	Traffic Management for Jurien East mulching	7,878.75
219	Traffic control for Dandaragan Rd	11,115.50
	Total V83780	18,994.25
V84155 - Jurien Home Hardware - (was Thrifty Link)		
00003442	50mmsolinoid valve jurien oval	114.00

Payment Details - EFT

Payment / Invoice	Description	Amount
00002444	Window Wash Dual Angle	28.40
	Total V84155	142.40
V84311 - SEEK Limited		
700337264	Advertising Assistant Accountant	390.50
	Total V84311	390.50
V84336 - Jurien Fire Breaks Slashing Service		
2306	FBN Breach - Slash Firebreaks lot 114 OV Pde	600.00
	Total V84336	600.00
V84422 - Jurien Tyre & Auto		
65167	Service GG Ranger Vehicle	1,252.90
	Total V84422	1,252.90
V84524 - Hersey's Safety Pty Ltd		
2727	Materials and Contracts (ALL)	182.60
	Total V84524	182.60
V84701 - Family Affair Cafe		
131	Morning Tea Depot Team Training day	225.00
	Total V84701	225.00
V84708 - Sapio Pty Ltd		
250885	Annual maintenance for CCTV	1,157.75
	Total V84708	1,157.75
V84789 - Jurien Bay Mitre 10		
15996	Rangers Jan 24 PO	260.00
15792	retic parts dandy oval	390.00
	Total V84789	650.00
V84868 - Marketforce Connect (Omnicon Media Group)		
1706512	Advertising and Promotions	346.96
1706514	Cleaning Tender Advertising	1,073.93
	Total V84868	1,420.89
V84888 - Regional Mulching WA		
118	Mulching Jurien East Rd	96,651.50
	Total V84888	96,651.50
V84897 - LA & NC Glenn		
ROLLER OPERATION	34.5 hours of labour hire at \$40.00 an hour incGST	1,380.00
	Total V84897	1,380.00
	Total EFT01212	151,134.44
Grand Total - EFT Payment		\$ 1,184,325.18

Payment Details - Direct Debits

Date	Payment / Invoice	Description	Amount
31/01/2024	GJBDEB-5438	Synergy - Lot 31 Dandaragan Road	\$ 95.19
30/01/2024	GJBDEB-5434	Synergy - Jurien Bay Depot	\$ 359.54
29/01/2024	GJBDEB-5437	Water - Dandy Depot	\$ 25.80
29/01/2024	GJBDEB-5436	Water - 181 Meagher Dr Badgy	\$ 2,032.70
29/01/2024	GJBDEB-5435	Water - Dandy Community Centre	\$ 613.54
24/01/2024	GJBDEB-5484	Aust Post Fees - 561	\$ 831.42
24/01/2024	GJBDEB-5483	Aust Post Fees - 537	\$ 53.53
24/01/2024	GJBDEB-5426	Synergy - Canover Stadpipe	\$ 204.24
24/01/2024	GJBDEB-5425	Synergy - Fire Hydrant JBay Vista	\$ 119.24
24/01/2024	GJBDEB-5424	Synergy JBay Landfill	\$ 204.24
24/01/2024	GJBDEB-5423	Synergy - Fire Hydraunt Ocean View Parade	\$ 119.55
23/01/2024	GJBDEB-5482	WATC Guarantee Fee	\$ 7,796.63
23/01/2024	GJBDEB-5422	Synergy - Zendora Rd Standpipe	\$ 128.23
22/01/2024	GJBDEB-5433	Water - 6 Dandaragan Rd	\$ 46.33
22/01/2024	GJBDEB-5432	Water - 7B Dandaragan Rd	\$ 74.95
22/01/2024	GJBDEB-5431	Water - 1A Dandaragan Road	\$ 58.05
22/01/2024	GJBDEB-5430	Water - 31B Dandaragan Rd	\$ 46.33
22/01/2024	GJBDEB-5429	Water - 21L Quin Place Dandaragan	\$ 192.81
22/01/2024	GJBDEB-5428	Water - 31B Dandaragan Road	\$ 46.33
22/01/2024	GJBDEB-5420	Synergy - Adriana Park - Street Lights	\$ 125.98
19/01/2024	GJBDEB-5418	Synergy - Aggie's Cottage	\$ 146.00
19/01/2024	GJBDEB-5417	Synergy - Badg. Fire Station	\$ 190.52
19/01/2024	GJBDEB-5416	Synergy - Badgingarra Oval NMI 80012966818	\$ 2,280.44
19/01/2024	GJBDEB-5415	Synergy - Dam Pump	\$ 1,524.92
19/01/2024	GJBDEB-5414	Synergy - Badgingarra Oval Lights	\$ 126.38
18/01/2024	GJBDEB-5480	MC - Bankwest - Foreign Transaction Fee	\$ 2.70
18/01/2024	GJBDEB-5479	MC - Crowne Plaze Perth - Staff Accom	\$ 638.87
18/01/2024	GJBDEB-5478	MC - Envir. Health Aust - Wastewater Training	\$ 1,528.46
18/01/2024	GJBDEB-5477	MC - Brayco - Dandy Depot sink and tap	\$ 867.00
18/01/2024	GJBDEB-5476	MC - Mailchimp - Software Subscription	\$ 91.45
18/01/2024	GJBDEB-5475	MC - Pivotel Satellite - Satellite Phone	\$ 98.00
18/01/2024	GJBDEB-5474	MC - Jurien Bay Motel Apartments - DJ Accom	\$ 153.00
18/01/2024	GJBDEB-5473	MC - Adobe Acrobat Subscription	\$ 4,441.53
18/01/2024	GJBDEB-5413	Synergy - Dandaragan Depot	\$ 744.74
17/01/2024	GJBDEB-5412	Synergy - Pioneer Park Toilets	\$ 706.55
17/01/2024	GJBDEB-5411	Synergy - Creek Pump	\$ 118.32
17/01/2024	GJBDEB-5410	Synergy- Fauntleroy Park & Dobbyn Park	\$ 988.50
15/01/2024	GJBDEB-5472	Secure Pay ZDN00	\$ 3.78
11/01/2024	GJBDEB-5406	Water Corp - DD 09/01/2024	\$ 51.10
11/01/2024	GJBDEB-5405	Water Corp - DD 09/01/2024	\$ 51.61
9/01/2024	GJBDEB-5404	Water Corp DD 09/01/2024	\$ 756.89
9/01/2024	GJBDEB-5403	Water Corp DD 09/01/2024	\$ 384.18

9/01/2024	GJBDEB-5402	Water Corp DD 09/01/2024	\$	361.24
9/01/2024	GJBDEB-5401	Water Corp DD 09/01/2024	\$	1,255.75
8/01/2024	GJBDEB-5400	Watercorp DD 08/01/2024	\$	104.22
8/01/2024	GJBDEB-5399	Watercorp DD 08/01/2024	\$	280.51
8/01/2024	GJBDEB-5398	Watercorp DD 08/01/2024	\$	465.52
8/01/2024	GJBDEB-5397	Watercorp DD 08/01/2024	\$	959.72
5/01/2024	GJBDEB-5354	Synergy - Two Way Radios and Towers	\$	175.04
4/01/2024	GJBDEB-5396	Synergy - Pinetree court	\$	263.54
4/01/2024	GJBDEB-5342	Water Corp Direct Debit	\$	183.81
3/01/2024	GJBDEB-5471	WEX Motorpass - Dec 23	\$	2,931.42
3/01/2024	GJBDEB-5445	CBA Merchant #3305	\$	321.79
3/01/2024	GJBDEB-5444	CBA Merchant #3111	\$	54.05
2/01/2024	GJBDEB-5443	ANZ Merchant Fee	\$	75.76
2/01/2024	GJBDEB-5442	Maintenance Fee	\$	20.00
2/01/2024	GJBDEB-5337	Direct Debit Water Corp	\$	52.92
GRAND TOTAL			\$	36,574.86

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Account Name
 SHIRE OF DAMDARAGAN

Account No.

Period Ending
 01 JAN 24

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Cost Centre	Card Number	Date	Docket Number	Supplier Name/Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST
0402		10DEC	39780	METRO PETROLEUM JURIE B 11671759658	11671759658	METRO	DN000		DIESEL	211.90	89.38	172.18	17.22	189.40
0402		10DEC	39780	METRO PETROLEUM JURIE B 11671759658	11671759658		DN000		SURCHARGE			3.87	0.39	4.26
0402		10DEC		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83
0402		22DEC	39984	METRO PETROLEUM JURIE B 11671759658	11671759658	METRO	DN000		DIESEL	198.69	59.75	107.93	10.79	118.72
0402		22DEC	39984	METRO PETROLEUM JURIE B 11671759658	11671759658		DN000		SURCHARGE			2.43	0.24	2.67
0402		22DEC		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83
0402		01JAN	40143	METRO PETROLEUM JURIE B 11671759658	11671759658	METRO	DN000		DIESEL	198.70	111.27	200.99	20.10	221.09
0402		01JAN		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83
0402		01JAN		WEX AUSTRALIA	68005970570		DN000		MANAGEMENT FEE			4.41	0.44	4.85
						CEO			TOTAL CARD SPEND		260.40	\$494.06	\$49.42	\$543.48

COST CENTRE TOTAL GOVERNANCE

0503		03DEC	30467	CALTEX JURIE BAY	31601005956	CALTEX	DN86		DIESEL	215.91	37.91	74.41	7.44	81.85
0503		03DEC		WEX AUSTRALIA	68005970570		DN86		TRANSACTION FEE			0.75	0.08	0.83
0503		08DEC	85278	PUMA BEDFORDALE	34009644151	CALTEX STARCARD	DN86		DIESEL	199.71	27.99	50.82	5.08	55.90
0503		08DEC		WEX AUSTRALIA	68005970570		DN86		TRANSACTION FEE			0.75	0.08	0.83
0503		08DEC	31471	LIBERTY ROADHOUSE CATABY 84273163155	84273163155	LIBERTY	DN86		SURCHARGE			0.71	0.07	0.78
0503		08DEC	31471	LIBERTY ROADHOUSE CATABY 84273163155	84273163155		DN86		DIESEL	189.91	20.61	35.58	3.56	39.14
0503		08DEC		WEX AUSTRALIA	68005970570		DN86		TRANSACTION FEE			0.75	0.08	0.83
0503		09DEC	6018	7-ELEVEN HAYNES	48005299427	7-ELEVEN	DN86		DIESEL	191.90	58.16	101.46	10.15	111.61
0503		09DEC		WEX AUSTRALIA	68005970570		DN86		TRANSACTION FEE			0.75	0.08	0.83
0503		12DEC	357764	EG FUELCO GERALDTON	39627348645	EG FUELCO	DN86		DIESEL	195.90	125.13	222.85	22.28	245.13
0503		12DEC		WEX AUSTRALIA	68005970570		DN86		TRANSACTION FEE			0.75	0.08	0.83
0503		13DEC	1026	CALTEX JURIE BAY	31601005956	CALTEX	DN86		DIESEL	215.91	27.79	54.55	5.45	60.00
0503		13DEC		WEX AUSTRALIA	68005970570		DN86		TRANSACTION FEE			0.75	0.08	0.83
0503		17DEC	9446	CALTEX JURIE BAY	31601005956	CALTEX	DN86		REGULAR ULP	200.00	2.50	4.55	0.45	5.00

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Account Name: SHIRE OF DANDARAGAN
 Account No. [REDACTED]

Period Ending: 01 JAN 24
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Cost Centre	Card Number	Date	Docket Number	Supplier Name/Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST
0503		17DEC		WEX AUSTRALIA	68005970570		DN86		TRANSACTION FEE		0.75	0.75	0.08	0.83
0503		01JAN		WEX AUSTRALIA	68005970570		DN86		MANAGEMENT FEE		4.41	4.41	0.44	4.85
						CE5C			TOTAL CARD SPEND		300.09	\$554.59	\$55.48	\$610.07
											300.09	\$554.59	\$55.48	\$610.07
COST CENTRE TOTAL FIRE PREVENTION														
1005		20DEC	39944	METRO PETROLEUM JURIEN B	11671759658	METRO	DN001		DIESEL	198.71	25.68	46.39	4.64	51.03
1005		20DEC		WEX AUSTRALIA	68005970570		DN001		TRANSACTION FEE		0.75	0.75	0.08	0.83
1005		29DEC	60431	AMPOL FORREST HWY EAST	64000175342	AMPOL	DN001		DIESEL	197.91	66.35	119.37	11.94	131.31
1005		29DEC		WEX AUSTRALIA	68005970570		DN001		TRANSACTION FEE		0.75	0.75	0.08	0.83
1005		01JAN		WEX AUSTRALIA	68005970570		DN001		MANAGEMENT FEE		4.41	4.41	0.44	4.85
						DN001			TOTAL CARD SPEND		92.03	\$171.67	\$17.18	\$188.85
											92.03	\$171.67	\$17.18	\$188.85
COST CENTRE TOTAL PLANNING														
1103		01JAN		WEX AUSTRALIA	68005970570				MANAGEMENT FEE		4.41	4.41	0.44	4.85
						SANDY CAPE			TOTAL CARD SPEND		0.00	\$4.41	\$0.44	\$4.85
											0.00	\$4.41	\$0.44	\$4.85
COST CENTRE TOTAL ECONOMIC DEVELOPMENT														
1404		14DEC	6724	BP JURIEN BAY	72825626712	BP			7 REGULAR ULP	190.00	20.00	34.55	3.45	38.00
1404		14DEC		WEX AUSTRALIA	68005970570				TRANSACTION FEE		0.75	0.75	0.08	0.83
1404		01JAN		WEX AUSTRALIA	68005970570				MANAGEMENT FEE		4.41	4.41	0.44	4.85
						JURIEN-SUNDRY PLANT			TOTAL CARD SPEND		20.00	\$39.71	\$3.97	\$43.68
											20.00	\$39.71	\$3.97	\$43.68

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Cost Centre	Card Number	Date	Docket Number	Supplier Name/Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST
COST CENTRE TOTAL SUNDRY PLANT														
											20.00	\$39.71	\$3.97	\$43.68
1405	JUR UTE 5696 3472	01JAN		WEX AUSTRALIA	68005970570	DN059 COLORADO	DN059		MANAGEMENT FEE			4.41	0.44	4.85
									TOTAL CARD SPEND		0.00	\$4.41	\$0.44	\$4.85
COST CENTRE TOTAL 1405 JURIEEN UTE														
1405		09DEC	19538	AMPOL NORTH WANNEROO	64000175342	AMPOL	DN002		DIESEL	191.90	62.00	108.16	10.82	118.98
1405		09DEC		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83
1405		23DEC	31120	CALTEX JURIEEN BAY	31601005956	CALTEX	DN002		DIESEL	199.89	36.52	66.36	6.64	73.00
1405		23DEC		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83
1405		01JAN	38956	AMPOL DAWESVILLE	64000175342	AMPOL	DN002		DIESEL	199.89	36.18	65.75	6.57	72.32
1405		01JAN		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83
1405		01JAN		WEX AUSTRALIA	68005970570		DN002		MANAGEMENT FEE			4.41	0.44	4.85
									TOTAL CARD SPEND		134.70	\$246.93	\$24.71	\$271.64
1405		07DEC	39737	METRO PETROLEUM JURIEEN B	56629320181	METRO			PULP (RON 98	216.90	15.80	31.15	3.12	34.27
1405		07DEC	39737	METRO PETROLEUM JURIEEN B	56629320181				SURCHARGE			0.70	0.07	0.77
1405		07DEC		WEX AUSTRALIA	68005970570				TRANSACTION FEE			0.75	0.08	0.83
1405		11DEC	30781	CALTEX JURIEEN BAY	31601005956	CALTEX			PREMIUM	218.90	32.97	65.61	6.56	72.17
1405		11DEC		WEX AUSTRALIA	68005970570				TRANSACTION FEE			0.75	0.08	0.83
1405		14DEC	39828	METRO PETROLEUM JURIEEN B	56629320181	METRO			PULP (RON 98	217.90	26.48	52.45	5.25	57.70
1405		14DEC	39828	METRO PETROLEUM JURIEEN B	56629320181				SURCHARGE			1.18	0.12	1.30
1405		14DEC		WEX AUSTRALIA	68005970570				TRANSACTION FEE			0.75	0.08	0.83
1405		01JAN		WEX AUSTRALIA	68005970570				MANAGEMENT FEE			4.41	0.44	4.85

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Account Name
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Period Ending
 01 JAN 24

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Cost Centre	Card Number	Date	Docket Number	Supplier Name/ Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST
						DNO16			TOTAL CARD SPEND		75.25	\$157.75	\$15.80	\$173.55
1405		01JAN		WEX AUSTRALIA	68005970570		DN013		MANAGEMENT FEE			4.41	0.44	4.85
						DNO13 HILUX			TOTAL CARD SPEND		0.00	\$4.41	\$0.44	\$4.85
1405		01JAN		WEX AUSTRALIA	68005970570				MANAGEMENT FEE			4.41	0.44	4.85
						DANDY DEPOT			TOTAL CARD SPEND		0.00	\$4.41	\$0.44	\$4.85
1405		01JAN		WEX AUSTRALIA	68005970570		DN025		MANAGEMENT FEE			4.41	0.44	4.85
						DNO25 DUCATO VAN			TOTAL CARD SPEND		0.00	\$4.41	\$0.44	\$4.85
1405		01JAN		WEX AUSTRALIA	68005970570		DN024		MANAGEMENT FEE			4.41	0.44	4.85
						DNO24 HILUX			TOTAL CARD SPEND		0.00	\$4.41	\$0.44	\$4.85
1405		21DEC	9482	CALTEX JURIE BAY	31601005956	CALTEX	DN032		DIESEL	199.91	45.99	83.58	8.36	91.94
1405		21DEC		WEX AUSTRALIA	68005970570		DN032		TRANSACTION FEE			0.75	0.08	0.83
1405		01JAN		WEX AUSTRALIA	68005970570		DN032		MANAGEMENT FEE			4.41	0.44	4.85
						DNO32			TOTAL CARD SPEND		45.99	\$88.74	\$8.88	\$97.62
COST CENTRE TOTAL	INFRASTRUCTURE										255.94	\$511.06	\$51.15	\$562.21
1501		01JAN		WEX AUSTRALIA	68005970570		DN10833		MANAGEMENT FEE			4.41	0.44	4.85
						DN10833 HILUX			TOTAL CARD SPEND		0.00	\$4.41	\$0.44	\$4.85
COST CENTRE TOTAL	PLANNING										0.00	\$4.41	\$0.44	\$4.85

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Cost Centre	Card Number	Date	Docket Number	Supplier Name/ Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST
402		03DEC	20616	BADGINGARRA ROADHOUSE &	77612966882		DN004		SURCHARGE			0.63	0.06	0.69
402		03DEC	20616	BADGINGARRA ROADHOUSE &	77612966882	INDEPENDENT	DN004		DIESEL	207.92	9.60	18.15	1.81	19.96
402		03DEC		WEX AUSTRALIA	68005970570		DN004		TRANSACTION FEE			0.75	0.08	0.83
402		07DEC	6639	BP JURIEAN BAY	72825626712	BP	DN004		7 ULS DIESEL (203.02		19.87	36.67	3.67	40.34
402		07DEC		WEX AUSTRALIA	68005970570		DN004		TRANSACTION FEE			0.75	0.08	0.83
402		12DEC	4870	COLES EXPRESS FREMANTLE	78104811216	COLES EXPRESS	DN004		DIESEL	205.92	64.07	119.94	11.99	131.93
402		12DEC		WEX AUSTRALIA	68005970570		DN004		TRANSACTION FEE			2.64	0.26	2.90
402		22DEC	6829	BP JURIEAN BAY	72825626712	BP	DN004		ULS DIESEL (191.02		24.50	42.55	4.25	46.80
402		22DEC		WEX AUSTRALIA	68005970570		DN004		TRANSACTION FEE			0.75	0.08	0.83
402		28DEC	11047	ATLAS FUEL ASCOT	74659270023		DN004		SURCHARGE			2.23	0.22	2.45
402		28DEC	11047	ATLAS FUEL ASCOT	74659270023	INDEPENDENT	DN004		PREMIUM DIES 174.91		56.07	89.15	8.92	98.07
402		28DEC		WEX AUSTRALIA	68005970570		DN004		TRANSACTION FEE			0.75	0.08	0.83
402		01JAN		WEX AUSTRALIA	68005970570		DN004		MANAGEMENT FEE			4.41	0.44	4.85
						EMCC			TOTAL CARD SPEND		174.11	\$319.37	\$31.94	\$351.31
									COST CENTRE TOTAL 402		174.11	\$319.37	\$31.94	\$351.31
501		12DEC	30790	CALTEX JURIEAN BAY	31601005956	CALTEX	DN012		REGULAR ULP	204.91	19.15	35.67	3.57	39.24
501		12DEC		WEX AUSTRALIA	68005970570		DN012		TRANSACTION FEE			0.75	0.08	0.83
501		01JAN		WEX AUSTRALIA	68005970570		DN012		MANAGEMENT FEE			4.41	0.44	4.85
						DN012 COLORADO			TOTAL CARD SPEND		19.15	\$40.83	\$4.09	\$44.92
501		01JAN		WEX AUSTRALIA	68005970570		DN052		MANAGEMENT FEE			4.41	0.44	4.85
						DN052 HILDUX			TOTAL CARD SPEND		0.00	\$4.41	\$0.44	\$4.85
									COST CENTRE TOTAL 501		19.15	\$45.24	\$4.53	\$49.77

In accordance with Goods and Services Tax: Waiver of Tax Invoice Requirement (Corporate Card Statements) Determination 2020 (Instrument ID: 2020/SMB/0006), your business does not need to retain original tax invoices to claim input tax credits for the GST expenditure shown on this statement / report. To comply with this ruling the card must show a card holder name (and / or vehicle registration where applicable) and your business must maintain regulated policies for making adjustments for expenditure that is wholly or partly of a private or domestic nature, and to ensure that input tax credits are not claimed more than once for a single creditable acquisition. Please retain this document to substantiate your taxation claims.
 This document is issued by WEX Australia Pty Ltd, A.B.N. 68 005 970 570, Level 23, 367 Collins St, Melbourne VIC 3000.



Purchases by Cardholder
 ABN: 68 005 970 570
 GPO BOX 5342
 MELBOURNE VIC 3001
 Ph: 1300 366 109
 Fax: (03) 9274 9130
 Lost cards: 1300 366 109
 Web: www.motorpass.com.au



Account Name: SHIRE OF DANDARAGAN
 Account No. [REDACTED]

Period Ending: 01 JAN 24
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Cost Centre	Card Number	Date	Docket Number	Supplier Name/Location	Supplier ABN#	Fuel Brand	Vehicle Rego / Ref.	Odometer	Product	Unit Cost Incl. GST (CPL)	Qty / Lts	Total Excl. GST	GST Amount	Total Incl. GST
701		05DEC	30541	CALTEX JURRIEN BAY	31601005956	CALTEX	DN041		DIESEL	215.92	48.61	95.42	9.54	104.96
701		05DEC		WEX AUSTRALIA	68005970570		DN041		TRANSACTION FEE			0.75	0.08	0.83
701		13DEC	10519	CERVANTES SERVICE STATIO	97527875338	INDEPENDENT	DN041		DIESEL	221.99	44.11	89.02	8.90	97.92
701		13DEC		WEX AUSTRALIA	68005970570		DN041		TRANSACTION FEE			0.75	0.08	0.83
701		14DEC	31634	LIBERTY ROADHOUSE CATABY	84273163155		DN041		SURCHARGE			1.31	0.13	1.44
701		14DEC	31634	LIBERTY ROADHOUSE CATABY	84273163155	LIBERTY	DN041		DIESEL	179.91	40.12	65.62	6.56	72.18
701		14DEC		WEX AUSTRALIA	68005970570		DN041		TRANSACTION FEE			0.75	0.08	0.83
701		17DEC	18317	AMPOL JOONDALUP	64000175342	AMPOL	DN041		DIESEL	199.91	46.00	83.60	8.36	91.96
701		17DEC		WEX AUSTRALIA	68005970570		DN041		TRANSACTION FEE			0.75	0.08	0.83
701		22DEC	56093	CALTEX MYALUP	34009644151	CALTEX STARCARD	DN041		DIESEL	199.89	47.27	85.90	8.59	94.49
701		22DEC		WEX AUSTRALIA	68005970570		DN041		TRANSACTION FEE			0.75	0.08	0.83
701		30DEC	17672	AMPOL FALCON (MIAMI BEAC	64000175342	AMPOL	DN041		DIESEL	199.92	47.38	86.11	8.61	94.72
701		30DEC		WEX AUSTRALIA	68005970570		DN041		TRANSACTION FEE			0.75	0.08	0.83
701		01JAN		WEX AUSTRALIA	68005970570		DN041		MANAGEMENT FEE			4.41	0.44	4.85
TOTAL CARD SPEND											273.49	\$515.89	\$51.61	\$567.50
COST CENTRE TOTAL											701	\$515.89	\$51.61	\$567.50

In accordance with Goods and Services Tax: Waiver of Tax Invoice Requirement (Corporate Card Statements) Determination 2020 (Instrument ID: 2020/SMB/0006), your business does not need to retain original tax invoices to claim input tax credits for the GST expenditure shown on this statement / report. To comply with this ruling the card must show a card holder name (and / or vehicle registration where applicable) and your business must maintain regulated policies for making adjustments for expenditure that is wholly or partly of a private or domestic nature, and to ensure that input tax credits are not claimed more than once for a single creditable acquisition. Please retain this document to substantiate your taxation claims.
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BUDGET REVIEW REPORT

FOR THE PERIOD ENDED 31 DECEMBER 2023

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SHIRE OF DANDARAGAN
STATEMENT OF BUDGET REVIEW
FOR THE PERIOD ENDED 31 DECEMBER 2023

	Note	Budget v Actual		Predicted		Estimated Year End Amount (a)+(c)+(d)	
		Adopted Budget (a)	YTD Actual (b)	Variance Permanent (c)	Variance Temporary (Carryover) (d)		
		\$	\$	\$	\$	\$	
OPERATING ACTIVITIES							
Revenue from operating activities							
General rates							
3.1.1		7,391,929	7,371,304	24,811		7,416,740	▲
Grants, subsidies and contributions							
3.1.2		933,246	533,347	133,295		1,066,541	▲
Fees and charges							
3.1.3		2,628,096	2,231,808	64,896		2,692,992	▲
Interest revenue							
3.1.4		34,930	42,216	174,500		209,430	▲
Other revenue							
3.1.5		130,167	97,171	17,505		147,672	▲
Profit on asset disposals							
3.1.6		837,073	19,900	(10,625)		826,448	▼
		11,955,441	10,275,846	404,382	0	12,359,823	
Expenditure from operating activities							
Employee costs							
3.2.1		(5,124,204)	(2,837,545)	(17,944)		(5,142,148)	▲
Materials and contracts							
3.2.2		(4,691,434)	(3,080,933)	(293,811)		(4,985,245)	▲
Utility charges							
3.2.3		(496,091)	(234,846)	90,000		(406,091)	▼
Depreciation							
		(8,136,024)	(4,262,602)	0		(8,136,024)	
Finance costs							
		(49,582)	(16,658)	0		(49,582)	
Insurance							
3.2.4		(365,324)	4,262,602	(4,281)		(369,605)	▲
Other expenditure							
3.2.5		(722,100)	(573,295)	(64,701)		(786,801)	▲
Loss on asset disposals							
		(7,931)	0	0		(7,931)	
		(19,592,690)	(6,743,277)	(290,737)	0	(19,883,427)	
Non-cash amounts excluded from operating activities	3.5.1	7,306,882	4,262,602	10,625		7,317,507	▲
Amount attributable to operating activities		(330,367)	7,795,171	124,270	0	(206,097)	
		(20,253,424)	8,827,165				
INVESTING ACTIVITIES							
Inflows from investing activities							
Capital grants, subsidies and contributions	3.3.1	9,216,200	1,751,380	0	(740,929)	8,475,271	▼
Proceeds from disposal of assets							
		1,633,860	87,273	0		1,633,860	
		10,850,060	1,838,653	0	(740,929)	10,109,131	
Outflows from investing activities							
Purchase of land and buildings	3.3.2	(2,370,456)	(185,714)	119,000	500,000	(1,751,456)	▼
Purchase of plant and equipment							
		(1,062,312)	(729,961)	0		(1,062,312)	
Purchase of furniture and equipment	3.3.3	(135,000)	(1,000)	0	50,000	(85,000)	▼
Purchase and construction of infrastructure-roads							
		(7,286,180)	(3,513,264)	0		(7,286,180)	
Purchase and construction of infrastructure-other	3.3.4	(950,540)	(52,810)	(35,750)	100,000	(886,290)	▼
		(11,804,488)	(4,482,749)	83,250	650,000	(11,071,238)	
Amount attributable to investing activities		(954,428)	(2,644,096)	83,250	(90,929)	(962,107)	
FINANCING ACTIVITIES							
Inflows from financing activities							
Proceeds from advances		20,938	20,914	0		20,938	
Proceeds from new borrowings		432,000	0	0		432,000	
Transfers from reserve accounts	3.4.1	922,101	0	50,750	(235,000)	737,851	▼
		1,375,039	20,914	50,750	(235,000)	1,190,789	
Outflows from financing activities							
Payments for principal portion of lease liabilities		(31,312)	(20,111)	0		(31,312)	
Repayment of borrowings		(166,294)	(82,733)	0		(166,294)	
Transfers to reserve accounts	3.4.2	(904,818)	(14,834)	(162,000)		(1,066,818)	▲
		(1,102,424)	(117,678)	(162,000)	0	(1,264,424)	
Amount attributable to financing activities		272,615	(96,764)	(111,250)	(235,000)	(73,635)	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year	3.5.1	1,012,180	1,760,621	748,441		1,760,621	▲
Amount attributable to operating activities		(330,367)	7,795,171	124,270	0	(206,097)	
Amount attributable to investing activities		(954,428)	(2,644,096)	83,250	(90,929)	(962,107)	
Amount attributable to financing activities		272,615	(96,764)	(111,250)	(235,000)	(73,635)	
Surplus or deficit after imposition of general rates	2(c)	0	6,814,932	844,711	(325,929)	518,782	▲

1. BASIS OF PREPARATION

The budget review has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and interpretations of the Australian Accounting Standards Board, and the *Local Government Act 1995* and accompanying regulations.

The *Local Government Act 1995* and accompanying Regulations take precedence over Australian Accounting Standards where they are inconsistent.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost. All right-of-use assets (other than vested improvements) under zero cost concessionary leases are measured at zero cost rather than at fair value. The exception is vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from *AASB 16 Leases* which would have required the Shire of Dandaragan to measure any vested improvements at zero cost.

Accounting policies which have been adopted in the preparation of this budget review have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the budget review has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Financial reporting disclosures in relation to assets and liabilities required by the Australian Accounting Standards have not been made unless considered important for the understanding of the budget review or required by legislation.

The local government reporting entity

All funds through which the Shire of Dandaragan controls resources to carry on its functions have been included in the financial statements forming part of this budget review.

In the process of reporting on the local government as a single unit, all transactions and balances between those Funds (for example, loans and transfers between Funds) have been eliminated.

All monies held in the Trust Fund are excluded from the financial statements.

Rounding off figures

All figures shown in this budget review are rounded to the nearest dollar.

2023/24 actual balances

Balances shown in this budget review report as YTD Actual are as forecast at the time of budget review preparation and are subject to final adjustments.

Budget comparative figures

Unless otherwise stated, the budget comparative figures shown in the budget review relate to the original budget estimate for the relevant item of disclosure.

Judgements, estimates and assumptions

The preparation of the budget review in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The balances, transactions and disclosures impacted by accounting estimates are as follows:

- estimated fair value of certain financial assets
- estimation of fair values of land and buildings and investment property
- impairment of financial assets
- estimation uncertainties and judgements made in relation to lease accounting
- estimated useful life of assets

SHIRE OF DANDARAGAN
NOTES TO THE BUDGET REVIEW REPORT
FOR THE PERIOD ENDED 31 DECEMBER 2023

2 NET CURRENT FUNDING POSTION
EXPLANATION OF DIFFERENCE IN NET CURRENT ASSETS AND SURPLUS/(DEFICIT)

Operating activities excluded from budgeted deficiency

When calculating the budget deficiency for the purpose of Section 6.2 (2)(c) of the *Local Government Act 1995* the following amounts have been excluded as provided by *Local Government (Financial Management) Regulation 32* which will not fund the budgeted expenditure.

(a) Operating activities excluded from budgeted deficiency	Actual - Used for Budget 30 June 2023	Audited Actual 30 June 2023	Budget 30 June 2024	Actual 31 December 2023
	\$	\$	\$	\$
The following non-cash revenue or expenditure has been excluded from operating activities within the Rate Setting Statement.				
Adjustments to operating activities				
Less: Profit on asset disposals	(62,447)	(62,447)	(837,073)	(19,900)
Less: Movement in liabilities associated with restricted cash	(913)	(920)		
Add: Loss on disposal of assets	123,766	123,766	7,931	0
Add: Depreciation on assets	7,326,560	8,036,041	8,136,024	4,262,602
Employee benefit provisions	(96,661)	29,130		
Non-cash amounts excluded from operating activities	7,290,305	8,125,570	7,306,882	4,242,702
Adjustments to net current assets				
Less: Reserve accounts	(4,753,091)	(4,753,481)	(4,735,807)	(4,768,315)
Less: Financial assets at amortised cost - self supporting loans	(22,717)	(21,478)	(23,012)	(9,267)
Add: Current liabilities not expected to be cleared at end of year				
- Current portion of borrowings	168,074	166,295	171,419	83,561
- Current portion of lease liabilities	38,116	31,335	10,782	16,087
- Employee benefit provisions	519,719	0	519,719	
Total adjustments to net current assets	(4,049,899)	(4,577,329)	(4,056,899)	(4,677,934)
(c) Composition of estimated net current assets				
Current assets				
Cash and cash equivalents	7,104,058	8,937,592	4,802,253	10,409,358
Financial assets	22,717	21,478	23,012	9,267
Trade and other receivables	821,551	2,369,979	191,551	1,947,976
Inventories	54,961	54,945	54,961	22,185
	8,003,288	11,383,994	5,071,777	12,388,786
Less: current liabilities				
Trade and other payables	(316,358)	(603,345)	(216,358)	(780,723)
Contract liabilities	(1,898,942)	(3,572,360)	(96,600)	(2,710,074)
Lease liabilities	(38,116)	(31,335)	(10,782)	(16,087)
Borrowings	(168,074)	(166,295)	(171,419)	(83,561)
Employee related provisions	(519,719)	(672,709)	(519,719)	(433,538)
	(2,941,209)	(5,046,044)	(1,014,878)	(4,023,983)
Net current assets used in the Statement of Financial Activity				
Total current assets	8,003,288	11,383,994	5,071,777	12,388,786
Less: Total current liabilities	(2,941,209)	(5,046,044)	(1,014,878)	(4,023,983)
Less: Total adjustments to net current assets	(4,049,899)	(4,577,329)	(4,056,899)	(4,677,934)
Surplus or deficit after imposition of general rates	1,012,180	1,760,621	0	3,686,869

2 COMMENTS/NOTES - NET CURRENT FUNDING POSITION (CONTINUED)

SIGNIFICANT ACCOUNTING POLICIES

CASH AND CASH EQUIVALENTS

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks, other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts.

Bank overdrafts are shown as short term borrowings in current liabilities.

FINANCIAL ASSETS AT AMORTISED COST

The Shire of Dandaragan classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

TRADE AND OTHER RECEIVABLES

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for grants, contributions, reimbursements, and goods sold and services performed in the ordinary course of business.

Trade and other receivables are recognised initially at the amount of consideration that is unconditional, unless they contain significant financing components, when they are recognised at fair value.

Trade receivables are held with the objective to collect the contractual cost using the effective interest rate method.

Due to the short term nature of current receivables, their carrying amount is considered to be the same as their fair value. Non-current receivables are indexed to inflation, any difference between the face value and fair value is considered immaterial.

The Shire of Dandaragan applies the AASB 9 simplified approach to measuring expected credit losses using a lifetime expected loss allowance for all trade receivables. To measure the expected credit losses, rates receivable are separated from other trade receivables due to the difference in payment terms and security for rates receivable.

INVENTORIES

General

Inventories are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

CONTRACT ASSETS

Contract assets primarily relate to the Shire of Dandaragan's right to consideration for work completed but not billed at the end of the period.

CONTRACT LIABILITIES

Contract liabilities represent the Shire of Dandaragan's obligation to transfer goods or services to a customer for which the Shire of Dandaragan has received consideration from the customer.

Contract liabilities represent obligations which are not yet satisfied. Contract liabilities are recognised as revenue when the performance obligations in the contract are satisfied.

PROVISIONS

Provisions are recognised when the Shire of Dandaragan has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

CURRENT AND NON-CURRENT CLASSIFICATION

An asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Shire of Dandaragan's operational cycle. In the case of liabilities where the Shire of Dandaragan does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current or non-current based on the Shire of Dandaragan's intentions to release for sale.

TRADE AND OTHER PAYABLES

Trade and other payables represent liabilities for goods and services provided to the Shire of Dandaragan prior to the end of the financial year that are unpaid and arise when the Shire of Dandaragan becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.

PREPAID RATES

Prepaid rates are, until the taxable event has occurred (start of the next financial year), refundable at the request of the ratepayer. Rates received in advance are initially recognised as a financial liability. When the taxable event occurs, the financial liability is extinguished and the Shire of Dandaragan recognises revenue for the prepaid rates that have not been refunded.

EMPLOYEE BENEFITS

Short-Term Employee Benefits

Provision is made for the Shire of Dandaragan's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Shire of Dandaragan's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the net current funding position. Shire of Dandaragan's current obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the net current funding position.

Other long-term employee benefits

Long-term employee benefits provisions are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The Shire of Dandaragan's obligations for long-term employee benefits where the Shire of Dandaragan does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, are presented as current provisions in the net current funding position.

SHIRE OF DANDARAGAN
 NOTES TO THE REVIEW OF THE ANNUAL BUDGET
 FOR THE PERIOD ENDED 31 DECEMBER 2023

3. PREDICTED VARIANCES

Comments/Reason for Variance	Predicted Variance \$		
	Permanent	Temporary	
3.1 OPERATING REVENUE (EXCLUDING RATES)			
3.1.1 General rates			
Increase in interim rates and decrease in discount allowed budget		24,811	
3.1.2 Grants, subsidies and contributions			
Increase in expected standpipe charges, Grants Commission income, Fire Mitigation grant funding and reduction in Community Stewardship grant		133,295	
3.1.3 Fees and charges			
Increase in ESL rates and development services fees		64,896	
3.1.4 Interest revenue			
Increase on Reserve fund interest and reduction in interest penalties on rates		174,500	
3.1.5 Other revenue			
Increase in Fuel Rebate		17,505	
3.1.6 Profit on asset disposals			
Reduced sale price of 4 light vehicles		(10,625)	
	Predicted Variances Carried Forward	404,382	0

SHIRE OF DANDARAGAN
 NOTES TO THE REVIEW OF THE ANNUAL BUDGET
 FOR THE PERIOD ENDED 31 DECEMBER 2023

3. PREDICTED VARIANCES

Comments/Reason for Variance	Predicted Variance \$	
	Permanent	Temporary
	404,382	0
3.2 OPERATING EXPENSES		
3.2.1 Employee costs	(17,944)	
Increase in staff training costs and workers compensation premium, decrease in outsourced OH&S consultancy		
3.2.2 Materials and contracts	(293,811)	
Increase in election expenses, IT operations costs and infrastructure project costs		
3.2.3 Utility charges	90,000	
Reduction in street lighting costs		
3.2.4 Insurance	(4,281)	
Increase in insurance claim premiums		
3.2.5 Other expenditure		
Increase in Controlled waste costs, councillor travel costs, ESL costs and pound operating costs	(64,701)	
Predicted Variances Carried Forward	113,645	0

SHIRE OF DANDARAGAN
 NOTES TO THE REVIEW OF THE ANNUAL BUDGET
 FOR THE PERIOD ENDED 31 DECEMBER 2023

3. PREDICTED VARIANCES

Comments/Reason for Variance	Predicted Variance \$	
	Permanent	Temporary
Predicted Variances Brought Forward	113,645	0
3.3 INVESTING ACTIVITIES		
Inflows from investing activities		
3.3.1 Capital grants, subsidies and contributions		
Postponing Lotterywest grant for park renovation and LRCI funding for office refurb		(740,929)
Outflows from investing activities		
3.3.2 Purchase of land and buildings	119,000	500,000
Postponing office refurb and cost savings on SC amenities, BG amenities		
3.3.3 Purchase of furniture and equipment		50,000
Postponing playground additions - Cervantes Rec Reserve		
3.3.4 Purchase and construction of infrastructure-other	(35,750)	100,000
Increase in project cost of Tip Cell, reduction in project cost of Niche wall and postponing of Pioneer park upgrade		
Predicted Variances Carried Forward	196,895	(90,929)

SHIRE OF DANDARAGAN
 NOTES TO THE REVIEW OF THE ANNUAL BUDGET
 FOR THE PERIOD ENDED 31 DECEMBER 2023

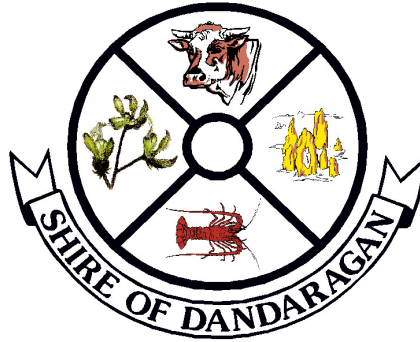
3. PREDICTED VARIANCES

Comments/Reason for Variance	Predicted Variance \$	
	Permanent	Temporary
Predicted Variances Brought Forward	196,895	(90,929)
3.4 FINANCING ACTIVITIES		
Cash inflows from financing activities		
3.4.1 Transfers from reserve accounts		
Postponing office renovation and increase in Tip Cell project cost	50,750	(235,000)
Cash outflows from financing activities		
3.4.2 Transfers to reserve accounts		
Increase in interest received in reserve accounts	(162,000)	
Predicted Variances Carried Forward	85,645	(325,929)

SHIRE OF DANDARAGAN
 NOTES TO THE REVIEW OF THE ANNUAL BUDGET
 FOR THE PERIOD ENDED 31 DECEMBER 2023

3. PREDICTED VARIANCES

Comments/Reason for Variance	Predicted Variance \$	
	Permanent	Temporary
Predicted Variances Brought Forward	85,645	(325,929)
3.5 OTHER ITEMS		
3.5.1 Non-cash amounts excluded from operating activities		
Profit on final asset disposals in FY23 lower than budgeted	10,625	
3.5.1 Surplus or deficit at the start of the financial year		
Difference between budgeted opening and audited financials	748,441	
Total Predicted Variances as per Annual Budget Review	844,711	(325,929)



SHIRE
of
DANDARAGAN

MINUTES

for

AUDIT COMMITTEE MEETING

to be held at the

COUNCIL MEETING ROOM, JURIEN BAY

on

MONDAY 25 MARCH 2024

COMMENCING AT 4.30PM

MINUTES FOR AUDIT COMMITTEE MEETING TO BE HELD MONDAY 25 MARCH 2024

1. DECLARATION OF OPENING

The Presiding Member declared the meeting open at 4.30pm and welcomed those present.

2. RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE

Members Councillor J Clarke (Chair)
Councillor A O’Gorman
Councillor M McDonald

Staff Mr B Bailey (Chief Executive Officer)

Apologies

Nil

Leave of Absence

Nil

3. CONFIRMATION OF MINUTES

3.1 MINUTES OF THE AUDIT COMMITTEE MEETING HELD 21 FEBRUARY 2024

AUDIT COMMITTEE DECISION

Moved Cr McDonald, seconded Cr O’Gorman

That the Minutes of the Audit Committee Meeting held 21 February 2024 be confirmed.

CARRIED 3 / 0

4. MATTERS FOR DISCUSSION

4.1 BUDGET REVIEW 2023 / 24

Location:	Shire of Dandaragan
Applicant:	N / A
Folder ID:	Doc Id: SODR-1034602345-11189
Disclosure of Interest:	None
Date:	21 March 2024
Author:	Rebecca Pink, Accountant
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

This item presents the annual budget review for the 2023 / 2024 financial year based on the financial statements from 1 July 2023 to 31 December 2023.

MINUTES FOR AUDIT COMMITTEE MEETING TO BE HELD MONDAY 25 MARCH 2024**BACKGROUND**

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

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

- The review must consider the local government's position at the date of the review and evaluate outcomes for the end of 2023-24 that are forecast in the budget.
- Provide the estimated end-of-year amount for the item adjacent to each item in the annual budget that states an amount.
- Provide an estimated end-of-year amount for any items that did not have an amount stated in the adopted annual budget.
- Provide a copy of the budget review and the budget review item from the unconfirmed council minutes to the department within 14 days of the council meeting.

COMMENT

Staff have reviewed the 2023 / 2024 budget and actuals to identify any significant variances. The financial statements to the 31 December 2023 have been used as the basis for the review. Forward estimates of revenue and expenditure have been projected to year end and variances have been identified in the budget review statements.

A number of variances (attached) were identified in the review culminating in an overall recognition of a surplus of \$518,782.

For 2023/2024 the budget review has considered the completability of projects and where it is determined that a project will not be completed within this financial year it has been removed. Any projects that have been removed can be re-considered in the 2024 / 2025 budget deliberations.

The most significant variance was the difference in the opening surplus budget to actuals which was \$748,441. This difference is largely attributed to the timing of the Financial Assistance Grants and the movement of liabilities associated with grant funded projects associated with the Wheatbelt Secondary Freight Route Project.

The adopted budget has planned disposals of properties in Dandaragan that are currently on the market, these are at the time of the meeting not sold but remain in the budget with the anticipation of being finalised. If they are not sold, the associated capital spend on new residences will be withheld to avoid any impact on the final surplus/deficit.

The Statement of Budget Review which is attached details other notes, variances and the financial impact of changes to anticipated expenditure and revenue at year end.

MINUTES FOR AUDIT COMMITTEE MEETING TO BE HELD MONDAY 25 MARCH 2024

CONSULTATION

Nil

STATUTORY ENVIRONMENT

- 33A of Financial Management Regulations (1996) states;
 - (1) Between 1 January and the last day of February in each financial year a local government is to carry out a review of its annual budget for that year.
 - (2A) The review of an annual budget for a financial year must —
 - consider the local government’s financial performance in the period beginning on 1 July and ending no earlier than 31 December in that financial year; and
- consider the local government’s financial position as at the date of the review; and
- review the outcomes for the end of that financial year that are forecast in the budget.
- The review of an annual budget for a financial year must be submitted to the council on or before 31 March in that financial year.
- A council is to consider a review submitted to it and is to determine* whether or not to adopt the review, any parts of the review or any recommendations made in the review.

*Absolute majority required.

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

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

The adoption of this review will amend the budget with an overall recognition of a projected surplus of \$518,782. This surplus may be rationalised through the 2024 / 25 budget cycle forming part of the opening balance or considered for reserve fund transfers towards the end of the financial year.

STRATEGIC IMPLICATIONS

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

ATTACHMENTS

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

- Budget Review for the period ending 31 December 2023 (Doc Id: SODR-1034602345-11189)
(Marked 4.1)

VOTING REQUIREMENT

Absolute majority

MINUTES FOR AUDIT COMMITTEE MEETING TO BE HELD MONDAY 25 MARCH 2024**OFFICER RECOMMENDATION / AUDIT COMMITTEE DECISION**

Moved Cr McDonald, seconded Cr O’Gorman

That the 2023 / 2024 budget review, as presented with a surplus of \$518,782 be adopted, with the following variances being formally adopted as budget amendments:

MINUTES FOR AUDIT COMMITTEE MEETING TO BE HELD MONDAY 25 MARCH 2024

GENERAL LEDGER ACCOUNT NAME	DESCRIPTION	AMOUNT DR/(CR)	AMENDED (SURPLUS) / DEFICIT
	Budgeted (Surplus) / Deficit to 30 June 23		(1,012,180)
	Audited closing (Surplus) / Deficit to 30 June 23		(1,760,621)
	Variance of opening		(748,441)
General Rates	Increase in interim rates and decrease in discount allowed budget	(24,811)	(773,252)
Grants, subsidies and contributions	Increase in expected standpipe charges, Grants Commission income, Fire Mitigation grant funding and reduction in Community Stewardship grant	(133,295)	(906,547)
Fees and charges	Increase in Emergency Services Levy rates and development services fees	(64,896)	(971,443)
Interest revenue	Increase on Reserve fund interest and reduction in interest penalties on rates	(174,500)	(1,145,943)
Other revenue	Increase in Fuel Rebate	(17,505)	(1,163,448)
Profit on asset disposals	Reduced sale price of 4 light vehicles	10,625	(1,152,823)
Employee costs	Increase in staff training costs and workers compensation premium, decrease in outsourced OH&S consultancy	17,944	(1,134,879)
Materials and contracts	Increase in election expenses, IT operations costs and infrastructure project costs	293,811	(841,068)
Utility charges	Reduction in street lightning costs	(90,000)	(931,068)
Insurance	Increase in insurance claim premiums	4,281	(926,787)
Other expenditure	Increase in Controlled waste costs, councillor travel costs, Emergency Services Levy costs and pound operating costs	64,701	(862,086)
Capital grants, subsidies and contributions	Postponing Lotterywest grant for park renovation and Local Roads and Community Infrastructure funding for office refurb until 2024/25 financial year.	740,929	(121,157)
Purchase of land and buildings	Postponing office refurb and cost savings on Sandy Cape amenities, Badgingarra amenities until 2024/25 financial year.	(619,000)	(740,157)
Purchase of furniture and equipment	Postponing playground additions - Cervantes Recreation reserve	(50,000)	(790,157)
Purchase and construction of infrastructure-other	Increase in project cost of Tip Cell, reduction in project cost of Niche wall and postponing of Pioneer Park upgrade	(64,250)	(854,407)
Transfers from reserve accounts	Postponing office renovation and increase in Tip Cell project cost	184,250	(670,157)
Transfers to reserve accounts	Increase in interest received in reserve accounts	162,000	(508,157)

Non-cash adjustments to operating activities

 Less: Profit on asset disposals (10,625)
Total (Surplus) / Deficit (518,782)

CARRIED 3 / 0

4.2 SHIRE OF DANDARAGAN – LOCAL GOVERNMENT (AUDIT) REGULATIONS 1996 REGULATION 17 AND FINANCIAL MANAGEMENT REVIEW

Location:	Shire of Dandaragan
Applicant:	Not Applicable
Folder Path:	SODR-1792953452-2447
Disclosure of Interest:	Nil
Date:	20 March 2024
Author:	Brent Bailey, Chief Executive Officer
Senior Officer:	Not Applicable

PROPOSAL

This purpose of this report is for the Audit Committee to review the CEO's report on the appropriateness and effectiveness of the Shire's systems and procedures in relation to risk management, financial management, internal control, and legislative compliance. The recommendation is for the Audit Committee to receive the report and submit it to Council for endorsement.

BACKGROUND

In accordance with the Local Government (Audit) Regulations 1996 the CEO is required to undertake a review of the Shire's systems and procedures relating to risk management, internal control, and legislative compliance not less than once every 3 years. The last review undertaken by the CEO was carried out in November 2019. This review was not undertaken with the 3-year period due to the extensive staff turnover in the Corporate Services Department during 2023 and the availability of consultants to complete the audit process.

The Audit Committee's role in the process is set out in Regulation 16 and requires the Audit Committee to review the report prepared by the CEO for Council and provide a copy of the report to Council. The Audit Committee is also tasked with responsibility to oversee any actions required from the CEO's review report. In response to this, a key recommendation of the report is to provide a standing agenda item providing the Audit Committee with a status update on matters arising from the review at each meeting.

The review has been undertaken during the months September 2023 – January 2024 by the CEO, Accountant and supporting staff members who have worked with independent consultant Moore Australia to carry out detailed testing on internal systems and processes. The results of this review have been provided in the attached review report.

While the regulations do not mandate a particular process or provide minimum standards the Department of Local Government, Sport and Cultural Industries Operational Guidelines No.9 provides guidance on key topics and content for review. In addition, Moore Australia have

MINUTES FOR AUDIT COMMITTEE MEETING TO BE HELD MONDAY 25 MARCH 2024

provided a range of investigative approaches and best practice recommendations based on their skills and experience in the sector.

COMMENT

The review of risk and internal procedures is an ongoing and recurrent activity within the Shire of Dandaragan. As a small regional local government, the finance and administration staff regularly respond to changes in the operating environment whether it be legislative, human resource, political or change. The Regulation 17 review while important is not the sole or principal driver for ensuring that the Shire's internal systems are aligned with our aim of being a leader in regional local government.

The commentary and conclusions within the report support the CEO's finding that the Shire's internal systems and procedures are generally appropriate and effective for the organisation's size and context. The review process has determined a number of recommendations for business improvement, legislative compliance, and operational efficiency which will be carried out in accordance with the priority schedule noted by the CEO.

One of the major process adjustments is a major review of the Shire's risk management framework and policies which is currently being undertaken by the Executive Manager Corporate and Community Services. An outcome of this review will be a greater role for the Audit Committee to receive and review content relating to practice risk mitigation measures and identification.

In addition, the Executive Manager Corporate and Community Services is also progressing the implementation of system refinements and changes to address the matters noted in the report. The Audit Committee will be provided with sequential updates on this progress over coming meetings.

CONSULTATION

- Moore Australia

STATUTORY ENVIRONMENT

Local Government (Audit) Regulation 1996 - 16 Functions of audit committee, 17 - CEO to review certain systems and procedures.

16. Functions of audit committee

An audit committee has the following functions —

- (a) to guide and assist the local government in carrying out —*
 - (i) its functions under Part 6 of the Act; and*
 - (ii) its functions relating to other audits and other matters related to financial management.*
- (b) to guide and assist the local government in carrying out the local government's functions in relation to audits conducted under Part 7 of the Act;*
- (c) to review a report given to it by the CEO under regulation 17(3) (the CEO's report) and is to —*

MINUTES FOR AUDIT COMMITTEE MEETING TO BE HELD MONDAY 25 MARCH 2024

- (i) *report to the council the results of that review; and*
- (ii) *give a copy of the CEO's report to the council;*
- (d) *to monitor and advise the CEO when the CEO is carrying out functions in relation to a review under —*
 - (i) *regulation 17(1); and*
 - (ii) *the Local Government (Financial Management) Regulations 1996 regulation 5(2)(c);*
- (e) *to support the auditor of the local government to conduct an audit and carry out the auditor's other duties under the Act in respect of the local government;*
- (f) *to oversee the implementation of any action that the local government —*
 - (i) *is required to take by section 7.12A(3); and*
 - (ii) *has stated it has taken or intends to take in a report prepared under section 7.12A(4)(a); and*
 - (iii) *has accepted should be taken following receipt of a report of a review conducted under regulation 17(1); and*
 - (iv) *has accepted should be taken following receipt of a report of a review conducted under the Local Government (Financial Management) Regulations 1996 regulation 5(2)(c);*
- (g) *to perform any other function conferred on the audit committee by these regulations or another written law.*

17. CEO to review certain systems and procedures

- (1) *The CEO is to review the appropriateness and effectiveness of a local government's systems and procedures in relation to —*
 - (a) *risk management; and*
 - (b) *internal control; and*
 - (c) *legislative compliance.*
- (2) *The review may relate to any or all of the matters referred to in subregulation (1)(a), (b) and (c), but each of those matters is to be the subject of a review not less than once in every 3 financial years.*
- (3) *The CEO is to report to the audit committee the results of that review.*

Local Government (Financial Management) Regulation 1996 – 5(2)(c) - CEO's duties as to financial management

5. CEO's duties as to financial management

- (2) *The CEO is to —*
 - (c) *undertake reviews of the appropriateness and effectiveness of the financial management systems and procedures of the local government regularly (and not less than once in every 3 financial years) and report to the local government the results of those reviews.*

POLICY IMPLICATIONS

There are a range of policy reviews and updates which are recommended as part of this process and review.

FINANCIAL IMPLICATIONS

This review has been undertaken by an external consultant. Activities associated with the auditing, report writing, and follow-up have incurred approximately \$25,000 in costs.

STRATEGIC IMPLICATIONS

Strategic Community Plan – Envision 2029

MINUTES FOR AUDIT COMMITTEE MEETING TO BE HELD MONDAY 25 MARCH 2024

04 – Community	The Shire’s resident population will fastest growing population I the region supported by increased community recreation and cultural opportunities and access to key liveability factors such as health and wellbeing services and educational opportunities
Priority Outcomes	Our Roles
A region that develops and supports community leadership and collective values	Provide an Industry leading Local Government organisation prompting community confidence and support in our decision-making processes.

ATTACHMENTS

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

- Moore Australia – Review of Financial Management, Risk Management, Legislative Compliance, and Internal Controls – ***Electronic Only*** (Doc Id: SODR-878193511-11180)
- Shire of Dandaragan AR17 FMR Risk Assessment – CEO Comments and Prioritisation Matrix final (Doc Id: SODR-878193511-11181)
(Marked 4.2)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION / AUDIT COMMITTEE DECISION

Moved Cr O’Gorman, seconded Cr McDonald

That the Audit Committee:

- 1) Receives the Chief Executive Officer’s report and supporting attachments, satisfying Regulation 17 of the Local Government (Audit) Regulations 1996 and Regulation 5(2)(c) of the Local Government Financial Management Regulations 1996;**
- 2) Notes that updates on the progress of the review recommendations will be submitted to the Audit Committee on a regular basis; and**
- 3) Recommends that Council endorse the CEO’s report on Risk Management, internal controls, legislative compliance and financial management.**

CARRIED 3 / 0

5. CLOSURE OF MEETING

The Presiding Member declared the Meeting closed at 4.50pm.

MINUTES FOR AUDIT COMMITTEE MEETING TO BE HELD MONDAY 25 MARCH 2024

These Minutes were confirmed at a Meeting on.....

Signed.....

Presiding Person at the Meeting at which the Minutes were confirmed

Date.....



SHIRE of DANDARAGAN

HOLIDAY HOUSE - PROPERTY MANAGEMENT PLAN

PROPERTY ADDRESS: 16 AQUILA STREET, JURIEBAY

PROPERTY MANAGER DETAILS:

Name: Ray White Jurien Bay

Address: Suite 6, 1 White Street, Jurien Bay WA 6516

Telephone Number: 08 9652 2077

Email: jurienbay.wa@raywhite.com sarah.lyons@raywhite.com

DUTIES OF PROPERTY MANAGER:

- Respond to complaints against the holiday house premises as soon as reasonable and practicable and within a maximum of 24 hours;
- Display the Code of Conduct, Property Management Plan in the kitchen or living area of the holiday house premises;
- Liaise with guests for the occupancy and vacation of the premises;
- Ensure the approved maximum guest occupancy is not exceeded;
- Ensure development approval as a holiday house is with the Shire of Dandaragan;
- Ensure guests are aware of and adhere to the approved Code of Conduct;
- Ensure the premises are clean and maintained to a high standard;
- Ensure bed linen is clean and replaced upon guest vacation; and
- Ensure rubbish and recycling bins are collected as required.

GUEST CHECK-IN AND CHECK OUT PROCEDURES:

(outline on-site assistance, cleaning, and waste management)

- Day-to-day Management will be organised through Ray White Jurien Bay.
- House keys are to be collected from the Ray White office in Jurien Bay.
- Cleaning and changing out of all linen used will occur after each guest has vacated.
- Rubbish bins are placed on the verge for collection by a member of Ray White staff.
- After hours contact number provided to all guests

PET MANAGEMENT:

DOGS PERMITTED OUTSIDE ONLY

NUISANCE, NOISE AND COMPLAINT MANAGEMENT:

Complaints from a guest regarding the property are taken seriously and tended to as soon as possible

Complaints from neighbouring property about a holiday home are taken seriously and tended to as soon as possible

Guests are expected to reduce their noise and music levels between 10pm - 7am

If a member of staff is called out to a noise complaint, guests may be asked to leave with no refund.

NUMBER OF CAR PARKING BAYS AVAILABLE:

Parking for 2 vehicles in the driveway/ carport. Extra street parking.

MAXIMUM GUEST OCCUPANCY:

BEDROOM SLEEPING CONFIGURATIONS:

(guest number & bed type)

BED 1: QUEEN BED - 2 GUESTS

BED 2: 2 X BUNK BEDS - 4 GUESTS

BED 3: QUEEN BED - 2 GUESTS

BED 4:

BED 5:

ADDITIONAL INFORMATION (IF APPLICABLE):

- LARGE SHED FOR USE - INCLUDES TABLE TENNIS, BBQ, FRIDGE, POWER, FLURO BAR OVERHEAD LIGHTS
- ROOM IN YARD FOR A LARGE BOAT or CARAVAN
- ENCLOSED LARGE GRASS BACKYARD
- DOUBLE GATES TO REAR
- SOLID, COLORBOND FENCING
- SOLARHEAT HEATING WITH ELECTRIC BOOSTER



SHIRE of DANDARAGAN

HOLIDAY HOUSE – CODE OF CONDUCT

PROPERTY ADDRESS: 16 AQUILLA STREET, JURRIEN.

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

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

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

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

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

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

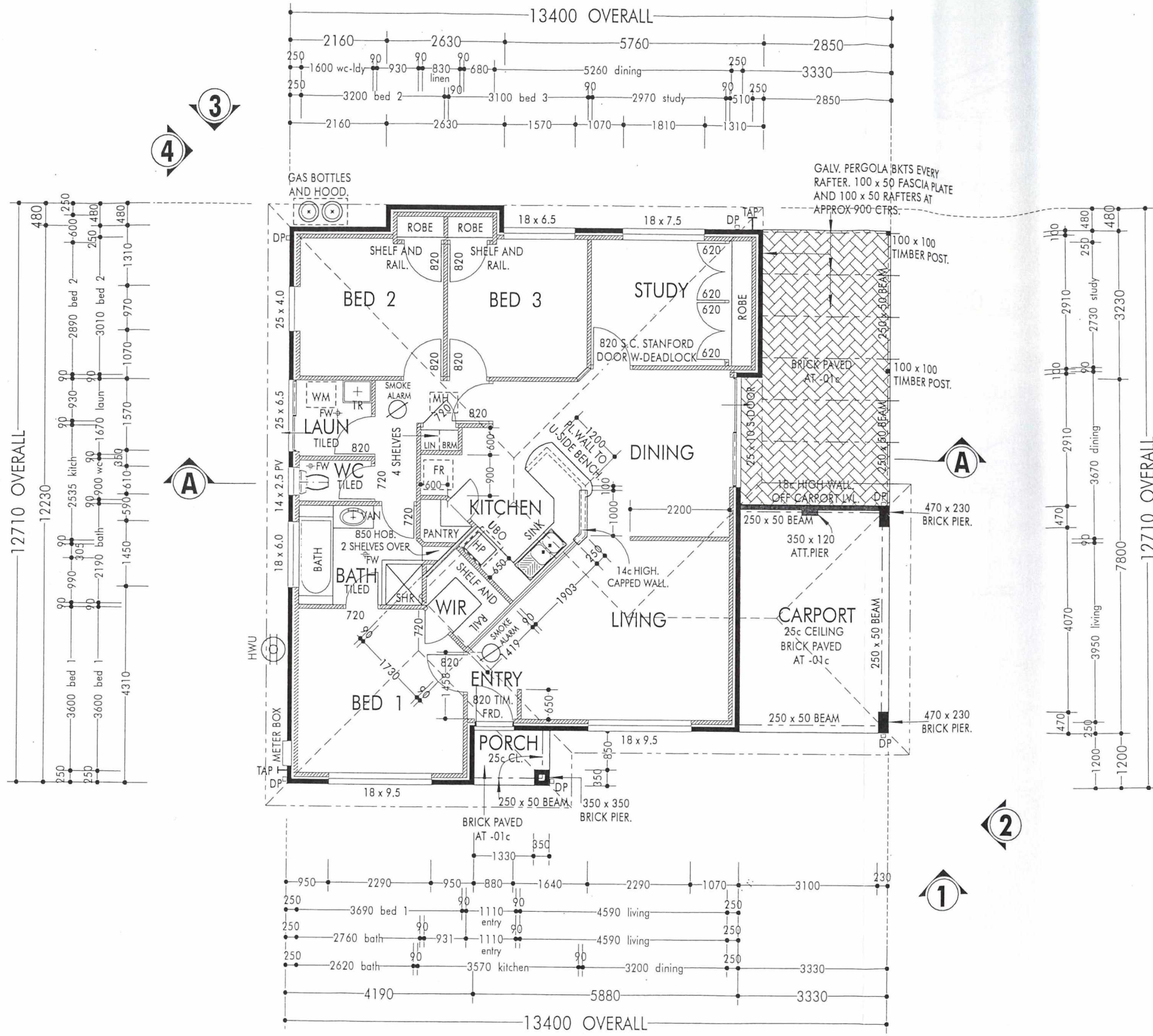
FIRES: The guests agree not to allow any candles, open fires or similar burn unsupervised within the premise. No open fires are permitted outside at any time. Barbeque facilities may be provided and used in a safe manner.

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

Your collection day is: Tuesday mornings

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

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



AREAS.	
HOUSE	119.616m ² (47.000m)
CARPORT	16.683m ²
PORCH	2.016m ²
TOTAL AREA	138.315m ²

21 AUG 2001
 JURIE BAY - THE SHIRE OF DANDARAGAN

NOTE:
 FRAMED INTERNAL WALLS.
 REFER TO SPECI.

SHIRE of DANDARAGAN
 PLANS AND SPECIFICATIONS APPROVED SUBJECT TO
 ENDORSEMENT THEREON AND TO STRICT ADHERENCE
 TO ALL REQUIREMENTS OF THE BUILDING CODE OF
 AUSTRALIA

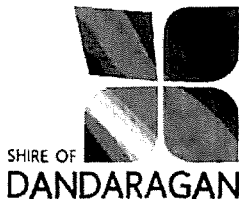
BUILDING SURVEYOR *G. Coumou*
 Building License No. *3765* DATE: *10/9/01*

- * BUILDER TO CHECK DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
- * BUILDER TO ENSURE STABILITY AND SAFETY OF STRUCTURE DURING CONSTRUCTION.
- * ALL TRADES WORK TO DIMENSIONS SHOWN. ANY DISCREPANCYS PLEASE CONSULT DESIGNER.
- * TRADES TO CONSULT BUILDER OR REFER TO SPECIFICATIONS FOR EXTENTS OF TILING-PLASTERING -CEILINGS-CABINETS-PAINTING ETC ETC..
- * POSITION HWU AND TO COMPLY WEST-POWER / ALINTA GAS REGULATIONS.
- * POSITION OF DOWN PIPES IS SUGGESTED ONLY. FINAL POSITION TO ROOF PLUMBERS DISCRETION.
- * PLASTERER NOTE : CASING BEADS TO ALL EXTERNAL CORNERS AND SLIDING DOOR REVEALS.

- NOTE :
- * ROOF TRUSSES AT 1200 CTRS.
 - * METAL ROOF BATTENS AT 900 CTRS.
 - * CEILING FIXED TO METAL FURRING CHANNEL AT 600 CTRS.
 - * CARPORT AND PORCH FRAMED OUT TO EAVES HEIGHT.
 - * FRAMES 2400 HIGH - STUDS AT 600 CTRS WITH CCA BOTTOM PLATE QUANTITIES SPECIFIED BY 4.5 HARDIES LINING TO EAVES - CARPORT - AND PORCH WITH ZINCALUME FASCIA AND 90 x 45 ZINCALUME DOWNPIPES.

1 : 100 FLOOR PLAN.

DRAWN - GT	DATE - JULY 2001	SCALE - 1 : 100	SHEET 2 OF 4 DRGS
AMENDMENT			
PROPOSED RESIDENCE TO BE ERCTED ON - LOT 1144 AQUILLA STREET - JURIE BAY. FOR - MR B. HINDLE.			
GT ARCHITECTURAL DRAFTING AND DESIGN. PHONE : 9275 9802			



SHIRE of DANDARAGAN

HOLIDAY HOUSE - PROPERTY MANAGEMENT PLAN

PROPERTY ADDRESS: 4 ISLAND DRIVE, JURIEEN BAY WA

PROPERTY MANAGER DETAILS:

Name: JURIEEN CLEANING & PROPERTY MANAGEMENT

Address: 24 BASHFORD STREET, JURIEEN BAY WA 6516

Telephone Number: 0407 981 068

Email: office@jurienproperty.com.au

DUTIES OF PROPERTY MANAGER:

- Respond to complaints against the holiday house premises as soon as reasonable and practicable and within a maximum of 24 hours;
- Display the Code of Conduct, Property Management Plan in the kitchen or living area of the holiday house premises;
- Liaise with guests for the occupancy and vacation of the premises;
- Ensure the approved maximum guest occupancy is not exceeded;
- Ensure development approval as a holiday house is with the Shire of Dandaragan;
- Ensure guests are aware of and adhere to the approved Code of Conduct;
- Ensure the premises are clean and maintained to a high standard;
- Ensure bed linen is clean and replaced upon guest vacation; and
- Ensure rubbish and recycling bins are collected as required.

GUEST CHECK-IN AND CHECK OUT PROCEDURES:

(outline on-site assistance, cleaning, and waste management)

SELF CHECK-IN VIA LOCKBOX ON-SITE

CLEANING & WASTE MANAGED BY JURIEEN CLEANING

PET MANAGEMENT:

NO PETS ALLOWED.

NUISANCE, NOISE AND COMPLAINT MANAGEMENT:

TO BE REPORTED TO ANDY MOORE ON 0409 086 099
MANAGED IN TOWN BY GRAHAM LATTER FROM JURIEN
CLEANING & PROPERTY MANAGEMENT.

NUMBER OF CAR PARKING BAYS AVAILABLE: 4

MAXIMUM GUEST OCCUPANCY: 10

BEDROOM SLEEPING CONFIGURATIONS:

(guest number & bed type)

BED 1: QUEEN

BED 2: QUEEN

BED 3: QUEEN

BED 4: BUNK

BED 5: BUNK

ADDITIONAL INFORMATION (IF APPLICABLE):



SHIRE OF DANDARAGAN

HOLIDAY HOUSE – CODE OF CONDUCT

PROPERTY ADDRESS: 4 ISLAND DRIVE, JURIEN BAY

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

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

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

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

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

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

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

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

Your collection day is: TUESDAY

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

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

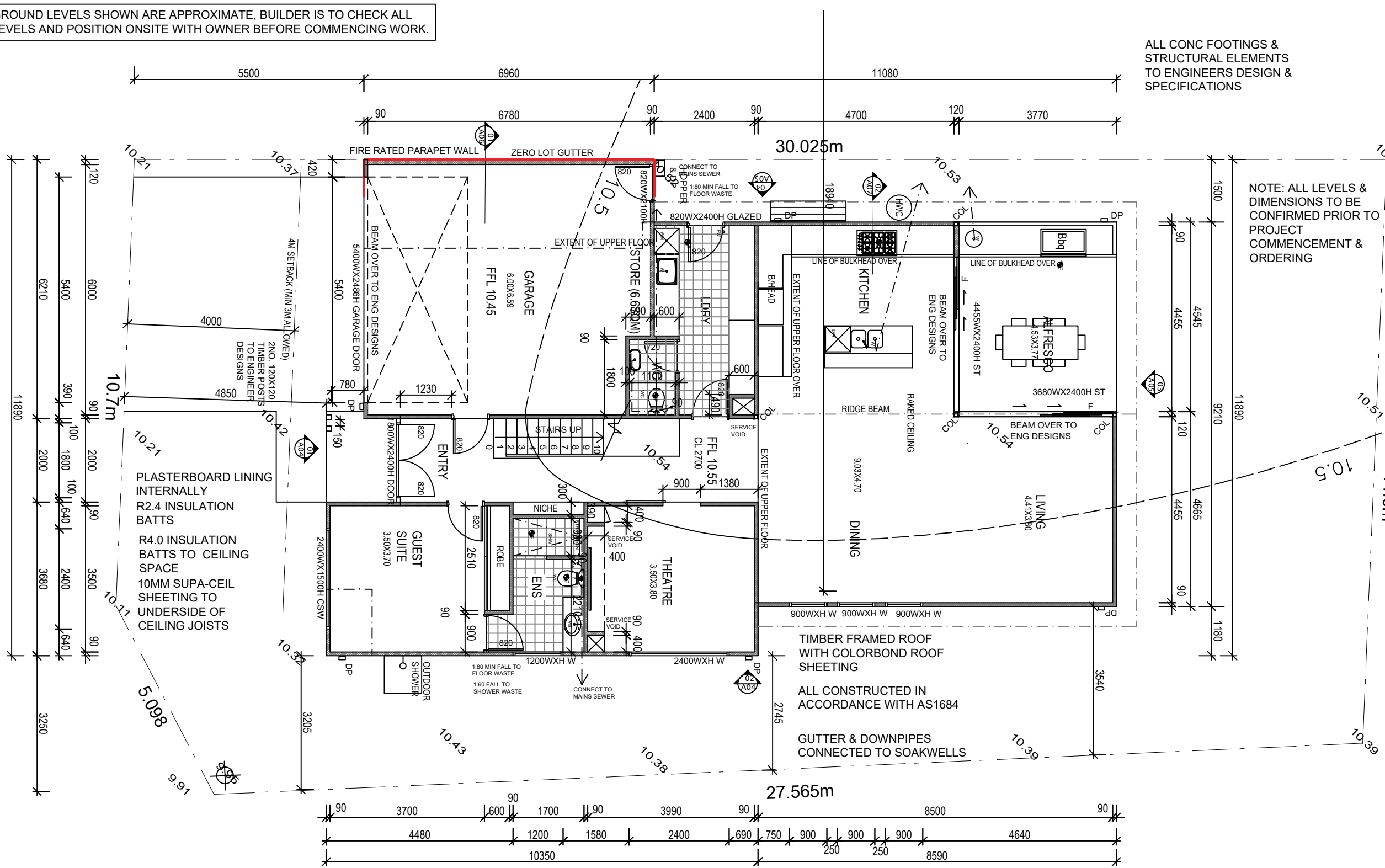
GROUND LEVELS SHOWN ARE APPROXIMATE, BUILDER IS TO CHECK ALL LEVELS AND POSITION ONSITE WITH OWNER BEFORE COMMENCING WORK.

ALL CONC FOOTINGS & STRUCTURAL ELEMENTS TO ENGINEERS DESIGN & SPECIFICATIONS

- GENERAL CONSTRUCTION NOTES:**
1. ALL CONSTRUCTION TO CONFORM TO B.C.A AND AUSTRALIAN STANDARDS AND IN ACCORDANCE WITH RELEVANT SERVICES AND AUTHORITY REGULATIONS
 2. ALL WORK TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSED TRADESPERSONS. ALL DIMENSIONS ARE TO BE CONFIRMED BY BUILDER ON SITE. REFER TO WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED.
 3. ALL SEWER AND STORMWATER DRAINAGE TO BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.
 4. SUITABLE SITE AREA DRAINAGE IS TO BE CARRIED OUT BY THE BUILDER TO ENSURE THAT STORMWATER DOES NOT POND AGAINST WALL OF THE DWELLING.
 5. ROOF CONTRACTOR SHALL PROVIDE ALL NECESSARY FLASHINGS, CAPPINGS AND OTHER ITEMS REQUIRED TO MAKE THE ROOF WATERTIGHT AND COMPLETE.
 7. ALL NEW PLUMBING INSTALLATIONS SHALL COMPLY WITH AS3500 AND WA 5-STAR PLUS REGULATIONS.
 8. REFER TO ENGINEERS DESIGN, DOCUMENTATION AND CALCULATION FOR DETAILS ON ALL STRUCTURAL COMPONENTS
 9. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS 1684.2010 (RESIDENTIAL TIMBER FRAMED CONSTRUCTION).
 10. ALL ELECTRICAL WORK (INC. WIRINGS & INSTALLATIONS) CARRIED OUT, TO BE IN ACCORDANCE WITH AS 3000.

- PLUMBING NOTES**
11. ALL DRAINAGE AND PLUMBING WORKS MUST BE CARRIED OUT BY A LICENCED PLUMBER/DRAINER ONLY AND STRICTLY IN ACCORDANCE WITH "THE STANDARD SEWERAGE BY-LAWS". NO WORK SHALL BE COVERED UP UNTIL IT HAS BEEN EXAMINED AND PASSED BY THE COUNCIL'S INSPECTOR.
 12. DISCHARGE ALL WASTES TO SEWERAGE SYSTEM IN ACCORDANCE WITH THE LOCAL COUNCIL'S SPECIFICATION.
 13. DISCHARGE ROOF WATER DRAINAGE TO STORMWATER CONNECTION POINT AS PER COUNCIL'S REQUIREMENT.
 14. ROOFING CONTRACTOR AND PLUMBER TO ENSURE THAT THE NUMBER OF DOWNPIPES SHOWN ON PLAN IS ADEQUATE AND LOCATED IN THE OPTIMUM POSITIONS.

- SITE NOTES**
9. BUILDER TO VERIFY THE LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.
 10. DO NOT SCALE DIMENSIONS OFF PLAN. FIGURED DIMENSIONS TO BE USED AT ALL TIMES.



NOTE: ALL LEVELS & DIMENSIONS TO BE CONFIRMED PRIOR TO PROJECT COMMENCEMENT & ORDERING

PROPOSED GROUND FLOOR PLAN
1:100

WALL TYPES LEGEND

- STRUCTURAL BEAM/ SUPPORT TO ENGINEERS DESIGNS & SPECIFICATIONS
- EXTERNAL WALLS**
90MM STUD FRAME WITH R2.4 INSULATION BATTES, WEATHERBOARD CLADDING EXTERNALLY, GYPROCK LINING INTERNALLY
- FRL60/60/60 RATED WALL WITH 60MM HARDIFIRE INSULATION & 6MM HARDIE CLADDING EXTERNALLY TO HARDIE SMART BOUNDARY WALL SYSTEM
- INTERNAL PARTITIONS**
CONSISTING OF 90MM STUD FRAME WITH GYPROCK LINING BOTH SIDES
- FINISH AS ABOVE UNLESS STATED OTHERWISE
- REFER TO ELEVATIONS FOR EXTERNAL FINISH
- DIMENSIONS MEASURED TO STRUCTURAL FACE ONLY

LEGEND

- DP - DOWNPIPE
- sa - SMOKE ALARM
- AW - AWNING WINDOW
- SD - SLIDING DOOR
- ST - STACKER DOOR
- CSW - CASEMENT WINDOW
- HL - HIGH LIGHT WINDOW IE CILL @1600 AFFL
- OB - OBSCURED GLAZING
- F - FIXED GLAZING
- FS - FIXED SCREEN (REFER TO NOTE)
- W - SINK WASTE
- EF - EXTRACT FAN
- WC - WATER CLOSET
- HWS - HOT WATER SYSTEM
- FW - FLOOR WASTE
- VB - VANITY BASIN
- SHW - SHOWER

HARD WIRED AUTOMATIC SMOKE ALARM SYSTEM INTERCONNECTED AND USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONIZATION TO AS 3786 -2014

MATERIALS

- HARDIES PRIMELINE WEATHERBOARD CLADDING EXTERNALLY
- COLORBOND ROOF SHEETING ROOF PITCH 25 DEGREES

A. T. Brine & Sons
Master Builders
Established 1896
PO Box 1116, West Leederville 6901
Telephone: 6380 1888 Facsimile: 9388 1927
Email: reception@atbrine.com.au

ADDRESS
LOT # 4 ISLAND DRIVE
JURIEN BAY

PROPOSAL
PROPOSED RESIDENCE
GROUND FLOOR PLAN

DRAWN SJL	DATE NOV 2020	SCALE AS NOTED @ A3
CHECKED	DATE	ISSUE
JOB No. -	DRAWING No. A02	REV. A

GROUND LEVELS SHOWN ARE APPROXIMATE, BUILDER IS TO CHECK ALL LEVELS AND POSITION ONSITE WITH OWNER BEFORE COMMENCING WORK.

TIMBER FRAMED ROOF WITH COLORBOND ROOF SHEETING
 ALL CONSTRUCTED IN ACCORDANCE WITH AS1684
 GUTTER & DOWNPIPES CONNECTED TO SOAKWELLS

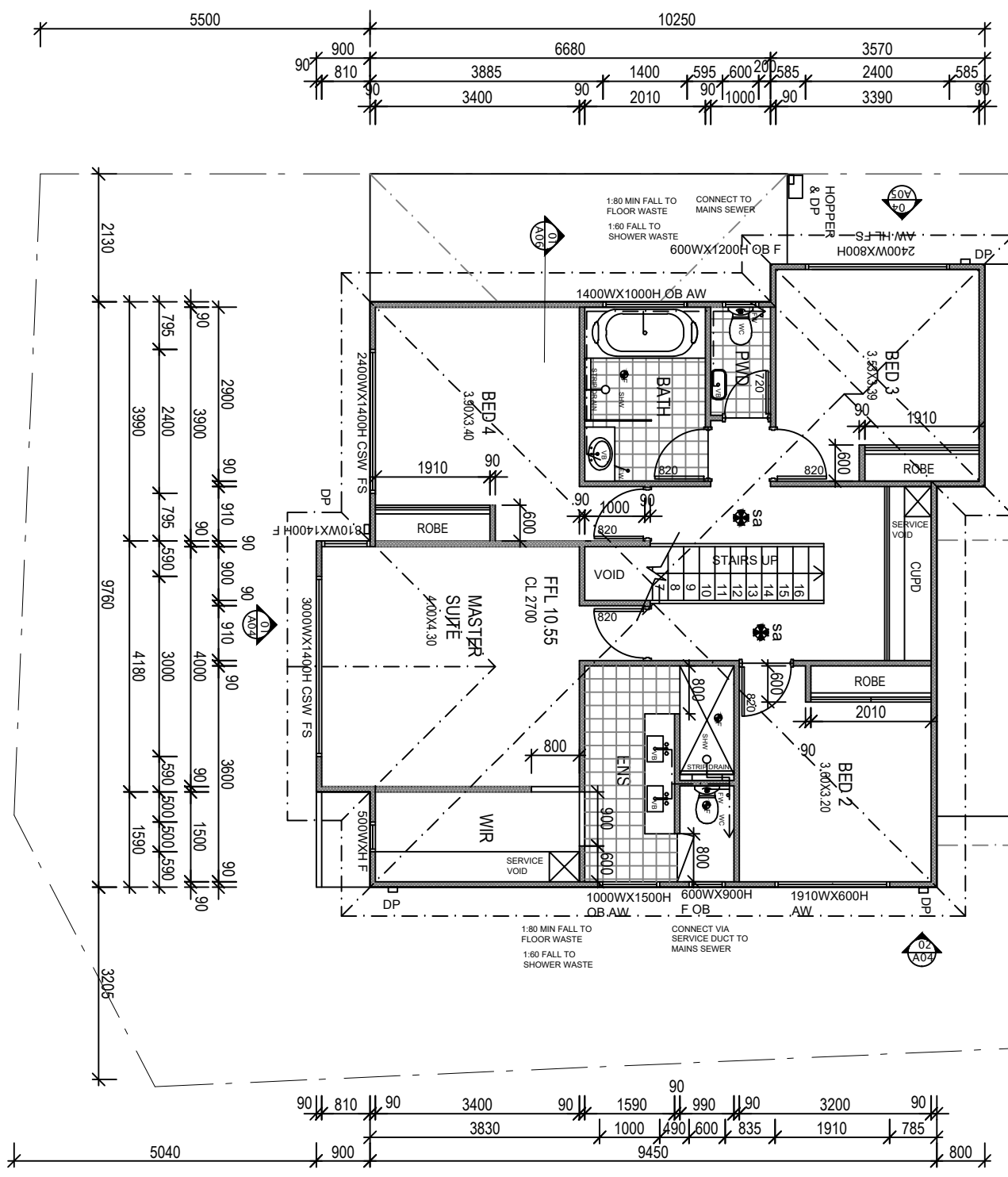
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PLASTERBOARD LINING INTERNALLY
 R2.4 INSULATION BATTS
 R4.0 INSULATION BATTS TO CEILING SPACE
 10MM SUPA-CEIL SHEETING TO UNDERSIDE OF CEILING JOISTS

NOTE
 FIRST FLOOR BEDROOM WINDOWS INSTALLED WITH A FIXED SCREEN TO BCA 3.9.2.6. SCREEN & FITTINGS TO RESIST OUTWARD HORIZONTAL ACTION OF 250N

PROPOSED FIRST FLOOR PLAN
 1:100

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HARDIES PRIMELINE WEATHERBOARD CLADDING EXTERNALLY

COLORBOND ROOF SHEETING ROOF PITCH 25 DEGREES

<p><i>A. T. Brine & Sons</i> Master Builders Established 1896 PO Box 1116, West Leederville 6901 Telephone: 6380 1888 Facsimile: 9388 1927 Email: reception@atbrine.com.au</p>	ADDRESS	DRAWN	DATE	SCALE
	LOT # 4 ISLAND DRIVE JURIEN BAY	SJL	NOV 2020	AS NOTED @ A3
	PROPOSAL	CHECKED	DATE	ISSUE
PROPOSED RESIDENCE FIRST FLOOR PLAN	JOB No.	DRAWING No.	REV.	
	-	A03	-	

PROPOSED HOLIDAY HOUSE – LOT 30 (NO. 4) ISLAND DRIVE, JURIE BAY

Submission Comment	Officer Response
<p>1. I vote against the retrospective application development to be rezoned as a short stay holiday home for 4 Island Drive Jurien Bay.</p> <p>2. Guest Accommodation – I feel 10 guests is too many for this dwelling.</p> <p>3. Parking – There are often up to 6 cars parked at this residence & the neighbouring land/roadway.</p> <p>4. Rubbish – The bins are usually over full causing them to blow over & spread rubbish over the housing estate & marina.</p> <p>5. Seagate Estate – This land was marketed as residential and at the time of purchasing the land had strict building guidelines & covenants. I feel this holiday rental does not fit into the original vision of the developer, existing residents or the Shire of the day.</p> <p>6. Existing Short Stay Accommodation Land – There is 2 Short Stay Accommodation areas zoned in close proximity to Seagate, one within the Seagate Estate which has recently been sold and one at the Marina complex (marina beach). When developed they will be more than capable of meeting the short stay requirements around Seagate and consistent with the town planner’s vision.</p>	<p>1. Development applications are not a plebiscite / vote and need to be determined on their planning merit and considered against the Local Planning Framework.</p> <p>2. The development application which meets the deemed-to-comply criteria of the relevant local planning policy for the proposed guest capacity of ten and is therefore recommended for time limited development approval until 30 June 2025.</p> <p>3. The development application which meets the deemed-to-comply vehicle parking criteria of the relevant local planning policy for the proposed guest capacity of ten and is therefore recommended for time limited development approval. A standard condition of approval requires that all vehicle parking associated with the use must be confined to the Holiday House premises.</p> <p>4. The property manager will be required to enforce a Property Management Plan and a Guest Code of Conduct which deals with rubbish bin collection and retrieval amongst other matters.</p> <p>5. A commercial holiday house is a discretionary land use within the Shire’s Residential zone (of which the subject property is zoned) and the proponent has exercised their right to seek development approval for a commercial holiday house under the Shire’s <i>Local Planning Scheme No.7</i>. It is noted that the Local Design Guidelines for Seagate Estate provide no guidance on land use permissibility within the estate, only built form development guidance.</p> <p>6. The availability of adjacent vacant land with tourist development potential is not a relevant consideration for this development application which is required to be determined on its planning merit and considered against the Local Planning Framework.</p>
<p>7. We believe this home was built with full intentions of it being a commercial venture, it is used substantially, sometimes with many more than 10 people and 4 or more vehicles.</p>	<p>7. The landowner has made a development application for the use of the subject dwelling for the short-term rental accommodation which commenced without development approval being obtained by the Shire (admission). The property manager will be required</p>

<p>8. Rubbish is a huge problem with AirBNB homes. Would it be too much to ask the business contracted to clean, to put bins out on a Tuesday morning and bring them in asap after they have been emptied. This particular home is very open to the wind, when guests leave the home, they put bins out and they can be there for days, sometimes overturned, open to the elements, including seagulls before a Tuesday pick up.</p> <p>9. We have been full time residents of Seagate for 14 years, within 50 metres of this property. The planning for this unique estate with small blocks was not intended to cater for tourism, with lots of cars parked and the usual commotions that naturally go with holiday makers.</p> <p>10. Therefore, we are not in favour of this application.</p>	<p>to enforce a Property Management Plan and a Guest Code of Conduct which deals with total guest numbers and bedroom sleeping configuration amongst other matters. Additionally, the property manager's contact details will be forwarded for any complaints or concerns for the commercial holiday house, noting imminent safety/anti-social concerns should be reported to the Police.</p> <p>8. As per response 4 above.</p> <p>9. As per response 3 and 5 above.</p> <p>10. Noted. See response 1.</p>
<p>11. The "Seagate Marina Estate" was established approximately 2005 to be an upmarket residential area, which had land prices to match. The houses were regulated with conditions what could and couldn't be built and where the house and parking were to be located.</p> <p>12. This proposal will set a precedent which could and will completely change the character of the area and devalue the land.</p> <p>13. Vehicle Parking: Not adequate.</p>	<p>11. As per response 5 above.</p> <p>12. There are 92 existing commercial holiday houses approved in Residential zoned areas of Jurien Bay, including one within the Seagate Estate adjacent this proposal. It is acknowledged that the amenity of an area could be affected by holiday houses as discussed in the report, however the application needs to be determined on its planning merit. Property values are not a planning consideration, and it is noted that no evidence has been provided to demonstrate that the property values have decreased in the locality as the result of commercial holiday house land uses being permitted by the Shire.</p> <p>13. As per response 3 above.</p>

<p>4 Island Drive was built and operates as an air B&B. There is constantly up to 4 to 6 cars parked in front of the house and on adjoining properties. The house only has room for 2 cars to be parked out the front.</p> <p>14. Rubbish bins constantly full and overflowing with rubbish blowing all over the Estate. The house usually has between 8 to 12 adults, plus children, renting the house at night. With so many people always living in the one residential house. The bins are always full and constantly blow over causing the rubbish to blow down the road, and over the entire estate even down to the verge along the ocean foreshore.</p> <p>15. Noise from the house. As a short stay building it tends to attract large groups with children who only stay for 2 or 3 nights and wish to party into the nights. There is no oversight of the building other than the Cleaner who comes in and cleans the house after the renters have left.</p> <p>16. Setting a Precedent. There is currently another house opposite number 4 which is being used as an air B&B. (we own the block next door to that which is X Island Drive). We were never notified by council it was also going to be used as a B&B).</p> <p>17. If this proposal is approved there is nothing stopping other landowners from also applying to have their property/land zoning changed to a commercial holiday property. The land has already been devalued from what it originally was and we believe the change of focus from residential to holiday houses will only increase the devaluation of the area.</p>	<p>14. As per response 4 and 7 above.</p> <p>15. The property manager will be required to enforce a Property Management Plan and a Guest Code of Conduct which deals with guest noise amongst other matters. Additionally, the property manager's contact details will be forwarded for any complaints or concerns for the commercial holiday house, noting imminent safety/anti-social concerns should be reported to the Police.</p> <p>16. As per response 12 above. Although not relevant to this development application, Shire records for the previous development application for adjacent 5 Island Drive (DA 1/21) indicate that only the built/established neighbour of 1 Sea Eagle Court was consulted for comments on this proposal before a development approval was granted. In this instance all landowners including vacant landowners have been consulted.</p> <p>17. As per response 5 and 12 above.</p>
<p>18. We would like to state our strongest and unequivocal opposition to this change. Having owned property in Jurien Bay for approximately 30 years, we have enjoyed the growth of the town and the area and watch with appreciation for the care given to this fragile coast. The expansion of the foreshore reserves, walking/riding paths</p>	<p>18. Noted.</p>

<p>and rejuvenation of the foreshore jetty have been inspiring, and our entire family enjoys the changes.</p> <p>19. The town, enjoying increased accommodation via the Jurien Bay Motel Apartments and the Jurien Bay Short Term Stay accommodation on Heaton and Doust Streets shows the clearly defined areas of commercial stay options. Added to the other locations as the Hotel and caravan park display other clearly defined commercial accommodation options. Allowing short-stay homes within residential zones is in direct contrast to this and impacts families and lifestyles. Our plan is to retire shortly in this beautiful town that we have loved for the past 30 years. Short-stay options amongst homes defy the peace and tranquillity one should expect if not demand from a residential zone.</p>	<p>19. A commercial holiday house is a discretionary land use within the Shire's Residential zone (of which the subject property is zoned) and the proponent has exercised their right to seek development approval for a commercial holiday house under the Shire's Local Planning Scheme No.7. The development application meets the deemed-to-comply criteria of the relevant local planning policy and is therefore recommended for time limited development approval until 30 June 2025.</p>
<p>20. We wish to lodge our objection to the submission by 4 Island Drive, Jurien Bay for a retrospective development application to change the land use from permanent residence to commercial holiday house (short stay guests) for up to 10 guests.</p> <p>21. We purchased a block behind this house intending to build a house in a quiet area with like-minded permanent residents. Holiday makers, especially up to 10 occupants, are not renowned for their quiet amenity.</p> <p>22. It is common for this property to have four vehicles parked. The vehicles may have in tow boat & trailers, jet skis, motor bikes and caravans. Presently, the number of vehicles that are often at this residence park on the adjacent block. I presume that 5 Island Drive has a Commercial Holiday House permit already because this house has up to 6 vehicles parked sometimes, including on the adjacent block.</p> <p>23. Rubbish removal will be an issue for holiday makers, as rubbish is picked up in the afternoon of a Tuesday in the Marina area. Bins tend to be put on the verge by the guests on Sunday mornings. We have seen the bins blow over with the strong Jurien winds and rubbish is spread far and wide! Today I drove down to see if the property had bins out Monday for collection Tuesday.</p>	<p>20. Noted.</p> <p>21. As per response 15 above.</p> <p>22. As per response 3 above.</p> <p>23. As per response 4 above. The landowner has made a development application for the use of the subject dwelling for the short-term rental accommodation which commenced without development approval being obtained by the Shire.</p>

There were no bins out, probably it was too hot for visitors this past weekend and no bins to put out.

However, the bin belonging to 5 Island Drive was out and I have attached a photo. Presumably the bin was put out on Sunday when guests left.

It has not blown over with the strong northerly, but recycling bins tend to blow over due to light contents and rubbish bins have certainly blown over. The vacant blocks surrounding these houses often have a lot of rubbish on them.

24. Jurien, for its size, has too many short-term holiday houses.

What is needed is long term rentals and permanent residences and strategically located grouped apartments like Seafront Estate and the Motel Apartments.

We originally intended to retire to Cervantes but most weekends we were there we had to put up with noisy holiday makers.

We instead chose the Marina district because of how quiet it is at night.

The Councils allowance of so many holiday houses is working against the progress of Jurien Bay.

We have just sold a unit in the Seafront Estate because of competition from the plethora of holiday houses during the off season.

There are several large developments in central Jurien and the Marina area that could go ahead but one of the factors holding them back would be occupancy rates during the off-season.

Guests who stay at centrally located resort style apartments are likely to walk to cafes, bakery, etc and support local businesses.

Guests who stay at holiday houses in Beachridge or Old Jurien are likely to bring their own beer, groceries, etc and not support local businesses.

Conversely, people intending to retire to a quiet environment will not want to be within 150 mts of a holiday house, as was our experience in Cervantes.

The council is holding back retirees from moving permanently to Cervantes and Jurien by allowing so many holiday houses.

Even a small development of 50 apartments could replace 50 holiday houses but the developments will not go ahead if the developers cannot see better off-peak occupancy figures.

This will be part of the reason that we have large, undeveloped blocks in Jurien that should be developed for short-term accommodation.

24. Noted, however there is only a minor 5% of the Jurien Bay housing stock used as commercial holiday houses. There is a significant portion of further dwellings which are unoccupied and used for private holiday purposes and not for commercial reward.

It considered that there are a variety of markets factors at play which affect investment decisions by land developers of potential tourist developments within Jurien Bay. Holiday houses, resorts and hotels / motels service slightly different categories of visitors within the tourism industry. It is acknowledged that holiday houses attract some of the traditional hotel/motel and resort clientele that are now more focused on a relaxed in-house holiday compared to the past. This market shift is accepted in the Shire's Local Planning Framework.

<p>I repeat that allowing so many holiday houses is holding up development of Jurien Bay.</p> <p>The same thing is happening at Cervantes, causing us to abandon Cervantes for retirement even though we started holidaying at Cervantes in 1975 and have lifelong friends who live in Cervantes.</p> <p>25. We have no problem with bed and breakfasts, where the owner is on-site and would immediately curb noisy or disruptive behaviour.</p>	<p>25. Noted.</p>
<p>26. Would you please record our objection to permitting any short stay accommodation on single residential lots within the Seagate Mariner development.</p> <p>27. We believe that any approval will set an adverse precedent for the future of the estate and would likely devalue other property.</p> <p>28. Also, short stay accommodation was not what was originally envisaged or approved when purchasers acquired their blocks.</p>	<p>26. Noted.</p> <p>27. As per response 12 above.</p> <p>28. As per response 5 above.</p>
<p>29. We are writing to formally express our objection to the proposed use of 4 Island Drive, Jurien Bay a 5-bedroomed double storey dwelling with an alfresco which is being proposed to be used for short stay accommodation. The conversion from residential to short-stay accommodation is categorized as a D' use in the Shire of Dandaragan Local Planning Scheme No. 7 meaning that the use is not permitted unless the local government has exercised its discretion by granting a development approval.</p> <p>We are aware that Council has adopted a Policy 9.12 C-9STRA12 –Short-Term Rental Accommodation to assist in the determination of short stay applications. This Policy was last reviewed in August 2022.</p> <p>30. We are deeply concerned about the potential impacts of the use as presented by the applicant in their application. Our objection is rooted in the belief that the current Council Policy, last reviewed in 2022, does not adequately align with the evolving trends and management practices concerning holiday homes, especially considering the shortage of long-term rental properties. Many governmental bodies have revisited their policies to discourage such conversions, emphasizing the need</p>	<p>29. Noted.</p> <p>30. Noted, however there is only a minor 5% of the Jurien Bay housing stock used as commercial holiday houses. There is a significant portion of further dwellings which are unoccupied and used for private holiday purposes and not for commercial reward. The State Government has announced new regulations for un-hosted Short-Term Rental Accommodation (STRA) in Western Australia. All STRA providers will be required to register their properties when the regulation becomes effective. The State register is</p>

for sustained long-term rentals. In light of the severe shortage of long-term rentals in Jurien Bay, Council has the discretion to not approve the property in question for short term rental thereby encouraging the use of the dwelling for long term rental.

31. It is also important to note that Council does not have enough mechanisms and manpower to enforce the requirements of the Planning Policy as it does not have a Compliance Officer on call 24hr to manage after hours issues associated with holiday homes.

While we understand the importance of tourism and the economic benefits the proposal brings to the business community, we believe that allowing the dwelling to be used as a holiday home as put forward by the applicant poses several significant challenges and concerns. These concerns include but are not limited to:

32. Noise and Disruption

Holiday homes often attract larger groups of people who may engage in activities that create noise and disrupt the peaceful atmosphere of a residential neighbourhood. This can be particularly distressing for residents who value their tranquillity and privacy.

The application proposes to have 10 people at the property at any given time. We understand that the number of people is determined by the sizes of bedrooms, of which the dwelling in question is a 5-bedroomed house meaning that it is capable of accommodating 10 adults at any given time. We strongly believe that the number of people is not consistent with the average Australian household size which is set at 2.4 people per household according to the latest ABS census data.

There is a risk of attracting school leavers and fishermen who can be noisy and can have parties at the property. Such numbers of people are best in Tourism Zoned areas and not Residential Zoned land.

Use of Alfresco area after 10pm

The dwelling has a large alfresco area at the rear of the property which can be used by holiday makers at any time of the day. This can be a place for parties and drinking. The application has not addressed the use of the alfresco area late at night and in the early hours of the morning.

expected to open mid 2024 with registration for local providers required by 1 January 2025.

31. The property manager will be required to enforce a Property Management Plan and a Guest Code of Conduct which deals with total guest numbers and bedroom sleeping configuration amongst other matters. Additionally, the property manager's contact details will be forwarded for any complaints or concerns for the commercial holiday house, noting imminent safety/anti-social concerns should be reported to the Police.

32. As per response 15 above.

<p>33. Additional forms of accommodation The application does not also limit other forms of accommodation on the property. There is potential for the holiday makers to use tents, caravans and campervans on the property.</p> <p>34. Traffic and Parking Issues: The proposed use of the property for 10 persons has the potential to attract 5 adult couples each having their own cars. There is no sufficient area on the property to park 5 vehicles. There is also the potential to attract 2 groups of fishermen with two cars and two big boats. This may lead to parking problems and could pose safety risks for pedestrians and other residents.</p> <p>35. Rubbish The use of the dwelling for 10 people will increase the rubbish generated on the property, The application has not demonstrated how rubbish is managed outside the days of the kerbside collection There is also potential of holiday makers to put fish offal in the bin. There is need for extra bins and regular emptying of the bins. The application has not adequately addressed this issue.</p> <p>36. The above issues highlight the problems of holiday homes in Residential Zoned land. We kindly request Council to carefully consider these concerns before approving the application. We believe it is essential to maintain the residential nature of the community and protect the well-being of its residents. Should Council decide to approve the application, we recommend the inclusion of conditions such as a 24-hour manager availability and include a condition notifying the applicant that any substantiated complaints, upon investigation and validated, will result in the revocation of approval. We trust that the Council will thoroughly assess the potential impacts as highlighted above and make a decision that preserves the residential integrity of the neighbourhood.</p>	<p>33. The subject development application is limited to the occupation of the dwelling by short term accommodation guests. Caravanning and camping on the private property is dealt with under Regulation 11 of the <i>Caravan Parks and Camping Grounds Regulations 1997</i>.</p> <p>34. As per response 3 above.</p> <p>35. As per response 4 above.</p> <p>36. The applicant has submitted a development application which when assessed on its merits, warrants conditional approval. Nonetheless, holiday house approvals expire annually and any unresolved property management issues to the satisfaction of the Shire will be considered in the application for renewal of the holiday house's development approval for the successive twelve-month period. The property manager will be required to enforce a Property Management Plan and a Guest Code of Conduct which requires them to respond to complaints within 24-hours. Additionally, the property manager's contact details will be forwarded for any complaints or concerns for the commercial holiday house, noting imminent safety/anti-social concerns should be reported to the Police.</p>
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Good Afternoon Brent,

I am writing to express my objection to the disposal of residential property at 3486 Dandaragan Road, Dandaragan. As a resident of this community and Director at Barnes Hydraulic Services, I have a vested interest in the development and growth of our town and surrounding district.

There is a shortage of housing for rent within the shire and the state. This is a fantastic opportunity for the Shire of Dandaragan to look at expressions of interest from local businesses for long term leases. By leasing this premise instead of renting, this would take any burden away from the shire that comes with having a rental. A contract could be drawn up which put the onus on the lessee to maintain and complete any minor or moderate repairs required throughout the duration of the lease. If something major arises such as anything to do with the structural integrity of the building, then this would fall back to the shire. This is not only limited to this property, but 3490 and 3494 Dandaragan Road as well.

Local businesses are screaming for rentals in the area, which will help them to expand and employ more staff, however many due to no fault of their own can not get financial assistance to fund the purchase of properties for renting. Instead of selling these properties in the hope that investors will purchase them and then rent them for key workers, the Shire could ensure that they are leased and then tenanted to the businesses in need.

We urge the Shire to reconsider the sale of ALL the above-mentioned properties and instead approach all businesses within Dandaragan & Badgingarra to express their need and interest in leasing these properties for staff housing. We believe this is the only way to ensure that the houses help to ease the key worker housing shortage within our towns. Putting them on the market and hoping that an investor buys them and then rents them to workers (as opposed to other people needing a house) is a bit hit and miss.

Kind Regards,

Josh Barnes
Director

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