

SHIRE *of* **DANDARAGAN**

AGENDA AND BUSINESS PAPERS

for the

ORDINARY COUNCIL MEETING

to be held

AT THE COUNCIL CHAMBERS, JURIE BAY

on

THURSDAY, 28 AUGUST 2025

COMMENCING AT 11.00AM

(THIS DOCUMENT IS AVAILABLE IN LARGER PRINT ON REQUEST)



DISCLAIMER

INFORMATION FOR THE PUBLIC ATTENDING A COUNCIL MEETING

Please note:

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

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

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

**Brent Bailey
CHIEF EXECUTIVE OFFICER**



COUNCIL MEETING INFORMATION NOTES

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

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

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

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

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

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

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

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

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

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

7. Agendas for Ordinary Meetings are available in the Shire of Dandaragan Administration Centre and all four libraries as well as on the website www.dandaragan.wa.gov.au seventy-two (72) hours prior to the meeting and the public are invited to secure a copy.
8. Agenda items submitted to Council will include a recommendation for Council consideration. Electors should not interpret and/or act on the recommendations until after they have been considered by Council. Please note the Disclaimer in the Agenda (page 3).
9. Public Inspection of Unconfirmed Minutes (Reg 13)

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

NOTE:

10.3 Unopposed Business

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

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

SHIRE OF DANDARAGAN QUESTIONS FROM THE PUBLIC

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

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

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

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

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

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

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

SHIRE OF DANDARAGAN

QUESTIONS FROM THE PUBLIC

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

Name: _____ Signature: _____

Address: _____

Contact No: _____ Meeting Date: _____

Council Agenda
Item No: _____

Name of Organisation Representing: _____
(if applicable)

QUESTION:

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

Please see notes on Public Question Time overleaf...

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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

1.1 DECLARATION OF OPENING

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

1.2 DISCLAIMER READING

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

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

2 RECORD OF ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE

Members

Councillor T O'Gorman	(President)
Councillor M McDonald	(Deputy President)
Councillor J Clarke	
Councillor W Gibson	
Councillor S Young	
Councillor G Lethlean	
Councillor R Glasfurd	

Staff

Mr B Bailey	(Chief Executive Officer)
Mr L Fouché	(Executive Manager Development Services)
Mr B Pepper	(Executive Manager Infrastructure)
Mr A MacKenzie	(Manager Planning and Building Services)
Miss R Sutton	(Manager Customer and Community Services)
Mrs K Dean	(Administration Officer)

Apologies

Approved Leave of Absence

Councillor R Glasfurd

*Councillor Glasfurd has an approved leave of absence but has advised that she will be attending.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 AUGUST 2025

- 3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**
- 4 PUBLIC QUESTION TIME**
- 5 APPLICATIONS FOR LEAVE OF ABSENCE**
- 6 CONFIRMATION OF MINUTES**
 - 6.1 MINUTES OF THE ORDINARY MEETING HELD 24 JULY 2025**
- 7 NOTICES AND ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION**
- 8 PETITIONS / DEPUTATIONS / PRESENTATIONS / SUBMISSIONS**

9 REPORTS OF COMMITTEES AND OFFICERS

9.1 CORPORATE & COMMUNITY SERVICES

9.1.1 ACCOUNTS FOR PAYMENT FOR THE PERIOD ENDED 31 JULY 2025

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Doc Id: SODR-2042075298-139756
Disclosure of Interest:	None
Date:	18 August 2025
Author:	Rebecca Pink, Executive Manager Corporate Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

To receive the Cheque, EFT, BPAY, Direct Debit and Fuel Card listing for the month of July 2025.

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 July 2025 totalled **\$931,020.61** for the Municipal Fund.

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

CONSULTATION

Nil

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

There are no adverse trends to report currently.

STRATEGIC IMPLICATIONS

There are no strategic implications relevant to this item.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 AUGUST 2025**ATTACHMENTS**

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

- Cheque, EFT, BPAY, Direct Debit and Fuel Card listings for July 2025 (Doc Id: SODR-2042075298-139754)

(Marked 9.1.1)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That the Cheque, EFT, BPAY, Direct Debit and Fuel Card payment listing for the period ending 31 July 2025 totalling \$931,020.61 be received.

9.1.2 FINANCIAL STATEMENTS – MONTHLY REPORTING FOR THE PERIOD ENDING 31 JULY 2025

Location:	Shire of Dandaragan
Applicant:	N/A
Folder Path:	Doc Id: SODR-2042075298-139794
Disclosure of Interest:	None
Date:	18 August 2025
Author:	Rebecca Pink, Executive Manager Corporate Services
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

To present the Monthly Financial Report for the period ending 31 July 2025 to Council.

BACKGROUND

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

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

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

In accordance with *Regulation 34(5) of the Local Government (Financial Management) Regulations 1996*, on 22 August 2024, Council adopted the annual material variance threshold of 10% for reporting budget variances within monthly financial reporting for the 2024/25 financial year, subject to a \$10,000 minimum, below which, variances are not required to be reported.

COMMENT

The Monthly Financial Report for the period ending 31 July 2025 is attached to include the following information as required by legislation:

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

There is no legislative requirement for supplementary financial information to be considered with the monthly financial reports presented to Council, however, to assist Council with explanatory

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 AUGUST 2025

details for the above statements, there is supplementary information at the back of the statements.

Should Councillors wish to raise any issues relating to the 31 July 2025 financial statements, please do not hesitate to contact the Executive Manager prior to the Council Meeting for research to be undertaken and details provided either at the time of the query or at the meeting.

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

There are no known policy implications associated with this item.

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

There are no known strategic implications associated with this item.

ATTACHMENTS

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

- Financial statements for the period ending 31 July 2025 (Doc Id: SODR-2042075298-139800)

(Marked 9.1.2)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council receive the Monthly Financial Report for the period ended 31 July 2025.

9.1.3 SHIRE OF DANDARAGAN DRAFT COMMUNITY DEVELOPMENT PLAN

Applicant:	Shire of Dandaragan
Folder Path:	SODR-437506902-13160
Disclosure of Interest:	Nil
Date:	14 August 2025
Author:	Rhiarn Sutton, Manager Customer and Community Service
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

The purpose of this item is for Council to endorse the Draft Shire of Dandaragan Community Development Plan 2025–2029 for the purpose of public advertising.

BACKGROUND

In early 2025, the Community Development team carried out a comprehensive consultation process with residents across the Shire of Dandaragan to gather feedback and insights on four priority areas:

- Education and Lifelong Learning
- Health and Wellbeing
- Clubs and Volunteers
- Access and Inclusion

Additional feedback was also collected during the development of the Council Plan to ensure consistency in community priorities.

Community input was gathered through a combination of public surveys, youth-specific surveys, town meetings, and face-to-face conversations. In total:

- 168 surveys were completed; and
- 94 people attended town meetings held across Dandaragan, Jurien Bay, Cervantes, and Badgingarra.

These sessions created opportunities for open discussion, allowing community members to share their ideas, concerns, and aspirations. The feedback collected through this process has directly shaped the Draft Community Development Plan.

COMMENT

The Draft Community Development Plan consolidates several existing strategic documents into one cohesive framework: including the Youth Plan, Age-Friendly Plan, Club Development Plan and the Disability, Access and Inclusion Plan. By integrating these plans, the Shire has established a more streamlined and coordinated approach to community development.

The Plan is structured around four key elements that reflect the core priorities of the community:

- Education and Lifelong Learning
- Health and Wellbeing

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 AUGUST 2025

- Clubs and Volunteers
- Access and Inclusion

Each element includes:

- Supporting data and facts
- A summary of community feedback (“What You Said”)
- Key findings from broader research (“What We Know”)
- Identified priority areas and projects
- A detailed action plan to guide delivery

As part of the planning process, the following key Western Australian strategy documents were reviewed to ensure alignment with broader state objectives:

- State Disability Strategy 2020–2030
- State Seniors Strategy 2023–2027
- WA Youth Action Plan 2024–2027
- WA Volunteer Strategy Action Plan 2023–2026

Public advertising of the Draft Plan will provide an opportunity for the community to review the document and provide feedback before it is finalised and presented to Council for adoption. The plan is proposed to be advertised throughout September, with the Plan being made available on the Shire’s website, social media channels, and at administration centres.

CONSULTATION

The Shire of Dandaragan community has been consulted throughout the Community Development Plan process.

STATUTORY ENVIRONMENT

Nil

FINANCIAL IMPLICATIONS

There are a number of new projects and activities proposed in this Plan. The delivery of this plan is estimated to require an additional Community Development Officer which has been provisioned in the 2025/26 budget.

STRATEGIC IMPLICATIONS

Shire of Dandaragan Council Plan – Community Aspirations

Priority Outcome	Initiatives
The Shire has an active community development program supporting events, cultural development and community building activities.	Review the Shire’s Youth Plan
We are a safe, active and healthy community	Review the Shire’s Age Friendly Plan

ATTACHMENTS

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

- Community Development Plan 2025-2029 (Doc Id: SODR-437506902-14054)

(Marked 9.1.3)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council:

- 1. Endorses the Draft Community Development Plan 2025–2029; and**
- 2. Authorises the Draft Plan to be advertised for public comment and submissions for the period 1 September 2025 to 30 September 2025, with feedback to be presented to Council for consideration prior to final adoption.**

9.1.4 GRANT FUNDING BUDGET AMENDMENT – JURIE BAY COUNTRY GOLF CLUB

Applicant:	Shire of Dandaragan
Folder Path:	SODR-437506902-10348
Disclosure of Interest:	Nil
Date:	14 August 2025
Author:	Rhiann Sutton, Manager Customer and Community Service
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

That Council approve the inclusion of costs associated with renewing the existing electrical infrastructure as part of the total project costs for the Jurie Bay Country Golf Club Irrigation Project.

BACKGROUND

At its Ordinary Council Meeting of August 2020 (Item 9.1.3), Council considered a request from the Jurie Bay Country Golf Club Inc. to support the installation of a new irrigation system for the golf course fairways. The project had a total estimated value of \$742,944 and involved extensive works including the installation of a new pumping station, underground mainlines, fairway sprinklers, and associated electrical upgrades. The Club's contribution was to be met through a mix of cash, in-kind volunteer labour, donated machinery and materials, and other grant sources.

Council resolved to commit up to one-third of the total project cost, capped at \$247,648, under Policy C6SRF01 – Sport and Recreation Funding. The approval was conditional upon the project being fully funded and the Club meeting all acquittal requirements. Council also stipulated that payments be made in instalments against project progress.

In January 2021, Council authorised an advance of \$14,732.50 toward the project to support its commencement. Since that time, the Shire has provided funding instalments totaling \$208,588.80, with the balance of \$23,037 remaining available. In May 2023, the Club requested and received an extension to complete the works, primarily due to delays with Western Power supply and design, upgrades and soil amelioration. The soil amelioration works were completed, but lengthy delays have been experienced with power supply design and ultimately resolution of power supply upgrades.

As part of the completed works, the Club installed a new pumping station connected to existing supply infrastructure. Initial testing showed that only two of the three pumps could operate due to voltage drop caused by the ageing aerial supply line. While Western Power was approached to provide a new three-phase connection, its design and cost estimate of \$118,000, plus an additional \$40,000

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in Club costs, exceeded the project's available budget. In the interim, the system has continued to operate using two pumps, although the existing supply line remains in deteriorating condition and requires renewal and improvement.

The Club now proposes to renew and improve the existing supply at an estimated cost of \$50,000. This remains consistent with the original project scope, which included an allocation for electrical works, and provides a more practical and affordable solution that enables the project to be acquitted within approved funding.

The following table summarises the project expenditure and the Shire grants paid, with the most recent payment in September 2023.

Expenditure		
Materials and Contractors	\$560,884.36	
Donated Materials	\$30,000.00	
Volunteer Labour	\$69,690.00	
Donated Machinery	\$13,260.00	
Total	\$673,834.36	
Shire Grants Paid		
February 2021	\$14,732.50	
April 2021	\$133,856.30	
November 2022	\$60,000.00	
September 2023	\$16,022.20	
Total	\$224,611.00	
Council Grant Total Approved		\$247,648.00
Shire Funding Balance Remaining		\$23,037.00
Includes 5% to be retained for full acquittal of project – internal financial review and project deliverables achieved.		\$12,382.40

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COMMENT

The Club has requested that renewal and improvement costs of the power supply be recognised as part of the total project expenditure so the acquittal process can be finalised. A balance of \$23,037 remains from the Shire's original commitment, which the Club proposes to allocate toward these works. No additional funding is sought.

This approach is consistent with the original Council resolution to support the project on a one-third funding basis and provides a practical outcome that enables the project to be delivered within the available resources. It will ensure the continued functionality of the irrigation system while closing out a long-standing community project supported by Council.

CONSULTATION

Jurien Bay Country Golf Club

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

6.1 C-6SRF01 – Sport and Recreation Funding

FINANCIAL IMPLICATIONS

There is no request for additional Shire funding beyond the committed amount. The remaining grant balance of **\$23,037** would contribute toward the cost of renewing and improving the existing supply line and is held in the Sport and Recreation Reserve.

STRATEGIC IMPLICATIONS

Shire of Dandaragan Council Plan

Priority Outcome	Initiatives
The Shire has an active community development program supporting events, cultural development and community building activities.	Foster community empowerment by leveraging the Shire's grants program to assist community groups to achieve their objectives.

ATTACHMENTS

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

- Letter of request to reallocate funds (Doc. Id: SODR-437506902-14029)
(Marked 9.1.4)

VOTING REQUIREMENT

Simple majority

OFFICER RECOMMENDATION

That Council approve the inclusion of the costs associated with the renewal and improvement of electrical infrastructure as part of the total project costs for the Jurien Bay Country Club's irrigation project and endorse final payment of \$23,037 on project completion and acquittal.

9.3 DEVELOPMENT SERVICES

9.3.1 PROPOSED THREE CABINS - LOT 162 (33) SAILFISH WAY, JURIEN BAY

Location:	Lot 162, (33) Sailfish Way, Jurien Bay (Marine Fields)
Applicant:	Rhona Lee-Anne Hawkins
Folder Path:	SODR-1262144384-30346
Disclosure of Interest:	Nil
Date:	17 July 2025
Author:	Stenie Fouché, Planning Officer
Senior Officer:	Louis Fouché, Executive Manager Development Services

PROPOSAL

The purpose of the report is for Council to consider a development application for the construction of three cabins on Lot 162, (33) Sailfish Way, Jurien Bay.

Each Hardiplank clad cabin is proposed to be 9m by 6m, with a total area of 54m² (including decking of 23.8m²). Each unit contains a sleeping unit (for 2 people) and a small kitchenette. It is proposed that the occupants use the existing bathrooms in the shed on site (which is located approximately 30m away from the proposed cabins).

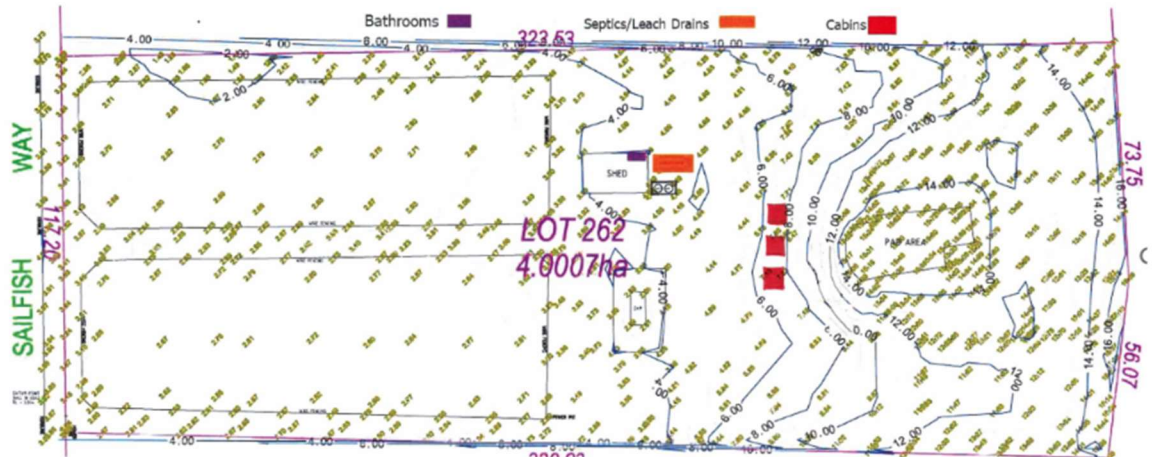
Referral of the application to Council for determination is required due to written objections received.



Location Plan - Lot 162, (33) Sailfish Way, Jurien Bay (Marine Fields)

BACKGROUND

The subject site has been cleared and partially levelled in the past to create pens for sheep (5 sheep at present) which are grassed and irrigated. In 2022, a Development Approval was granted for an outbuilding (shed) and in 2025 for a single dwelling. The outbuilding has been constructed and leveling for the house pad is underway.



Site Plan



Photo showing location of the existing outbuilding, future house and proposed cabins

COMMENT

An assessment of the application with reference to relevant matters to be considered in terms of Clause 67 of the Deemed Provisions, is set out below.

Aims and provisions of the Planning Scheme

The objective set out in the Planning Scheme for the Rural Residential Zone, is to provide opportunities for a range of limited rural and related ancillary pursuits on rural residential lots, where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. To set aside areas for the retention of vegetation and landform, or other features which distinguish the land.

The proposed cabins represent a low scale tourist use that can be considered to be compatible with uses in the Rural Residential Zone

and the amenity of the locality. The design and location of the cabins are compatible with other buildings in the area.

Amenity and Compatibility with its setting

The proposed cabins are compatible with the rural residential setting because:

- The total impact on the landscape is small (0.4% of the subject lot area).
- The height of the proposal is 4.25m which will present as compatible to surrounding outbuildings and houses on adjacent properties.
- The nearest house is 136m away, therefore the impact on the neighbours will be limited.
- It is proposed to place the cabins 6.7m above sea level. The adjacent property towards the north is located on 12m above sea level, and the adjacent property towards the south is on 6m above sea level. The property towards the north would be able to overlook onto the subject site. The owner of lot 162 has started landscaping the boundary with olive trees to create future privacy between these two properties.
- The proposed cabins will have a residential appearance and therefore fit in with the surroundings.

Landscaping

The subject lot has been cleared in the past, but extensive landscaping has been undertaken since.

- The driveway is lined with Jacaranda trees.
- The sheep pens are grassed with some trees planted inside the pens.
- Olive trees are planted along the northern boundary.
- The area around the shed has been landscaped.
- A native garden has been planted along the southern boundary.

Dust

Two submissions were received referring to dust emanating from the subject area. The present level of dust is due to clearing for the house pad on the top of the hill, creating a retained platform for the proposed cabins and firebreaks around the border of the property. Construction dust is normal during development and will settle once development is complete and landscaping is established. The responsibility to control this dust is the responsibility of the landowner/builder and will be addressed with them.

Noise

The proposed cabins will accommodate six additional people on the property. The level of noise is expected to be consistent with the noise levels in the location. The *Environmental Protection (Noise) Regulations 1997* will apply to this property, as it does with all other properties within the Shire. A condition of approval is recommended

requiring that noise levels must be kept to a reasonable volume at all times, particularly during the designated quiet hours from 10:00PM to 7:00AM.

Car Parking Local Planning Policy 9.6

Sufficient space is available at the shed to accommodate three extra vehicles for the cabins.

Traffic flow and safety

The impact of three additional cars on Sailfish Way is not significant. Entry onto and from Sailfish Way, is clearly visible with adequate truncation to allow for safe entry and exit.

Council Plan

There are a range of emerging opportunities for industry development and economic growth in the Shire of Dandaragan including:

- tourism development, particularly accommodation units and caravan parks.

This application will contribute in a small way towards accommodation units within proximity to Jurien Bay. The proposed development will allow for coworkers of the proponent to be housed, as well as visitors, without using some of the limited housing options in Jurien Bay.

CONSULTATION

The application was advertised for public comment via individual letters to all the property owners in Sailfish Way, inviting submissions to be made over a 21-day period. Objections were received from seven neighbours. The submissions are listed in the Schedule of Submissions in Attachment 5.

STATUTORY ENVIRONMENT

Local Planning Scheme No.7

The subject site is zoned Rural Residential. The Local Planning Scheme No.7 classifies Cabin as an 'A' (Advertising) use class under the Zoning Table. '

The Local Planning Scheme No. 7 Zoning Table indicates, subject to the provisions of the Scheme, the uses permitted in the Scheme area in the various zones. In the Rural Residential Zone, the following permissibility exists:

- '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 .

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 AUGUST 2025

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

Use Class	Permissibility
Bed and Breakfast	'D'
Cabin	'A'
Caretakers Dwelling	'D'
Chalet	'A'
Holiday house	'P'
Home occupation	'D'
Industry cottage	'D'
Rural Pursuit	'D'
Single house	'P'

This application has been advertised in accordance with clause 64 of the Deemed Provisions and can therefore be considered by Council.

The Local Planning Scheme defines cabin as:

'an individual self-contained unit similar to chalet which may lack ensuite facilities and may comprise only one room and is designed for short stay guests, forming part of a tourism facility and where occupation by any person is limited to a maximum of three months in any 12-month period'.

This definition clearly states that the toilet and bathroom facilities does not have to be within the cabin. Using the outbuilding for these facilities is consistent with this definition.

The Deemed Provisions for Local Planning Schemes

Schedule 2 Part 7 cl. 61 lists developments for which development approval is not required. The proposed development is not listed and therefore needs a Development Application in terms of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

State Planning Policy 3.7 Bushfire

Lot 162 is located within a Bushfire Prone area. A Bushfire Attack Level (BAL) assessment needs to be submitted with the Building Permit application to identify issues that are to be addressed through the bushfire protection measures and/or may need special consideration.

POLICY IMPLICATIONS

Marine Fields/ Hill River Heights Development guidelines

- (v) *All trees shall be retained unless their removal is authorised by Council except in the cases of trees which are proposed to be*

removed to make way for house construction, fences and constructed accessways. Where in the Council's opinion there is a deficiency of tree cover on any particular allotment, the Council may require the planting and subsequent maintenance of an adequate number of trees of a specified type as a condition of development approval.

Although the subject site has been partially levelled and reshaped to create a retained area for the cabins, extensive planting of trees and vegetation has been undertaken by the proponent.

(vi) A proven potable water supply by means of either a 92,000-litre roof water tank, bore or main reticulation system connection shall be provided.

A water tank and dam are currently located on the site.

(vii) The siting and erection of any building, outbuilding or fence shall not be approved by Council unless or until it is satisfied that the design construction, materials and position will be in harmony with the rural character of the land within the zone and locality generally.

The proposed cabins have a proposed brushed Hardiplank concrete cladding (matching the future house), sitting on a rock filled gabion retaining wall. The proposed Cabins will have the existing trees as background, which will assist the cabins to blend somewhat into nature. The siting and same cladding as the house will ensure the cabins are in harmony with the rural character.

(viii) On site effluent disposal systems servicing development on the lots should be to the specifications of the local authority.

Lot 162 is located within the following sewer sensitive areas:
The estuary catchments on the Swan and Scott Coastal Plains and within 2km of the estuarine areas of the Hill River. An existing approved sewerage system is provided and located at the existing shed on the property. A Wastewater Application will be required to be submitted for the wastewater system for both Shire and Department of Health approval to ensure that the system accommodates the relevant requirements for 3 cabins.

(xi) All residences, outbuildings, carports and the like shall be constructed of materials sympathetic to the character of the locality, as may be approved or required by Council. The scale of outbuildings shall be of a domestic nature such that the Rural Residential amenity of the locality is not prejudiced. Large industrial type buildings will not be permitted.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 AUGUST 2025

The proposed cabins are to be constructed on a rock filled gabion retaining wall with the trees as backdrop, which will be sympathetic to the natural and rural residential environment. The scale of this proposal is relatively small and is not considered as overdevelopments of this lot.

(b) No building shall be permitted within 20 metres of the front of any allotment, 50 metres from the rear boundary of any allotment and 10 metres from the side boundaries of any allotment.

The proposed cabins are proposed at least 30m away from the side boundaries, 90m from the rear boundary and 200m from the street boundary. The application complies with this requirement.

FINANCIAL IMPLICATIONS

The relevant Development Application fee has been received from the applicant.

STRATEGIC IMPLICATIONS

Shire of Dandaragan Council Plan

Prosperity	The region will experience economic and population growth with increasing economic opportunities, diversifying primary production and a vibrant visitor economy.
Priority Outcomes	The tourism economy will continue to diversify and grow its economic contribution to the Shire.

ATTACHMENTS

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

- Attachment 1 – 4: Plans (SODR-1262144384-30655)
- Attachment 5: Schedule of submissions (SODR-1262144384-30278)

(Marked 9.3.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council grant Development Approval for three (3) cabins at Lot 162, (33) Sailfish Way, Jurien Bay, subject to the following conditions and advice notes:

- 1. All development shall be in accordance with the approved development plans dated 28 August 2025, to the specifications and satisfaction of the Shire of Dandaragan.**

2. The development is not to be located within 1.2 metres of a septic tank or 1.8 metres of a leach drain, or other such setbacks as required by relevant legislation for effluent disposal systems.
3. Prior to the approval of a Building Permit the applicant/landowner is to submit and have approved by the Shire a Bushfire Risk Assessment in accordance with AS 3959 to determine the Bushfire Attack Level (BAL). Development is to occur on site in accordance with the BAL assessment to the satisfaction of the Shire of Dandaragan.
4. The cladding of the cabins is to be compatible with the single house on the property to the satisfaction of the Shire of Dandaragan. A schedule of materials and finishes is to be submitted by the applicant and approved by the Shire prior to the approval of any Building Permit application for the cabins.

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. A suitably engineered retaining plan is to be submitted as part of the Building Permit application.
- C. A building permit needs to be submitted for the outbuilding indicating the internal changes including the bathroom/s and toilet/s
- D. An application for temporary accommodation must be submitted to use a caravan or outbuilding for such purpose while building a house.
- E. A Wastewater Application (Application to Construct or Install an Apparatus for the Treatment of Sewage) must be submitted for the wastewater system requiring approval by the Shire and the Department of Health.
- F. An owner or occupier of land must take reasonable measures to—
 - (a) stabilise sand on the land; and

- (b) ensure no sand or dust is released from or escapes from the land, whether by means of wind, water or any other cause.
- G. Occupants of the property are required to comply with the *Environmental Protection (Noise) Regulations 1997* at all times.
- H. The outbuilding is not to be used for human habitation, unless otherwise approved by the Shire of Dandaragan.
- I. 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.
- J. Under the Short-Term Rental Accommodation Act 2024, all providers of STRA (Short Term Rental Accommodation) within Western Australia, both hosted and un-hosted, are required to register their property with the STRA Register.

9.3.2 PROPOSED HOLIDAY HOME - UNIT 2, LOT 476 (6) ESSEX STREET, JURIEBAY

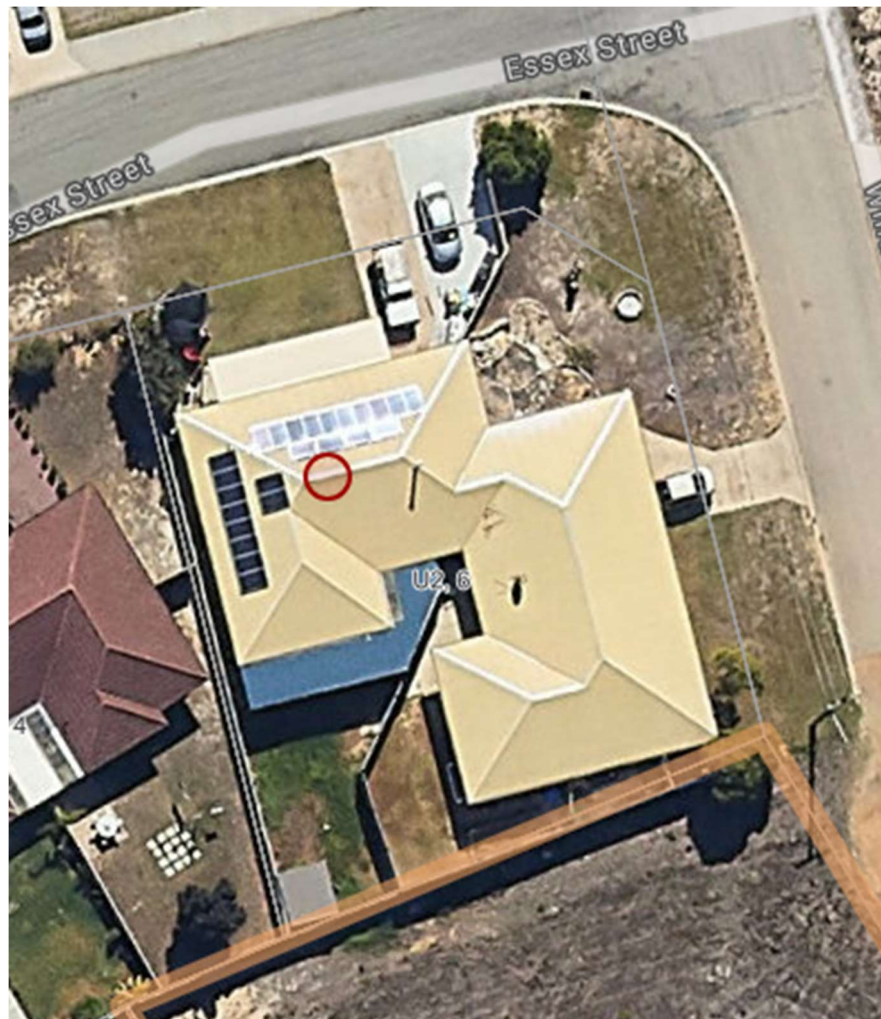
Location:	Unit 2, Lot 476 (6) Essex Street, Jurien Bay
Applicant:	Mark Johnston
Folder Path:	SODR-1262144384-30727
Disclosure of Interest:	Nil
Date:	5 August 2025
Author:	Stienie Fouché, Planning Officer
Senior Officer:	Louis Fouché, Executive Manager Development Services

PROPOSAL

The purpose of the report is for Council to consider a development application for the use of unit 2, Lot 476, (6) Essex Street as a holiday house for 8 guests.

BACKGROUND

Two duplex units were built on lot 6 Essex Street in 1986. Unit 2 was used as a holiday home from 2021 to 2024. The subject property was sold in 2025, and the new owner proposes to use the property as a holiday house again. Referral to Council is required due to written objections received.



Location Plan – Unit 2, Lot 476, (6) Essex Street (with red circle)

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 in 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 must 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 objections received raised this concerned as detailed in the consultation section below.

At present, there are 82 registered holiday homes in Jurien Bay; 71 are un-hosted and 11 hosted. The premises will be managed locally by Ray White Jurien Bay, who currently manage 12 commercial holiday houses in Jurien Bay. This management arrangement provides a local point of call for neighbouring landowners/tenants surrounding the proposed holiday home and complies with clause 7.5 Management Protocols of the Policy, which requires holiday home property managers to reside or have their office 30mins driving distance from the premises.

An assessment of the application with reference to relevant matters to be considered in terms of clause 67 of the Deemed Provisions, is set out below.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 AUGUST 2025

Aims and provisions of the Local Planning Scheme No.7

The objective set out in the Planning Scheme for the residential zone is to provide for residential development at a range of densities with a variety of housing to meet the needs of different household types through the application of the Residential Design Codes.

Approved State planning policy

This application is not affected by any State Planning Policies.

Local planning policy

Local Planning Policy 9.12 (Short-Term Rental Accommodation) applies to this application.

Local Planning Policies	LPP 9.12 Short Term Rental Accommodation
Deemed-to-comply	Planning comments
<p>7.1 Utility Servicing A commercial holiday house, unit or apartment satisfies the deemed-to-comply provisions if:</p> <ol style="list-style-type: none"> 1. The premises is connected to reticulated water for the exclusive use of the premises; and 2. The premises is located within the Shire's kerbside refuse collection area; and 3. The premises is connected to reticulated sewerage, or there is an approved on-site effluent disposal system with adequate capacity for the proposed number of guests 	<p>7.1.1 The house is connected to sewer and reticulated water.</p> <p>7.1.2 Kerbside refuse collection is available at this property</p> <p>7.1.3 This property is connected to sewer</p>

<p>7.2 Vehicle Parking C2.1 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:</p>	<p>C2.1 Three parking spaces are available on the driveway. Three parking bays can support up to 8 guests.</p>												
<table> <tr> <th>Maximum guests</th><th>Maximum guests</th></tr> <tr> <th>Minimum parking bays</th><th>Minimum parking bays</th></tr> <tr> <td>1-3</td><td>1</td></tr> <tr> <td>4-6</td><td>2</td></tr> <tr> <td>7-8</td><td>3</td></tr> <tr> <td>9-12</td><td>4</td></tr> </table>	Maximum guests	Maximum guests	Minimum parking bays	Minimum parking bays	1-3	1	4-6	2	7-8	3	9-12	4	
Maximum guests	Maximum guests												
Minimum parking bays	Minimum parking bays												
1-3	1												
4-6	2												
7-8	3												
9-12	4												

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 AUGUST 2025

<p>7.3 Dwelling Design Commercial holiday house, unit or apartment satisfies the deemed-to-comply provisions if:</p> <p>C3.1 The premises is an existing, lawful dwelling; or</p> <p>C3.2 If the premises is not an existing, lawful dwelling, the premises will meet all the relevant design standards and requirements that would apply to a new dwelling on the land; and</p> <p>C3.3 The maximum number of occupants within a premises complies with the following standards: a. There is 5.5 square metres per guest in each bedroom utilising beds; and b. There is 3.5 square metres per guest in each bedroom utilising bunks; and c. There is sufficient bedroom space to accommodate the maximum number of guests consistent with (a) and (b) above; and</p> <p>C3.4 Bedrooms in a premises are provided in accordance with the following rates:</p> <table><tr><th>Maximum guests</th><th>Minimum bedrooms</th></tr><tr><td>1-2</td><td>1, or studio</td></tr><tr><td>3-4</td><td>2</td></tr><tr><td>5-7</td><td>3</td></tr><tr><td>8-12</td><td>4</td></tr></table> <p>C3.5 Bathrooms and toilets in a Holiday Home are provided in accordance with the following rates</p> <table><tr><th>Maximum guests</th><th>Minimum number of bathroom/toilets</th></tr><tr><td>1-6</td><td>1 bathroom and 1 toilet</td></tr><tr><td>7-12</td><td>1 or 2 bathrooms and 2 toilets</td></tr></table>	Maximum guests	Minimum bedrooms	1-2	1, or studio	3-4	2	5-7	3	8-12	4	Maximum guests	Minimum number of bathroom/toilets	1-6	1 bathroom and 1 toilet	7-12	1 or 2 bathrooms and 2 toilets	<p>C3.1 It is a lawful dwelling</p> <p>C3.2 Not Applicable</p> <p>C3.3 Room size standard:</p> <table><tr><th>Bedroom</th><th>Size</th><th>Possible guest</th></tr><tr><td>1</td><td>11.71 m²</td><td>2 guests</td></tr><tr><td>2</td><td>13.57 m²</td><td>2 guests</td></tr><tr><td>3</td><td>11.4 m²</td><td>2 guests</td></tr><tr><td>4</td><td>8.65 m²</td><td>2 guests in bunk beds</td></tr></table> <p>C3.4 Bedroom Rates: 4 rooms are available for up to 12 guests.</p> <p>C3.5 Bathrooms and toilets The application provides 1 bathroom and 2 toilets which means a maximum of 8 guests can be accommodated. Although the Building Plans submitted with the application only indicates 1 toilet, an additional toilet has been installed in the bathroom.</p>	Bedroom	Size	Possible guest	1	11.71 m ²	2 guests	2	13.57 m ²	2 guests	3	11.4 m ²	2 guests	4	8.65 m ²	2 guests in bunk beds
Maximum guests	Minimum bedrooms																															
1-2	1, or studio																															
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AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 AUGUST 2025

<p>7.4 Overcrowding <i>A commercial holiday house, unit or apartment satisfies the deemed-to-comply provisions if:</i> C4.1 Each occupant over the age of 10 years has 14m³ of airspace within a bedroom for sleeping purposes. C4.2 Each occupant 10 years and under has 8m³ of airspace within a bedroom for sleeping purposes.</p>	<p>C4.1 Bedroom 1 has 29.28 m³ airspace enough for 2 guests Bedroom 2 has 33.93 m³ airspace enough for 2 guests Bedroom 3 has 28.5m³ enough airspace for 2 guests C4.2 Bedroom 4 has 21m³ enough for 2 children under 10</p>
<p>7.5 Management Protocols 1. Property management plan 2. Code of conduct 3. Fire and Emergency Plan</p>	<p>7.5.1 Complies as a local property manager is selected 7.5.2 A Code of Conduct is supplied 7.5.3 A Fire and Emergency Plan is supplied</p>

Compatibility of the development with its setting

The proposed holiday home is a use that is compatible with residential uses in the locality.

Adequacy of:

- 1) Access to and egress from the site: The subject site has an existing access that will be used by vehicles.
- 2) Arrangements for parking of vehicles: The subject site has sufficient space within the carport and in front of the carport to accommodate the required 3 parking spaces to accommodate 8 guests.

Traffic likely to be generated by the development

The subject property has the potential of generating 3 vehicles to the property. This is considered to be within the norms of acceptable traffic generated by a use within a residential area.

Submissions received on the application

Unit 2 of 6 Essex Street is part of a strata development. This development has no common property. Two submissions were received against the application. Objections mainly stem from management concerns related to the previous use of the unit as a holiday house. The submissions are listed and responded to in Attachment 3.

Various measures are in place to mitigate the effect of a holiday house on the surrounding area. These include:

- 1) The noise and nuisance conditions in the Code of Conduct has been changed in 2025 to better reflect the amenity of the residential areas in the Shire of Dandaragan. The Previous Code of Conduct stated that noise should generally cease after

9pm Sunday through Thursday and after midnight Friday and Saturday. The new code of conduct requires that guests agree not to cause or permit nuisance at the property. This includes excessive noise, disruptive or anti-social behaviour. Noise levels must be kept to a reasonable volume at all times, particularly during the designated quiet hours from 10:00pm to 7.00am. Noise levels are not to contravene the provisions of the *Environmental Protection (Noise) Regulations*.

- 2) One of the conditions of approval require a sign to be placed outside the holiday house so neighbours can contact the Property Manager in the event of any problems.
- 3) Approval for a holiday house expire 30 June each year. The renewal of the approval will consider any unrectified compliance issues.

CONSULTATION

The surrounding neighbours were consulted for a period of 14 days and two objections to the application were received. The submissions and comment on the submissions are provided in Attachment 3.

STATUTORY ENVIRONMENT

Local Planning Scheme No.7

The subject property is zoned residential (R12.5). A Holiday House is a Discretionary (D) use within the Residential Zone. Discretionary means that the use is not permitted unless the local government has exercised its discretion by granting development approval.

A Holiday House is defined as a Single House (excluding Ancillary Accommodation) which might also be used from time to time for short stay accommodation for no more than six (6) people (but does not include a bed and breakfast, guesthouse, chalet and short stay accommodation unit). The Local Planning Policy 9.12 allows for the number of people to be increased depending on the size of the rooms, available airspace, number of bathrooms/toilets and parking available. This reflects the amount of people that normally would reside in the house if being used as a single house.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The relevant Development Application fee has been received from the applicant.

STRATEGIC IMPLICATIONS

Shire of Dandaragan Council Plan

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 AUGUST 2025

Prosperity	The region will experience economic and population growth with increasing economic opportunities, diversifying primary production and a vibrant visitor economy.
Priority Outcomes	The tourism economy will continue to diversify and grow its economic contribution to the Shire.

ATTACHMENTS

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

- SODR-1262144384-30749 Attachment 1-Site & Floor Plan
- SODR-1262144384-30750 Attachment 2-Property Management Documentation
- SODR-1262144384-30746 Attachment 3 - Schedule of Submissions

(Marked 9.3.2)

VOTING REQUIREMENT

Simple Majority.

OFFICER RECOMMENDATION

That Council grant development approval for the use of Unit 2, Lot 476 (6) Essex Street as a Holiday House subject to the following conditions and advice notes:

CONDITIONS:

- 1. Except where amended by other conditions of this approval, development must be carried out in compliance with the following plans and documentation listed and endorsed with the Council's stamp: P1 (Site Plan), P2 (Floor Plan), P3-P4 (Property Management Plan), P5 (Code of Conduct) and P6 (Fire and Emergency Plan), P7 (Evacuation Plan), dated 28 August 2025.**
- 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 guests to be accommodated in the Commercial Holiday House shall not exceed 8 people.**
- 4. The Holiday House shall be operated in accordance with the approved Property Management Plan, Code of Conduct and Fire and Emergency Plan dated 28 August 2025.**
- 5. All parking shall be accommodated on site.**
- 6. A sign of 0.2m² in area listing the approved property manager's contact details is to be erected on a fence, gate**

or entry statement to the premises to the satisfaction of the Shire of Dandaragan prior to the commencement of the use.

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. Please note that the Commercial Holiday House approval shall expire on 30 June each year. However, Development Approval will be re-issued for premises which have not had any unrectified compliance issues in the previous approval year to the satisfaction of the Shire. The first annual renewal fees will be waived for un-hosted accommodation which receives initial development approval within six (6) months of 30 June in the same calendar year.**
- C. Please Note the amended Noise and Nuisance clause in the Code of Conduct. Occupants of the property are required to always comply with the Environmental Protection (Noise) Regulations 1997.**
- 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.**
- E. Under the Short-Term Rental Accommodation Act 2024, all providers of STRA (Short Term Rental Accommodation) within Western Australia, both hosted and un-hosted, are required to register their property with the STRA Register.**

9.3.3 APPLICATION TO EXTEND THE APPROVAL PERIODS OF TURQUOISE COAST LOCAL STRUCTURE PLANS 1, 2A AND 3

Location:	Jurien Bay locality
Applicant:	Lorraine Elliott Planning Services on behalf of Ardross Estates Pty Ltd
Folder Path:	SODR-877026889-10932
Disclosure of Interest:	Nil
Date:	5 August 2025
Author:	Monica Sullivan, Strategic Planning Coordinator
Senior Officer:	Louis Fouché, Executive Director Development Services

PROPOSAL

The purpose of this report is for Council to consider an application made on behalf of Ardross Estates to extend the approval periods of three Local Structure Plans (Areas 1, 2a and 3) within the Turquoise Coast District Structure Plan area, and to provide a referral response to the Western Australian Planning Commission. The structure plans are set to expire on 19 October 2025.

BACKGROUND

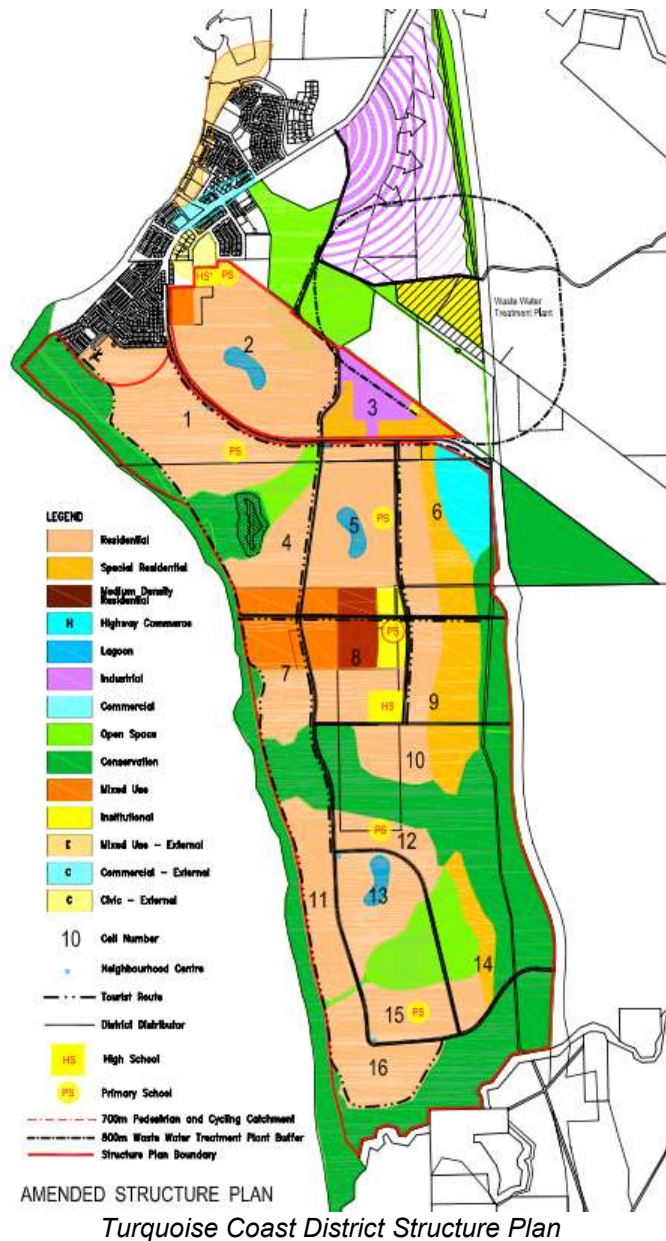
Under the current State Planning Framework, a structure plan is a key planning instrument for the coordination of future zoning, subdivision, and development of an area of land. Structure plans contain a set of steps, measures and controls that are necessary to guide the plan's implementation through subsequent stages of subdivision and development.

The Western Australian Planning Commission (WAPC) is responsible for approving structure plans to ensure that State strategic planning priorities and policy objectives are delivered in a coordinated manner. The Shire advises and makes recommendations to the WAPC and the Department of Planning, Lands and Heritage (DPLH) on proposed structure plans and oversees the implementation of the plans in its jurisdiction.

When the *Planning and Development (Local Planning Schemes) Regulations* ('the Regulations') came into force in 2015, they introduced provisions for structure plans under Schedule 2 – Deemed Provisions. Importantly, these provisions mandated a ten-year approval period for all structure plans, with structure plans adopted before 19 October 2015 considered to have been approved on that day. As a result, all structure plans adopted prior to the gazettal of the Regulations will expire on 19 October 2025, unless otherwise extended.

At its Ordinary Meeting on 23 May 2024, Council considered an application to extend the Jurien Bay (Turquoise Coast) Structure Plan for a period of 10 years. The Turquoise Coast Structure Plan serves as a District Structure Plan and applies to an area zoned for future urban development of approximately 2,000ha, stretching along the coast to the south of the Jurien Bay townsite and down to

Hill River. It provides high-level town planning guidance regarding the future zoning of land. The extent of the District Structure Plan is shown in the below figure.



At this meeting, Council resolved to support the extension of the District Structure Plan for a period of 10 years and provided the following advice:

Bushfire Advice: The development of the structure plan application area is to consider the findings and recommendations made in the Bushfire Hazard Level Assessment prepared by Emerge Associates and dated December 2023.

Coastal Advice: The development of Cells 1-3 within the application area is to be in accordance with the Shire of Dandaragan Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) (as

amended) where relevant. The development of further Cells 4-16 will require the submission to and consideration by the relevant decision maker of a detailed site-specific CHRMAP to be prepared at the full cost of the proponent. For the interim period the following high level coastal erosion allowances are recommended to be recorded for development Cells 4-16 of the Jurien Bay (Turquoise Coast) Structure Plan:

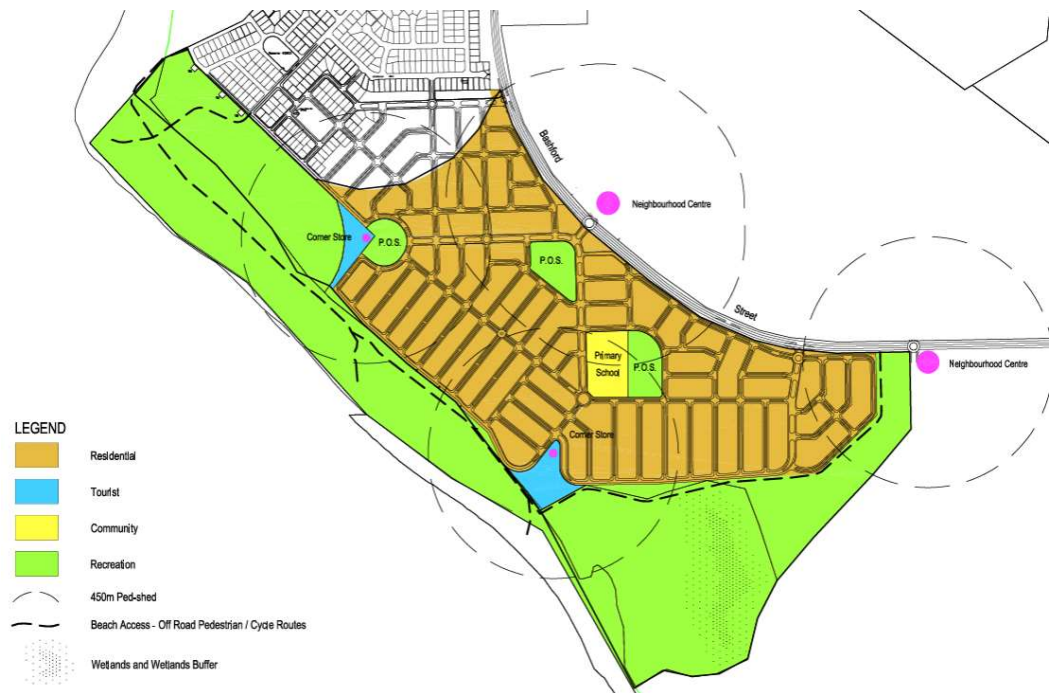
- 1) An interim Horizontal Shoreline Datum (HSD) of 1.6m Australian Height Datum (AHD). This is the value adopted by Cardno for the Jurien Bay townsite in the current Shire of Dandaragan CHRMAP.*
- 2) An interim coastal erosion hazard allowance of 200m from the HSD. This is an interim allowance to account for the values of S1 severe storm erosion, S2 historic shoreline movement trends, S3 future sea level rise, and a factor of safety.*
- 3) A further allowance of 20m for a local beach recreation zone behind the interim erosion hazard allowance line.*

On 25 June 2024 the WAPC endorsed the extension of the District Structure Plan for a ten-year period and provided additional advice. (Refer Attachment 1). Item 1 of this advice stated:

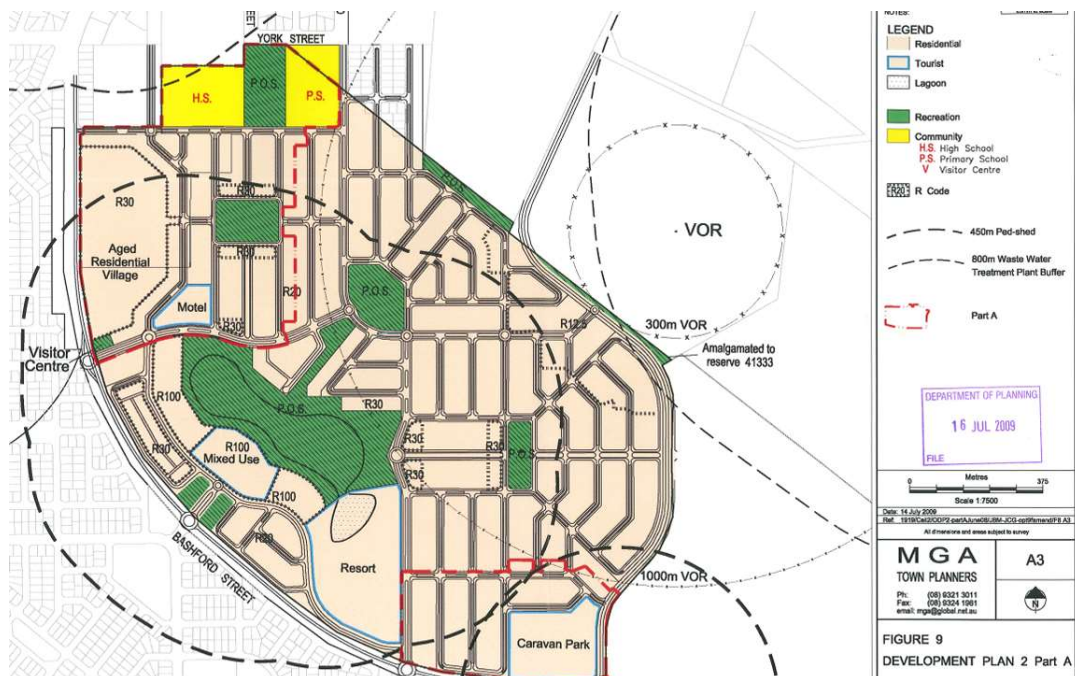
This approval is for the Jurien Bay Structure Plan only. Separate approval(s) would be required if the approval period for structure plans covering Areas 1, 2A and 3 was to be requested.

The Applicant is now seeking to extend the plans covering Areas 1 and 2a for a period of 10 years, and Area 3 for a period of 3 years. These plans are considered to be Local Structure Plans providing a finer level of detail regarding lot size and configuration and future road, infrastructure, and public open space layout. The below figures show the extent of each Local Structure Plan. The plans are also provided in Attachments 3 – 5 to this report.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 AUGUST 2025



Local Structure Plan Area 1 – Beachridge Estate



Local Structure Plan Area 2 (2a shown in red outline)



The previous WAPC advice (Attachment 1) stated that future structure planning is to be prepared in accordance with the requirements of State Planning Policy 3.7 - Planning in Bushfire Prone Areas and State Planning Policy 2.6 - Coastal Planning. It also stated that there may be land use compatibility issues in Area 3 between the 'General Industry' and 'Residential' zones.

Bushfire Planning

The entirety of Area 1 and most of Area 2a have been designated as 'Bushfire Prone Areas' under the State Map of Bushfire Prone Areas. In recognition of this, the request to extend the District Structure Plan was accompanied by a Bushfire Hazard Level (BHL) assessment prepared by Emerge Associates. The BHL Assessment states that much of the existing bushfire prone vegetation will be removed from the site during future subdivision, and that there is sufficient area for development to be designed in such a way that future houses can be sufficiently set back from areas of classified vegetation, such as conservation and foreshore reserves. This can be achieved through the placement of public roads and public open space to increase the separation distance between bushfire prone areas and residential lots, and by in-lot

setbacks. Ultimately, the BHL Assessment determined that it is likely an 'acceptable solution' can be achieved for the four bushfire protection criteria set out in the *Guidelines for Planning in Bushfire Prone Areas version 1.4*, and that this will be articulated in Bushfire Management Plans prepared to support future subdivisions. On this basis, it is considered that bushfire risk can be successfully managed in the three structure plan areas and does not affect the extension timeframes.

Industrial Interface

The Area 3 Structure Plan shows 'General Industry' zoned lots directly abutting 'Residential' zoned lots with a density of 'R5.' This is likely to be inconsistent with State Planning Policy 4.1 - Industrial Interface, which requires a gradual land use transition between industrial and sensitive land uses. This is often achieved through the incorporation of transitional zones, such as 'Light Industry' or 'Service Commercial,' on the periphery of industrial areas. Ultimately, the Applicant must successfully demonstrate that the potential impacts of industrial land uses, such as dust, noise, and odour, can be avoided or minimised for nearby sensitive land uses.

In recognition of this, the Applicant has requested an extension period of three years for the Area 3 Structure Plan, to prepare an amended structure plan in a contemporary form that addresses the industrial interface issues. This is considered appropriate and the three-year extension period for Area 3 is supported.

Coastal Planning

Whilst Areas 2a and 3 are located a sufficient distance from the coast, Area 1 is directly adjacent to the foreshore reserve. The original coastal hazard assessment for the District Structure Plan area was undertaken in 1999 and is not consistent with contemporary coastal planning methodology. Furthermore, whilst previous correspondence from the Applicant stated that the Shire's CHRMAP covers the extents of Area 1, this is not the case, as the CHRMAP study area finishes at Island Point. The CHRMAP boundaries are shown on the below map and denoted by the extent of the hazard lines. These boundaries are further articulated in Section 3.2.5 of the CHRMAP, which states, 'As noted in Section 2.3, development within the coastal zone extends some 1.5 km south-east of Island Point which is beyond the southern boundary of the study area and is not included in this CHRMAP.'



*Southern extents of the Shire's CHRM for the Jurien Bay Townsite.
(Not current aerial photo)*

Therefore, Council's previous resolution that *the development of Cells 1-3 within the application area is to be in accordance with the Shire of Dandaragan Coastal Hazard Risk Management and Adaptation Plan (CHRM) (as amended) where relevant* cannot be applied to future subdivision in Stage 1, as no assessment has been done for the area. However, if the CHRM distances for management unit JB1 were used, they would require a minimum setback ranging from 139m to 234m. The closest point of Area 1 appears to be as little as 100m from the HSD. (HSD is the active limit of the shoreline under storm activity. It is the line from which a physical processes allowance will be applied from).

Additionally, portions of Area 1 would not meet Council's high-level erosion allowance resolved for Cells 4-16 in the District Structure Plan, being 200m from the HSD (defined as 1.6m AHD, as per the CHRM) plus an additional 20m beach recreation buffer.

Finally, the CHRM does not consider the risk of inundation, which is required under State Planning Policy 2.6.

Given this, it is considered that a site-specific CHRM is required to assess the risk of coastal hazards within Area 1, as the outcomes of this assessment may considerably impact the ultimate subdivision design of lots fronting the coast. It is not considered

appropriate to extend the Area 1 Structure Plan for an additional 10 years, as requested by the Applicant, without this body of work being completed.

Therefore, it is recommended that Council support the extension of the Area 1 Structure Plan for a period of 5 years, to enable either a site-specific CHRMAP to be undertaken and/or for the Shire's CHRMAP to be updated, inclusive of the full extents of Area 1. The Shire has recently received grant funding to undertake a district-level coastal inundation study which will include the extents of Area 1 and plans to embark upon a full review of the CHRMAP in 2026-27.

As Area 2 is not impacted by either coastal or industrial interface considerations, the extension of this structure plan for an additional 10 years is supported.

CONSULTATION

Consultation is not required as the Shire is responding to a referral from DPLH on behalf of the WAPC.

STATUTORY ENVIRONMENT

Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2 Deemed provisions for local planning schemes

28. Duration of approval

- (1) Subject to this clause and clause 29A, the approval of a structure plan has effect for —
 - (a) the period of 10 years commencing on the day on which the Commission approves the plan; or
 - (b) another period determined by the Commission when approving the plan.
- (2) The Commission may extend the period for which the approval of a structure plan has effect under subclause (1) if there are no changes to the terms of the plan.
- (3) The Commission may revoke its approval of a structure plan if:
 - (a) a new structure plan is approved in relation to the area to which the structure plan to be revoked relates; or
 - (b) the Commission considers that the plan has been implemented or is otherwise no longer required; or
 - (c) the Commission considers that the structure plan cannot be effectively implemented because of a legislative change or a change in a State planning policy; or
 - (d) for a structure plan that was the subject of an application under clause 16(3), the revocation is agreed to by —

- (i) the owner of the land to which the structure plan relates (or, if the land is owned by 2 or more owners, each of them); and
 - (ii) the local government.
- (4) For the purposes of subclause (1), a structure plan that was approved before 19 October 2015 is taken to have been approved on that day.

POLICY IMPLICATIONS

WA Planning Manual Guidance for Structure Plans

Because of its nature and purpose, a structure plan is a guiding document that is given due regard in decision making, unlike a local planning scheme (scheme) which has statutory effect. A standard structure plan is considered to have achieved its purpose when the structure plan measures have been implemented, the land has been subdivided, and lot boundaries are established. It is then that the structure plan zones and reserves and planning controls applicable to lots, can be transferred into the scheme via the scheme amendment process.

Based on the structure plan's due regard status, decision makers are not legally bound by structure plans but have an obligation to use the structure plan to determine proposals for subdivision or development. This means considering the plan's purpose and vision, objectives, design rationale and implementation requirements - together with any associated scheme provisions, local planning policy, or guidelines that apply to the structure plan area. A decision maker should not set aside a structure plan or key structure plan provisions unless this is warranted in a particular situation and is appropriately justified in the decision.

FINANCIAL IMPLICATIONS

There are no financial implications relevant to this item.

STRATEGIC IMPLICATIONS

Local Planning Strategy 2020

4.1 - Settlement Planning – Strategic Directions

General

1. Promote and support urban growth and infill in a manner that concentrates settlement and growth in and around the four existing townsites, the rural hinterland and rural areas.

Jurien Bay

6. Recognise Jurien Bay as the regional centre providing services and facilities to serve the wider regional community.
7. Plan for an aspirational population of 20,000+.

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8. Acknowledge that there are sufficient vacant lots and land zoned for residential land use to satisfy demand beyond 15 years.

Actions

2. Support staged development of identified residential expansion areas in accordance with the Turquoise Coast and North Head structure plans, subject to availability of utility infrastructure.

Strategic Community Plan – Envision 2029

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

ATTACHMENTS

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

- WAPC Letter – Advice provided following extension of Turquoise Coast District Structure Plan (Doc ID: SODR-877026889-10936)
- Consultant Submission – Extension of Structure Plans 1, 2a and 3 (Doc ID: SODR – 877026889-10934)
- Existing Development Plan 1 (Doc ID: SODR – 877026889-10930)
- Existing Development Plan 2a (Doc ID: SODR – 877026889-10928)
- Existing Development Plan 3 (Doc ID: SODR – 877026889-10929)

(Marked 9.3.3)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That in relation to the Application from Lorraine Elliott Planning Services on behalf of Ardross Estates Pty Ltd to extend the approval period for the Turquoise Coast Local Structure Plans, Council advises the Western Australian Planning Commission that:

- a) The application to extend the approval period for the Turquoise Coast Stage 2a Local Structure Plan is supported for a period of 10 years;**
- b) The application to extend the approval period for the Turquoise Coast Stage 3 Local Structure Plan is supported for a period of 3 years, to amend the plan to a contemporary**

- format and consider how the interface between Industrial and Residential lots will be sufficiently managed; and
- c) The application to extend the approval period for the Turquoise Coast Stage 1 Local Structure Plan is not supported for a period of 10 years, however an extension period of five years is supported to allow a site-specific Coastal Hazard Risk Management and Adaptation Plan to be prepared for the area to address the risk of coastal hazards.

9.3.4 PROPOSED EXHIBITION CENTRE RESTAURANT AND OFFICES ON LOT 42 (3466) DANDARAGAN ROAD, DANDARAGAN

Location:	Lot 42 (3466) Dandaragan Road, Dandaragan
Applicant:	Dandaragan Heritage and Cultural Centre Inc.
Folder Path:	1262144384-30768
Disclosure of Interest:	Nil
Date:	8 August 2025
Author:	Stienie Fouché, Planning Officer
Senior Officer:	Louis Fouché, Executive Manager Development Services

PROPOSAL

The purpose of the report is to seek Council's approval for a development application for the construction of an Exhibition Centre, Restaurant and Offices on Lot 42 (3466) Dandaragan Road, Dandaragan. Given that the reserve is vested with the Shire, Council's landowner's consent is required for the application in the first instance.

The proposal comprises of three buildings to be used for:

- Building A: Exhibition Centre (Museum) and Restaurant (on ground floor) 423m², offices (on mezzanine level) 299m² with a total floor area of 653m².
- Building B: Exhibition Centre (Museum) - 480m² total floor area.
- Building C: Workshop / Maintenance (incidental to the Exhibition Centre / Museum) - 288m² total floor area.

The buildings will be constructed from Colorbond material in two different shades of grey.

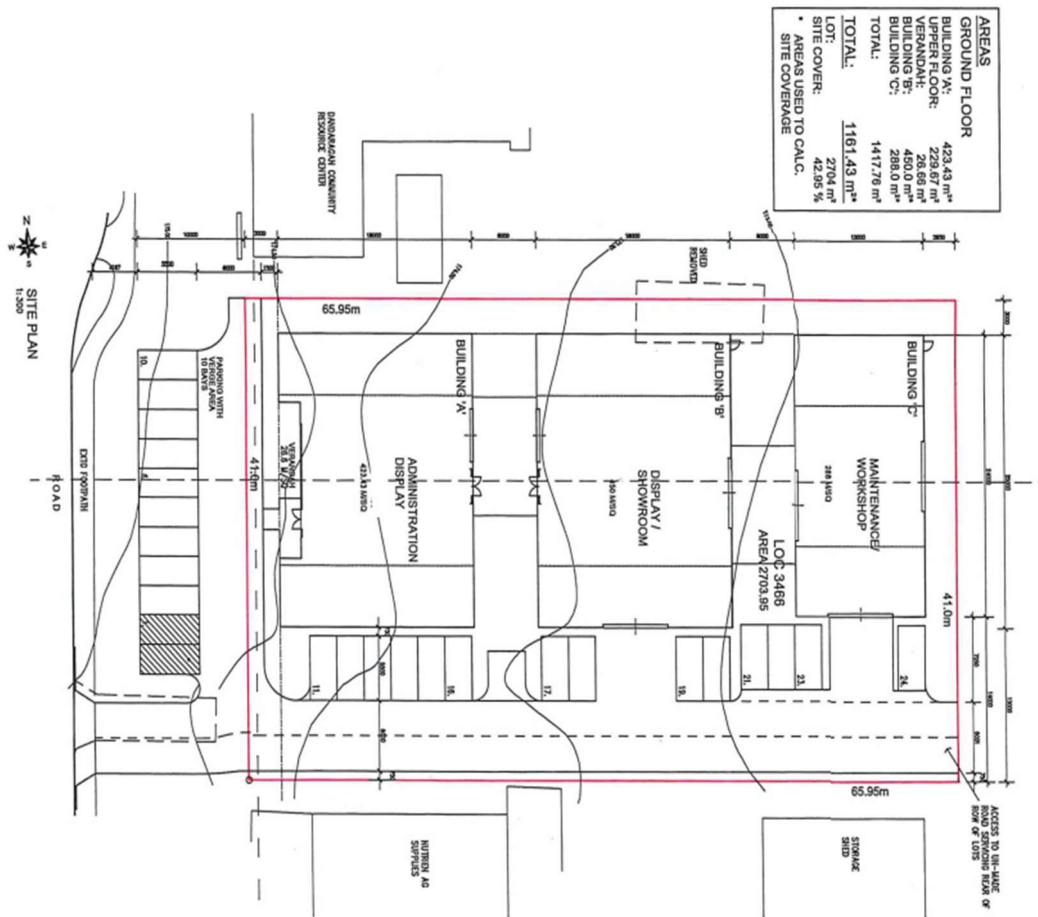
At the time of writing the report final elevation plans for the Exhibition Display and Worksop buildings were not provided.

The uses are not exempt from the need for approval under Clause 61 of the Deemed Provisions and referral to Council is required in accordance with the Shire's delegations register.

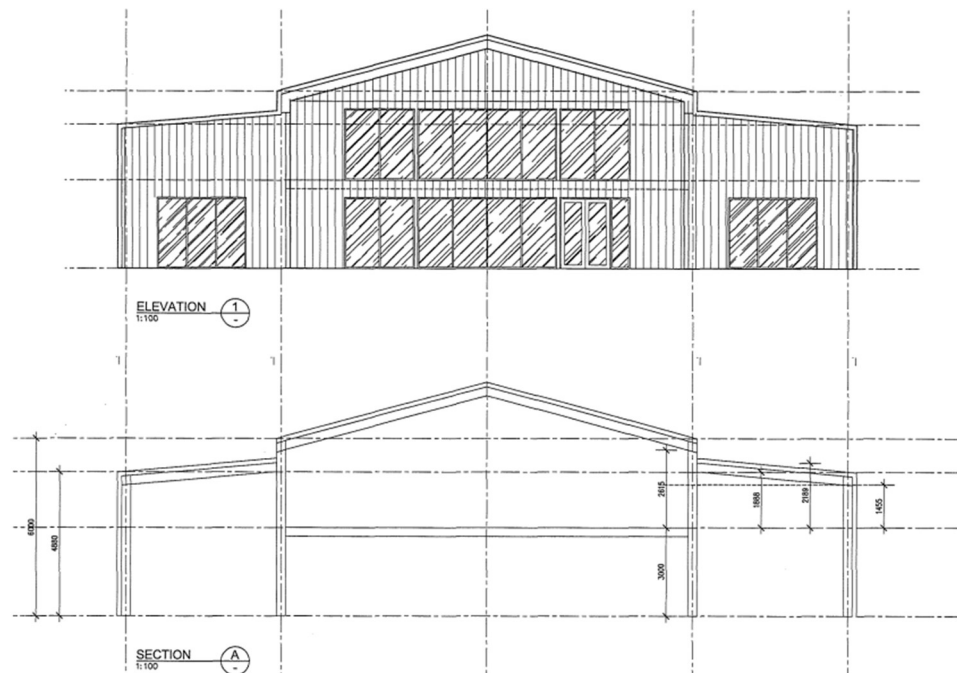
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Location Plan – Lot 42 (3466) Dandaragan Road, Dandaragan



Site plan – Lot 42 (3466) Dandaragan Road, Dandaragan



Elevation plan of the Exhibition Centre (Dandaragan Road elevation)

BACKGROUND

The subject property is located on Dandaragan Road next to the Dandaragan Community Resource Centre (CRC) and Library.

Reserve no. 39073 is a Crown Reserve with the current purpose of Museum and a management order vested in the Shire of Dandaragan.

At its meeting of 24 August 2023 Council resolved as follows:

Moved Cr Gibson, seconded Cr Shanhun

That Council:

1. *Authorise the Chief Executive Officer to request the Minister for Lands to:*
 - a. *Approve the lease of Reserve 39073, Lot 42 on Deposited Plan 186814 Dandaragan Road, Dandaragan by the Shire to a third party; and*
 - b. *Amend the purpose of the reserve from 'housing' to 'exhibition centre, offices, community and other related purposes.'*
2. *Subject to the Shire being assigned the authority to lease Reserve 39073, Lot 42 on Deposited Plan 186814 Dandaragan Road, Dandaragan from the Minister for Lands, authorise the Chief Executive Officer to negotiate and execute a lease agreement for this reserve with the Dandaragan Heritage and Cultural Committee Inc. inclusive of the following material terms:*
 - a. *Authorised use: exhibition centre, offices, community and other related purposes.*
 - b. *Term: 21 years*
 - c. *Further Term: nil*

- d. Annual Rent: \$1*
- e. Council to meet all lease preparation costs.*
- 3. Authorise the Chief Executive Officer to forward the negotiated lease agreement to the Minister of Lands for final approval.*

CARRIED 7 / 0

The above resolution was subsequently executed and The Shire received confirmation on 5 August 2024 of the Minister's consent to Lease Reserve 39073 for the purpose of a Museum. The relevant lease documents were prepared by the Shire's solicitors to allow the lease of the subject property to the Dandaragan Heritage and Cultural Centre Inc. for the permitted purpose of an Exhibition Centre and uses ancillary thereto for a period of 21 years. These documents were executed on 22 August 2024.

COMMENT

The following represents an assessment of the proposal with reference to *Clause 67 Matters to be Considered* under the Deemed Provisions for local planning schemes in the Planning and Development (Local Planning Schemes) Regulations 2015.

Aims and Provision of the Scheme (& Strategy)

The Local Planning Scheme no.7 lists the objectives of the Commercial Zone as: To provide for retail shopping, office and commercial development, and social, recreational and community activities servicing the town as a whole.

State Planning Policy 3.7 Bushfire

No bushfire assessment is required as the subject property is not located in a bushfire prone area.

Local Planning Policy 9.6 Car Parking

The Objectives of LPP 9.6 are:

- a) To provide sufficient parking for all developments within the Shire of Dandaragan.
- b) To recognize the need for different standards to be applied for coastal and rural town sites, and rural areas of the Shire.
- c) To provide clarity on the application of cash in lieu of onsite parking; parking requirements/ratios inclusive of buses, bicycles and cars for various land uses; and general guidance on the standards of construction.
- d) To ensure developments are provided with an acceptable standard of car parking, which is safe, convenient and practical for the operation of the site and for the community in general

Some of the lots along Dandaragan Road has a separate reserve (approximately 9.5m wide) next to the road reserve where parking can be accommodated. This Shire managed reserve is available for the subject property to use as parking and is shown on the plan

below. The proponent will have to provide and maintain the parking and access road to the satisfaction of the Shire.



Area in front of subject property available for parking

Compatibility of the Use, Suitability of the Site, and Amenity of the Location

The subject property forms part of the commercial area in the Dandaragan townsite. The proposed Exhibition Centre, Restaurant and Office uses are considered to be compatible with the surrounding land uses namely the CRC, industrial uses to the south and the Post Office. The applicant has indicated that the proposed workshop will be used as an ancillary use to the exhibition centre for refurbishment / maintenance of exhibits,

The location abutting Dandaragan Road is central to the Dandaragan townsite and will be assessable to the community and visitors to the facility. The impact on the surrounding land uses will be minimal given the compatible nature of the proposed activities.

Landscaping

The proposed building needs to be integrated into the surrounding area using landscaping. Landscaping needs to be provided to the satisfaction of the Shire.

Dust

Clause 2.1 of the Shire of Dandaragan Site Erosion and Sand Drift Prevention Local Law 2019 states:

An owner or occupier of land must take reasonable measures to—
 (a) stabilise sand on the land; and
 (b) ensure no sand or dust is released from or escapes from the land, whether by means of wind, water, or any other cause.
 The Proponent will have to manage dust and sand and water flow from the subject property to the satisfaction of the Shire

Traffic flow and safety

It is expected that the existing traffic volumes and road conditions on Dandaragan Road can accommodate the additional traffic that will be generated by the proposed development.

Adequacy of Services

The subject site has access from Dandaragan Road and rear access from Topham Street. A Wastewater Application must be submitted for Shire Approval. The proposed development is not to be located within 1.2 metres of a septic tank or 1.8 metres of a leach drain, or other such setbacks as required by relevant legislation for effluent disposal systems.

Submissions Received

The proposal was advertised for public comment with no submissions received.

CONSULTATION

The development application was publicly advertised for a period of 28 days. No submissions were received.

STATUTORY ENVIRONMENT

Local Planning Scheme No.7

The Local Planning Scheme No. 7. defines an Exhibition Centre as “a premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature, and includes a museum or art gallery” Lot 42 (3466) is located in the Commercial Zone and an Exhibition Centre is a Discretionary use (D) within the Commercial zone.

‘D’ means that the use is not permitted unless the local government has exercised its discretion by granting development approval.

An “office” means premises used for administration, clerical, technical, professional or other like business activities.

“Restaurant” means premises where the predominant use is the sale and consumption of food and drinks on the premises and where seating is provided for patrons, and includes a restaurant licensed under the Liquor Licensing Act 1988.

An Office and a Restaurant are Permitted (P) uses in the Commercial Zone. ‘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.

2.4.1. A person must not —

- a) use a Local Reserve; or
- b) commence or carry out development on a Local Reserve, without first having obtained development approval under Part 7 of the Deemed Provisions.

2.4.2. In determining an application for development approval, the local government is to have due regard to —

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

3.2. Objectives of the zones

Commercial Zone

To provide for retail shopping, office and commercial development, and social, recreational and community activities servicing the town as a whole.

The Deemed Provisions for Local Planning Schemes

Schedule 2 Part 7 cl. 61 lists developments for which development approval is not required. The proposed development is not listed and therefore needs a Development Application in terms of the Planning and Development (Local Planning Schemes) Regulations 2015.

State Planning Policy 3.7 Bushfire

Lot 42 (3466) Dandaragan Road is not within a Bushfire Prone area and the proposed use is non-habitable. A Bushfire Attack Level (BAL) assessment is not required.

POLICY IMPLICATIONS

Car Parking Local Planning Policy 9.6

Parking requirements:

Building A:

- Exhibition centre :1 bay for 40m² GFA (Gross Floor Area) requiring a total of 7 parking bays.
- Restaurant:1 bay per 10m² GFA requiring a total of 3 bays
- Office: 1 bay per 20m² NLA (Net Lettable Area) require 7 parking bays.

Building B:

Exhibition centre (display and showroom): 1 bay for 40m² GFA requiring 11 bays

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Building C:

Incidental (workshop): 1 parking bay per worker requiring 1 parking bay

A total of 29 bays is required for the proposed development. The site can accommodate 14 bays and with room for parking 4 additional vehicles while 11 bays are provided in the Dandaragan Road reserve.

FINANCIAL IMPLICATIONS

The relevant Development Application fee has been received from the applicant.

STRATEGIC IMPLICATIONS

Shire of Dandaragan – Council Plan

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

ATTACHMENTS

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

- Attachment 1 : Site Plan (Doc Id SODR-1262144384-31095)
- Attachment 2: Floor plans and elevations of Exhibition Centre (Building A) (Doc Id SODR-1262144384-31096)
- Attachment 3: Floor plan and elevations of Exhibition Centre (Building B) (Doc Id SODR-1262144384-31097)
- Attachment 4: Floor plans and elevations of the incidental workshop (Building C) (Doc Id SODR-1262144384-31098)

(Marked 9.3.4)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council grant:

- A) Landowner's consent for the development application for an Exhibition Centre, Restaurant and Offices on Lot 42 (3466) Dandaragan Road, Dandaragan to the Dandaragan Heritage and Cultural Centre Inc.**
- B) Approval for the use of the strip of road reserve in front of Lot 42, (3466) Dandaragan Road to accommodate some of the parking for the proposed development.**

- C) Development Approval for an Exhibition Centre, Restaurant and Offices on lot 42, (3466) Dandaragan Road, Dandaragan, subject to the following conditions and advice notes:**

CONDITIONS:

- 1. All development shall be carried out only in accordance with the details of the application as approved herein and approved plans dated 28 August 2025. 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. Prior to the submission of a Building Permit, the applicant is to provide updated elevation plans for the Exhibition Centre Display building (indicated on the floor plans as 'Showroom Display') and Workshop Building for approval by and to the satisfaction of the Shire of Dandaragan.**
- 3. The proposed Workshop use is to be ancillary to the Exhibition Centre to the satisfaction of the Shire of Dandaragan.**
- 4. All stormwater must be contained and disposed of on-site at all times, to the satisfaction of the Shire of Dandaragan.**
- 5. All areas of outdoor storage must be screened from public view. Design plans for the location, materials and construction of the proposed screening are to be included on the development plans to the satisfaction of the Shire of Dandaragan prior to lodging an application for a building permit.**
- 6. All piped, ducted and wired services, air conditioners, hot water systems, water storage tanks, service meters and bin storage areas must be located to minimise any visual and noise impact on the occupants of nearby properties and screened from view from the street. Design plans for the location, materials and construction for screening of any proposed external building plant must be submitted to and approved by the Shire of Dandaragan, prior to lodging an application for a building permit.**
- 7. Prior to occupation of the development, a detailed landscaping plan for the subject property must be submitted to, and approved by the Shire of Dandaragan, and must include the following:**
 - a) the location, number, size and species type of existing ground covers, shrubs and trees;**
 - b) any existing landscape areas to be retained; and**

- c) those areas to be updated, reticulated or irrigated.
- 8. The approved landscaping plan must be fully implemented within the first available planting season after occupation of the development, and maintained thereafter, to the satisfaction of the Shire of Dandaragan. Any species which fail to establish within the first two planting seasons following implementation must be replaced in consultation with and to the satisfaction of the Shire of Dandaragan.
- 9. Prior to lodging an application for a building permit, the applicant must submit and have approved by the Shire of Dandaragan and thereafter implement to the satisfaction of the Shire of Dandaragan, a construction management plan addressing the following matters:
 - a) How materials and equipment will be delivered and removed from the site;
 - b) How materials and equipment will be stored on the site;
 - c) Parking arrangements for contractors;
 - d) Construction waste disposal strategy and location of waste disposal bins;
 - e) How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works; and
 - f) Other matters likely to impact on the surrounding properties.
- 10. The development is not to be located within 1.2 metres of a septic tank or 1.8 metres of a leach drain, or other such setbacks as required by relevant legislation for effluent disposal systems.
- 11. The parking and access provided on site and within the Dandaragan Road reserve shall be installed and maintained by the applicant / occupant / leaseholder to the satisfaction of 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. A Wastewater Application (Application to Construct or Install an Apparatus for the Treatment of Sewage) must be submitted for the wastewater system requiring approval by the Shire and / the Department of Health.

- C. An owner or occupier of land must take reasonable measures to—**
 - (a) stabilise sand on the land; and**
 - (b) ensure no sand or dust is released from or escapes from the land, whether by means of wind, water, or any other cause.**
- 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.**

9.4 GOVERNANCE & ADMINISTRATION

9.4.1 DANDARAGAN RECREATION PRECINCT MASTERPLAN

Location:	Dandaragan
Applicant:	NA
Folder Path:	SODR-1876983588-2666
Disclosure of Interest:	NA
Date:	12 July 2025
Author:	Kayla Jones, Community Development Officer
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

This item recommends that Council receives the Dandaragan Recreation Precinct Master Plan and release the document for further public consultation with the Dandaragan Community.

BACKGROUND

The Dandaragan Recreation Precinct is located on Dandaragan Road, in the townsite of Dandaragan, and offers a range of sporting facilities for use by local clubs and community groups. Participating in sport and recreation offers many valuable benefits, including fostering social inclusion, creating a sense of belonging, improving physical health, and supporting the development of young people as they prepare for the future and their role in the community. Well-designed facilities for sport and recreation create opportunities to build relationships, as participants share time, experiences, and achievements together.

The Shire's Sport and Recreation Plan recommends that the Recreation Reserves in each town be the subject of a master planning process involving consultation with each of the sport and recreation groups in each town.

The Dandaragan Recreation Precinct Master Plan is the third recreation reserve master plan to be undertaken and is now ready for Council consideration and subsequent public advertising.

At the 24 October 2024 Council meeting, Council adopted the following recommendation:

OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Young, seconded Cr Gibson

That Council:

- 1. Endorse the Dandaragan Recreation Precinct Working Group Terms of Reference as indicated in the attachments (Doc Id: SODR-1272937250-1712).*
- 2. Authorise the Chief Executive Officer to call for community member nominations for the Dandaragan Recreation Precinct Working Group.*
- 3. Appoint Councillor Glasfurd as the Chair of the Working Group.*

4. *Appoint Councillor Lethlean as the second Council representative for the Working Group.*
5. *Endorse the Dandaragan Recreation Precinct Discussion Paper (Doc Id: SODR-1272937250-1710) to be circulated to the community forming part of the consultation process.*

CARRIED 6 / 0

The Dandaragan Recreation Precinct Working Group held several meetings between March 2025 and July 2025. The group explored many options to accommodate the numerous sporting and recreation groups from the town and the opportunities to accommodate them on the Recreation Reserve. While the majority of stakeholders consulted through the planning process came onboard with the project, the Dandaragan Community Gym have opted to remain in their current location next to the Bushfire Brigade shed.

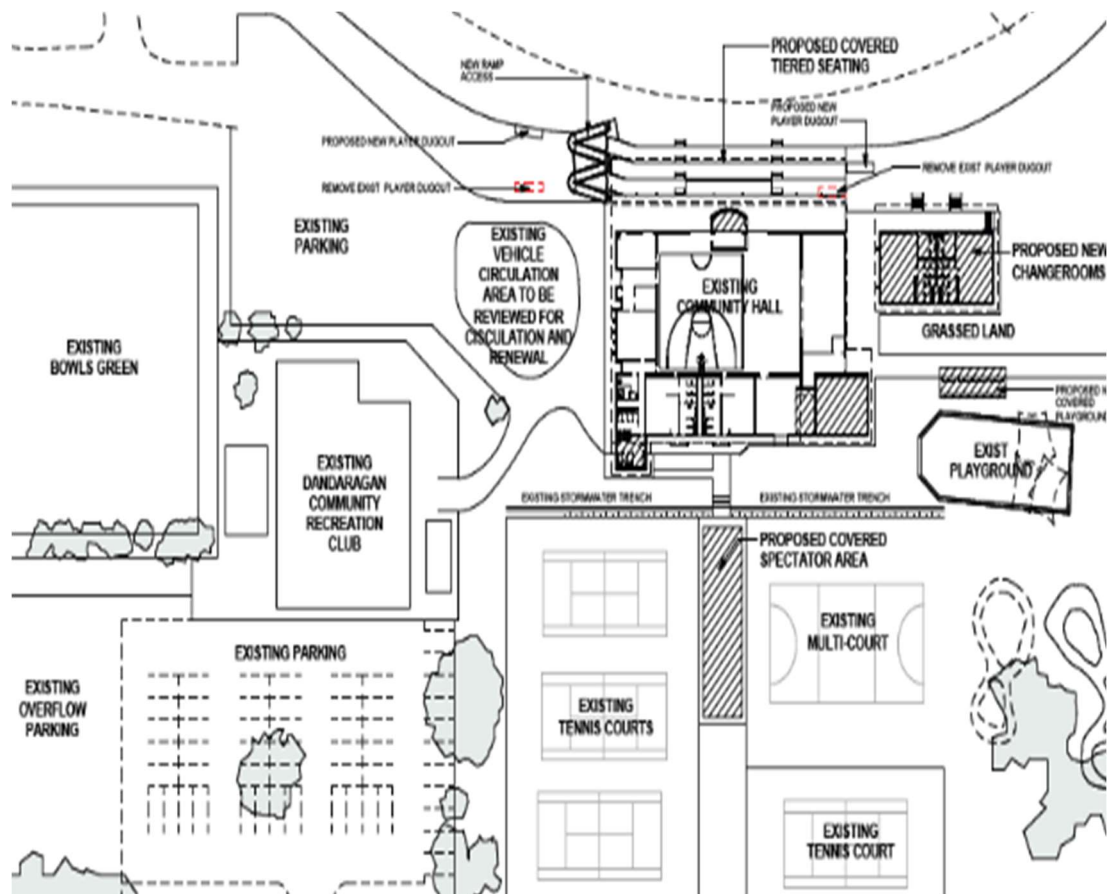
COMMENT

The following list provides a high-level overview of the Dandaragan Recreation Precinct Working Group recommended projects and their priority in terms of implementation.

1. New changerooms and additional general use ablutions
2. Sheltered viewing areas / seating for football and multi-court
3. New Bar Served
4. Resurface outdoor netball court
5. Additional multi-purpose or storage room
6. Stage area security and access control

Council have been requested by the working group to deal with the new changerooms and additional use ablutions as a matter of urgency given the current lack of female change facilities at the venue.

While Council may wish to expedite this planning process by endorsing the Masterplan without further consultation, the Officer's recommendation is to undertake a public comment period before final adoption which is consistent with the Cervantes Recreation Precinct Masterplan process.



Spatial overview of the proposed masterplan projects.

CONSULTATION

MCG Architects

Dandaragan Community Groups

Dandaragan Recreation Precinct Working Group

STATUTORY ENVIRONMENTS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Future financial contributions will be required from the annual budget process and through external funding sources based on priorities identified in the Master Plan and in keeping with the overall Sport and Recreation Plan.

STRATEGIC IMPLICATIONS

Shire of Dandaragan Council Plan

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 AUGUST 2025

Priority Outcomes	Initiatives
Our recreation precincts will be contemporary and highly utilised.	Complete the Jurien Bay, Dandaragan and Badgingarra Recreation Precinct Masterplans.

ATTACHMENTS

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

- Dandaragan Recreation Precinct Plan (SODR – 1272937250-4324)

(Marked 9.4.1)

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

That Council:

- 1. Endorse the Draft Dandaragan Recreation Precinct Plan.**
- 2. Endorse the project staging and priority sequence identified by the Working Group as follows:**

STAGE 1 – Urgent Priority	New changerooms and additional general use ablutions
STAGE 2 – High Priority	Sheltered viewing areas / seating for football and multi-court
	New Bar Servery
	Resurface outdoor court with multi-court markings and goals
STAGE 3 – Medium Priority	Additional multi-purpose or storage room
	Additional Men's Ablutions
	Stage area security and access control

- 3. Authorises the Draft Plan to be advertised for public comment and submissions for the period 1 September 2025 to 30 September 2025, with feedback to be presented to Council for consideration prior to final adoption.**

9.4.2 BUDGET AMENDMENT – FIRE AND EMERGENCY PROJECTS

Location:	Shire of Dandaragan
Applicant:	Will Miller
Folder Path:	Office of CEO/Emergency Management/Draft Agenda Items
Disclosure of Interest:	Author is Volunteer Member of Canover Bushfire Brigade
Date:	18 August 2025
Author:	Will Miller, Emergency Management Coordinator
Senior Officer:	Brent Bailey, Chief Executive Officer

PROPOSAL

This report seeks Council's endorsement of two co-funded projects that will enhance the Shire's bushfire response capacity. The first involves acceptance of a \$10,000 donation from Tronox Cooljarloo to supply a Bushfire Support Trailer for the Dandaragan Bush Fire Brigade. The second relates to the purchase of a second-hand Light Tanker Appliance by the Canover Bush Fire Brigade, supported by Brigade-raised funds, potential corporate sponsorship, and ongoing Shire contributions for operating costs.

Council is requested to authorise the budget amendment necessary to accommodate these projects, in accordance with Section 6.8 of the Local Government Act 1995.

BACKGROUND

Bushfire Support Trailer

Approximately two years ago, Tronox Cooljarloo consulted with the Dandaragan Bush Fire Brigade regarding opportunities for a meaningful community contribution. The Brigade proposed the development of a trailer-mounted pump and standpipe facility, capable of being positioned at water sources near incidents to enable rapid filling of firefighting appliances.

The initiative also responds to the needs of members who prefer to contribute in support roles rather than frontline firefighting. The trailer would largely be deployed and operated by these volunteers, strengthening brigade inclusivity and ensuring more members remain actively engaged.

The project is costed at approximately \$10,000, which Tronox has committed to donate to the Shire. This will fund the trailer, pump, ancillary equipment, and safety signage. The Shire's contribution will be limited to ongoing registration, insurance, and maintenance, estimated at up to \$1,000 annually.

Light Tanker Appliance

Over the past two years, the Shire's Bush Fire Brigades have collectively raised more than \$80,000 through hazard reduction works, funded under the Mitigation Activity Fund and through private property burns. These funds, administered by the Fire Control Officers (FCO) Group, are dedicated to whole-of-community

emergency management initiatives. Past projects have included the upgrade of privately-owned high-volume water units with remote firefighting cannons, improving access to resources during major incidents.

The Canover BFB, which maintains over 20 active members, has repeatedly demonstrated its operational value, responding to incidents such as the Meadows Road Fire (2024), the Hill River Bushfire (2025), and several other large-scale emergencies. Despite this, the Brigade currently operates with only one 3 seat fire appliance, which limits response capability. Efforts to secure an additional ESL-funded vehicle have been supported in principle by DFES but delayed due to the State's backlog in fleet replacement.

To bridge this gap, the Brigade proposes the purchase of a second-hand light tanker at the upcoming DFES fleet disposal auction. Funding is expected to comprise \$25,000 from the FCO Group allocation, up to \$25,000 from corporate sponsorship (currently being pursued), and an annual Shire contribution of \$7,000 for operating costs. The Shire would assume ownership and fleet management responsibilities over a ten-year term, with the vehicle later repurposed to support senior Fire Control Officers should an ESL-funded replacement be secured.

COMMENT

Bushfire Support Trailer

The proposed trailer is strongly supported by officers as a practical and low-cost initiative that significantly enhances the operational efficiency of firefighting resources across the district. The capacity to establish mobile filling points at short notice will reduce appliance turnaround times and allow water sources without pumping infrastructure to be effectively utilised.

Importantly, this project also creates new pathways for volunteers wishing to serve in a support capacity. By broadening the scope of involvement, the trailer has the potential to improve retention of members who may not otherwise continue active participation.

Light Tanker Appliance

The Canover Brigade's proposal reflects both its strong membership base and its consistent frontline contributions to major fire events across the region. With only one appliance currently available, the addition of a light tanker would provide critical redundancy, improve response capacity during multi-day incidents, and increase support capability for neighbouring brigades.

While officers remain confident that the Brigade will ultimately secure an ESL-funded light tanker within the next 3–5 years, the immediate need for additional capacity is evident. Acquiring a second-hand unit now will strengthen the Shire's overall bushfire preparedness and provide assurance to volunteers that their

significant fundraising and operational commitments are being supported.

The arrangement for Shire ownership ensures transparent fleet management and long-term community benefit. Should an ESL-funded unit be allocated in future, the second-hand tanker will continue to serve the district by supporting the Chief and Deputy Chief Fire Control Officers, ensuring value from the investment over its full service life.

The proposal also aligns with Council's 2024 resolution to redirect Bushfire Risk Mitigation Coordinator (BRMC) program funds into locally-driven projects that deliver measurable improvements in community safety.

A conceptual indication of the vehicle:



The Shire and DFES have also in-principally agreed to bring the Hill River 9.6 onto the ESL/LGGS funded schedule in the near future, when DFES commence the roll out of the Heavy Tanker program, providing brigades and Shires the option for a similar vehicle. This change will save the Shire up to \$30,000 pa from municipal funding.

CONSULTATION

- Fire Control Officers Group
- Department of Fire & Emergency Services
- Canover Bush Fire Brigade
- Chief Bush Fire Control Officer

STATUTORY ENVIRONMENT

Section 6.8 of the Local Government Act 1995 states:

Expenditure from municipal fund not included in annual

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 AUGUST 2025

budget

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

** Absolute majority required.*

- (1a) In subsection (1) —
additional purpose means a purpose for which no expenditure estimate is included in the local government's annual budget.
- (2) Where expenditure has been incurred by a local government—
- (a) pursuant to subsection (1)(a), it is to be included in the annual budget for that financial year; and
 - (b) pursuant to subsection (1)(c), it is to be reported to the next ordinary meeting of the council.

POLICY IMPLICATIONS

There are no policy implications relevant to this item.

FINANCIAL IMPLICATIONS

The Shire will incur ongoing costs of approximately \$7,000 per annum for the light tanker, and up to \$1,000 per annum for the bushfire support trailer, covering registration, insurance, and maintenance. Funding is proposed to be sourced from the operational budgets associated with fire control.

STRATEGIC IMPLICATIONS

ENVIRONMENT	
OBJECTIVES	HOW THE SHIRE WILL CONTRIBUTE TO THESE OBJECTIVES
We are prepared for natural emergencies and a warming climate	Implement the key recommendations and treatment schedule from the Shire's bushfire risk management plan.

ATTACHMENTS

Nil

VOTING REQUIREMENT

Absolute Majority

OFFICER RECOMMENDATION

That Council:

- 1. Accept the \$10,000 donation from Tronox Cooljarloo for the acquisition of a Bushfire Support Trailer to be allocated to the Dandaragan Bush Fire BRIGADE AND agree to meet the**

- ongoing operating costs (registration, insurance and maintenance) estimated at up to \$1,000 per annum; and
2. Agree in principle to support the acquisition of a second-hand Light Tanker Appliance by the Canover Bush Fire Brigade, to be purchased through the DFES fleet disposal auction process, with funding contributions comprising:
 - \$25,000 from the Fire Control Officers Group allocation,
 - up to \$25,000 in corporate sponsorship (subject to confirmation), and;
 - approximately \$7,000 per annum from the Shire for registration, insurance and maintenance.
 3. Authorise, in accordance with Section 6.8(1)(b) of the Local Government Act 1995, and recognise the expenditure associated with the capital purchases of the Bushfire Support Trailer and Light Tanker Appliance.

9.5 COUNCILLOR INFORMATION BULLETIN**9.5.1 SHIRE OF DANDARAGAN – BUILDING STATISTICS – JULY 2025**

Document ID: SODR-2045798944-37428

Attached to the agenda is a copy of the Shire of Dandaragan Building Statistics for July 2025. **(Marked 9.5.1)**

9.5.2 SHIRE OF DANDARAGAN – PLANNING STATISTICS – JULY 2025

Document ID: SODR-2045798944-37427

Attached to the agenda is a copy of the Shire of Dandaragan Planning Statistics for July 2025. **(Marked 9.5.2)**

9.5.3 SHIRE OF DANDARAGAN TOURISM / LIBRARY / COMMUNITY ACTIVITIES REPORT FOR JULY 2025

Document ID: SODR-1876983588-2673

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

9.5.4 JOINT LGA SUBMISSION - WA COMMUNITY BENEFITS GUIDELINE

Attached to the agenda is a copy of the Final Consultation Paper. **(Marked 9.5.4)**

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 AUGUST 2025**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 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.

AGENDA FOR ORDINARY COUNCIL MEETING TO BE HELD THURSDAY 28 AUGUST 2025

- (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

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)(h)*.

11.1 GOVERNANCE

11.1.1 CONFIDENTIAL - CEO PERFORMANCE REVIEW AND REQUEST FOR RENEWAL OF CONTRACT

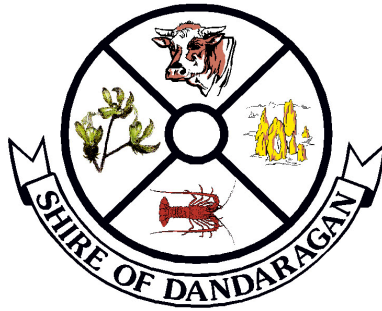
11.1.2 APPOINTMENT OF SENIOR EMPLOYEE - EXECUTIVE MANAGER CORPORATE SERVICES

12 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

12.1 GOVERNANCE

12.1.1 CONFIDENTIAL - NOTICE OF MOTION – BUDGET AMENDMENT FOR EMPLOYEE COSTS

13 CLOSURE OF MEETING



ATTACHMENTS

FOR ORDINARY COUNCIL MEETING 28 AUGUST 2025



**ACCOUNTS FOR PAYMENT
FOR THE PERIOD ENDING**

31 July 2025

SUMMARY OF SCHEDULE OF ACCOUNTS JULY 2025

<u>FUND</u>		<u>AMOUNT</u>
<u>MUNICIPAL FUND</u>		
CHEQUES	\$	-
EFT'S	\$	835,220.30
DIRECT DEBITS	\$	69,699.98
BPAY	\$	26,100.33
TOTAL	MUNICIPAL FUND	<u>\$ 931,020.61</u>

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

Payment Details - EFT

Amount

Payment / Invoice	Date Description	
EFT Payment		
EFT Payment - EFT01323		
V80021 - BOC Gases		
5006668649	28/06/25 Gas Bottle Hire	78.16
	Total V80021	78.16
V80033 - Derricks Auto-Ag & Hardware Plus		
86564	01/07/25 2 x 5 litre jerry cans	50.00
	Total V80033	50.00
V80043 - Jurien Bay IGA		
JUNE 2025	30/06/25 Catering	1,614.29
	Total V80043	1,614.29
V81097 - Australia Post		
1014102527	30/06/25 Postage	500.15
	Total V81097	500.15
V81352 - Jurien Signs		
8030	29/06/25 Site Numbers	495.00
8007A	17/06/25 Caretakers uniforms	50.00
8027	30/06/25 POC sign 1200x900x1.6 AL	11,185.70
	Total V81352	11,730.70
V81382 - Cervantes Hardware and Marine		
199133	09/06/25 Hose reel and spray gun for spray unit on ute	493.00
199334	16/06/25 10x drums of tordon75D	2,475.00
199502	17/06/25 Supply whippy guard cutters for whipper snippers	147.50
PO86382	04/06/25 Monthly June \$100per purchase	116.60
199108	13/06/25 extra retic parts tranquillo	247.50
199164	16/06/25 reticulation materials Pioneer Park Dandaragan	7,039.00
199479	03/06/25 100mm flanges to fill pirate	176.00
	Total V81382	10,694.60
V81734 - Standards Australia		
6047	06/06/25 Standards Australia Subscription	115.50
	Total V81734	115.50
V81778 - Local Government Professionals Australia WA		
35108	01/07/25 Subscriptions & Other Office Expenses	560.00
	Total V81778	560.00
V81795 - Jurien Bay Community Resource Centre		
3804	01/07/25 Craytales Advertising (Public Notice Diff Rates)	246.50
	Total V81795	246.50
V81820 - OneMusic Australia		
APAU-000064374	01/07/25 annual music licence 25/26	570.30
	Total V81820	570.30
V81848 - Professionals Jurien Bayview Realty		
10/08 - 23/08/25	01/07/25 Staff Housing	1,300.00
12/7 - 25/7/25	01/07/25 Staff Housing	1,500.00
	Total V81848	2,800.00
V81924 - Team Global Express Pty Ltd		
711	01/07/25 Freight	66.35
	Total V81924	66.35
V82388 - Tony Dolton		
4810	27/06/25 cart sand for Pioneer Park Dandaragan	17,875.00

Payment Details - EFT

Payment / Invoice	Date Description	Amount
Total V82388		17,875.00
V82557 - Moora Toyota		
JC14006048	30/06/25 Plant - Parts & Repairs	290.00
Total V82557		290.00
V82697 - Barnes Hydraulic Services		
50193	27/06/25 MAKE UP 2X HYDRAULIC HOSES	601.90
50210	30/06/25 MAKE UP HYDRAULIC HOSE	133.61
Total V82697		735.51
V82823 - The Last Drop Plumbing Co		
6581	02/07/25 Call out Ronsard Reserve: Urinals slow to drain	726.00
Total V82823		726.00
V83145 - Avdata Australia		
150029051	30/06/25 Jurien Bay Airport	521.21
Total V83145		521.21
V83420 - Porter Consulting Engineers		
25364	30/06/25 Works in Progress Materials	4,694.25
Total V83420		4,694.25
V83736 - Waterlogic Australia Pty Ltd		
4891185	01/07/25 Waterlogic Filter Lease Payment July 26	1,002.02
Total V83736		1,002.02
V84004 - Department of Water and Environmental Regulation		
DL008642	01/07/25 Controlled Waste Licence	60.00
Total V84004		60.00
V84155 - Jurien Home Hardware - (was Thrifty Link)		
PO86380	04/06/25 Monthly June \$100per purchase	266.03
PO86380A	04/06/25 Monthly June \$100per purchase	40.37
PO86420	12/06/25 Pound Dog food & cleaning 801	173.23
Total V84155		479.63
V84458 - Ray White Jurien Bay		
9/7 - 22/7/25	01/07/25 Staff Housing	1,000.00
1/7 - 14/07/25	01/07/25 Staff Housing	1,100.00
18/7 - 31/7/25	01/07/25 Staff Housing	1,400.00
Total V84458		3,500.00
V84478 - Vestone Capital		
127120	02/07/25 Laptop Lease Payout - Microsoft Surface Pro X 13 inch	1,872.15
Total V84478		1,872.15
V84530 - Peter Miley		
2549	30/06/25 Works in Progress Materials	1,377.20
2548	30/06/25 excavator work Pioneer Park Dandaragan	2,530.00
Total V84530		3,907.20
V84699 - Rural Infrastructure Services		
1296	02/07/25 RRG WBN Secretariat	1,297.96
Total V84699		1,297.96
V84789 - Jurien Bay Mitre 10		
PO86381	04/06/25 Monthly June \$100 per purchase	109.18
Total V84789		109.18
V84868 - Marketforce Connect (Omnicon Media Group)		
1859711	30/06/25 Advertising and Promotions	4,400.00
Total V84868		4,400.00

Payment Details - EFT

Payment / Invoice	Date Description	Amount
V84982 - Badgingarra Junior Sports Club		
020725	03/07/25 First Aid Training	2,500.00
	Total V84982	2,500.00
V84995 - Tiffany Slowiak		
026	30/06/25 Cleaning	1,054.50
	Total V84995	1,054.50
V85042 - Avantgarde Technologies Pt Ltd		
4276	30/06/25 Managed monthly fee May and June 2025	9,861.98
	Total V85042	9,861.98
V85081 - Sandra and Jonathan Sucking		
RATES A2272	01/07/25 Over payment of Rates A2272	2,616.17
	Total V85081	2,616.17
	Total EFT01323	86,529.31
EFT Payment - EFT01325		
V80033 - Derricks Auto-Ag & Hardware Plus		
10379488	10/07/25 make 2x hydraulic hoses	285.40
10379575	11/07/25 12V BATTERY	150.00
	Total V80033	435.40
V80137 - Western Australian Local Government Association		
SI-014547	01/07/25 Staff Training	682.00
	Total V80137	682.00
V81795 - Jurien Bay Community Resource Centre		
3833	15/07/25 Shire Matters July 2025	1,740.00
3835	15/07/25 Craytales July 2025	131.50
	Total V81795	1,871.50
V81924 - Team Global Express Pty Ltd		
0713	15/07/25 Freight	358.57
	Total V81924	358.57
V82228 - Marketforce Pty Ltd		
AU51-PI0100860	16/07/25 Other Materials and Contracts Expenses	1,875.50
	Total V82228	1,875.50
V82381 - AAA Asphalt Surfaces		
7517	01/07/25 26 bags of coldmix asphalt	800.80
	Total V82381	800.80
V82823 - The Last Drop Plumbing Co		
6576	02/07/25 Call out Badgingarra public toilet blockage	588.50
6579	02/07/25 Call out to fix drinking fountain - Dand. Skate Park	880.00
	Total V82823	1,468.50
V83385 - Jurien Bay Panel & Paint Pty Ltd		
7227	11/07/25 Plant - Other Vehicle Running Costs	500.00
	Total V83385	500.00
V83705 - Telstra		
4169079	15/07/25 SMS Charges	159.50
	Total V83705	159.50
V83780 - Pinnacles Traffic Management Services		
264	02/07/25 Traffic control on CV west Road	1,045.00
	Total V83780	1,045.00
V83851 - Thinkproject Australia Pty Ltd		
RSL-21948	10/07/25 Annual Thinkproject Digital Asset Register	10,418.68

Payment Details - EFT

Payment / Invoice	Date Description	Amount
	Total V83851	10,418.68
V84343 - Moora Hardware		
20107942	10/07/25 Heater	85.00
	Total V84343	85.00
V84458 - Ray White Jurien Bay		
23/7 - 5/08/25	15/07/25 Staff Housing	1,000.00
15/7 - 28/07/25	15/07/25 Staff Housing	1,100.00
1/08 - 14/08/25	15/07/25 Staff Housing	1,400.00
	Total V84458	3,500.00
V84774 - Stihl Shop Midland		
REPAIR 35279	02/07/25 Repair to pole saw (estimate)	1,261.85
	Total V84774	1,261.85
V84913 - Ascentive Pty Ltd		
0292	16/07/25 Consultancy - 50% progress payment	1,498.20
	Total V84913	1,498.20
V84995 - Tiffany Slowiak		
28	15/07/25 Cleaning	997.50
	Total V84995	997.50
V85070 - Veolia Water Operations Pty Ltd T/A Allpipe Technologies		
3000006080	01/07/25 Clean Drainage System in Whitfield/Murray section	16,401.00
	Total V85070	16,401.00
V85082 - Jurien Bay Realty		
26/7 - 8/08/25	15/07/25 Staff Housing	1,500.00
24/8 - 6/09/25	15/07/25 Staff Housing	1,300.00
	Total V85082	2,800.00
	Total EFT01325	46,159.00
EFT Payment - EFT01324		
V80102 - Westrac Equipment		
PI1135302	03/07/25 FUEL FILTERS	196.88
PI1151214	08/07/25 L/H HEAD LIGHT ASSY	643.21
	Total V80102	840.09
V80202 - Jurien Plumbing		
8722	02/07/25 Call out to JSRC, leaking tap in changerooms	847.00
	Total V80202	847.00
V81002 - Landgate		
405363	08/07/25 Valuation Expenses	464.20
404348	08/07/25 Valuation Expenses	94.36
	Total V81002	558.56
V81744 - Nutrien Ag Solutions		
912862949	24/06/25 Rapid set concrete	137.50
	Total V81744	137.50
V81924 - Team Global Express Pty Ltd		
712A	08/07/25 Freight	192.24
	Total V81924	192.24
V81973 - Fuel Distributors of WA Pty Ltd		
670264	08/07/25 Diesel	15,846.29
671602	09/07/25 Diesel	28,162.92
	Total V81973	44,009.21
V82028 - Avon Waste		

Payment Details - EFT

		Amount
Payment / Invoice	Date Description	
00070266	08/07/25 Waste Collection	21,807.13
	Total V82028	21,807.13
V82406 - Lgis Insurance Broking		
062-217718	10/07/25 OH&S Expenses	8,250.00
	Total V82406	8,250.00
V82643 - Officeworks Business Direct		
621761581A	09/07/25 Stationery	208.95
	Total V82643	208.95
V82823 - The Last Drop Plumbing Co		
6565	25/06/25 Cook Street toilet blockage, call out: Invoice #6565	1.00
6565A	25/06/25 Cook Street toilet blockage, call out: Invoice #6565	939.50
6561	20/06/25 Call out to JB Cemetry, leaking tap inspection	385.00
	Total V82823	1,325.50
V83121 - Dandaragan Community Resource Centre Inc		
00125930	30/06/25 Pioneer Park Dandaragan Cleaning	1,756.22
	Total V83121	1,756.22
V83385 - Jurien Bay Panel & Paint Pty Ltd		
7205	03/07/25 MO0082745, DN004 Excess	1,000.00
	Total V83385	1,000.00
V83495 - Dandaragan Store		
JUNE 2025	30/06/25 Catering	33.39
	Total V83495	33.39
V83774 - Supagas Pty Ltd		
C649247-6-2025	30/06/25 Gas Bottle Hire Sandy Cape	75.99
	Total V83774	75.99
V83863 - Badgingarra Roadhouse & Tourist Park		
2864348	26/06/25 Fuel Hill River 1.4	54.25
	Total V83863	54.25
V83975 - Corsign (WA) Pty Ltd		
96856	18/06/25 Water over road signs corflute	209.00
	Total V83975	209.00
V84136 - J Bay Concreting		
435	02/07/25 Install basket ball hoop Badgy	2,129.60
	Total V84136	2,129.60
V84273 - Building And Energy		
BSL JUNE 2025	30/06/25 BSL June 2025	3,101.45
	Total V84273	3,101.45
V84311 - SEEK Limited		
701298101	08/07/25 Advertising and Promotions	473.00
	Total V84311	473.00
V84560 - Market Creations Agency Pty Ltd		
IG88-1	01/07/25 website subscription 25/26	14,839.00
	Total V84560	14,839.00
V84702 - Turquoise Coast Mechanical		
0209	02/07/25 30,000klm service DN059	470.90
	Total V84702	470.90
V84774 - Stihl Shop Midland		
18895	02/07/25 2x Blades for concrete saw	766.00
	Total V84774	766.00

Payment Details - EFT

Payment / Invoice	Date Description	Amount
V84903 - Withers and Associates PTY LTD		
1	30/06/25 Public Health Plan Final Stage & Delivery	4,862.00
	Total V84903	4,862.00
V84995 - Tiffany Slowiak		
27	09/07/25 Cleaning	940.50
	Total V84995	940.50
V85085 - Steven Healing		
TRAINING	04/07/25 Training Course	297.58
	Total V85085	297.58
V85089 - Are You Boggled Mate		
263	09/07/25 Dandaragan Are You Boggled Mens Event	4,950.00
	Total V85089	4,950.00
	Total EFT01324	114,135.06
<hr/>		
EFT Payment - EFT01326		
V80115 - GHD Pty Ltd		
112-0248679	16/07/25 Consultant to assist with audit compliance	2,224.48
	Total V80115	2,224.48
V80202 - Jurien Plumbing		
8740	22/07/25 Works in Progress Materials	5,995.00
8741	18/07/25 Reomove Ezy dump at Tranquilo Park	3,833.50
8739	23/07/25 Find leak in water line to JB Depot and replace pipe	1,034.00
	Total V80202	10,862.50
V80240 - RBC Rural		
34175	22/07/25 Meterplan Charge - July 2025	1,316.07
	Total V80240	1,316.07
V81343 - Dandaragan Mechanical Services		
137229	07/07/25 grader tyres	5,258.00
	Total V81343	5,258.00
V81352 - Jurien Signs		
8055	14/07/25 Work boots	219.95
	Total V81352	219.95
V81924 - Team Global Express Pty Ltd		
0714	22/07/25 Water Sampling	40.02
	Total V81924	40.02
V82028 - Avon Waste		
70843	22/07/25 Waste Contract	20,875.36
	Total V82028	20,875.36
V82256 - Lowman Engineering		
5971	17/07/25 Repair to suspension and 4x new tyres	1,130.00
	Total V82256	1,130.00
V82274 - Vari-Skilled		
999	01/07/25 Administration Centre	20,733.73
0999	23/07/25 Short fall inv 0999	0.27
	Total V82274	20,734.00
V82283 - Lovegrove Turf Services		
54369	18/07/25 Works in Progress Materials	12,100.00
	Total V82283	12,100.00
V82382 - Redgum Village		
793	18/07/25 Materials and Contracts (ALL)	720.00

Payment Details - EFT

Payment / Invoice	Date Description	Amount
	Total V82382	720.00
V82388 - Tony Dolton		
4827	16/07/25 Transport Loader to Cerventes Tip	550.00
	Total V82388	550.00
V82474 - Direct Contracting Pty Ltd		
2981	18/07/25 Materials and Contracts (ALL)	550.00
2982	16/07/25 Loader to unload culverts	6,292.00
85715	23/07/25 Materials and Contracts (ALL)	84,361.20
	Total V82474	91,203.20
V82876 - Department of Transport		
4187316A	22/07/25 Jurien Bay Fish Cleaning table	196.74
4187332A	22/07/25 Jurien Bay Fish Cleaning table	478.07
4187324A	22/07/25 Jurien Bay Fish Cleaning table	310.84
4187340A	22/07/25 Jurien Bay Fish Cleaning table	405.29
	Total V82876	1,390.94
V83012 - Moora Tyres		
3007097	14/07/25 Wheel alginment CV ute	167.00
	Total V83012	167.00
V83427 - Bridged Group Pty Ltd		
75964	22/07/25 Office 365 Datto Backup	198.00
	Total V83427	198.00
V83507 - CouncilFirst		
SI009148	01/07/25 Council First subscription Baseline - July 2025	6,673.94
SI009174	21/07/25 Microsoft 365 Licences - August 25	2,263.75
SI009165	21/07/25 STP Transaction June 2025	55.00
SI009200	21/07/25 Council First subscription Baseline - August 2025	6,607.94
	Total V83507	15,600.63
V84155 - Jurien Home Hardware - (was Thrifty Link)		
25-00025605	03/07/25 Uniform 3x shirts , 3x trousers , 1x boots , 1x jacket	584.06
25-00025516	03/07/25 Rapid set for sign installs (pellet)	635.00
	Total V84155	1,219.06
V84422 - Jurien Tyre & Auto		
70698	22/07/25 Service on PLV 276	835.15
	Total V84422	835.15
V84524 - Hersey's Safety Pty Ltd		
4294	18/07/25 Seals for hand sprayers	242.00
	Total V84524	242.00
V84553 - Jurien Trenching & Excavations		
4140	14/07/25 Dig lawn up and find drian lid	825.00
	Total V84553	825.00
V84562 - CouncilWise Pty Ltd		
INCW000065	22/07/25 IT Operations	3,608.00
	Total V84562	3,608.00
V84568 - Ignite Electrical		
4499	17/07/25 Repair to gate at depot	473.00
	Total V84568	473.00
V84857 - Ruby Repairs Pty Ltd		
737/736	23/07/25 2x Steer tyres fitted	1,919.50
	Total V84857	1,919.50

Payment Details - EFT

Payment / Invoice	Date Description	Amount
V84995 - Tiffany Slowiak		
229	22/07/25 Cleaning	940.50
	Total V84995	940.50
V85092 - C Stone		
RATES	22/07/25 Refund of Rates Overpayment	1,313.93
	Total V85092	1,313.93
	Total EFT01326	195,966.29
EFT Payment - EFT01327		
V80202 - Jurien Plumbing		
8741A	24/07/25 INV: 8741: Cook Street toilet supply and install	1,056.00
8742	04/07/25 Shower tap repairs	1,327.70
	Total V80202	2,383.70
V80405 - Coastal Trimming		
10084	29/07/25 Remove shade sails ,repair and install	1,179.00
	Total V80405	1,179.00
V80509 - Local Health Authorities Analytical Committee		
MA2025-037	29/07/25 Analytical Expenses - 25/26	893.77
	Total V80509	893.77
V81352 - Jurien Signs		
8057	14/07/25 Staff Uniforms/Protective Wendy	150.00
8067	23/07/25 Install two speed signs (20klm) Nineteenth AVE	120.00
	Total V81352	270.00
V81795 - Jurien Bay Community Resource Centre		
3850	16/07/25 Printing and Stationery Cert of Appreciation	15.00
	Total V81795	15.00
V82028 - Avon Waste		
70883	31/07/25 Waste Collection	21,694.52
	Total V82028	21,694.52
V82166 - David Gray & Co Pty Ltd		
I666895	18/07/25 Additional Bins and spare parts as per quote	9,064.88
	Total V82166	9,064.88
V82557 - Moora Toyota		
JC14006078	30/07/25 PLV284 - Plant - License & Registration Fees	305.00
	Total V82557	305.00
V82643 - Officeworks Business Direct		
622821419	11/07/25 Printing and Stationery	776.72
	Total V82643	776.72
V82974 - Cervantes Historical Society Inc		
TRONOX GRANT	22/07/25 Dehumidifiers	907.28
	Total V82974	907.28
V83144 - LGISWA		
100-161641-01	29/07/25 Property Insurance	302,552.18
	Total V83144	302,552.18
V83273 - Industrial Automation Group Pty Ltd		
SINV-15973	15/07/25 Operational Costs from 1/7/25 to 31/12/25	1,481.70
	Total V83273	1,481.70
V83340 - CONNECT Call Centre Services		
119750	15/07/25 After hours call service June 2025	741.68
	Total V83340	741.68

Payment Details - EFT

		Amount
Payment / Invoice	Date Description	
V83385 - Jurien Bay Panel & Paint Pty Ltd		
7228	25/07/25 Replacement part for rear spare wheel cover	147.25
	Total V83385	147.25
V83507 - CouncilFirst		
SI009186	29/07/25 Professional Services June 2025	258.50
	Total V83507	258.50
V83735 - Shire of Mingenew		
10874	29/07/25 OH&S Expenses - April - June 2025	144.38
	Total V83735	144.38
V83975 - Corsign (WA) Pty Ltd		
86694	23/07/25 20 RHS yellow posts @ 3.2m long	1,232.00
	Total V83975	1,232.00
V84213 - Concept Signs & Workwear		
5907	25/07/25 Uniform	462.65
	Total V84213	462.65
V84375 - Shire of Kellerberrin		
9090	28/07/25 Subscriptions & Other Office Expenses	820.00
	Total V84375	820.00
V84439 - Astrotourism WA Pty Ltd T/as Stargazers Club WA		
1374	16/07/25 Contributions and Donations	3,850.00
	Total V84439	3,850.00
V84458 - Ray White Jurien Bay		
6/8/ - 19/08/202	29/07/25 Staff Housing	1,000.00
15/8 - 28/08/202	29/07/25 Staff Housing	1,400.00
29/7/25 - 11/08/25	30/07/25 Staff Housing	1,100.00
	Total V84458	3,500.00
V84702 - Turquoise Coast Mechanical		
0210	23/07/25 Service DN149	490.50
214	28/07/25 120000klm service Dual cab	639.25
	Total V84702	1,129.75
V84703 - Tricia Slee		
REIMBURSE	25/07/25 Storage Boxes	177.61
	Total V84703	177.61
V84853 - Linkwest		
LW4938	22/07/25 Other Materials and Contracts Expenses	2,250.50
	Total V84853	2,250.50
V84913 - Ascentive Pty Ltd		
293	14/07/25 Graphic Design and Peer Review of CDP	2,557.50
294	28/07/25 Consultancy	2,337.50
292	30/06/25 50% of Jurien Rec Centre Masterplan	1,498.20
	Total V84913	6,393.20
V84995 - Tiffany Slowiak		
30	30/07/25 Cleaning	997.50
	Total V84995	997.50
V85042 - Avantgarde Technologies Pt Ltd		
4326	15/07/25 IT Operations - managed support	13,988.77
	Total V85042	13,988.77
V85082 - Jurien Bay Realty		
7/09 - 20/09/2025	29/07/25 Staff Housing	1,300.00

Payment Details - EFT

		Amount
Payment / Invoice	Date Description	
9/8 - 22/8/2025	29/07/25 Staff Housing	1,500.00
	Total V85082	2,800.00
V85084 - Arbor Consulting		
373	04/07/25 Engagement of Arborist Consultant	3,480.00
0373	29/07/25 Engagement of Consultant to assess trees for boroe	95.00
	Total V85084	3,575.00
V85088 - Little Rippers Technology		
937242	08/07/25 Dog bag dispensers and rolls	5,446.10
	Total V85088	5,446.10
V85091 - MCR Workplace Investigations		
23	16/07/25 Complaint Investigation	2,992.00
	Total V85091	2,992.00
	Total EFT01327	392,430.64
<hr/>		
	Grand Total - EFT Payment	835,220.30

Payment Details - Direct Debit

Payment / Invoice	Date	Description	Amount
GJBDEB-6665	1/07/2025	MC - Pinnacle Safety & Training - Staff Training	915.00
GJBDEB-6664	1/07/2025	MC - Wattle Grove - Staff Training	1,215.05
GJBDEB-6663	1/07/2025	MC - Planning Institute of Australia - Staff Training	285.00
GJBDEB-6662	1/07/2025	MC - Humanitix - Conference	310.56
GJBDEB-6661	1/07/2025	MC - Qantas - Conference	941.00
GJBDEB-6660	1/07/2025	MC - QT Newcastle - Conference	664.00
GJBDEB-6660	1/07/2025	MC - Wilosn parking - Conference	30.00
GJBDEB-6659	1/07/2025	MC - International transaction fee	4.63
GJBDEB-6658	1/07/2025	MC - Mitre 10 - Computer equipment	49.90
GJBDEB-6657	1/07/2025	MC - Vacuum Spares - Cleaning	117.77
GJBDEB-6656	1/07/2025	MC - Starlink - Subscription	195.00
GJBDEB-6655	1/07/2025	MC - QR Code generator - Subscription	185.14
GJBDEB-6654	1/07/2025	MC - Booktopia - Library Resources	336.25
GJBDEB-6653	1/07/2025	MC - Standards Australia - Staff Training	296.70
GJBDEB-6652	1/07/2025	MC - Intuit Mailchimp - Subscription	94.15
GJBDEB-6611	1/07/2025	Credit interest adjustment	0.03
GJBDEB-6610	1/07/2025	Maintenance Fee	81.62
GJBDEB-6632	2/07/2025	CBA Merchant Fee	55.84
GJBDEB-6631	2/07/2025	CBA Merchant Fee	28.20
GJBDEB-6630	2/07/2025	CBA Merchant Fee	127.51
GJBDEB-6619	3/07/2025	Synergy - JCC	2,129.31
GJBDEB-6618	3/07/2025	Water - Weston St Stanpipe	55.84
GJBDEB-6617	3/07/2025	Water - 2 York St	120.42
GJBDEB-6616	3/07/2025	Water - Cervantes Waste Station	72.01
GJBDEB-6615	3/07/2025	Water - Corunna Rd Toilets	928.72
GJBDEB-6614	3/07/2025	Water - Cervantes Gym Hall	273.33
GJBDEB-6613	3/07/2025	Water - Catalonia Toilet/Retic	4,511.37
GJBDEB-6612	3/07/2025	Water - Memorial Cnr	8.82
GJBDEB-6628	4/07/2025	Water - Pinetree Crs	287.55
GJBDEB-6627	4/07/2025	Water - Dobbyn Nature Play Park	220.43
GJBDEB-6626	4/07/2025	Water - Memorial Park	117.56
GJBDEB-6625	4/07/2025	Water - Jurien Ezy Dump	767.08
GJBDEB-6624	4/07/2025	Water - JBAY Foreshore Ablutions	1,158.01
GJBDEB-6629	7/07/2025	Water - Marine Fields Standpipe	124.61
GJBDEB-6637	8/07/2025	Water - Wellness Centre	112.91
GJBDEB-6636	8/07/2025	Water - Jurien Admin Centre	952.36
GJBDEB-6635	8/07/2025	Water - Family Resource Centre	492.51
GJBDEB-6638	9/07/2025	Synergy - Fauntleroy & Dobbyn Park	539.78
GJBDEB-6641	10/07/2025	Water - Jurien Cemetary	684.79
GJBDEB-6640	10/07/2025	Water - Jurien Bay Depot	1,301.98
GJBDEB-6639	10/07/2025	Water - JCC	958.11
GJBDEB-6643	11/07/2025	Water - Fountain Snook Park	5.81
GJBDEB-6642	11/07/2025	Water - Cook St Ablutions	467.15
GJBDEB-6644	14/07/2025	Synergy - Dam pump	713.11
GJBDEB-6649	15/07/2025	Secure Pay ZDN00	4.71
GJBDEB-6648	15/07/2025	Merchant Fee	1.78
GJBDEB-6647	15/07/2025	Merchant Fee	90.29

Payment Details - Direct Debit

Payment / Invoice	Date	Description	Amount
GJBDEB-6646	15/07/2025	Merchant Fee	36.00
GJBDEB-6645	15/07/2025	Merchant Fee	275.29
GJBDEB-6670	17/07/2025	Telstra - Two Way Radios and Towers	181.21
GJBDEB-6669	17/07/2025	Synergy - Cervantes F/S	145.72
GJBDEB-6668	17/07/2025	Synergy - Cervantes Oval	2,498.49
GJBDEB-6667	17/07/2025	Synergy - Memorial Crn	292.93
GJBDEB-6666	17/07/2025	Synergy - Cervantes F/s Amenities	344.83
GJBDEB-6671	18/07/2025	Synergy - Watch Tower Sec Lighting	460.74
GJBDEB-6675	21/07/2025	Water - GROH leased water housing authority	50.43
GJBDEB-6674	21/07/2025	Water - 3 Quin Place	87.77
GJBDEB-6673	21/07/2025	Synergy - New Admin Centre	5,460.53
GJBDEB-6678	22/07/2025	Synergy - Adriana Park	136.99
GJBDEB-6677	22/07/2025	Synergy - Badgy Oval	1,168.35
GJBDEB-6676	22/07/2025	Synergy - Pioneer Park Toilets	795.18
GJBDEB-6691	23/07/2025	WATC Gaurantee Fee FY 25	6,795.03
GJBDEB-6680	23/07/2025	Synergy - Creek Pump	134.41
GJBDEB-6679	23/07/2025	Synergy - Badgy Fire Station	153.03
GJBDEB-6698	24/07/2025	Australia Post (7099537)	38.07
GJBDEB-6689	24/07/2025	Synergy - Street Lighting	16,826.17
GJBDEB-6688	24/07/2025	Synergy - Badgy Oval Lights	128.47
GJBDEB-6687	24/07/2025	Synergy - Aggies Cottage	93.86
GJBDEB-6686	24/07/2025	Synergy - Zendora Rd Standpipe	120.02
GJBDEB-6685	24/07/2025	Water - Dandy CRC	490.81
GJBDEB-6684	24/07/2025	Water - Dandy Community Centre	673.03
GJBDEB-6683	24/07/2025	Water - Dandy Depot	652.46
GJBDEB-6682	24/07/2025	Water - Dandy Standpipe	334.96
GJBDEB-6681	24/07/2025	Water - Dandaragan Office	11.76
GJBDEB-6697	25/07/2025	Synergy - Cerv Waste Station	265.65
GJBDEB-6696	25/07/2025	Synergy - Fire Hydrant Oceanview	119.93
GJBDEB-6695	25/07/2025	Synergy - JBAY Vista Bore	127.26
GJBDEB-6694	25/07/2025	Synergy - Jurien Bay Depot	2,281.44
GJBDEB-6693	25/07/2025	Water - BCC	1,016.89
GJBDEB-6692	25/07/2025	Water - Badgy Standpipe	402.77
GJBDEB-6699	29/07/2025	Synergy - JBAY Landfill	160.04
GJBDEB-6726	31/07/2025	MC - LG Professionals - Subscription	560.00
GJBDEB-6725	31/07/2025	MC - Megatix - Conference	256.39
GJBDEB-6724	31/07/2025	MC - Northam Caravan Park - Staff Training	197.93
GJBDEB-6723	31/07/2025	MC - Northam Caravan Park - Staff Training	208.08
GJBDEB-6722	31/07/2025	MC - High Doh Group - Staff Training	64.90
GJBDEB-6721	31/07/2025	MC - Starlink - Subscription	195.00
GJBDEB-6720	31/07/2025	MC - Roll v Bowl Hillary's - Staff Training	43.34
GJBDEB-6719	31/07/2025	MC - Bloomex - Sympathy Flowers & Card	90.65
GJBDEB-6719	31/07/2025	MC - Post Jurien - Gratuuity gift	105.95
GJBDEB-6718	31/07/2025	MC - Bunnings - service award gift	50.00
GJBDEB-6717	31/07/2025	MC - Australias Coral - Membership Fee	547.62
GJBDEB-6716	31/07/2025	MC - Bay Bakery - Farewell morning tea	23.00
GJBDEB-6715	31/07/2025	MC - Quality Resort - Staff training	271.69

Payment Details - Direct Debit

Payment / Invoice	Date	Description	Amount
GJBDEB-6714	31/07/2025	MC - Crown Gifts - Farewell gift	215.00
GJBDEB-6713	31/07/2025	MC - Intuit Mailchimp - Subscription	92.67
GJBDEB-6712	31/07/2025	MC - BWS - Stock Council Fridge	248.00
GJBDEB-6711	31/07/2025	MC - BWS - Stock Council Fridge	136.00
GJBDEB-6710	31/07/2025	MC - Mobile Mate - Telephone expenses	39.54
GJBDEB-6709	31/07/2025	MC - LG Professionals - Subscription	560.00
Grand Total - Direct Debit			69,699.98

Payment Details - BPAY

Payment / Invoice		Date Description	Amount
Other			
Other - BPAY 2020717			
V80818 - Telstra Corporation			
2175531686	30/06/25	Telephones - Mobiles	787.00
2503689339	10/07/25	Communication and Data	14.98
5258987000	30/06/25	IT Operations	5,902.15
Total V80818			5,902.15
V82636 - The University of New England			
12203113670	15/07/25	Staff Training	3,379.20
Total V82636			3,379.20
Total BPAY 2020717			10,083.33
Other - GJBDEB-6672			
V81611 - Australian Taxation Office			
June BAS	21/07/2025	June BAS payment	16,017.00
Total V81611			16,017.00
Total GJBDEB-6672			16,017.00
Grand Total - BPAY			26,100.33



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

Period Ending

01 JUL 25

Account No.

144 184 843 - 7

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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		03JUN	53618	BP APPLECROSS	29006639087		DN000	70,072	SURCHARGE			3.51	0.35	3.86
0402		03JUN	53618	BP APPLECROSS	29006639087	BP	DN000	70,072	ULS DIESEL (193.91		124.71	219.85	21.98	241.83
0402		03JUN		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83
0402		13JUN	47131	METRO PETROLEUM JURIE B	11671759658	METRO	DN000	70,864	PREMIUM DIES 181.90		103.92	171.85	17.18	189.03
0402		13JUN		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83
0402		27JUN	47376	METRO PETROLEUM JURIE B	11671759658	METRO	DN000		1 PREMIUM DIES 181.89		89.20	147.50	14.75	162.25
0402		27JUN		WEX AUSTRALIA	68005970570		DN000		TRANSACTION FEE			0.75	0.08	0.83
0402		01JUL		WEX AUSTRALIA	68005970570		DN000		MANAGEMENT FEE			5.00	0.50	5.50
CEO														
TOTAL CARD SPEND											317.83	\$549.96	\$55.00	\$604.96
COST CENTRE TOTAL GOVERNANCE											317.83	\$549.96	\$55.00	\$604.96
0501		01JUL		WEX AUSTRALIA	68005970570		DN86		MANAGEMENT FEE			5.00	0.50	5.50
EMC														
TOTAL CARD SPEND											0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL FIRE CONTROL											0.00	\$5.00	\$0.50	\$5.50
1103		01JUL		WEX AUSTRALIA	68005970570				MANAGEMENT FEE			5.00	0.50	5.50
SANDY CAPE														
TOTAL CARD SPEND											0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL ECONOMIC DEVELOPMENT											0.00	\$5.00	\$0.50	\$5.50
1404		24JUN	12676	BP JURIE BAY	72825626712	BP			7 ULTRA PULP	205.01	69.29	129.14	12.91	142.05

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Account Name **SHIRE OF DANDARAGAN**
Account No. **144 184 843 - 7**

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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
1404		24JUN		WEX AUSTRALIA	68005970570				TRANSACTION FEE			0.75	0.08	0.83
1404		01JUL		WEX AUSTRALIA	68005970570				MANAGEMENT FEE			5.00	0.50	5.50
						JURIEN-SUNDRY PLANT			TOTAL CARD SPEND		69.29	\$134.89	\$13.49	\$148.38
COST CENTRE TOTAL SUNDRY PLANT											69.29	\$134.89	\$13.49	\$148.38
1405		01JUL		WEX AUSTRALIA	68005970570				MANAGEMENT FEE			5.00	0.50	5.50
						DANDY DEPOT			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL INFRASTRUCTURE											0.00	\$5.00	\$0.50	\$5.50
BMC		01JUL		WEX AUSTRALIA	68005970570		DN025		MANAGEMENT FEE			5.00	0.50	5.50
						DN025 DUCATO VAN			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL INFRASTRUCTURE											0.00	\$5.00	\$0.50	\$5.50
CEP		04JUN	4321	BURK CARRABIN	51634373818	INDEPENDENT	DN004	187,844	DIESEL	168.90	21.09	32.38	3.24	35.62
CEP		04JUN		WEX AUSTRALIA	68005970570		DN004		TRANSACTION FEE			0.75	0.08	0.83
CEP		07JUN	5956	AMPOL NORTH WANNEROO	64000175342	AMPOL	DN004	188,591	DIESEL	172.91	53.30	83.78	8.38	92.16
CEP		07JUN		WEX AUSTRALIA	68005970570		DN004		TRANSACTION FEE			0.75	0.08	0.83
CEP		12JUN	12545	BP JURIEN BAY	72825626712	BP	DN004	188,971	ULS DIESEL (	189.05	34.17	58.73	5.87	64.60
CEP		12JUN		WEX AUSTRALIA	68005970570		DN004		TRANSACTION FEE			0.75	0.08	0.83
CEP		17JUN	12598	BP JURIEN BAY	72825626712	BP	DN004	189,670	ULS DIESEL (189.01	68.78	118.18	11.82	130.00

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CEP		17JUN		WEX AUSTRALIA	68005970570		DN004		TRANSACTION FEE			0.75	0.08	0.83
CEP		19JUN	17224	ATLAS FUEL MIDVALE	79170906907		DN004	190,290	SURCHARGE			2.71	0.27	2.98
CEP		19JUN	17224	ATLAS FUEL MIDVALE	79170906907	INDEPENDENT	DN004	190,290	DIESEL	163.51	57.82	85.95	8.59	94.54
CEP		19JUN		WEX AUSTRALIA	68005970570		DN004		TRANSACTION FEE			0.75	0.08	0.83
CEP		20JUN	12637	BP JURIE BAY	72825626712	BP	DN004	190,669	ULS DIESEL (	189.01	33.86	58.18	5.82	64.00
CEP		20JUN		WEX AUSTRALIA	68005970570		DN004		TRANSACTION FEE			0.75	0.08	0.83
CEP		25JUN	12719	BP JURIE BAY	72825626712	BP	DN004	191,051	ULS DIESEL (	191.00	39.79	69.09	6.91	76.00
CEP		25JUN		WEX AUSTRALIA	68005970570		DN004		TRANSACTION FEE			0.75	0.08	0.83
CEP		01JUL		WEX AUSTRALIA	68005970570		DN004		MANAGEMENT FEE			5.00	0.50	5.50
Approx. fuel consumption: 9.0 Lt/100Km														
						CEP			TOTAL CARD SPEND		308.81	\$519.25	\$51.96	\$571.21
COST CENTRE TOTAL 402											308.81	\$519.25	\$51.96	\$571.21
DOPS		01JUL		WEX AUSTRALIA	68005970570		DN024		MANAGEMENT FEE			5.00	0.50	5.50
						DN024 HILUX			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL INFRASTRUCTURE											0.00	\$5.00	\$0.50	\$5.50
EDM		27JUN	12768	BP JURIE BAY	72825626712	BP	DN032	220,100	ULS DIESEL (	199.01	45.29	81.94	8.19	90.13
EDM		27JUN		WEX AUSTRALIA	68005970570		DN032		TRANSACTION FEE			0.75	0.08	0.83
EDM		01JUL		WEX AUSTRALIA	68005970570		DN032		MANAGEMENT FEE			5.00	0.50	5.50
Approx. fuel consumption: 8.1 Lt/100Km														
						DN032			TOTAL CARD SPEND		45.29	\$87.69	\$8.77	\$96.46

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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 INFRASTRUCTURE											45.29	\$87.69	\$8.77	\$96.46	
EMDS		09JUN	4708	AMPOL JURIE BAY	64000175342	AMPOL	DN001	6,818	PREMIUM	207.92	43.31	81.86	8.19	90.05	
EMDS		09JUN		WEX AUSTRALIA	68005970570		DN001		TRANSACTION FEE			0.75	0.08	0.83	
EMDS		14JUN	3205	AMPOL JURIE BAY	64000175342	AMPOL	DN001	7,244	PREMIUM	207.92	36.47	68.94	6.89	75.83	
EMDS		14JUN		WEX AUSTRALIA	68005970570		DN001		TRANSACTION FEE			0.75	0.08	0.83	
EMDS		20JUN	3497	AMPOL JURIE BAY	64000175342	AMPOL	DN001	7,673	PREMIUM	218.91	35.43	70.51	7.05	77.56	
EMDS		20JUN		WEX AUSTRALIA	68005970570		DN001		TRANSACTION FEE			0.75	0.08	0.83	
EMDS		23JUN	132289	CALTEX BUNBURY SOUTH	34009644151	CALTEX STARCARD	DN001	8,239	PREMIUM ULP	202.91	47.76	88.10	8.81	96.91	
EMDS		23JUN		WEX AUSTRALIA	68005970570		DN001		TRANSACTION FEE			0.75	0.08	0.83	
EMDS		30JUN	6553	REDDY EXPRESS EDGEWATER	96662372027	REDDY EXPRESS	DN001	8,763	ULTRA PULP	198.90	43.79	79.18	7.92	87.10	
EMDS		30JUN		WEX AUSTRALIA	68005970570		DN001		TRANSACTION FEE			0.75	0.08	0.83	
EMDS		01JUL		WEX AUSTRALIA	68005970570		DN001		MANAGEMENT FEE			5.00	0.50	5.50	
Approx. fuel consumption: 8.6 Lt/100Km															
DN001 OUTBACK											TOTAL CARD SPEND	206.76	\$397.34	\$39.76	\$437.10
COST CENTRE TOTAL PLANNING											206.76	\$397.34	\$39.76	\$437.10	
EMI		03JUN	12463	BP JURIE BAY	72825626712	BP	DN002	10,120	ULS DIESEL (	189.00	64.55	110.91	11.09	122.00
EMI		03JUN		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83	
EMI		22JUN	33529	SUSPENSE MERCHANT - MP	68005970570	NON FUEL	DN002	10,975	DIESEL	184.00	52.01	87.00	8.70	95.70	
EMI		22JUN	44026	BP ROADHOUSE DONGARA	68151744277	BP	DN002	11,450	ULS DIESEL (179.92	28.98	47.40	4.74	52.14	
EMI		22JUN		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83	

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SHIRE OF DANDARAGAN

Period Ending

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Account No.

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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
EMI		26JUN	12731	BP JURIE BAY	72825626712	BP	DN002	11,750	ULS DIESEL (	191.03	58.50	101.59	10.16	111.75
EMI		26JUN		WEX AUSTRALIA	68005970570		DN002		TRANSACTION FEE			0.75	0.08	0.83
EMI		01JUL		WEX AUSTRALIA	68005970570		DN002		MANAGEMENT FEE			5.00	0.50	5.50
Approx. fuel consumption: 8.8 Lt/100Km														
						EMI			TOTAL CARD SPEND		204.04	\$354.15	\$35.43	\$389.58
COST CENTRE TOTAL INFRASTRUCTURE											204.04	\$354.15	\$35.43	\$389.58
JBOPS		01JUL		WEX AUSTRALIA	68005970570		DN013		MANAGEMENT FEE			5.00	0.50	5.50
						DN013 HILUX			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL INFRASTRUCTURE											0.00	\$5.00	\$0.50	\$5.50
P&G CERVS		01JUL		WEX AUSTRALIA	68005970570		DN059		MANAGEMENT FEE			5.00	0.50	5.50
						DN059 COLORADO			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL 1405 JURIE UTE											0.00	\$5.00	\$0.50	\$5.50
PEHO		02JUN	7096	7-ELEVEN JOONDALUP	48005299427	7-ELEVEN	DN041	22,937	PREMIUM	188.93	42.74	73.41	7.34	80.75
PEHO		02JUN		WEX AUSTRALIA	68005970570		DN041		TRANSACTION FEE			0.75	0.08	0.83
PEHO		05JUN	77039	BP BALDIVIS TRAVEL CENTR	29006639087		DN041	25,369	SURCHARGE			1.15	0.12	1.27
PEHO		05JUN	77039	BP BALDIVIS TRAVEL CENTR	29006639087	BP	DN041	25,369	ULTRA PULP	205.90	38.63	72.31	7.23	79.54
PEHO		05JUN		WEX AUSTRALIA	68005970570		DN041		TRANSACTION FEE			0.75	0.08	0.83

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PEHO		20JUN	3485	AMPOL JURIEN BAY	64000175342	AMPOL	DN041	23,038	PREMIUM	218.91	45.70	90.95	9.09	100.04	
PEHO		20JUN		WEX AUSTRALIA	68005970570		DN041		TRANSACTION FEE			0.75	0.08	0.83	
PEHO		01JUL		WEX AUSTRALIA	68005970570		DN041		MANAGEMENT FEE			5.00	0.50	5.50	
Approx. fuel consumption: 14.6 Lt/100Km						DN041 RAV 4			TOTAL CARD SPEND		127.07	\$245.07	\$24.52	\$269.59	
COST CENTRE TOTAL PLANNING												127.07	\$245.07	\$24.52	\$269.59
POOL CAR		11JUN	3088	AMPOL JURIEN BAY	64000175342	AMPOL	DN016	24,363	PREMIUM	207.90	35.46	67.02	6.70	73.72	
POOL CAR		11JUN		WEX AUSTRALIA	68005970570		DN016		TRANSACTION FEE			0.75	0.08	0.83	
POOL CAR		01JUL		WEX AUSTRALIA	68005970570		DN016		MANAGEMENT FEE			5.00	0.50	5.50	
Approx. fuel consumption: 5.3 Lt/100Km						DN016 CAMRY			TOTAL CARD SPEND		35.46	\$72.77	\$7.28	\$80.05	
COST CENTRE TOTAL INFRASTRUCTURE												35.46	\$72.77	\$7.28	\$80.05
RANGER UTE 1		01JUL		WEX AUSTRALIA	68005970570		DN012		MANAGEMENT FEE			5.00	0.50	5.50	
						DN012 COLORADO			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50	
COST CENTRE TOTAL 501												0.00	\$5.00	\$0.50	\$5.50
RANGER UTE 2		01JUL		WEX AUSTRALIA	68005970570		DN052		MANAGEMENT FEE			5.00	0.50	5.50	
						DN052 HILUX			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50	

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COST CENTRE TOTAL 501											0.00	\$5.00	\$0.50	\$5.50
RANGER UTE		01JUL		WEX AUSTRALIA	68005970570		DN10833		MANAGEMENT FEE			5.00	0.50	5.50
						DN10833 HILUX			TOTAL CARD SPEND		0.00	\$5.00	\$0.50	\$5.50
COST CENTRE TOTAL PLANNING											0.00	\$5.00	\$0.50	\$5.50
WHS		04JUN	2901	AMPOL JURIE BAY	64000175342	AMPOL	DN11047	9,801	DIESEL	189.92	46.24	79.84	7.98	87.82
WHS		04JUN		WEX AUSTRALIA	68005970570		DN11047		TRANSACTION FEE			0.75	0.08	0.83
WHS		09JUN	848	AMPOL JURIE BAY	64000175342	AMPOL	DN11047	10,201	DIESEL	189.92	47.94	82.77	8.28	91.05
WHS		09JUN		WEX AUSTRALIA	68005970570		DN11047		TRANSACTION FEE			0.75	0.08	0.83
WHS		13JUN	13611	CERVANTES SERVICE STATIO	97527875338	INDEPENDENT	DN11047	11,186	DIESEL	207.01	61.24	115.25	11.52	126.77
WHS		13JUN		WEX AUSTRALIA	68005970570		DN11047		TRANSACTION FEE			0.75	0.08	0.83
WHS		17JUN	3328	AMPOL JURIE BAY	64000175342	AMPOL	DN11047	11,665	DIESEL	189.91	58.06	100.24	10.02	110.26
WHS		17JUN		WEX AUSTRALIA	68005970570		DN11047		TRANSACTION FEE			0.75	0.08	0.83
WHS		19JUN	3427	AMPOL JURIE BAY	64000175342	AMPOL	DN11047	12,175	DIESEL	197.92	55.21	99.34	9.93	109.27
WHS		19JUN		WEX AUSTRALIA	68005970570		DN11047		TRANSACTION FEE			0.75	0.08	0.83
WHS		26JUN	13678	CERVANTES SERVICE STATIO	97527875338	INDEPENDENT	DN11047	13,089	DIESEL	207.00	59.57	112.10	11.21	123.31
WHS		26JUN		WEX AUSTRALIA	68005970570		DN11047		TRANSACTION FEE			0.75	0.08	0.83
WHS		01JUL		WEX AUSTRALIA	68005970570		DN11047		MANAGEMENT FEE			5.00	0.50	5.50
Approx. fuel consumption: 7.9 Lt/100Km														
						DN11047 HILUX			TOTAL CARD SPEND		328.26	\$599.04	\$59.92	\$658.96
COST CENTRE TOTAL INFRASTRUCTURE											328.26	\$599.04	\$59.92	\$658.96

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 (excluding WEX Bill Payment Service transactions). 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.

^For these WEX Bill Payment transactions powered by Snip Ltd (ABN 86161862068), your business cannot rely on this statement for your Business Activity Statement (BAS).

Refer to the original tax invoice for your BAS. These transactions are included in the total amount due for this statement.



MONTHLY FINANCIAL REPORT
For the period ended 31 July 2025

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 JULY 2025

Note	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	6,949,796	6,934,796	6,937,377	2,581	0.04%	
Rates excluding general rates	1,443,498	1,429,260	1,429,260	0	0.00%	
Grants, subsidies and contributions	2,912,961	459,497	448,139	(11,358)	(2.47%)	
Fees and charges	3,251,315	1,585,418	1,621,729	36,311	2.29%	
Interest revenue	312,321	13,276	15,327	2,051	15.45%	
Other revenue	53,800	4,484	2,541	(1,943)	(43.33%)	
Profit on asset disposals	396,164	0	0	0	0.00%	
	15,319,855	10,426,731	10,454,373	27,642	0.27%	
Expenditure from operating activities						
Employee costs	(6,560,720)	(507,861)	(508,460)	(599)	(0.12%)	
Materials and contracts	(6,480,488)	(340,604)	(329,921)	10,683	3.14%	
Utility charges	(494,516)	(16,421)	(14,692)	1,729	10.53%	
Depreciation	(8,593,056)	(716,088)	(707,815)	8,273	1.16%	
Finance costs	(45,687)	(3,807)	7,365	11,172	293.46%	▲
Insurance	(373,880)	(188,618)	(187,996)	622	0.33%	
Other expenditure	(755,665)	(2,361)	(6,000)	(3,639)	(154.13%)	
	(23,304,012)	(1,775,760)	(1,747,519)	28,241	1.59%	
Non cash amounts excluded from operating activities	2(c) 8,202,825	716,088	713,156	(2,932)	(0.41%)	
Amount attributable to operating activities	218,668	9,367,059	9,420,010	52,951	0.57%	
INVESTING ACTIVITIES						
Inflows from investing activities						
Proceeds from capital grants, subsidies and contributions	5,370,234	0	0	0	0.00%	
Proceeds from disposal of assets	478,250	0	0	0	0.00%	
	5,848,484	0	0	0	0.00%	
Outflows from investing activities						
Acquisition of property, plant and equipment	(3,227,629)	0	0	0	0.00%	
Acquisition of infrastructure	(7,904,330)	(41,260)	(41,260)	0	0.00%	
	(11,131,959)	(41,260)	(41,260)	0	0.00%	
Amount attributable to investing activities	(5,283,475)	(41,260)	(41,260)	0	0.00%	
FINANCING ACTIVITIES						
Inflows from financing activities						
Proceeds from new borrowings	550,000	0	0	0	0.00%	
Transfer from reserves	1,600,000	0	0	0	0.00%	
	2,150,000	0	0	0	0.00%	
Outflows from financing activities						
Payments for principal portion of lease liabilities	(24,778)	(775)	(775)	0	0.00%	
Repayment of borrowings	(167,967)	0	0	0	0.00%	
Transfer to reserves	(1,121,909)	0	(4,039)	(4,039)	0.00%	
	(1,314,654)	(775)	(4,814)	(4,039)	(521.16%)	
Amount attributable to financing activities	835,346	(775)	(4,814)	(4,039)	(521.16%)	
MOVEMENT IN SURPLUS OR DEFICIT						
Surplus or deficit at the start of the financial year	2(a) 4,229,461	4,229,461	4,392,717	163,256	3.86%	
Amount attributable to operating activities	218,668	9,367,059	9,420,010	52,951	0.57%	
Amount attributable to investing activities	(5,283,475)	(41,260)	(41,260)	0	0.00%	
Amount attributable to financing activities	835,346	(775)	(4,814)	(4,039)	(521.16%)	
Surplus or deficit after imposition of general rates	0	13,554,485	13,766,653	212,168	1.57%	

KEY INFORMATION

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

▲ Indicates a variance with a positive impact on the financial position.

▼ Indicates a variance with a negative impact on the financial position.

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

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

SHIRE OF DANDARAGAN
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 JULY 2025

	Actual 30 June 2025	Actual as at 31 July 2025
	\$	\$
CURRENT ASSETS		
Cash and cash equivalents	8,226,581	7,747,557
Trade and other receivables	764,227	10,255,814
Other financial assets	16,444	16,444
Inventories	67,947	82,886
Other assets	908,818	950,079
TOTAL CURRENT ASSETS	9,984,017	19,052,780
NON-CURRENT ASSETS		
Trade and other receivables	5,341	0
Other financial assets	101,387	101,387
Property, plant and equipment	35,161,830	34,985,728
Infrastructure	290,079,635	289,550,048
Right-of-use assets	60,448	58,322
TOTAL NON-CURRENT ASSETS	325,408,641	324,695,485
TOTAL ASSETS	335,392,658	343,748,265
CURRENT LIABILITIES		
Trade and other payables	679,214	366,318
Contract liabilities	179,700	203,240
Capital grant/contributions liabilities	0	7,380
Other liabilities	(70)	249
Lease liabilities	25,551	24,776
Borrowings	167,967	167,967
Employee related provisions	718,088	660,071
TOTAL CURRENT LIABILITIES	1,770,450	1,430,001
NON-CURRENT LIABILITIES		
Lease liabilities	36,137	36,137
Borrowings	1,737,121	1,737,121
Employee related provisions	74,009	74,009
TOTAL NON-CURRENT LIABILITIES	1,847,267	1,847,267
TOTAL LIABILITIES	3,617,717	3,277,268
NET ASSETS	331,774,941	340,470,997
EQUITY		
Retained surplus	200,740,546	209,432,563
Reserve accounts	4,373,156	4,377,195
Revaluation surplus	126,661,239	126,661,239
TOTAL EQUITY	331,774,941	340,470,997

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

SHIRE OF DANDARAGAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025

1 BASIS OF PREPARATION AND MATERIAL 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. Supplementary 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.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 14 August 2025

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.

MATERIAL ACCOUNTING POLICES

Material accounting policies utilised in the preparation of these statements are as described within the 2024-25 Annual Budget. Please refer to the adopted budget document for details of these policies.

Critical accounting estimates and judgements

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.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
 - Property, plant and equipment
 - Infrastructure
- Impairment losses of non-financial assets
- Expected credit losses on financial assets
- Measurement of employee benefits
- Estimation uncertainties and judgements made in relation to lease accounting

SHIRE OF DANDARAGAN
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2025

2 NET CURRENT ASSETS INFORMATION

(a) Net current assets used in the Statement of Financial Activity

Current assets

Cash and cash equivalents
Trade and other receivables
Other financial assets
Inventories
Other assets

Less: current liabilities

Trade and other payables
Other liabilities
Lease liabilities
Borrowings
Employee related provisions

Net current assets

Less: Total adjustments to net current assets

Closing funding surplus / (deficit)

Note	Adopted Budget Opening 1 July 2025	Actual as at 30 June 2025	Actual as at 31 July 2025
	\$	\$	\$
	8,226,581	8,226,581	7,747,557
	764,227	764,227	10,255,814
	16,444	16,444	16,444
	67,947	67,947	82,886
	908,818	908,818	950,079
	9,984,017	9,984,017	19,052,780
	(679,214)	(679,214)	(366,318)
	(179,630)	70	(249)
	(25,551)	(25,551)	(24,776)
	(167,967)	(167,967)	(167,967)
	(718,088)	(718,088)	(660,071)
	(1,770,450)	(1,590,750)	(1,219,381)
	8,213,567	8,393,267	17,833,399
2(b)	(3,978,946)	(4,000,550)	(4,005,183)
	4,234,621	4,392,717	13,828,216

(b) Current assets and liabilities excluded from budgeted deficiency

Adjustments to net current assets

Less: Reserve accounts
Less: Financial assets at amortised cost - self supporting loans
Add: Current liabilities not expected to be cleared at the end of the year
- Current portion of lease liabilities
- Current portion of borrowings
- Current portion of employee benefit provisions held in reserve

Total adjustments to net current assets

	(4,373,156)	(4,373,156)	(4,377,195)
	0	(16,444)	(16,444)
	24,778	25,551	24,776
	167,967	167,967	167,967
	201,465	195,532	195,713
2(a)	(3,978,946)	(4,000,550)	(4,005,183)

(c) Non-cash amounts excluded from operating activities

Adjustments to operating activities

Less: Profit on asset disposals
Add: Depreciation
Movement in current employee provisions associated with restricted cash
Non-cash movements in non-current assets and liabilities:
- Pensioner deferred rates

Total non-cash amounts excluded from operating activities

Adopted Budget Estimates 30 June 2026	YTD Budget Estimates 31 July 2025	YTD Actual 31 July 2025
\$	\$	\$
(396,164)	0	0
8,593,056	716,088	707,815
5,933	0	0
		5,341
8,202,825	716,088	713,156

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 local governments' operational cycle.

SHIRE OF DANDARAGAN

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 JULY 2025

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 2025-26 year is \$10,000 and 10.00% whichever is the greater.

Description	Var. \$	Var. %
	\$	%
Expenditure from operating activities		
Finance costs	11,172	293.46%
Accounting difference from accruals made in June 2025		Timing

SHIRE OF DANDARAGAN

SUPPLEMENTARY INFORMATION

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BASIS OF PREPARATION - SUPPLEMENTARY INFORMATION

Supplementary information is presented for information purposes. The information does not comply with the disclosure requirements of the Australian Accounting Standards.

SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2025

1 CASH AND FINANCIAL ASSETS AT AMORTISED COST

Description	Classification	Unrestricted	Restricted Accounts	Total	Institution	Interest Rate	Maturity Date
		\$	\$	\$			
Municipal Bank Account CBA	Cash and cash equivalents	3,157,031	210,621	3,367,652	CBA	3.25%	Ongoing
Petty Cash	Cash and cash equivalents	2,710	0	2,710	Cash	Nil	On hand
Reserve Account	Cash and cash equivalents	0	4,377,195	4,377,195	CBA	3.25%	Ongoing
Total		3,159,741	4,587,816	7,747,557			
Comprising							
Cash and cash equivalents		3,159,741	4,587,816	7,747,557			
		3,159,741	4,587,816	7,747,557			

KEY INFORMATION

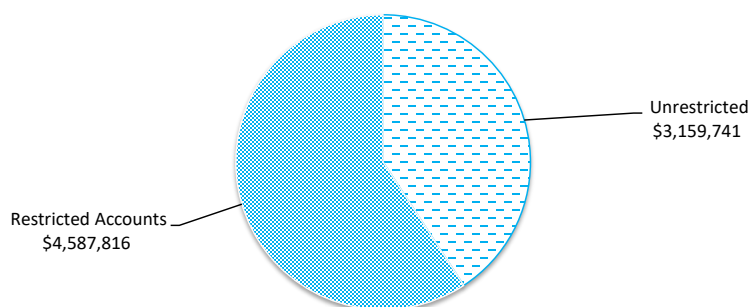
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of 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 6 - Other assets.



SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2025

2 RESERVE ACCOUNTS

Reserve account name	Budget				Actual			
	Opening	Transfers	Transfers	Closing	Opening	Transfers	Transfers	Closing
	Balance	In (+)	Out (-)	Balance	Balance	In (+)	Out (-)	Balance
	\$	\$	\$	\$	\$	\$	\$	\$
Reserve accounts restricted by Council								
Leave reserve	195,532	5,933	0	201,465	195,532	181	0	195,713
Plant reserve	454,133	11,811	(200,000)	265,944	454,133	419	0	454,552
Building reserve	386,135	30,582	0	416,717	386,135	357	0	386,492
Rubbish reserve	297,011	214,295	0	511,306	297,011	275	0	297,286
Community Centre reserve	341,938	19,342	0	361,280	341,938	316	0	342,254
Television Services Reserve	57,248	1,737	0	58,985	57,248	53	0	57,301
Information Technology Reserve	61,845	1,877	0	63,722	61,845	57	0	61,902
Land Development Reserve	2,644	2,326	0	4,970	2,644	3	0	2,647
Parking Requirements (L1154 SandpiperSt) Res	12,371	375	0	12,746	12,371	11	0	12,382
Parks & Rec. Grounds (Seagate) Reserve	162,763	4,939	0	167,702	162,763	150	0	162,913
Sport and Recreation Reserve	93,408	92,059	0	185,467	93,408	86	0	93,494
Landscaping Reserve	2,871	87	0	2,958	2,871	3	0	2,874
Aerodrome Reserve	45,904	18,833	0	64,737	45,904	43	0	45,947
Public Open Space Renewal Reserve	6,705	6,952	0	13,657	6,705	6	0	6,711
Infrastructure Renewal Reserve	757,815	22,993	(700,000)	80,808	757,815	700	0	758,515
Public Open Space Construction Reserve	10,179	309	0	10,488	10,179	9	0	10,188
Infrastructure Construction Reserve	158,050	4,796	0	162,846	158,050	146	0	158,196
Building Contruction Reserve	28,955	50,879	0	79,834	28,955	27	0	28,982
Economic Development Reserve	980,436	621,215	(450,000)	1,151,651	980,436	905	0	981,341
Turquoise Way Path Reserve	56,149	1,704	0	57,853	56,149	51	0	56,200
Cash in Lieu of Landscaping-Lot1146 Sandpiper	2,706	82	0	2,788	2,706	2	0	2,708
Cervantes Community Infrastructure Developme	258,358	8,783	(250,000)	17,141	258,358	239	0	258,597
	4,373,156	1,121,909	(1,600,000)	3,895,065	4,373,156	4,039	0	4,377,195

3 CAPITAL ACQUISITIONS

Capital acquisitions	Adopted		YTD Actual	YTD Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Buildings	1,850,129	0	0	0
Plant and equipment	1,377,500	0	0	0
Acquisition of property, plant and equipment	3,227,629	0	0	0
Infrastructure - roads	4,084,177	20,345	20,345	0
Infrastructure - Footpaths	288,000	0	0	0
Infrastructure - Drainage	12,000	0	0	0
Infrastructure - Parks and Reserves	391,500	11,980	11,980	0
Infrastructure - Other	3,128,653	8,935	8,935	0
Acquisition of infrastructure	7,904,330	41,260	41,260	0
Total capital acquisitions	11,131,959	41,260	41,260	0
Capital Acquisitions Funded By:				
Capital grants and contributions	5,370,234	0	0	0
Borrowings	550,000	0	0	0
Other (disposals & C/Fwd)	478,250	0	0	0
Reserve accounts				
Plant reserve	200,000	200,000	0	(200,000)
Infrastructure Renewal Reserve	700,000	700,000	0	(700,000)
Economic Development Reserve	450,000	450,000	0	(450,000)
Cash in Lieu of Landscaping-Lot1146 Sandpiper St	250,000	250,000	0	(250,000)
Contribution - operations	3,133,475	(1,558,740)	41,260	1,600,000
Capital funding total	11,131,959	41,260	41,260	0

KEY INFORMATION

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the 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. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

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 *Local Government (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.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the Shire's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2)*. Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

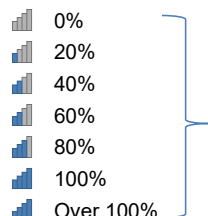
In accordance with *Local Government (Financial Management) Regulation 17A(2)*, the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

3 CAPITAL ACQUISITIONS (CONTINUED) - DETAILED

Capital expenditure total

Level of completion indicators

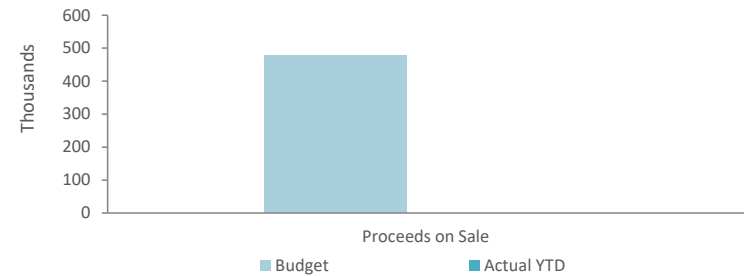


Percentage Year to Date Actual to Annual Budget expenditure where the expenditure over budget highlighted in red.

Account Description	Adopted		YTD Actual	Variance (Under)/Over
	Budget	YTD Budget		
	\$	\$	\$	\$
COALSEAM FOOTPATH - I10071	288,000	288,000	0	288,000
JURIEN IRRIGATION PROJECT - I20094	85,500	85,500	0	85,500
CERVANTES OVAL RETIC - I20109	130,000	130,000	0	130,000
RONCARD RESERVE CERV - REPLACE BBQ COOKTOP - I20111	4,650	4,650	0	4,650
JB CEMETERY GRAVE RETAINMENT - I30084	20,000	20,000	0	20,000
PIONEER PARK DANDARAGAN UPGRADE - I30109	30,000	30,000	11,980	18,020
JB AIRPORT SMALL PROJECTS - I30110	162,260	162,260	0	162,260
MOTORISATION CERVANTES WASTE TIP HOPPER - I30111	30,893	30,893	0	30,893
DOG/CAT POUND FACILITY FY26 - I30112	40,000	40,000	0	40,000
SANDY CAPE SOLAR LIGHTING - I30114	7,500	7,500	0	7,500
SANDY CAPE NORTH HEAD REMEDIATION - I30115	6,000	6,000	0	6,000
SANDY CAPE REINSTATEMNT OF RAMP TO MAKE LOOKOUT SA - I30116	7,500	7,500	0	7,500
JB DEPOT SHED EXTENSION - I50241	46,000	46,000	0	46,000
AGGIES COTTAGE - ANNUAL RENEWAL WORKS - I50246	10,000	10,000	0	10,000
4 PINETREE CIRCUIT - REPLACE PATIO - I50280	35,000	35,000	0	35,000
NEW DEPOT AMENITIES / 2X1 WITH CARETAKERS WING - I50287	400,000	400,000	0	400,000
CERVANTES NICHE WALL CONSTRUCTION - I50290	135,000	135,000	8,935	126,065
CERVANTES COMMUNITY RECREATION CENTRE - NEW ENTRY - I50291	400,000	400,000	0	400,000
JURIEN BAY CBD PLAN - NEW ABLUTION BLOCK - I50295	200,000	200,000	0	200,000
CERVANTES CCRC - CHANGEROOMS - I50296	609,979	609,979	0	609,979
JSRC SOAKWELL - I50304	12,000	12,000	0	12,000
JURIEN ADMIN - NEW ALARM, CCTV & LOCKS - I50305	40,000	40,000	0	40,000
FAMILY RESOURCE CENTRE - AIRCON FOR MAIN OFFICE - I50307	4,500	4,500	0	4,500
HSP2 INFRASTRUCTURE & LAND SERVICING - I50308	2,800,500	2,800,500	0	2,800,500
JURIEN CIVIC CENTRE - FLOORING REPLACEMENT - I50310	15,000	15,000	0	15,000
JURIEN ADMIN - WINDOW BLINDS - I50311	25,000	25,000	0	25,000
CERVANTES REC RES PLAYGROUND - I80002	110,000	110,000	0	110,000
BASKETBALL DUNK RING - I80020	15,000	15,000	0	15,000
DAMBADGIE ROAD - MGR011	150,000	150,000	0	150,000
ROWES ROAD RECONSTRUCTION - MRR007REC	530,000	530,000	0	530,000
COCKLESHELL GULLY RECONSTRUCTION - MRR051RECCO	40,000	40,000	0	40,000
GILLINGARA ROAD FINAL SEAL - RCR010FSCO	110,638	110,638	0	110,638
MUTHERWANDERY ROAD RECONSTRUCTION - RCR030REC	673,725	673,725	0	673,725
CATABY ROAD - RRG001FS	72,500	72,500	0	72,500
DANDARAGAN ROAD - RRG002FS	135,000	135,000	0	135,000
DANDARAGAN ROAD - RRG002REC	2,372,314	2,372,314	20,345	2,351,969
GRADER - MAINTENANCE - I60014	560,000	560,000	0	560,000
LOADER - CONSTRUCTION - I60041	600,000	600,000	0	600,000
TRUCK - ROAD MAINTENANCE - I60036	130,000	130,000	0	130,000
TOYOTA PRADO DN000 - I60044	80,000	80,000	0	80,000
PRESSURE CLEANER - I60055	7,500	7,500	0	7,500
	11,131,959	11,131,959	41,260	11,090,699

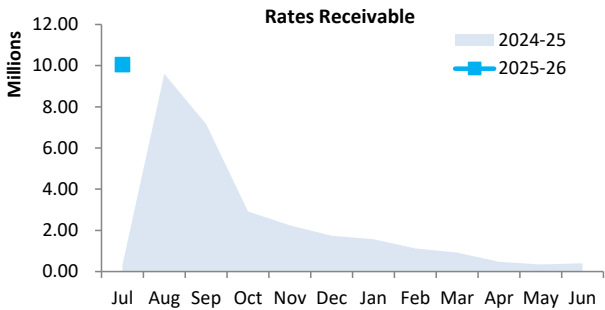
4 DISPOSAL OF ASSETS

Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book	Proceeds	Profit	(Loss)	Net Book	Proceeds	Profit	(Loss)
		Value				Value			
		\$	\$	\$	\$	\$	\$	\$	\$
Plant and equipment									
	2016 Cat 12M Motor Grader - DN027	17,867	165,000	147,133	0	0	0	0	0
	Caterpillar 950K Wheel Loader - DN011	19,936	155,000	135,064	0	0	0	0	0
	2015 Hino 500 Series Tip Truck - DN006	2,127	70,000	67,873	0	0	0	0	0
	2023 Prado GXL	27,248	60,000	32,752	0	0	0	0	0
	Pressure Cleaner	0	250	250	0	0	0	0	0
	2017 Ford Everest SUV 4WD - DN004	10,383	20,000	9,617	0	0	0	0	0
	2017 Mazda CX5 Wgn - DN032	4,525	8,000	3,475	0	0	0	0	0
		82,086	478,250	396,164	0	0	0	0	0



5 RECEIVABLES

Rates receivable	30 Jun 2025	31 Jul 2025
	\$	\$
Opening arrears previous year	406,824	398,474
Levied this year	7,982,889	8,366,637
Fees and charges levied through rates	1,389,542	1,450,372
Less - collections to date	(9,380,781)	(163,803)
Net rates collectable	398,474	10,051,680
% Collected	95.9%	1.9%



Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	0	30,286	141,444	10,809	23,067	205,606
Percentage	0.0%	14.7%	68.8%	5.3%	11.2%	
Balance per trial balance						
Trade and other receivables						205,606
Allowance for credit losses of trade receivables						(1,472)
Total receivables general outstanding						204,134

Amounts shown above include GST (where applicable)

KEY INFORMATION

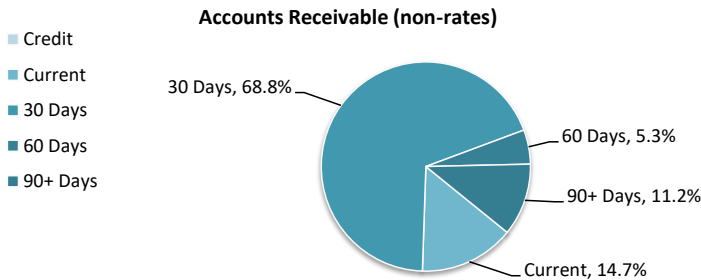
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

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 2025	Asset Increase	Asset Reduction	Closing Balance 31 July 2025
	\$	\$	\$	\$
Other current assets				
Other financial assets at amortised cost				
Financial assets at amortised cost - self supporting loans	16,444	0	0	16,444
Inventory				
Stock on Hand - Fuel	67,947	40,009	(25,070)	82,886
Other assets				
Other assets [describe]	908,818	41,261	0	950,079
Total other current assets	993,209	81,270	(25,070)	1,049,409

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.

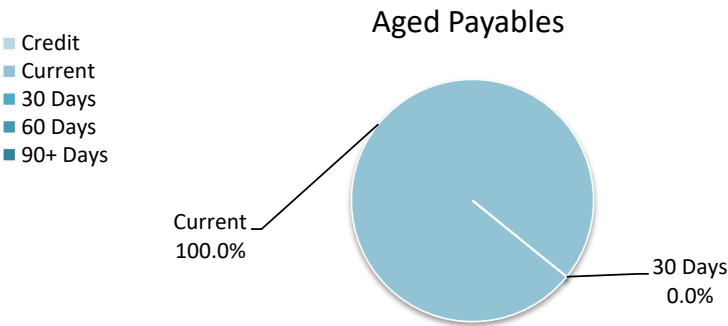
7 PAYABLES

Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	0	162,585	0	0	0	162,585
Percentage	0.0%	100.0%	0.0%	0.0%	0.0%	
Balance per trial balance						
Sundry creditors						162,585
ATO liabilities						4,584
Bonds and deposits held						199,149
Total payables general outstanding						366,318

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 BORROWINGS

Repayments - borrowings

Information on borrowings Particulars	Loan No.	New Loans			Principal Repayments		Principal Outstanding		Interest Repayments	
		1 July 2025	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Dandaragan Residential House - GROH	136	430,807	0	0	0	(63,087)	430,807	367,720	0	(7,399)
Jurien Bay Foreshore Redevelopment	137	1,288,475	0	0	0	(63,907)	1,288,475	1,224,568	5,569	(31,955)
Jurien Bay Depot Building	138	167,499	0	0	0	(24,529)	167,499	142,970	1,836	(2,877)
Cervantes Rec. Centre	New	0	0	550,000	0	0	0	550,000	0	0
		1,886,781	0	550,000	0	(151,523)	1,886,781	2,285,258	7,405	(42,231)
Self supporting loans										
Jurien Bay Progress Association - Shed		7,681	0	0	0	(7,681)	7,681	0	79	(144)
Jurien Bay Mens Shed - Shed		5,553	0	0	0	(3,690)	5,553	1,863	4	(61)
Badgingarra Bowling Club - Synthetic Surface		5,073	0	0	0	(5,073)	5,073	0	12	(16)
		18,307	0	0	0	(16,444)	18,307	1,863	95	(221)
Total		1,905,088	0	550,000	0	(167,967)	1,905,088	2,287,121	7,500	(42,452)
Current borrowings		167,967					151,523			
Non-current borrowings		1,737,121					1,753,565			
		1,905,088					1,905,088			

All debenture repayments were financed by general purpose revenue.

Self supporting loans are financed by repayments from third parties.

New borrowings 2025-26

Particulars	Amount Borrowed	Amount Borrowed	Institution	Loan Type	Term Years	Total Interest & Charges	Interest Rate	Amount (Used)		Balance Unspent
	Actual	Budget				\$	%	Actual	Budget	\$
Cervantes Rec. Centre	0	550,000	WATC	Fixed	TBD	0	TBD	0	(550,000)	0

KEY INFORMATION

The Shire has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

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.

9 LEASE LIABILITIES

Movement in carrying amounts

Information on leases		1 July 2025	New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Lease No.		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Photocopier Lease	Ricoh	29,388	0	0	0	(9,085)	29,388	20,303	0	(1,462)
Water Filter Lease	Waterlogic	32,300	0	0	(775)	(15,693)	31,525	16,607	(135)	(1,773)
Total		61,688	0	0	(775)	(24,778)	60,913	36,910	(135)	(3,235)
Current lease liabilities		25,551					24,776			
Non-current lease liabilities		36,137					36,137			
		61,688					60,913			

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.

10 OTHER CURRENT LIABILITIES

	Note	Opening Balance 1 July 2025	Liability transferred from/(to) non current	Liability Increase	Liability Reduction	Closing Balance 31 July 2025
		\$	\$	\$	\$	\$
Other current liabilities						
Other liabilities						
Contract liabilities		179,700	0	23,540	0	203,240
Capital grant/contributions liabilities		0	0	7,380	0	7,380
Suspense payments		(70)	0	319	0	249
Total other liabilities		179,630	0	31,239	0	210,869
Employee Related Provisions						
Provision for annual leave		339,046	0	0	(50,776)	288,270
Provision for long service leave		379,042	0	0	(7,241)	371,801
Total Provisions		718,088	0	0	(58,017)	660,071
Total other current liabilities		897,718	0	31,239	(58,017)	870,940

Amounts shown above include GST (where applicable)

A breakdown of contract liabilities and associated movements is provided on the following pages at Note 11 and 12

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.

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.

11 GRANTS, SUBSIDIES AND CONTRIBUTIONS

	Unspent grant, subsidies and contributions liability					Grants, subsidies and		
	Liability 1 July 2025	Increase in Liability	Decrease in Liability (As revenue)	Liability 31 Jul 2025	Current Liability 31 Jul 2025	Adopted Budget Revenue	YTD Budget	YTD Revenue Actual
	\$	\$	\$	\$	\$	\$	\$	\$
Grants and subsidies								
Grants Commission - General	0	0	0	0	0	569,291	0	0
Grants Commission - Roads	0	0	0	0	0	738,676	0	0
ESL Operating Grant	0	23,541	0	23,541	23,541	83,000	0	0
ESL Capital Grant	0	0	0	0	0	20,000	0	0
Mitigation Activity Fund 2025/26 Round 1	0	0	0	0	0	152,910	0	0
Spray the Grey - Lotterywest	0	0	0	0	0	8,000	8,000	8,000
Spray the Grey - Tronox, Iluka, Imag Resources, Lotterywest	0	0	0	0	0	20,000	0	0
Dept of Infrastructure - Housing Support Program 1	0	0	0	0	0	252,700	0	0
Community Stewardship Grant - NRM FY24 & FY25 Carryover	154,700	0	0	154,700	154,700	176,800	0	22,100
Community Stewardship Grant - NRM FY26	0	0	0	0	0	89,250	0	44,625
Coastal Planning - Shoreline Monitoring	0	0	0	0	0	30,000	0	0
Coastal Planning - Inundation Strategy	0	0	0	0	0	67,000	0	0
CHRMAP Carryover	25,000	0	0	25,000	25,000	25,000	0	0
CHRMAP	0	0	0	0	0	25,000	0	0
Public Library Materials Funding Allocation	0	0	0	0	0	5,000	0	0
MRWA Direct Grant	0	0	0	0	0	375,849	375,849	369,328
Street Light Subsidy	0	0	0	0	0	4,100	0	0
	179,700	23,541	0	203,241	203,241	2,642,576	383,849	444,053
Contributions								
Contributions & Donations	0	0	0	0	0	53,100	1,925	0
Reimbursements	0	0	0	0	0	217,285	18,109	4,086
	0	0	0	0	0	270,385	20,034	4,086
TOTALS	179,700	23,541	0	203,241	203,241	2,912,961	403,883	448,139

12 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

	Capital grant/contribution liabilities					Capital grants, subsidies and		
	Liability 1 July 2025	Increase in Liability	Decrease in Liability (As revenue)	Liability 31 Jul 2025	Current Liability 31 Jul 2025	Adopted Budget Revenue	YTD Budget	YTD Revenue Actual
	\$	\$	\$	\$	\$	\$	\$	\$
Capital grants and subsidies								
Cervantes Changeroom - I50291	0	0	0	0	0	209,979	0	0
Jurine Bay Irrigation Project - I20094	0	0	0	0	0	42,750	0	0
Cataby Road - RRG001FS	0	2,880	0	2,880	2,880	48,333	2,880	0
Dandaragn Road - RRG002FS	0	4,500	0	4,500	4,500	90,000	4,500	0
Dandaragn Road - RRG002REC	0	0	0	0	0	853,210	0	0
Dandaragn Road - RRG002REC	0	0	0	0	0	886,562	0	0
Gillingarra Road - RCR10FSCO	0	0	0	0	0	70,000	0	0
Gillingarra Road - RCR030REC	0	0	0	0	0	350,000	0	0
JB Airport Small Projects - I30110	0	0	0	0	0	19,400	0	0
Housing Support Program 2 - Infrastructure & Land Servicing - I50308	0	0	0	0	0	2,800,000	0	0
	0	7,380	0	7,380	7,380	5,370,234	7,380	0

SHIRE OF DANDARAGAN
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 JULY 2025

13 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 2025	Amount Received	Amount Paid	Closing Balance 31 July 2025
	\$	\$	\$	\$
Cash In Lieu POS - L9000 Valencia	201,976	540		202,516
	201,976	540	0	202,516

SHIRE OF DANDARAGAN COMMUNITY DEVELOPMENT PLAN 2025 — 2029

Attachment: 9.1.3



CONTENTS

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This document is available in alternative formats, such as Braille, large print, digital (on disk or by email) upon request, and on the Shire's website at: www.dandaragan.wa.gov.au

ACKNOWLEDGEMENT OF PEOPLE AND COUNTRY

On behalf of the Shire of Dandaragan community, we acknowledge the traditional owners of this land, the Yued people, and their continuing connection to country.



ABOUT THE PLAN

The Community Development Plan brings together several key strategic documents into one cohesive framework, consolidating the Youth Plan, Age-Friendly Plan, Club Development Plan, and Disability, Access and Inclusion Plan. By integrating these plans, the Shire of Dandaragan aims to streamline its approach to community development, ensuring greater alignment, efficiency, and impact across all areas of community support and engagement.

The plan is built around four key community development elements that reflect the core priorities of our community:



Each element recognises the diverse needs and strengths of the Shire's residents and provides clear directions to support positive outcomes across all life stages. Through this integrated approach, the Community Development Plan sets a strong foundation for fostering a vibrant, connected, and inclusive community.

KEY ASPIRATIONS

This Community Development Plan aligns with the vision and aspirations within the Shire's Council Plan.



INFRASTRUCTURE

The Shire will work cooperatively with private enterprise and government agencies to develop and maintain a dynamic infrastructure network responsive to usage demand that attracts and retains residents and businesses.



PROSPERITY

The region will experience economic and population growth with increasing economic opportunities, diversifying primary production and a vibrant visitor economy.



ENVIRONMENT

The Shire will be a responsible custodian of the environment, working with community groups and other entities to increase renewable energy initiatives, vegetation cover and rehabilitate degraded public land throughout the local region.



COMMUNITY

The Shire's resident population will be the fastest growing population in 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.

**A dynamic,
diverse and desirable
region delivering
sustainable growth
and socially connected
communities.**



COMMUNITY CONSULTATION

In 2025, the Community Services team undertook a comprehensive consultation process with residents of the Shire of Dandaragan to gather feedback and insights that would inform future planning. This consultation built upon feedback previously gathered during the development of the Council Plan, ensuring consistency in community priorities and alignment with broader Shire objectives. Community input was collected through a combination of public surveys, youth-specific surveys, town meetings, and face-to-face conversations.

SURVEY RESPONSES

79 Community
89 Youth



TOWN MEETING ATTENDANCE

28 Dandaragan	11 Cervantes
30 Jurien Bay	25 Badgingarra



These sessions provided an opportunity for open discussion, allowing community members to voice their ideas, concerns, and aspirations. The feedback gathered through this consultation will play a key role in guiding the Shire's community development strategies moving forward.

As part of the planning process, key Western Australian strategy documents were reviewed to inform and strengthen the Community Development Plan. These included:

- State Disability Strategy 2020–2030;
- State Seniors Strategy 2023–2027;
- WA Youth Action Plan 2024–2027; and
- WA Volunteer Strategy Action Plan 2023–2026.

Each provided valuable data, insights, and priorities that help ensure our plan aligns with broader state objectives and addresses the specific needs of our local community.



COMMUNITY PROFILE

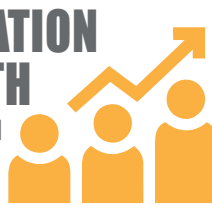
POPULATION

Estimated
Population 2024



POPULATION GROWTH

2016 - 2021



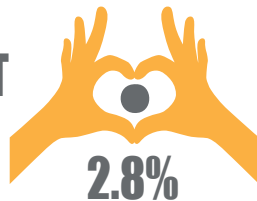
136
PEOPLE

4.2%
INCREASE

**MEDIAN
AGE**
51



ABORIGINAL & TORRES STRAIT ISLANDER POPULATION



EMPLOYED RESIDENTS

1,573
INDIVIDUALS

58% full-time
33% part-time



4.4% UNEMPLOYMENT
RATE

LABOUR FORCE
PARTICIPATION
RATE **57%**



MEDIAN INCOME

\$752 WEEKLY
HOUSEHOLD
INCOME

(below WA average of \$1,834)



**RESIDENTS BORN
OVERSEAS**
15%



LANGUAGE

SPOKEN AT
HOME OTHER
THAN ENGLISH







EDUCATION AND LIFELONG LEARNING

SUPPORTING DATA

SCHOOLS IN OUR SHIRE AND NUMBER OF STUDENTS ATTENDING (2025)

**Jurien Bay
District High
School**

193
primary
165
secondary

**Cervantes
Primary
School**

46

**Dandaragan
Primary
School**

43

**Badgingarra
Primary
School**

32

**Increased or stable attendance numbers across
all types of education from 2016 to 2021**

EARLY LEARNING CENTRES

Jurien Bay

licenced for
48 children

FAMILY DAY CARE

Jurien Bay

licenced for
4 children

WHAT YOU SAID

Develop local facilities, such as a TAFE centre, to provide vocational education and training (VET) opportunities for both young and mature students.	Create learning and development opportunities.
Encourage local businesses to create opportunities for teenagers to gain work experience, traineeships, etc.	Increase availability of qualified driving instructors to support all community members learning to drive.
Develop study hubs to offer accessible, supportive environments for students to learn and collaborate.	Increase access and availability to a variety of early childhood care options, including centre-based care and family day care.
Create more opportunities for youth to develop skills through access to learning workshops, apprenticeships, and training programs.	Provide targeted support for young people aged 15–25 who wish to stay in the local area by helping them access education, training, and employment opportunities.
Connect early years programs to families who are in need and offer early years parenting classes.	We need more short-courses & workshops for hobbies and interests.

WHAT WE KNOW

EMPLOYMENT In 2021, 9.8% of young people (15–24) in the Shire of Dandaragan were not in education or employment, lower than the regional WA average.	EMPLOYMENT Supporting employment through improved access to training, education, transport, and local economic opportunities is vital to enhancing household stability and community resilience.
TRANSPORT Having a licence increases the likelihood of employment by up to 30% for people aged 18–25, especially in regional and remote areas where public transport is limited.	YOUTH Expanding youth-specific programs would improve mental health, educational attainment, and employment outcomes, while also fostering resilience, reducing crime risk, and enhancing long-term wellbeing.
EARLY CHILDHOOD EDUCATION Children who attend quality early childhood education are up to 40% more likely to meet key developmental milestones when starting school.	PARENT EDUCATION Parenting workshops benefit parents or carers by boosting their confidence, increasing social interaction, and reducing stress, leading to a more positive and supportive relationship with their children.
EARLY CHILDHOOD EDUCATION For every \$1 invested in early childhood education, there is an estimated return of \$2 to \$4 in long-term economic benefits.	

PRIORITY AREAS

Support young people to actively participate in the community and access training, mentoring, and work opportunities that build confidence and prepare them for future employment.

Provide accessible early childhood programs and family support services that promote healthy development, strengthen parenting skills, and build family capacity to manage life's challenges.

Promote health, inclusion, and connectedness across the community while supporting a strong, skilled, and adaptable local workforce to meet current and future needs.

PRIORITY PROJECTS

Explore opportunities and business models for community-based childcare services to increase affordable, flexible care that supports families and strengthens community connections.

Establish a youth program designed for 15–24-year-olds in Jurien Bay focused on skills, wellbeing, leadership, and community involvement to support education and employment pathways.

Deliver all-ages skill enhancement programs focused on developing practical skills to increase employment opportunities.

Explore opportunities with registered training organisations to deliver face-to-face courses in Jurien Bay.

ACTION PLAN

Initiative	Action Item	2025/26	2026/27	2027/28	2028/29	2029/30
Improve access to lifelong learning and vocational training locally, supporting community skill development, independence, and employment opportunities.	Deliver an all ages-skill Skill-Up Program (2-3 workshops per year).	x	x	x	x	x
	Advocate for a driving school to be based in Jurien Bay and service nearby towns.	x	x			
	Host an annual career/industry expo day.	x	x	x	x	x
	Advocate for VET/TAFE/RTO's to deliver courses in the region.	x	x	x	x	x
	Upgrade Civic Centre IT and furniture to facilitate a functional and positive training environment.	x	x			
Increase youth participation, leadership and access to development opportunities that build confidence, community connection, and pathways to education and work.	Provide annual funding for a young person to learn about responsibility, teamwork and personal development (Duke of Edinburgh / Leeuwin Scholarship).	x	x	x	x	x
	Host a biennial Youth Expo to connect young people with career pathways, training opportunities, and local employers. (YME YNot).	x		x		x
Improve early years development and parental capacity through targeted support, planning, and infrastructure to meet family needs.	Partner with parenting services and host parenting workshops with content on infants, tweens and teens. (1-2 per year).	x	x	x	x	x
	Develop a concept and business plan for increased early childhood care options in the Shire.	x	x			







HEALTH AND WELLBEING

SUPPORTING DATA



MEDIAN AGE

Median age in the Shire is 51, higher than the Western Australian median of 38



HEALTH

Approximately 32.5% of residents report having one or more long-term health conditions, surpassing the Regional WA average of 29.9%



MENTAL HEALTH

Mental Health Conditions: 5.1% of residents reported having a mental health condition, such as depression or anxiety

SERVICES IN OUR AREA

- Community Resource Centre in Jurien Bay and Dandaragan
- Pharmacy services in Jurien Bay and Cervantes
- Jurien Bay Medical Centre
- Jurien Bay Health Centre
- Western Australia Country Health Services
- Dentist
- Chiropractor
- Physiotherapy
- Psychology
- Integrated Aged Care Services

WHAT YOU SAID

Expand Men's Health programs to better support men's physical and mental wellbeing.	Address the shortage of health and fitness programs and resources to better meet community needs.
The lack of a swimming pool limits year round safe swimming and aquatic based rehabilitation opportunities.	Increase aged care programs and develop facilities across all levels to support the growing needs of older adults.
Expand independent living facilities to support the autonomy and wellbeing of older adults.	Expand women's and pregnancy health services to better meet the community's needs.
Increase the availability of age-friendly activities to better engage and support older adults.	Create more spaces and activities for teens, including improved landscapes and additional hangout areas.
Expand entertainment options and activities specifically designed for youth.	The cost of living, in particular groceries, makes healthy eating challenging for some households.
Provide mental health and wellbeing programs, such as workshops and mental health first aid training, to help initiate the formation of support groups.	Enhance lighting in key areas such as pathways, ablutions, carparks, and streets to promote safe walking at night.
We need more programs to connect in our community.	Improve emergency services and communication networks by addressing mobile phone black spots to ensure reliable connectivity.

WHAT WE KNOW

SENIORS

Between 2016 and 2021, the Shire saw a significant increase in older residents, with seniors aged 70–84 increasing by 105 people and those aged 60–69 increasing by 87.

SHIRE GROWTH

Population has grown by 4.2% (136 people) from 2016 to 2021, with an average annual growth rate of 0.83%, increasing demand for services, placing additional pressure on infrastructure, and impacting social cohesion.

PHYSICAL HEALTH

In the regional area, 53.7% of people meet physical activity guidelines—higher than the Western Australian average of 48.1%—with 56.8% of females and 50.9% of males achieving recommended activity levels.

PHYSICAL HEALTH

Globally, 81% of adolescents aged 11–17 are physically inactive, with girls being less active than boys, and inactivity increasing after age 60 for both genders..

MENTAL HEALTH

As of 2024, 59% of Australians use social media platforms to stay connected with family and friends, highlighting the vital role of digital communication in maintaining personal relationships.

MENTAL HEALTH

In 2020, the Shire of Dandaragan had lower rates of mental health conditions (including anxiety, depression, and stress) compared to the Western Australian average.

WOMEN'S HEALTH

Prenatal classes create opportunities for women to connect with others in similar situations. This shared experience helps alleviate feelings of loneliness and can provide a strong sense of community and support.

COST OF LIVING

The Australian Competition and Consumer Commission (ACCC) reported a 20% rise in grocery prices between March 2019 and June 2024. Rises in the cost of living reduce discretionary spending on things like healthy food, healthcare and social interactions.

SENIORS' PHYSICAL HEALTH

Staying active helps seniors maintain physical health, mental wellbeing, independence, and social connection, contributing to a higher quality of life and reduced risk of illness or injury.

EARLY CHILDHOOD DEVELOPMENT

In the Shire of Dandaragan, 31.6% of children were found to be developmentally vulnerable in at least one domain, with 28.9% vulnerable in the physical domain—three times higher than the WA and national averages.

HEALTH & WELL BEING CONT.

PRIORITY AREAS

Improved physical and mental health across all age groups by promoting active lifestyles, increasing access to support services, and encouraging community-wide wellbeing initiatives.

Stronger community connections and youth engagement through delivering inclusive programs, social events, and opportunities for young people to participate in community life and decision-making.

Greater support for healthy ageing and independent living by improving access to services, promoting social inclusion, and encouraging active lifestyles for older adults.

PRIORITY PROJECTS

Deliver a large annual community event in collaboration with local community groups that celebrates local identity, encourages social connection, and brings together people of all ages through entertainment, activities, and shared experiences.

Implement a Get Active/Stay on Your Feet program to promote physical activity, improve balance and mobility, and support healthy, independent ageing across the community.

Enhance community health and environmental sustainability by increasing knowledge and access to nutritious, locally grown food through practical education and collaborative initiatives.

Strengthen youth engagement and sense of belonging by designing and delivering a dedicated outdoor hangout space tailored to the interests and needs of local young people.



ACTION PLAN

Initiative	Action Item	2025/26	2026/27	2027/28	2028/29	2029/30
Increase health awareness and healthier lifestyle choices through prevention-focused education, active living, and mental wellness initiative.	Partner with local schools, businesses and community groups to deliver anti-smoking workshops and awareness campaign such as "Vape Free Me, Smoke Free Me".	x	x	x	x	x
	Collaborate with local authorities and health professionals to support schools in delivering impactful sessions on drug misuse.	x	x	x	x	x
	Promote the Healthy Eating Active Lifestyle program.	x	x	x	x	x
	Implement a Keep Moving and Stay Active (Stay On Your Feet) Program	x	x	x	x	x
Stronger community cohesion, inclusion, and engagement through accessible events, celebrations, and local support opportunities.	Continue the Community Grant program which targets community-based events, projects, and initiatives.	x	x	x	x	x
	Collaborate with other event partners to deliver a large annual or biennial community event (e.g. Opera by the Pinnacles).	x	x	x	x	x
	Run or partner with local community groups in an annual community-wide Mental Wellness event (e.g. RUOK).	x	x	x	x	x
	Increase inclusiveness and community connectedness by supporting key weeks (NAIDOC, Harmony, Seniors, Youth, etc.).	x	x	x	x	x
	Deliver a social media campaign on physical, mental and emotional wellbeing.	x	x	x	x	x
Improved local food sustainability and nutrition through hands-on learning, and shared produce initiatives.	Implement a Grow it Local or similar initiative partnering with local community groups who manage community gardens.	x	x	x	x	x
	Empower community members to grow, share, and cook backyard produce through practical, skills-based workshops.	x	x	x	x	x
Increase Youth connection to community.	Develop a concept plan for a purpose-built outdoor hangout space designed to support youth connection, recreation, and wellbeing.		x	x		
	Establish and maintain a Youth Advisory Council or Youth Council.	x	x	x	x	x
	Turquoise Coast Youth Festival.	x	x	x	x	x



CLUB DEVELOPMENT AND VOLUNTEERS

SUPPORTING DATA

TOTAL NUMBER OF CLUBS WITHIN THE SHIRE OF DANDARAGAN*

* These are either sport, recreational, community or social clubs

Badgingarra

10

Cervantes

16

Dandaragan

16

Jurien Bay

25

24.4% of the Shire of Dandaragan's population reported participating in voluntary work

WHAT YOU SAID

Include a Shire Councillor or staff member in club meetings to strengthen communication and support between the Council and local community groups.	Provide support to local clubs through funding and promotional assistance to help strengthen their activities and community presence.
Provide ongoing support and resources to volunteers to encourage retention and strengthen community involvement.	Assist clubs in increasing membership and recruiting volunteers through targeted support, outreach, and capacity-building initiatives.
Encourage new and young people to volunteer by creating welcoming opportunities, offering mentorship, and promoting the benefits of volunteering within the community.	Community engagement for people who may be isolated/ lonely/ new to the area other than sport.
Implement a volunteer program focused on recruitment, training, and mentoring to build a skilled and committed volunteer base.	Organise a volunteer open day or expo featuring market stalls to showcase opportunities to engage the community in volunteering.

WHAT WE KNOW

SENIOR VOLUNTEERS

With volunteer roles in organisations traditionally held by 40-54 yr olds (31% of all volunteers), more can be done to educate and support younger individuals to take up these roles. This would provide opportunities to increase volunteer numbers and reduce pressure on existing volunteers.

SOCIAL SUSTAINABILITY

Without volunteers, many local groups cannot operate, which undermines community cohesion, weakens local identity, and contributes to social isolation and mental health challenges.

SENIOR VOLUNTEERS

Older volunteers often feel obligated to continue beyond their limits due to a lack of replacements, creating sustainability concerns and risking long-term group viability.

VOLUNTEERS

Research shows that volunteering enhances mental health and life satisfaction—boosting volunteer participation could improve both individual and community wellbeing across the Shire.

VOLUNTEERS

In 2021, 24.4% of residents aged 15 and over in the Shire of Dandaragan reported participating in voluntary work. This rate is higher than the average for regional Western Australia, indicating strong community engagement in the Shire.

GOVERNANCE

Strong governance within community groups and sports clubs supports good financial management practices, a high level of community trust and operational efficiencies. Where this does not exist, the Department of Local Government, Sport and Cultural Industries (DLGSC) notes that problems like inexperience, conflicts of interest, and weak financial controls can erode confidence in the Australian sports sector.

CLUB DEVELOPMENT AND VOLUNTEERS CONT.

PRIORITY AREAS

Strengthen club sustainability by supporting good governance, volunteer retention, financial planning, and long-term growth of local sporting and community groups.

Expand and diversify the volunteer base by attracting a wider range of community members, promoting inclusive opportunities, and supporting volunteer training and recognition.

Promote inclusive community participation by encouraging diverse involvement, removing barriers, and creating welcoming opportunities for all individuals to engage in community activities and decision-making.

PRIORITY PROJECTS

Establish a structured volunteer program to support recruitment, training, and retention across community initiatives.

Implement a capacity-building program to strengthen the skills, governance, and sustainability of local clubs and their volunteers.

Initiate a "Get Involved Dandaragan" program to promote local volunteering, increase community participation, and connect residents with opportunities to contribute.

Strengthen youth engagement and sense of belonging by designing and delivering a dedicated outdoor hangout space tailored to the interests and needs of local young people.

ACTION PLAN

Initiative	Action Item	2025/26	2026/27	2027/28	2028/29	2029/30
Increase volunteer participation.	Create and implement a community volunteer program for current and potential community volunteers.	x	x	x	x	x
	Promote the benefits of and opportunities for volunteerism within the community.	x	x	x	x	x
	Acknowledge club volunteers and their value to the community at the annual Community Recognition Awards.	x	x	x	x	x
Enhance community awareness and participation in local sport.	Host two sports showcase events annually to highlight and promote local Winter and Summer sports. (e.g. expo).	x	x	x	x	x
Improve capacity and capability of clubs and volunteers.	Partner with relevant organisations to deliver practical workshops focused on sponsorship acquisition and fundraising strategies.	x	x	x	x	x
	Deliver annual workshops and support to help clubs improve community engagement and accessible communication (e.g. live scoring, newsletters).	x	x	x	x	x
	Collaborate with State Sporting Associations and other relevant bodies to plan and deliver training tailored for club members/volunteers.	x	x	x	x	x
	Support youth in developing leadership skills and obtaining coaching and sports officiating qualifications.	x	x	x	x	x





DISABILITY, ACCESS AND INCLUSION

SUPPORTING DATA

- Based on national estimates that 1 in 5 Western Australians live with a disability, the Shire anticipates that over 500 residents may be affected.
- The Shire has a relatively high proportion of older residents, with 50% of people aged over 60 identifying as having a disability.
- According to the 2021 Census, 135 residents (approximately 4.0% of the Shire's population) reported needing assistance with daily activities due to disability, an increase from 3.4% in 2016.



WHAT YOU SAID

Ensure clear signage and visibility of accessible facilities throughout the town to improve access for people with disability.	Develop a Dementia-Friendly town by creating supportive environments, raising community awareness, and enhancing services to improve the quality of life for people living with dementia and their carers.
Provide easily accessible information on available community services to ensure residents are well-informed and supported.	Ensure public areas are highly inclusive by providing accessible parking and mobility ramps to support people with diverse needs.
Train Shire staff in using the National Relay Service (NRS) and include the NRS logo on promotional materials and the website to better support community members with communication barriers, such as those with severe hearing loss in Jurien Bay.	Purchase and provide easy access to beach walkers, and actively promote their availability to the community to enhance beach accessibility for people with mobility challenges.
Enhance beach and water accessibility for all community members, including those with disabilities.	Improve wheelchair-accessible entry points to pathways to ensure safe and convenient access for all users.
Facilitate a co-design workshop that includes people living with disabilities as well as visitors with disabilities to collaboratively identify needs and develop inclusive solutions.	Construct an accessible changing place facility, as there are currently none available in the Shire.



WHAT WE KNOW

<p>DISABILITY PREVALENCE AND COMMUNITY IMPACT</p> <p>Approximately 1 in 5 Western Australians live with a disability. In 2021, 4% of the Shire's population required assistance with daily activities due to a disability, an increase from 2016, affecting all age groups.</p>	<p>CHILDREN AND YOUNG PEOPLE WITH DISABILITY</p> <p>In 2022, 12.1% of children and young people aged 0-24 years in Australia live with a disability, a significant increase from 8.3% in 2018, highlighting the growing need for inclusive services and support for this age group.</p>
<p>DISABILITY AWARENESS</p> <p>According to the 2018 Disability Attitudes in Australia Report, many Australians still hold negative attitudes towards people with disability. 50% of people living with a disability report experiencing some form of discrimination in the past year.</p>	<p>INCLUSIVE EMPLOYMENT AND ECONOMIC BENEFITS</p> <p>Inclusive practices increase workforce participation, contribute to economic growth, and provide businesses with a broader customer base, while reducing long-term social costs related to health and welfare.</p>
<p>DISABILITY AWARENESS</p> <p>Promoting accessibility breaks down societal barriers, reduces stigma, and strengthens communities by fostering diversity, understanding, and mutual respect for people of all abilities.</p>	<p>DEMENTIA AWARENESS AND FUTURE PLANNING</p> <p>There are currently 41,149 people living with dementia in Western Australia. This figure is predicted to increase dramatically to over 84,000 people in less than twenty years and almost 150,000 people by 2056.</p>
<p>ENHANCED WELLBEING</p> <p>Access and inclusion initiatives enhance the well-being of people with disabilities by fostering social connections, reducing isolation, and promoting independence, leading to a more connected and supportive society.</p>	

PRIORITY AREAS

Improve Accessibility and Inclusion in Public Spaces by enhancing public spaces, facilities, and infrastructure to ensure they are safe, welcoming, and usable for people of all ages and abilities.

Strengthen community engagement and support for people with disability through awareness and education.

PRIORITY PROJECTS

Support a dementia friendly town program to promote a place where people are supported, understood, and included through better awareness, design, and services.

Support and encourage local businesses to become more inclusive and accessible to people of all ages and abilities by improving physical access, communication methods, and service delivery.

Promote understanding, respect, and equal participation for people with disability through community education, inclusive events, modern facility design and accessible communication methods.

ACTION PLAN

Initiative	Action Item	2025/26	2026/27	2027/28	2028/29	2029/30
Improve accessibility in local businesses and public spaces .	Develop and provide sporting clubs, community groups, and businesses with training and promotional materials on accessibility.	x	x	x	x	x
	Develop a simple self-assessment checklist for businesses to evaluate the accessibility of their premises.	x				
	Offer financial incentives, such as small grants, for businesses that make accessibility improvements.	x	x	x	x	x
	Promote accessible businesses through Shire newsletters, websites, and social media.	x	x	x	x	x
	Develop a concept plan for a changing place facility.	x	x			
Increase community awareness and support for people with disability.	Develop a disability friendly brochure promoting dementia friendly events, and locations across the Shire.	x	x			
	Deliver Disability, Access and Inclusion workshops for businesses and community groups.	x	x	x	x	x
	Explore solutions to provide beach access equipment such as wheelchairs or walkers in close proximity to key coastal nodes.	x	x			
	Deliver a dementia awareness program (training sessions for community, dementia friendly public spaces, and resources) to become a dementia friendly town.		x	x	x	x

MONITORING AND REVIEW

The Shire of Dandaragan Community Development Plan 2025–2030 identifies key issues, objectives, and priorities of the towns within the Shire. It establishes actions to guide community development initiatives over the next five years. This Plan informs how community services are managed and sets clear goals, strategies, actions, and measurable outcomes to evaluate our progress.

The Community Development Team will regularly monitor progress throughout the life of the Plan and provide annual summary reports to the community and Council.

As a dynamic and evolving document, reflecting the changing needs of the community, a comprehensive mid-term review will be conducted in mid-2027 to ensure the Plan remains relevant and responsive to emerging opportunities and challenges.



Jurien Bay Administration Centre
69 Bashford Street, Jurien Bay



9652 0800



council@dandaragan.wa.gov.au
www.dandaragan.wa.gov.au



19TH Avenue (PO Box 63), Jurien Bay WA 6516
Telephone: (08) 9652 1353
Email: club@juriengolf.com.au

14 July 2025

Mr B Bailey
Chief Executive Officer
Shire of Dandaragan
69 Bashford Street
JURIEN BAY WA 6516

Dear Mr Bailey

RE: Golf Club electrical supply

Following is a summary of the situation with electrical supply from Western Power (WP) to the Jurien Bay Country Golf Club Inc (Golf Club).

At the time of writing, the golf club has almost completed the project to install irrigation to its fairways and grant funding from the Shire will need to be acquitted soon. There remains a balance of \$23,037.00 of the committed Shire funds, in part due to an incomplete upgrading of the WP supply upgrade required to finish the project.

The quoted cost of the WP upgrade and estimated cost of installing a connecting underground cable inside the golf club site is far more than what was initially envisaged when the project was approved in 2019, and not feasible for the golf club to fund. The project initially assumed that one section of underground cable would need to be upgraded and a total of \$17,700 was included for electrical works in the budget.

For the latest proposed power supply upgrade WP has quoted \$118,000 and the golf club is estimating its component would cost a further \$40,000.

Background information

A new pumping station for the irrigation project was installed during 2021 and connected to the existing power supply which had served the historic single irrigation pump, now decommissioned. As planned, the new pump station was tested with only two of three pumps, given the then understanding that a 160-metre underground section of supply cable would need to be upgraded for the newly increased electrical load. Testing confirmed that the additional load created an unacceptable voltage drop, and the planned upgrade was initiated by costing the new underground cable section. Additional testing was also performed on the remainder of supply lines, which are aerial conductors running from a substation near

Bashford Street. During this precautionary testing it was determined that the almost 1 km long aerial supply cable was also contributing substantially to the voltage drop and that it was unfeasible to upgrade any part of this line.

An alternative to supply the new pump station was devised by bringing a new three phase supply in from WP on the western side of the golf course. This was proposed to be facilitated by converting a two-phase high voltage supply that runs along the golf course western boundary, to a three-phase supply by simply adding a third conductor on existing poles. In 2022 our electrical contractor formally contacted WP and requested a cost estimate for the proposed new connection. The golf club would be responsible for a new underground cable connecting the pump station to the proposed WP supply. Meanwhile the irrigation project has operated satisfactorily using two of the three installed pumps.

There would be an additional benefit of installing the proposed western supply point to the pump shed, in that the old aerial power supply line was in poor condition and would need substantial maintenance if it was required to continue feeding the new pump shed. By converting to the proposed western supply point, the old, damaged section of line would become redundant and be removed.

Discussions with Western Power

After months of delays, WP contacted our electrical contractor in mid-June 2023 to request permits from the golf club for undertaking site works. Then on 21 July we received the invoice for a standard design fee so WP could get on with the design. Discussions and emails with design engineers were conducted from time to time to stay in touch and stress our desire for a 'fit for purpose' outcome. Over a year later in October 2024 the quote was received via our new electrical contractor, and we immediately responded with questions and suggestions about reducing the scope of work that was considered unnecessary to reduce the quoted cost.

The basis for WP's cost quote was to substantially upgrade a section of existing line spanning four bays of high voltage aerals, necessitating new poles, higher capacity conductor wires, and the required transformer before connecting to the golf club meter. Technically the existing installed conductors have orders of magnitude more capacity than the golf club's requested supply, however WP insists it will not deviate from its *Customer Funded* installation standards. In short, the proposed upgraded section of HV line will connect from the existing town reticulated supply with a smaller cable size, have a larger cable size up to the golf club transformer, and then only a minute fraction of its capacity will be used at the golf club.

After multiple discussions with WP technical staff, in late 2024 the golf club lodged a complaint with WP's Ombudsman's office. This was responded to by a Complaints & Resolutions Officer, which did not respond to our request with their response commenting on the safety and technical adequacy of our proposed changes to the design. We further complained and on 6 January 2025, we received an email advising the complaint had been escalated to an investigation. We also repeated our request for an itemised cost of their proposed installation and some explanation as to why their 'one size fits all' standard was inconsistent with numerous installations existing in the district.

The final message from WP received on 23 May 2025 essentially reiterated their previous comments about legislation and what the standard installation would be for customer funded work. They refused to provide any detail on breakdown of costings, but did offer to extend the acceptance date for their proposal, despite the six months period for design and cost acceptance having expired.

The way forward

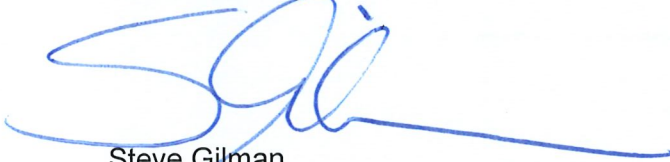
The golf club will have to wait for an opportunity in the future when other power users cause the western boundary power line to be upgraded to three-phase. There is no current plan, according to WP for this. Meanwhile, we will operate the new irrigation pumps using the existing power supply line and instead of paying for an upgrade, we will now have to fund maintenance on the existing power supply line that would have been redundant.

An estimate for the cost of replacing six poles has been received, amounting to \$50,000. It has also been suggested this section of line might be replaced with a buried cable, which will be further investigated.

Request for Shire assistance

The golf club requests that the cost of restoring the existing power line be included in the total project costs for the irrigation project, and that the project be considered complete on this final activity. Project acquittal would then go ahead.

Yours sincerely



Steve Gilman
PRESIDENT

enc
WP quotation
Ombudsman response

Your reference: WS-368154D1K4 Golf Club Pump
Request reference: NP031614

10 October 2024

A.I Shadbolt & D.p Shadbolt
15 Gypsum St
JURIEN BAY WA 6516

Dear Michael Robartson,

**7 NINETEENTH AVE JURIEN BAY
WESTERN POWER REF: NP031614**

Western Power wishes to advise that we have completed the design work for your request and we are pleased to provide you with this quote for your consideration.

The included design drawing NP031614 contains:

- Western Power's scope of work
- Specific items you must complete before we can start work
- Any other specific items you must consider or action

On acceptance of this quote you are agreeing to abide by all conditions identified on the design drawing and the Terms and Conditions accepted on your application form.

QUOTE

Customer kVA charge criteria not met (full cost applicable)	\$109,464.00
Minus Revenue Offset	\$0.00
Equals Customer Contribution	\$109,464.00
Minus Design Fee excl GST	\$6,000.00
Plus Tax Recovery	\$15,215.00
Customer Contribution (exc GST)	\$118,679.00

For further information regarding the kVA charge please visit our web page:

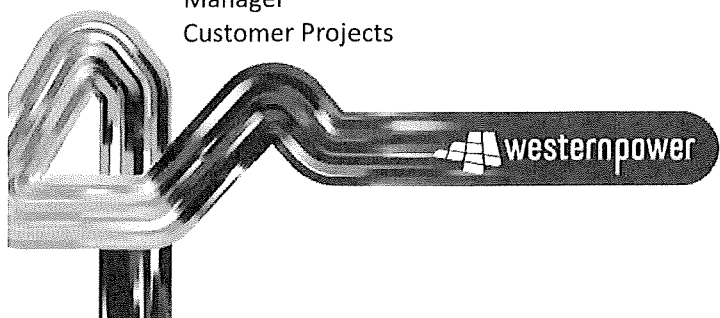
Distribution Low Voltage Connection Scheme (DLVCS) (westernpower.com.au)

ANY QUESTIONS?

If you have any questions, please telephone our Customer Service Centre on 13 10 87 during business hours.

Yours faithfully

Manager
Customer Projects



363 Wellington Street Perth 6000
GPO Box L921 Perth WA 6842
westernpower.com.au



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Electricity Networks Corporation
ABN: 18 540 492 861

Energy and Water Ombudsman Western Australia

Free, independent and fair dispute resolution

Our ref: 2024/01561
Enquiries: Matthew Kent
Telephone: 9220 7584
Email: matthew.kent@ombudsman.wa.gov.au

23 May 2025

Mr Steven Gilman
By email: sgilman.gcs@gmail.com

Dear Mr Gilman

WESTERN POWER

Thank you for your complaint, received on 27 November 2024 and made on behalf of the Jurien Bay Country Golf Club (**JBCGC**), about the costs quoted to you by Western Power for the upgrade of the JBCGC electricity connection at 3-7 Bashford Street, Jurien Bay WA 6516.

In particular, you complain that:

- the JBCGC requested an upgrade of one of its connections to three-phase supply;
- the quotes quoted to you by Western Power were 'extremely expensive, and based on an unsuitable new connection installation standard';
- it is your view that the connection 'could be provided by [the] addition of a third conductor of the same gauge as the existing two conductors'; and
- you requested that Western Power 'waive the new standard, but this has been refused on policy grounds, rather than good electrical engineering reasons'.

The complaint was referred to Western Power for resolution, and when it was not resolved satisfactorily, it was escalated to an investigation on 17 December 2024. I am writing to you to inform you of the outcome of my investigation.

Energy and Water Ombudsman

The Energy and Water Ombudsman (**Ombudsman**) is a customer dispute resolution scheme that investigates and resolves complaints involving energy and water service providers in accordance with the *Charter of the Energy and Water Ombudsman (Western Australia) Limited* (**Charter**). The Charter applies to the resolution of your complaint.

The Ombudsman, when handling a complaint under the Charter, has regard to the law and licences, industry codes, deemed contracts and good industry practice applicable to Western Power.

Our investigation

I have carefully considered:

- the information you provided; and
- information obtained from Western Power.

Relevant law, access arrangements and terms and conditions

The purpose of the *Government Trading Enterprises Act 2023 (GTE Act)* is to 'provide for the purpose and governance of, strategic planning by, and accountability and control of, certain government trading enterprises', which includes Western Power.

The GTE Act provides, relevantly:

9. Performance of GTE's functions

- (1) ...
- (2) A GTE in performing its functions must, consistently with its purpose –
 - (a) endeavour to achieve policy objectives set out in a policy order applying to the GTE; and
 - (b) act in accordance with prudent commercial principles.
[my emphasis added]

The *Electricity Corporations Act 2005 (Corporations Act)*, under which the 'Electricity Networks Corporation', trading as Western Power, is established, provides that:

61. Limitation of corporation's duty to act on commercial principles

Despite the GTE Act section 9(2)(b), the Electricity Networks Corporation is only required to ensure, so far as is practicable, that the reasonable cost of performing the function referred to in section 41(c) does not exceed its revenue from doing so. [my emphasis added]

Western Power's 'Contributions Policy', Appendix C.1 under its Economic Regulation Authority (ERA) approved *Access Arrangement* and covering the period 1 July 2023 to 30 June 2027, 'applies if it is necessary for Western Power to perform works to provide covered services'.

The Contributions Policy provides the following definitions:

"covered service" has the same meaning given to it in the [*Electricity Networks Access Code 2004*]

{Note: Under the Code "covered service" means "a service provided by means of a covered network, including:

- (a) a connection service; or
- (b-e) ...

"forecast costs" means any or all of the forecast new facilities investment or the forecast alternative option costs, as applicable, to be incurred by Western Power with regards to works.

"good electricity industry practice" has the same meaning given to it in the [*Electricity Networks Access Code 2004*]

{Note: Under the Code "good electricity industry practice" means "the exercise of that degree of skill, diligence, prudence and foresight that a skilled and experienced person would reasonably and ordinarily exercise under comparable conditions and circumstances consistent with applicable written laws and statutory instruments and applicable recognised codes, standards and guidelines".}

"minimal practical works" with regard to covered services sought by an applicant, means the minimum works Western Power must undertake, acting efficiently in accordance with good electricity industry practice, to provide only those covered services required by that applicant.

"works" includes distribution low voltage connection headworks scheme works and all works required to be undertaken to provide an applicant with the covered services sought by the applicant in a connection application, including works associated with:

- (a) augmentation of connection assets;
- (b) augmentation of shared assets;
- (c) alternative options; and
- (d) other non-capital works.

The Contributions Policy further states that:

4.1 Applicant Must Make Contribution

- (a) Subject to paragraph (b) of this clause 4.1, if the application of this contributions policy in relation to the works produces a contribution amount that is greater than zero, Western Power is not required to undertake the works in respect of a connection application for a covered service until the applicant enters into a contract with Western Power under which the applicant agrees to provide the contribution, including any GST liability, to Western Power in accordance with this contributions policy.
- (b) ...

5.2 Calculation of Contribution

The contribution payable in respect of any works to which this policy applies is calculated by:

- (a) determining the appropriate portion of any of the forecast costs of the works (excluding distribution low voltage connection headworks scheme works, but including any works relating to a distribution low voltage connection headworks scheme application excluded from clause 6 by clause 6.5), which do not meet the new facilities investment test or the alternative option test (as applicable) to allocate to the applicant under clause 5.4; and
- (b) adding any applicable amount calculated under clause 6.3 (distribution low voltage connection headworks scheme base charge); and
- (c) adding any applicable amount calculated under clause 7.4; and

- (d) deducting any amount likely to be recovered in the form of new revenue gained from providing covered services to the applicant, or, if the applicant is a customer (including a residential customer), to the customer's retailer, as calculated over the reasonable time, at the contributions rate of return; and
- (e) adding any applicable amount calculated under clauses 7.1, 7.3 and 7.5; and
- (f) adding any tax liability (of the nature referred to in clause 4.4) which Western Power forecasts it will incur due to the receipt of the amount payable under paragraph (a) to (e) of this clause 5.2, as calculated in accordance with clause 5.5; and
- (g) adding any applicable amount calculated under clause 7.2.

5.3 ...

5.4 Amount of Forecast Costs

- (a) Western Power may, acting as a reasonable and prudent person, determine that the amount of the forecast costs to be allocated to the applicant for the purposes of clause 5.2(a) is:
 - i. the full amount of the forecast costs; or
 - ii. an amount determined under clauses 5.4(b) to 5.4(e).
- (b) If Western Power chooses to undertake works in excess of the minimum practical works to provide covered services sought by an applicant, then Western Power will determine that the amount of costs allocated to the applicant are the forecast costs of the minimum practical works.

(c-e) ...

7. General Provisions

For the avoidance of doubt, this clause 7 is to be read subject to the provisions of clause 2 of this contributions policy.

7.1 Connection Assets

The applicant must pay the full forecast costs of any works to provide connection assets. [my emphasis added]

7.2 ...

7.3 Works Over and Above Standard Works

If an applicant seeks a covered service that is better or different in some respect than an equivalent service in the technical rules or an equivalent reference service in the access arrangement, then the applicant must pay to Western Power:

- (a) a contribution calculated under this contributions policy for the equivalent service; and
- (b) the difference between the forecast costs of the works required to provide the equivalent service and the forecast costs of the works required to provide the better or different service, to the extent that the better or different service does not otherwise meet those parts of the new facilities investment test dealing with net benefit, safety or reliability.

{Note: this could be, for example, a design philosophy delivering increased security of supply}

(7.4 to 7.5) ...

Western Power's 'Customer funded works terms and conditions' (**CFW terms and conditions**), which apply to customer work requests such as the project the subject of this complaint state, relevantly:

1. Application of terms and conditions

1.1 These terms and conditions apply to all Customer Work Requests except where Western Power considers, in its sole discretion, the Works to be complex or major works...

1.2 Where these terms and conditions apply to a Customer Work Request, the Contract comprises:

- (a) the Customer Work Request;
- (b) these terms and conditions; and
- (c) the access offer and acceptance form (if applicable),

and will commence upon Western Power's receipt of the Customer Work Request through the Western Power website and payment of the relevant application fee (if any) for the Works the subject of the Customer Work Request.

1.3 ...

4. Detailed Design

4.1 If Western Power considers that the Works require a detailed design to progress and the costs of preparing that detailed design are not covered by the Customer Work Request application fee then Western Power will provide the Customer a Tax Invoice for its anticipated design fee which must be paid within 30 days of the date of the Tax Invoice. If the Tax Invoice is not paid in accordance with this clause 4.1 then this Contract automatically terminates and the Customer must submit a new Customer Work Request to proceed with the Works.

4.2 If a detailed design is required and the Customer has paid the Tax Invoice issued in accordance with clause 4.1 or the anticipated costs of the detailed design were covered by the Customer Work Request application fee then Western Power will prepare a detailed design based on the information set out in the Customer Work Request.

4.3 The Customer acknowledges and agrees that:

- (a) the anticipated design fee paid as part of the Customer Work Request application fee or pursuant to clause 4.1 is non-refundable unless Western Power, in its sole discretion, decides otherwise;
- (b) the anticipated design fee is a forecast cost only and may not be the actual cost of preparing the detailed design for the Works;
- (c) GST is payable on the design fee; and
- (d) only the non-GST component of any design fee is included in calculation of the Customer Contribution for the Works.

5. Access Offer

- 5.1 Upon completion of the detailed design pursuant to clause 4.2 or if Western Power determines that it does not require a detailed design for the Works Western Power will provide the Customer an access offer containing:
- (a) a design and plan for the Works (as applicable) and a scope of the Works to be undertaken by Western Power;
 - (b) the deliverables the Customer must satisfy or provide (if any) as pre-conditions for Western Power to complete the Works. Customer deliverables may include vegetation clearing, upgrading Customer infrastructure, Work Site preparation, Land Access Right requirements, surveying boundaries or any other matter reasonably required by Western Power;
 - (c) an access offer acceptance form; and
 - (d) a tax invoice for the Customer Contribution of the Works.
- 5.2 If the Customer wishes to proceed with the Works, the Customer must:
- (a) within 60 days (or 90 days if the Works are for a land subdivision) of the date of the access offer provided to the Customer under clause 5.1:
 - (i) execute and return the access offer acceptance form to Western Power; and
 - (b) within 30 days of acceptance pay the Customer Contribution or make alternative arrangements for payment of the Customer Contribution on terms acceptable to Western Power; and
 - (c) within 6 months of the date of the access offer provided to the Customer under clause 5.1:
 - (i) complete all Customer deliverables specified by Western Power pursuant to clause 5.1(b); and
 - (ii) obtain all Government Approvals and Land Access Rights pursuant to clause 9.
- 5.3 If the Customer does not accept the access offer provided to the Customer under clause 5.1 by complying with all of the requirements of clause 5.2, the access offer expires, this Contract immediately terminates, and the Customer must submit a new Customer Work Request to proceed with the Works.
- 5.4 The Customer acknowledges and agrees that it is responsible for carefully reviewing the design and plans for the Works (as applicable) as well as the scope of the Works to ensure they accord with the Customer's requirements. [my emphasis added]

Findings

Western Power informed me that the JBCGC is currently supplied by a 25kVA single-phase (104.17 Amps) overhead connection from the adjacent Bashford Street.

On 16 March 2023, Western Power confirmed receipt to your electrical contractor (EC) of a project application (Western Power ref NP031614), assessed by Western Power as a small commercial connection application, requesting to upgrade the electricity connection for the JBCGC.

For project NP031614, the JBCGC requested to extend the three-phase high voltage supply from pole S515647 to pole S516308 to supply the site. A request was also made to install a 100 Amp three-phase supply.

By email to your EC dated 15 May 2023, Western Power informed him that the project was currently awaiting technical assessment and given delays and workforce constraints affecting Western Power at that time, the indicative wait time for technical assessment was '3 months from date of submission'.

I note the project was assigned a 'Complexity 5' rating by Western Power. Western Power informed me that it assigns complexity ratings to projects as an output of the initial technical assessment of the application as follows:

- Complexity 1 – simple connections or extensions to the low voltage network for residential connections, streetlights and un-metered services.
- Complexity 2 – minor extensions of the low voltage network that requires technical review for multi-residential and small business connections.
- Complexity 3 – moderate to major augmentation of the low voltage network requiring technical review for larger multi-residential and small to medium business premises.
- Complexity 4 – installation of substation equipment and minor extensions of the high voltage distribution network that requires significant technical review for medium to large businesses.
- Complexity 5 – moderate to major augmentation of the high voltage network and/or installation of substation equipment that may include a high voltage connection point, requiring significant technical review for large businesses.

By email to your EC dated 14 June 2023, a Western Power Design Engineer confirmed relevant details of their recent telephone conversation regarding the scope of the project and sought additional information in support of the application. The email outlined, in part, that:

Application information:

"For Western Power to supply a 415V 100 Amps to a pillar located at the Golf Club south boundary, install and connect meter to site main switchboard.

There is an existing unused line from the corner of Whitfield and York Streets"

... To facilitate a 100A/415V LV supply at the golf club south boundary, an approximate 500m of existing HV 1ph line will need to be upgraded to 3ph.

The proposed corner pole cannot support a transformer. The next downstream pole (pole with existing transformer) will be upgraded. [my emphasis added]

Please note: A generator will need to be provided for downstream customers connected to the existing 1ph HV line whilst upgrade is underway.

Further to the email, Western Power also sought from your EC written authority to act from the JBCGC owner(s), a zone diagram denoting all points of supply on the site and relevant third-party approvals permitting the line clearing required to facilitate the line upgrade.

By email to your EC dated 20 July 2023, the Western Power Design Engineer undertaking the technical assessment of the project sought clarification on specific aspects of the connection being sought, following several unsuccessful telephone call attempts to your EC post-Western Power's 14 June 2023 email. Western Power's email stated (verbatim):

I tried to contact you over the phone few times but was unsuccessful.

Peter, one of my colleague might have already contacted you and informed that currently we do not have a 3ph HV supply near the lot and the line will have to be upgraded to 3Ph to supply you the requested 100A/3Ph.

Currently you have a pillar south to the requested new pillar and is supplied from a 25kVA/240V transformer, if you require more than 100A we can install an additional 25kVA on the pole and supply 200A/240V if that will be sufficient for the lot without upgrading the HV line.

Could you please give me a call when available so we can discuss about the options.

By email to your EC dated 21 July 2023 and following a telephone conversation between your EC and Western Power's Design Engineer, Western Power confirmed the following (verbatim):

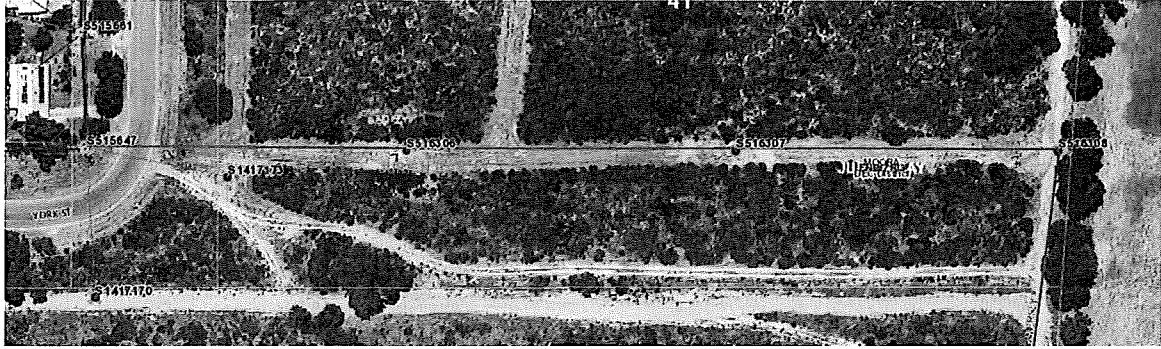
As discussed, I will proceed the application to upgrade the HV supply and install 3ph transformer on pole S516308 and a new Uni pillar on the Golf course lot as shown below. As part of the new point of supply the existing pillar to the south of the proposed new pillar will be removed.

Also, as this will be the second point of supply to the lot (as there is an existing 3ph overhead supply from Bashford St), please ensure you comply with the WAER section 3.6.7.

On 21 July 2023 and following the above confirmation, the project progressed to the detailed design phase.

On 24 July 2023, Western Power issued the design fee invoice to your EC, totalling \$6,600.00.

Western Power informed me that to facilitate the connection required by the JBCGC, Western Power would remove the mini pillar the site is connected to, the 25kVA transformer and cable from pole S516310 given it is no longer required. The EC acting for the JBCGC also informed Western Power that pumps on the site would be disconnected from their current supply and connected to the new pillar to be installed as the site had been experiencing power quality issues with the current set up. The buildings on the site would then be supplied by the new overhead line requested in the project, that will come from the access road on the corner of York Street and Whitfield Road (pole S515647 and run to pole S516308) as per the below image:



On 10 October 2024 and after completion of the detailed design and quality assurance, the quote for completion of the project was issued by Western Power, with the electrical design drawing for the project also included. The access offer was as follows:

Customer kVA charge criteria not met (full cost applicable)	\$109,464.00
Minus Revenue Offset	\$0.00
Equals Customer Contribution	\$109,464.00
Minus Design Fee excl GST	\$6,000.00
Plus Tax Recovery	\$15,215.00
Customer Contribution (exc GST)	\$118,679.00

Western Power informed me that the current pole configuration is set up for a single-phase connection. Therefore, and as the party requesting the work / connection upgrade, the JBCGC is required to pay for the poles, crossarms and conductors to be upgraded to suit the connection requested as the hardware currently attached to these poles is no longer used by Western Power and does not suit the request to go from a single-phase to three-phase configuration.

As advised in the customer scope of work within the design drawing, the scope of work is required to meet all current electrical standards. The pole and conductor replacement design is consistent with Western Power's Distribution Construction Standard Handbook and Overhead Design Manual. No specific clause(s) can be referenced, as the entirety of both documents are considered during detailed overhead line design.

On 27 November 2024, you lodged a complaint with this office which was referred to a higher-level authority at Western Power pursuant to the Charter, in order to provide Western Power with a further opportunity to consider the matter.

By email to you dated 5 December 2024 and following its consideration of the complaint referral from this office, Western Power informed you that its position on the matter, and the associated customer contribution costs for project NP031614, would be maintained.

Your 6 January 2025 email

By email to this office dated 6 January 2025 and following the commencement of our investigation, you put forward additional views as to what Western Power should have done and/or should install, in order to facilitate the connection upgrade requested by the JBCGC. I put those matters to Western Power for its consideration and response, and I have summarised those items and responses below:

1. *We are advised by local Western Power technicians that there are many tens of kilometres of 3 phase 33kV transmission line in our district using our suggested conductor size, that they are obliged to replace from time to time for example after a bushfire. While the exiting 7/3.0 all aluminium wire is no longer available, they do use the newer substitute 6/1/3.0 which is essentially the same capacity as our existing two phase HV supply, where previously 7/3.0 conductor had been in use. There are multiple examples of where both existing 7/3.0 and new 6/1/3.0 are used on the same 3 phase transmission lines.*

Western Power confirmed that project NP031614 is a distribution design and is unrelated to transmission work. In addition, as the 7/3.00 AAC conductor is no longer a standard stock item, Western Power must install the latest equivalent stock item which is the 7/4.75 AAAC as per the design drawing.

2. *The installation proposed by Western Power to provide the Jurien Golf club supply specifies a much higher gauge conductor, which creates several points of totally unnecessary additional cost.*

Western Power confirmed that the conductor selected in this project is the current standard for all new distribution work.

3. *The carrying capacity of the existing conductor, and a suggested third conductor of the same capacity (albeit in the new 6/1/3.0 wire) will have a safe load capacity almost 100 times that required by the Golf Club....*

... Using the equivalent to existing conductor size on the requested upgrade will mean the existing poles and stays can be re-used. We understand the cross arms on three of the poles will have to be replaced due to existing standards requiring steel rather than wooden arms for three phase service. Apart from the cross arms and the transformer (100 amp secondary) the requested upgrade actually needs 3 bays of one conductor as new materials.

Western Power confirmed that the use of different types of conductors for the three-phase network will not be considered due to the conductors electrical characteristics. Further, the existing pole will not safely support a third conductor as the installation of a new phase to the pole changes the structural load on the existing pole.

4. *Western Power has confirmed there are no planned downstream connections, and that we will continue to have the only power draw from the upgraded spur line service.*

Western Power confirmed that the JBCGC should refer to clause 12 of the CFW terms and conditions, which were confirmed to have been read, understood and accepted by the JBCGC when lodging the project application, which state:

12. Ownership

- 12.1 The Customer acknowledges and agrees that the Works will at all times remain the property of Western Power, and the Customer will not acquire any proprietary or other interest in any of the Works by reason of this Contract or action or any representation under this Contract except where:
[my emphasis added]
- (a) the Works include the installation of a consumer pole or a mains connection box, in which case, those physical items will be the Customer's property immediately following their installation by Western Power; or
 - (b) Western Power determines that the Works do not form part of the Network.

Given your project is altering Western Power's network, Western Power can alter the network to provide supply to customers downstream of the line if future demand is required.

5. *We would suggest the remaining downstream line be dismantled, to avoid any further unnecessary maintenance on this disused line.*

Western Power confirmed this is not possible, as the downstream line is connected to a pole-top transformer on land owned by a third-party.

6. *In the not too distant future, further maintenance will obviously have to be done on the end of the existing but redundant two phase line as the final pole in this spur line appears to be about to fall over.*

Western Power confirmed that if those lines require removal, their removal will be covered under Western Power's Maintenance Policy unless removal is specifically referenced in the customer's scope of work.

7. *The existing town distribution system HV at the connection point does not have a running earth, so any proposed such inclusion for our service wouldn't have anything to connect to.*

In concluding its response, Western Power confirmed that running earth has not been included in the project design.

Outcome

Your position on this matter is acknowledged. However, and as is the case for all customers including the JBCGC, to connect to Western Power's network a customer must comply with Western Power's connection requirements, standards and rules and meet all current-day electrical requirements. In the view of this office, Western Power's position in this regard is not unreasonable.

I also acknowledge that the JBCGC is unable to obtain comparison quotes for the work as the JBCGC must pay the costs charged by Western Power for the project to be completed, regardless of what those costs actually are, given it is the network operator. However, all of Western Power's prices, services, policies and terms and conditions, including charges associated with your project (Application Fee - Design Fee - Access Offer) are covered under the *Access Arrangement*, which is subject to ERA oversight.

I also note that the access offer is consistent with projects of a similar nature previously considered by this office and it is not unreasonable for Western Power to not provide the JBCGC with a granular breakdown of each costing associated with the work, given those figures are commercial-in-confidence.

Given the above, I am satisfied that Western Power has provided you with clear and detailed advice as to how the requested supply upgrade for the JBCGC can be facilitated, and its actions have been consistent with the GTE Act, Corporations Act, Access Arrangement, Contributions Policy and CFW terms and conditions. On that basis, I do not propose to take any further action and your complaint is now closed.

Moving forward, the access offer issued on 10 October 2024 expired on 12 December 2024 as per the CFW terms and conditions when the access offer was not accepted within 60 days. Western Power has confirmed it can re-issue the access offer should the JBCGC request it, noting the customer contribution costs will remain unchanged.

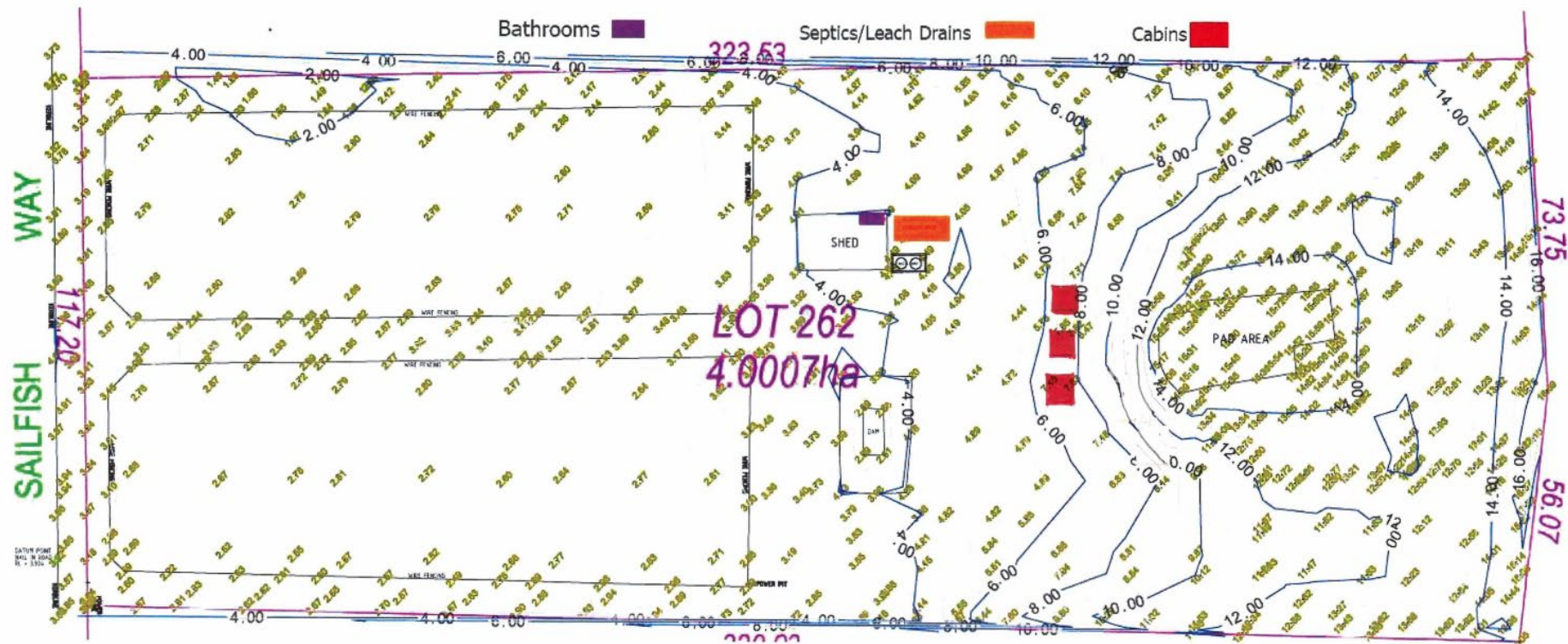
Thank you for bringing your complaint to the office of the Ombudsman.

Yours sincerely

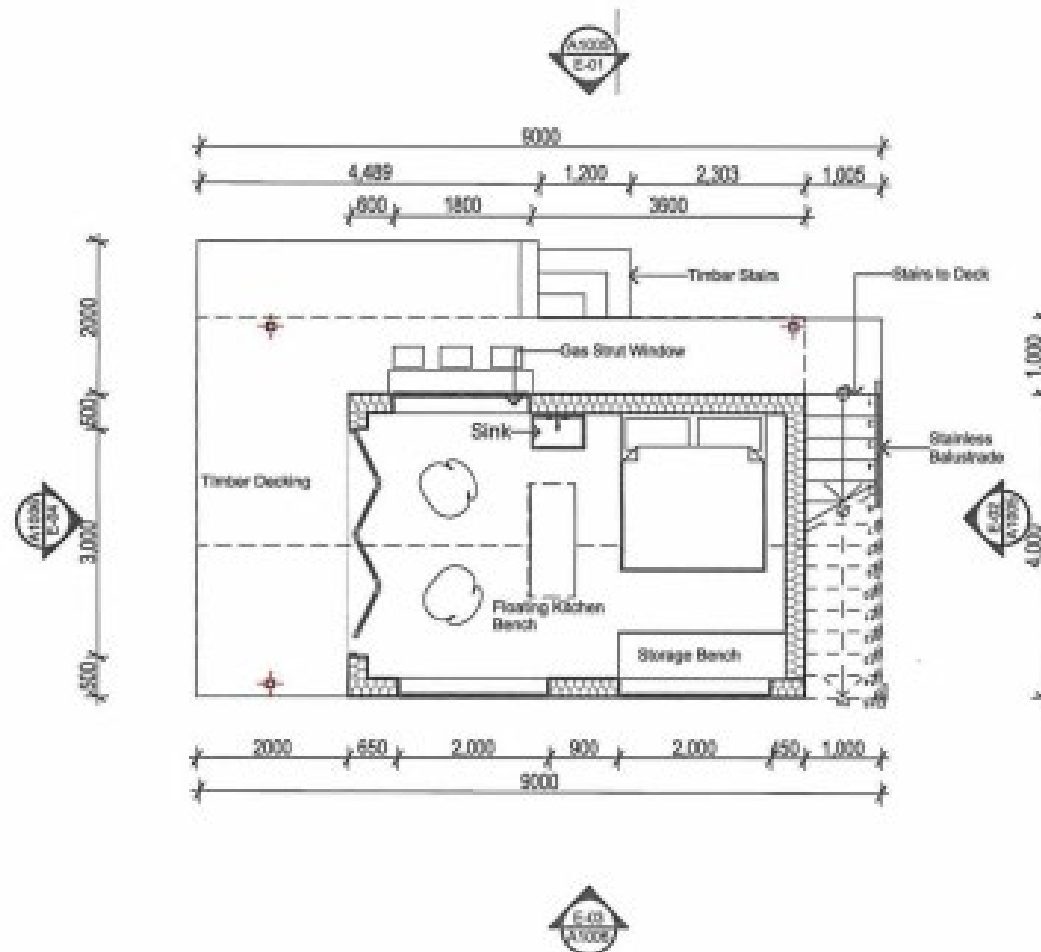
A handwritten signature in black ink, appearing to be 'MK' or similar, with a long horizontal stroke extending to the left.

Matthew Kent
SENIOR INVESTIGATING OFFICER

ATTACHMENT 1: SITE PLAN



ATTACHMENT 2: FLOOR PLAN



ATTACHMENT 3: ELEVATIONS

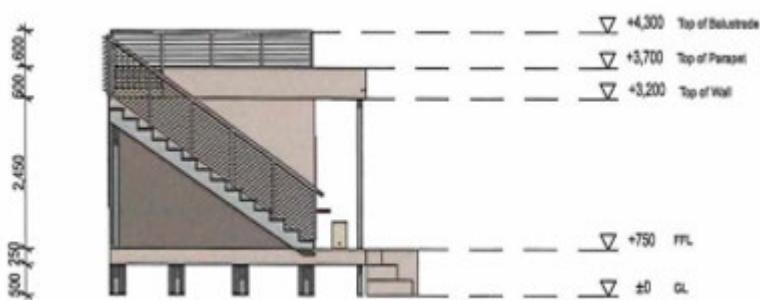
NORTH



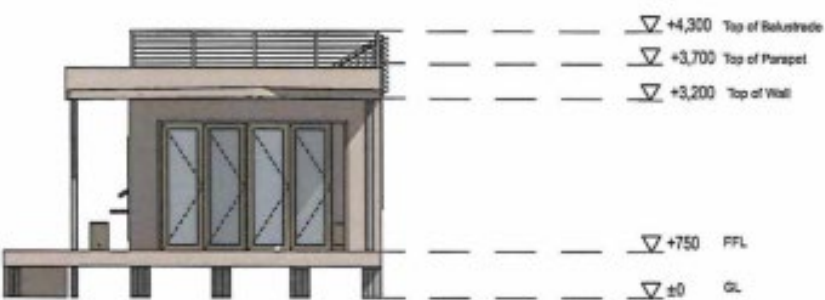
SOUTH



EAST



WEST



ATTACHMENT 4: MODELING



ATTACHMENT 5: SCHEDULE OF SUBMISSIONS

SCHEDULE OF SUBMISSIONS: PROPOSED THREE CABINS ON LOT162 (33) SAILFISH WAY, JURIE BAY

Submitter	Summary of Submission	Officer Response
1.	<p>1.1 Marine fields guideline states: No more than one dwelling.</p> <p>1.2 Loss of privacy and overshadowing due to the position being 10-14m higher than surroundings and will be aggravated by the roof decks.</p> <p>1.3 The character of the area is a single dwelling.</p> <p>1.4 This sets a precedent for future over-development.</p> <p>1.5 The owners of 33 Sailfish cleared 90 % of their block which is against guidelines and causes constant dust for all neighbours.</p> <p>1.6 The owners of 33 Sailfish removed the post and railing fence provided by the developer and replaced it with something different thereby destroying the estate feel (identity). This fence style was protected in the covenant deed 2.2.1</p>	<p>1.1 Only one dwelling (single house) is allowed in the Rural Residential Zone. The Shire of Dandaragan Town Planning Scheme 2006, Zoning Table assigns only a Single House (and Holiday House – within the single house) as a permitted (P) use - providing the use complies with the relevant development standards and the requirements of the Scheme. It is clear from the zoning table that a single house is not the only possible development in a Rural Residential area. It is also important to note that the Deemed Provisions states that the term single dwelling includes an ancillary dwelling. The Planning Scheme permits various use classes in this zone and Cabin is one of them. These uses (including a Cabin) are different uses to a Single House. A Cabin has an A (Advertising) Permissibility which means the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice (Advertising) in accordance with clause 64 of the deemed provisions.</p> <p>1.2 The natural contours in the area means that the properties next to Indian Ocean Road have a higher elevation than the properties west of Sailfish Way. The difference in height can be up to 16m. The approved future house will sit 14m above sea level, which will be 8m higher than the properties west of Sailfish Way. This house will partly be obscured by vegetation. Most of the development on surrounding properties (except for the lot to the north of the subject site) is located on contours that are 6m above sea level. The surrounding neighbours (with the exception of the neighbour to the north which sits at 12m above sea level) have developments sitting at 6m above sea level and an average dwelling height of 4.29m and an outbuilding height of 5.44m. This proposal places the cabins on 6.7m above sea level with a height of 4.3m. The proposed Cabins will therefore</p>

		<p>be developed at a similar height to surrounding developments and will therefore not cause overshadowing or be elevated to an extent that is not consistent with the natural topography and locality.</p> <p>1.3 The character of the area is rural residential with residential buildings and outbuildings. The proposal is for three cabins which is compatible with the built form in the locality and would therefore align with the character of the area.</p> <p>1.4 The total developments on the subject site (including the approved single house, outbuilding and the proposed cabins) amount to 1.5% coverage of the lot. This coverage is relatively low and is not consider to amount to overdevelopment.</p> <p>1.5 This is the first time the Shire has been made aware of dust issues on this site. The present level of dust is due to clearing of the house pad on the top of the hill, creating a retained platform for the proposed cabins and firebreaks around the border of the property. This construction dust is normal during development and will settle once development is complete and landscaping is established. An advice note is added to inform the owner to take reasonable measures to (a) stabilise sand on the land; and (b) ensure no sand or dust is released from or escapes from the land, whether by means of wind, water or any other cause.</p> <p>1.6 There are no specific fencing requirements in Local Planning Scheme No.7 (LPS7) relevant to the Rural Residential Zone as applicable to the property in question and the erection of the fence does not require a development application in terms of LPS7 or the Deemed Provisions for local planning schemes in the Planning and Development (Local Planning Schemes) Regulations 2015. The restrictive covenants relevant to the Estate binds each registered proprietor of a lot within the Estate but does not bind the Shire and is not the subject of any conditions of development approval imposed by the Shire. Enforcement of covenants is a legal matter between landowners and the developer and not the Shire.</p>
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<p>2.</p>	<p>2.1 Development threatens the unique values and amenity of the community.</p> <p>2.2 The additional 3 units introduces a high risk of ongoing noise and antisocial behavior, with the potential for short-term, high turnover guests. The noise and antisocial behavior will be amplified due to natural amphitheater effect created by slope; due to the elevation it will be dominant visual presence.</p> <p>2.3 The cabins are approximately 10-14m higher than the submitters property which directly overlook our acreage, severely impacting our privacy and enjoyment of our property.</p> <p>2.4 The proposed placement will result in a dominant visual presence, creating overshadowing by the elevated structures.</p> <p>2.5 Each cabin will likely be used by a separate group, meaning at least 3 additional vehicles accessing the site daily.</p> <p>2.6 This increase in local traffic is inconsistent with the quiet, low-density design of the estate.</p> <p>2.7 Since we purchased our property, the roads within the estate have shown increasing signs of wear and deterioration due to rising traffic volumes. The introduction of at least three additional vehicles associated with the proposed cabins will likely contribute further to this damage, placing an unfair maintenance burden on local ratepayers.</p> <p>2.8 The Owners have already cleared approximately 85% of the vegetation on the block, which is contrary to the character of the estate and potentially in breach of environmental or development controls.</p> <p>2.9 No visible effort in re-planting or rehabilitation of block</p> <p>2.10 The Owners have removed the timber post and rail front boundary fence which goes against the Marine Fields / Hill River Heights Development Guidelines' Sec on (vii).</p>	<p>2.1 The amenity of this area is rural residential. This application is consistent with the built form in the locality and will fit in with the rural residential amenity of the area.</p> <p>2.2 The Environmental Protection (Noise) Regulations 1997 will apply to this property just like other properties in the Shire. A condition of approval will state that noise levels must be kept to a reasonable volume at all times, particularly during the designated quiet hours from 10:00PM to 7:00AM. The nearest neighbours will be 136m and 152m away from the proposed cabins. This is a generous noise buffer for a residential area.</p> <p>2.3 Refer to 1.2 above.</p> <p>2.4 Refer to 1.2 above.</p> <p>2.5 The impact of three additional cars on Sailfish Way is negligible. Entry onto and from Sailfish Way is clearly visible with adequate truncation to allow for safe entry and exit.</p> <p>2.6 Refer to 2.5 above.</p> <p>2.7 Three additional vehicles on Sailfish Way will have a minimal impact on deterioration of the road.</p> <p>2.8 Although the subject site has been partially levelled and reshaped to create a retained area for the cabins, extensive planting of trees and vegetation has been undertaken by the proponent.</p> <p>2.9 A substantial number of trees and natives has been planted. The driveway is lined with Jacaranda trees. Olive trees are planted along the northern boundary which will in time form a visual buffer between the two neighbours. Extensive planting of grass took place to suppress dust, provide grazing, and create recreation space next to the shed</p> <p>2.10 Refer to 1.6 above.</p> <p>2.11 The Local Planning Scheme define cabin as: <i>an individual self-contained unit similar to chalet which may lack ensuite facilities and may comprise only one room and is designed for short stay guests, forming part of a tourism facility and where occupation by any person is limited to a maximum of three months in any 12-month period.</i> This definition clearly states that the toilet and bathroom facilities does not have to be within the cabin. Using the outbuilding for these facilities is in line with this definition.</p>
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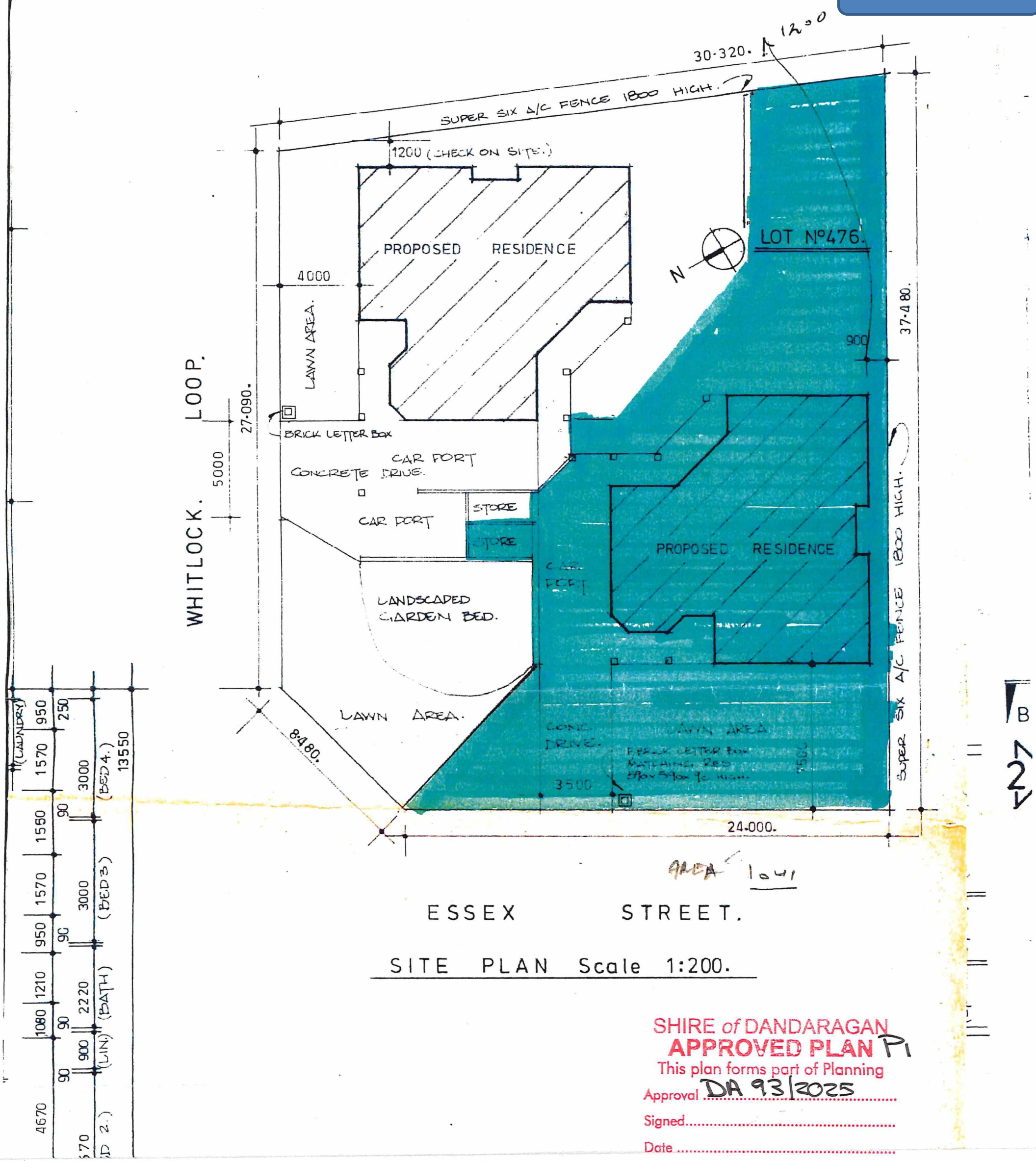
	<p>2.11 The site plan does not appear to show toilets or ablution facilities, suggesting the buildings may be non-habitable or incomplete in terms of required infrastructure.</p> <p>2.12 The slope of the block and lack of vegetation raises concerns around stormwater runoff, erosion, and amenity loss.</p> <p>2.13 Marine Fields / Hill River Heights was marketed and sold as a non-density, rural-residential community.</p> <p>2.14 Approval of this application sets a dangerous precedent for the area.</p> <p>2.15 This would entirely change the nature of our community and entice other landowners to place short-term accommodation on their properties.</p>	<p>2.12 The proponent proposes to erect a retaining wall that will contain erosion and stormwater. The large expanse of grass on the lot will also assist in managing stormwater.</p> <p>2.13 The 3 extra cabins will not change the character of the area – it will still be rural residential with residential buildings and outbuildings.</p> <p>2.14 Refer to 1.4 above and 2.15 below</p> <p>2.15 The character of the area will still remain rural residential. The total impact of the three cabins on the landscape is small (0.4% of the subject lot area). This will not adversely affect the amenity or locality. All landowners in Marine Fields have the right to apply for bed and breakfast, cabins, caretakers dwelling, chalet, holiday house, home occupation, cottage industry, rural pursuit and single house on their lot. These applications if submitted will be evaluated on planning merit.</p>
3.	<p>3.1 Covenant restrictions: 2.2 and 2.2.2 (a) The registered proprietor- will NOT (capital emphasis is as written in document), construct or erect or commence or cause or allow to be constructed or erected on each lot (a) more than one dwelling house'. We note the above shire development guidelines for rural residential areas as applicable to the Marine Fields / Hill River Heights estate, inter alia state the following general requirement; at dot point (ii) 'Not more than one single dwelling house per lot shall be erected'.</p> <p>3.2 Whilst the definition of what is a single dwelling, ancillary dwelling or an outbuilding in a Rural Residential area is no doubt an issue for this submission; it is of note simple cabins such as these; with a bed, windows and verandahs have long been regarded as dwellings, throughout Western Australian early history.</p> <p>3.3 The Shire of Dandaragan policy document 9.3- Outbuildings and temporary accommodation in rural residential and special use-rural development zones. Its definitions of Ancillary Accommodation, Self-contained, Outbuilding and Temporary Accommodation define various requirements (including toilet facility). It is therefore</p>	<p>3.1 Refer to 1.1 above.</p> <p>3.2 This application is not for a single dwelling, ancillary dwelling or an outbuilding but for cabins. The definition of a cabin is listed in 2.11 above.</p> <p>3.3 This application is not for a single dwelling, ancillary dwelling or an outbuilding but for cabins. The definition of a cabin is listed in 2.11 above.</p> <p>3.4 Refer to 1.2, 1.4, 2.1 and 2.8 above.</p> <p>3.5 Refer to 1.6 above.</p> <p>3.6 Refer to 2.2 above.</p> <p>3.7 The location of the cabins is considered acceptable on town planning merit.</p> <p>3.8 Refer to 2.11 above.</p> <p>3.9 The advice notes state that an application for temporary accommodation must be submitted.</p>

	<p>submitted this proposal has no standing for approval in the Dandaragan Shire Council planning policies as written, as these cabins do not comply and therefore should not be allowed.</p> <p>3.4 The intent of the 9.4 policy states in its first objective:</p> <ul style="list-style-type: none"> • 'To ensure outbuildings in Rural Residential and Special Use-Rural Development zones do not adversely affect the amenity of neighbouring properties or the locality generally '. • The proposed 3 cabins; with their land height and density on the block, will have a strong detracting effect on visual amenity and privacy to neighbouring properties and from the street. The amenity issues will be aggravated by the roof deck height on top of each cabin. The fact that the block at 33 has been razed of all covering native vegetation up to a point halfway up the slope, intensifies this amenity issue. <p>3.5 The section of the Marine Fields developer's, continuous and standard front boundary fencing on estate blocks, (consisting of pine post and rail) has been removed from 33 by the occupants (the only estate block where this has been done). This is protected in the covenant deed.</p> <p>3.6 Increase in noise is a high likelihood, emanating from the proposed roof decks. Noise from 33 is already intensified down the street due to the reflective amphitheatre effect of the slope up to the back of that block. We and other neighbours enjoy the amenity of early evening quiet and atmosphere whilst sitting outside and this will be adversely affected without doubt. The dogs of visitors to 33 also already generate nuisance bark noise, 24-hour cabin occupancy by these visitors will see a noise increase, without any doubt.</p> <p>3.7 We fail to see why 3 bedrooms are not being built for friends and family in the future house.</p> <p>3.8 These cabins do not have any toilet or bathroom. The Council requirements for Airbnb clearly state a requirement for separate ablutions for operators and</p>	
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	<p>guests. Surely the council rationale behind this criterion applies in consideration of this proposal.</p> <p>3.9 The shed is being used for daily living by the proprietors of 33 and some of their extended family.</p>	
4.	<p>4.1 Why have the owners not accommodated this accommodation in their house?</p> <p>4.2 Self-contained dwellings have to be of the same standard as a main dwelling – with running water, kitchen and bathroom facilities and proper wastewater disposal to prevent contamination and a health risk.</p> <p>4.3 The block has been drastically cleared. This development will reduce privacy and peaceful aspects of life. Baking dogs from this block already carries up the hill to our home.</p> <p>4.4 The owners removed the post and rail fence - the covenant deed states that it has to be kept the same.</p> <p>4.5 This is the third time we have had to oppose proposed development for multiple dwellings in a rural residential zoned area, where the Shire states that only one dwelling is permitted. We never thought we have to fight for our privacy and peaceful lifestyle so often.</p>	<p>4.1 Refer to 3.7 above.</p> <p>4.2 Refer to 2.11 above. A Wastewater application must be submitted for approval by the Shire and the Department of Health.</p> <p>4.3 Refer to 2.2, 2.8 and 2.9 above.</p> <p>4.4 Refer to 1.6 above.</p> <p>4.5 Refer to 1.1 and 2.15 above.</p>
5.	<p>5.1 The Design is unappealing and looks like they should be on a river.</p> <p>5.2 Will impact the view from their property.</p> <p>5.3 The owners sometimes have lots of overnight visitors and we are concerned that the number of people residing on the property will only increase should this be passed.</p> <p>5.4 Concerned about the health of the sheep.</p>	<p>5.1 This is a personal opinion and the objection is noted.</p> <p>5.2 Refer to 1.2 above. Views are generally not protected by planning legislation and protecting views cannot be enforced by the Shire. This objector's house is approximately 350m away from the proposed cabins. This distance is significant, and the size of the cabins will appear small from this objector's house.</p> <p>5.3 The number of visitors / guests to a residential property is not specifically regulated by the Shire (unless a specific planning or health requirement applies) as some residents would have regular visitors and others not. The three cabins will generate a maximum of 6 additional visitors which is not considered to have a significant impact on the amenity of the area.</p> <p>5.4 Noted, however not relevant to this application.</p>
6.	<p>6.1 In terms of Development guideline (Marine Fields) and Local Scheme – no more than a single dwelling and the</p>	<p>6.1 Refer to 1.1 above.</p> <p>6.2 Refer to 2.11 and 3.2 above.</p>

	<p>siting and erection of any building should be in harmony with the rural character of the land within the zone and locality generally.</p> <p>6.2 The cabins don't fit under the definitions of ancillary accommodation, self-contained, temporary accommodation and outbuilding and don't comply to their requirements. These cabins don't have a laundry, shower or toilet – how does this meet requirements?</p> <p>6.3 The Shire policy state that outbuildings in rural residential zones should not adversely affect the amenity of the neighbouring properties or the locality in general.</p> <p>6.4 The proposal will devalue surrounding properties.</p> <p>6.5 We expected a tranquil environment not a business.</p> <p>6.6 Noise, rubbish and visual pollution is a concern.</p> <p>6.7 We will have a straight view of the cabins which is not ideal.</p> <p>6.8 Our concern is with the 6 small, enclosed paddocks for animals, a dam, a residence (not built) x3 cabins (not built) and a shed that this application is a basis for a business to extend and possibly include air BnB, Weddings and other functions.</p> <p>6.9 Envision for 2029; (that is being adopted by Council in 2025) Local Planning Strategy Direction. Rural Living “Commercial and manufacturing activities will NOT be supported on land zoned for Rural Living purposes unless specifically permitted in the Scheme. The owners already hold conferences/workshops, and some form of accommodation is provided. They have verbally mentioned to us that eventually they would like to hold weddings on their property. Will these dwellings be used for business?</p> <p>6.10 The owners live in their shed and haven't built their house yet. If they need more rooms, they should add them to the house.</p>	<p>6.3 This development will not affect the amenity of the area as it is a residential use on a very small scale comprising only 0.4% of the lot size. Refer to 1.3 above.</p> <p>6.4 No evidence exists to prove that this proposal will affect property values.</p> <p>6.5 This application is for 3 cabins that might have a commercial gain. This doesn't make this development a commercial development. The development will remain residential.</p> <p>6.6 There is no evidence that the three cabins will not cause more noise and rubbish than what is common to a rural residential development. The noise will be residential in nature similar to what can be experienced from a big family. Refer to 1.2 and 5.2 above.</p> <p>6.7 Refer to 5.2 and 1.2 above</p> <p>6.8 This application can only be judged based on the application as is. Any future activities will require Development Approval. The holiday let of these cabins will be no different from having friend and family stay. The impact would still be 6 additional people on the lot.</p> <p>6.9 The proposed cabins will be located on a property zoned Rural Residential (not Rural Living).</p> <p>6.10 Refer to 3.7 and 3.9 above.</p>
7.	<p>7.1 This development goes against the restrictive covenants on the Estate. The single dwelling covenant maintains the rural residential lifestyle.</p>	<p>7.1 Refer to 1.1 and 1.6 above.</p> <p>7.2 Refer to 2.15 above</p>

	7.2 Allowing this development would set the precedent for more.	
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SHIRE of DANDARAGAN
APPROVED PLAN P1
This plan forms part of Planning
Approval **DA 93/2025**
Signed.....
Date.....

25 200

7670

230 2375

230 2375

230 3500

230 3200

230 1600

5160

5160



BED 2 BED 3 BED 4

BED 1

FAMILY

BED 3

BED 4

LAUND

KITCH

MEALS

ENT

STUDY

LIVING

CAR PORT

CAR PORT

STORE

STORE

CAR PORT

LIVING.

FAMILY.

BED. 3.

BED. 4.

KITCHEN

MEALS.

STUDY.

BED. 1.

BED. 2.

BATH.

NOTE:
ALL BEAMS TO BE
ANCHOR USING 12 ϕ
M.S. ROD BUILT INTO
COLUMNS MIN OF 850mm
BELOW (10c INCL WALLS)
BEAM LEVEL.

SHIRE of DANDARAGAN
APPROVED PLAN P2
This plan forms part of Planning
Approval **DA 93/2025**
Signed.....
Date

7070

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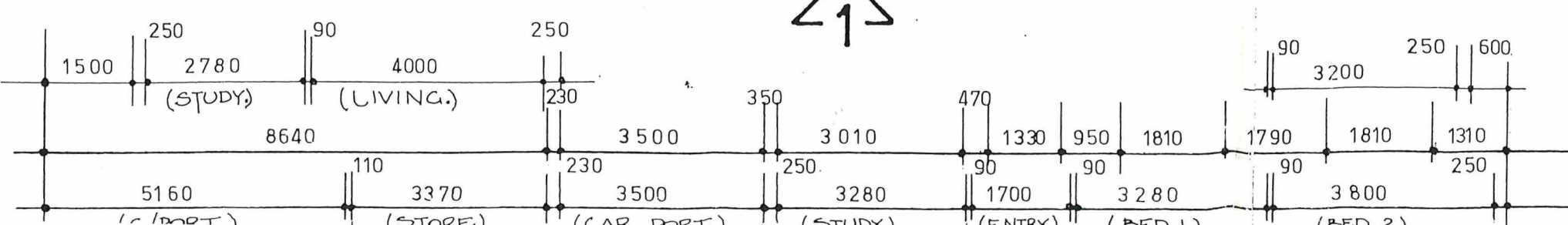
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WHITLOCK. LOOP.

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SHIRE of DANDARAGAN

HOLIDAY HOME - PROPERTY MANAGEMENT PLAN

PROPERTY ADDRESS: Unit 2/6 Essex Street, Jurien Bay 6516

Number of Bedrooms: 4

Maximum Number of Occupants to Be Accommodated at Any One Time: 6

PROPERTY MANAGER DETAILS:

Name: Sarah Lyons, Ray White

Address: 1 White Street, Jurien Bay

Telephone Number: 96522077

Email: sarah.lyons@raywhite.com

The nominated Property Manager will:

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

DETAILS OF RESERVATIONS ARRANGEMENTS (please circle all applicable):

Property Manager : Ray White, Jurien Bay

Internet (please specify): Ray White website

Other (please specify):

SHIRE of DANDARAGAN
APPROVED PLAN P3

This plan forms part of Planning

Approval DA 93/2025

Signed.....

Date

DUTIES OF PROPERTY MANAGER

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

ADDITIONAL INFORMATION (IF APPLICABLE):

SHIRE of DANDARAGAN
APPROVED PLAN P4

This plan forms part of Planning

Approval

Signed

Date



SHIRE of DANDARAGAN
APPROVED PLAN PS

This plan forms part of Planning

Approval DA 93/2025

Signed.....

Date

SHIRE of DANDARAGAN

HOLIDAY HOME – CODE OF CONDUCT

PROPERTY ADDRESS: Unit 2/6 Essex Street, JURIE BAY WA

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

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

NOISE AND NUISANCE: Guests agree not to cause or permit nuisance at the property. This includes excessive noise, disruptive or anti-social behaviour. Noise levels must be kept to a reasonable volume at all times, particularly during the designated quiet hours from 10:00PM to 7AM. Excessive noise that causes disturbance to neighbours or the surrounding community is strictly prohibited. Hosts and guests are responsible for ensuring that activities do not breach the permissible noise limits and that any complaints are promptly addressed.

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 Morning

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

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



SHIRE of DANDARAGAN
APPROVED PLAN P6

This plan forms part of Planning

Approval DA93/2025

Signed.....

Date

SHIRE of DANDARAGAN

HOLIDAY HOME – FIRE AND EMERGENCY PLAN

PROPERTY ADDRESS: Unit 2/ 6 Essex Street, JURIE BAY WA

FIRE SAFETY INFORMATION:

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

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

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

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

EMERGENCY CONTACT DETAILS

FOR ALL EMERGENCIES DIAL 000

Property Manager: Sarah Lyons of Ray White Jurien Bay - 08 9652 2077

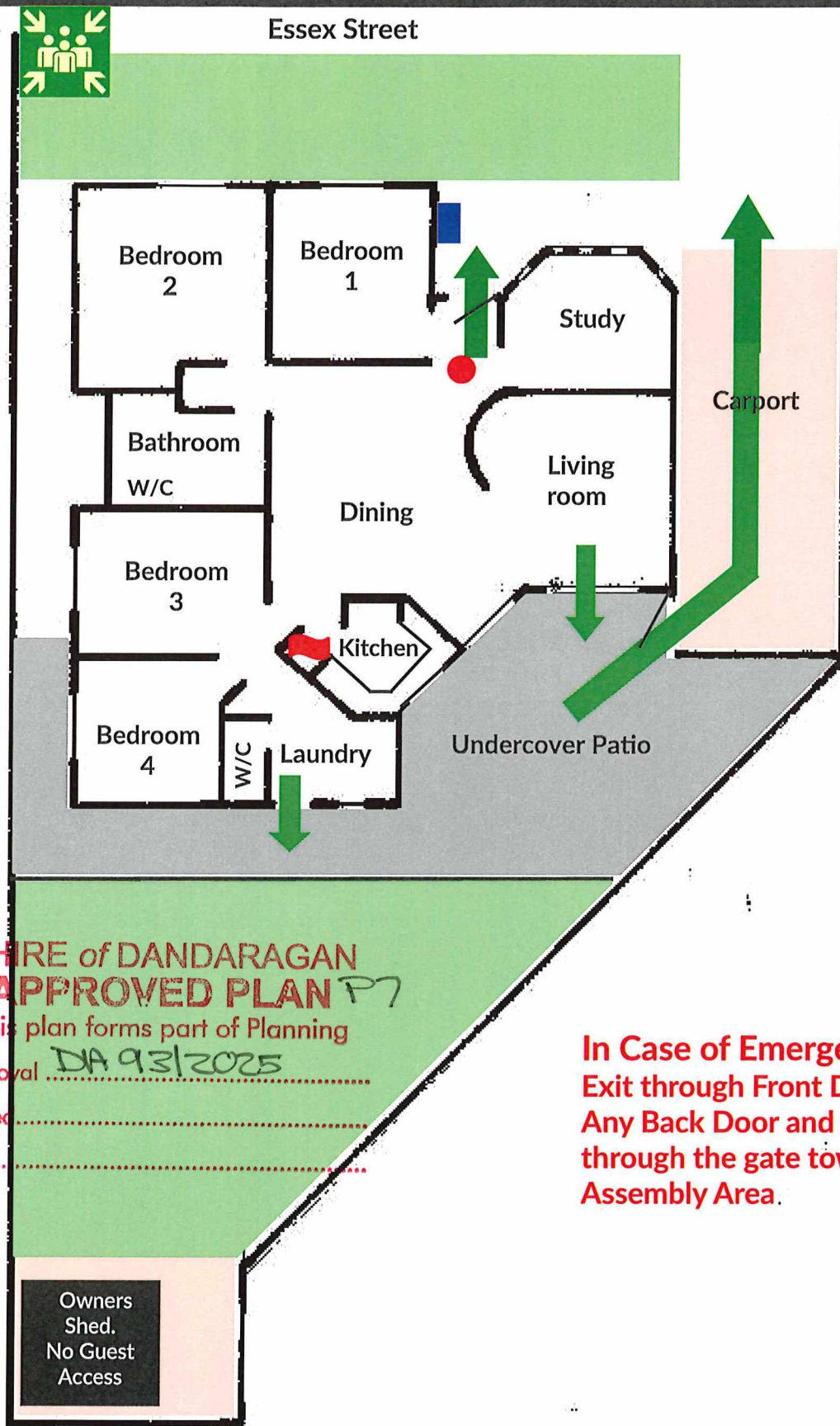
- Jurien Bay Police: 9652 0600
- Shire of Dandaragan: 9652 0800
- Jurien Bay Health Centre: 9652 0200
- Jurien Bay General Practice: 9688 7900
- Cervantes Community Health Centre: 9652 7069

EMERGENCY INFORMATION

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

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

Home Fire & Emergency Plan— 2/6 Essex Street



SHIRE of DANDARAGAN
APPROVED PLAN P7

This plan forms part of Planning

Approval DA 93/2025

Signed

Date

In Case of Emergency:
Exit through Front Door Or
Any Back Door and walk
through the gate towards the
Assembly Area.

Legend:

Smoke Alarm



Exit Route



Power Box



Fire Blanket/Extinguisher



ATTACHMENT 4: SCHEDULE OF SUBMISSIONS**SCHEDULE OF SUBMISSIONS: PROPOSED HOLIDAY HOME AT UNIT 2, LOT 476 (6) ESSEX STREET, JURIE BAY**

Submitter	Summary of Submission	Officer Response
1	1.1 The neighbourhood is full of long-term owners while the holiday rentals are noisy and play loud music.	1.1 Normal household noise during the day is acceptable within a residential area. One of the conditions listed in the Code of Conduct is that Noise levels must be kept to a reasonable volume at all times, particularly during the designated quiet hours from 10:00PM to 7AM. The host and guests are responsible for ensuring that activities do not breach the permissible noise limits of the Environmental Protection (Noise) Regulations 1997 and that any complaints are promptly addressed.
2	<p>2.1 The main outside living area is on the streetside at the front verandah. This property is not built for a holiday house.</p> <p>2.2 The wellbeing of the neighbourhood should be considered due to the anti-social behaviour of holidaymakers.</p> <p>2.3 The neighbourhood has been placed under unnecessary duress due to bad holiday makers.</p> <p>2.4 The small area around the subject property is occupied by long term elderly residents. Their safety and wellbeing are a huge concern.</p>	<p>2.1 Some houses do have front porches that are used as an outdoor living space. There will be no difference between a family living in the subject property and a holiday rental if the code of conduct is abided by.</p> <p>2.2 Anti – social behaviour can take place anywhere irrespective of whether the property is a holiday house or not. The Property Manager and the Police can be contacted to address any problems. Refer to the officer response at 1.1 above.</p> <p>2.3 Noted. Refer to the officer response at 1.1 and 2.2 above.</p> <p>2.4 Noted. Approval for a holiday house expire 30 June each year. The renewal of the approval will consider any unrectified compliance issues. Refer to the officer response at 1.1 and 2.2 above.</p>

Our ref: SPN/0419
Enquiries: Luke Pickersgill
(Luke.Pickersgill@dph.wa.gov.au)

Shire of Dandaragan
PO Box 676
JURIEN BAY WA 6516

Transmission via electronic mail to: council@dandaragan.wa.gov.au

Dear Sir/Madam

EXTENSION OF APPROVAL PERIOD - TURQUOISE COAST DEVELOPMENT STRUCTURE PLAN

Pursuant to Clause 28 (2), Part 4, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the Western Australian Planning Commission on 18 June 2024, resolved:

1. Approved an extension of the approval period for the Turquoise Coast Development Structure Plan for a further period of ten years, expiring on 19 October 2035.

Advice:

- a. This approval is for the Jurien Bay Structure Plan only. Separate approval(s) would be required if the approval period for structure plans covering Areas 1, 2A and 3 was to be requested;
- b. Future structure planning, subdivision and development is expected to occur in accordance with the requirements of State Planning Policy 3.7: Planning in bushfire prone areas and the findings and recommendations of the Bushfire Hazard Level Assessment prepared by Emerge Associates (Doc No. EP22-038(03)-004 SPL) dated December 2023;
- c. At the time of any future structure planning or subdivision application, coastal hazards are to be assessed in accordance with the requirements of State Planning Policy 2.6 Coastal planning applicable at that time;
- d. Special Residential zones are no longer supported by the Commission and larger residential lots should be designated as future Residential zones in any future structure plans or amendments;
- e. Attention may be required to manage potential land use compatibility issues in Area 3 between the General Industry zone and Residential zone;

A copy of the current approved structure plan is attached to this emailed correspondence.

Yours sincerely



Ms Sam Boucher
Secretary
Western Australian Planning Commission
25 June 2024

28th March, 2025

**Lorraine Elliott
Planning Services**

Department of Planning, Lands and Heritage/WAPC
Locked Bag 2506
Perth WA 6001

Attention: Grace McDonald

Dear Grace

SUBMISSION TO EXTEND APPROVAL PERIODS OF DEVELOPMENT PLANS (STRUCTURE PLANS) FOR AREAS 1, 2A AND 3 – BEACHRIDGE ESTATE, JURIEN BAY – SHIRE OF DANDARAGAN

The following submission to extend the approval periods of Areas 1, 2A and 3 Development Plans is lodged by Lorraine Elliott Planning Services on behalf of the landowner, Ardross Estates Pty Ltd. An extension is being sought so that the Structure Plans (also referred to as Development Plans) can continue to provide planning and environmental guidance for the development of Areas 1, 2A and 3. All 3 Development Plans were approved prior to 2015 and will therefore lapse in October, 2025 unless extended as per this submission.

Liaison with the Department of Planning, Lands and Heritage (DPLH) has confirmed its agreement to submit all 3 Development Plans as one submission (refer to the attached email).

The extension of the approval period for the Turquoise Coast Development Structure Plan, which is the overarching District Structure Plan for Areas 1, 2A and 3, has already been approved by the WAPC for a further 10 years until 19th October, 2035. The location of Areas 1, 2A and 3 are shown on the Turquoise Coast Development Structure Plan Map (refer to the attached plan). Other areas further south (ie. Areas 4 to 16) have no structure plans/development plans.

All key overarching environmental approvals to implement the Development Plans have been dealt with through the Turquoise Coast Development Structure Plan. Detailed environmental planning such as foreshore management plans and wetland and buffer plans have been or will be prepared through subdivision applications or as conditions of subdivision approval.

PROPOSED EXTENSION TIMEFRAMES

As per the attached Form 5D, the requested length of extension of the approval periods for Areas 1 and 2A Development Plans is 10 years, until 19th October, 2035. This is consistent with the DPLH/WAPC fact sheet and the 10 year extension granted to the Turquoise Coast Development Structure Plan. The 10 year extension would also allow for continuity of development.

The extension of the Area 3 Development Plan is required for the purpose of preparing an amended Structure Plan in a contemporary form and manner that addresses the various issues outlined in the WAPC letter dated 25th June, 2024, including removal of Special Residential zone and the need to

manage the interface and land use compatibility between the Residential and General Industry zones. Therefore, a limited extension of 3 years (until 19th October, 2028) to amend the Development Plan is requested. This is consistent with the DPLH/WAPC fact sheet to extend the duration of structure plans.

As stated, the 3 Development Plans are still required to guide the development of the areas. When a structure plan/development plan has been fully subdivided or developed, the structure plan/development plan is deemed to have achieved its purpose, however in this case the areas are still mostly undeveloped and therefore the Development Plans have not achieved their full purpose (refer to next section).

Whilst the Development Plans are not entirely consistent in manner and form with a more contemporary structure plan, the current supporting information in the technical reports for the Development Plans is extensive and the plans clearly identify intended land uses, road layout, public open space and conservation reserves.

SUPPORTING INFORMATION – RELEVANT CONSIDERATIONS – CLAUSE 6.3 IN WA PLANNING MANUAL – GUIDANCE FOR STRUCTURE PLANS

- 1. the extent of subdivision and/or development uptake in the structure plan area, and whether the plan has been largely implemented;*

There is a need and purpose for each of the Development Plans for the 3 areas as the plans have not yet been fulfilled and are therefore not ready to be normalised as part of the Shire Dandaragan's Local Planning Scheme Review, which is underway.

Area 1 is in the process of being developed with approximately 50-60% of the area having been subdivided. There is an existing subdivision approval with 40 lots remaining, which will continue to be progressively constructed. Further subdivision applications will need to be lodged to complete Area 1 and as such the current Development Plan will be required to achieve this outcome.

Development Plans for Areas 2A and 3 have not been implemented other than the high school site being ceded free of cost and amalgamated with the existing Jurien Bay high school and primary school to create a 10.14ha single lot.

- 2. the plan's delivery progress based on its set purpose, vision, and objectives, and whether implementation of the plan is aligning with its set targets;*

Whilst the Development Plans do not have specifically stated objectives, vision and set targets, the overarching Turquoise Coast Development Structure Plan sets a vision that influences the Development Plans. The focus is on the natural setting and for development to occur in nodes and retain an overall sense of the natural landform and character of the coastline and dunes and wetlands and buffers. Also, the objectives for the 3 Development Plans is to deliver predominantly residential and other urban land uses, thereby supporting the growth of Jurien Bay. Additionally, the plans still implement the original EPA advice by including or supporting various management plans and studies to more accurately determine conservation and foreshore reserve boundaries and create water efficient subdivisions. Also, the Development Plans are based on the implementation of nature conservation and biodiversity, protecting the coastline and only clearing land that is needed for the short term and protecting coastal processes (refer to the next section).

Environmental objectives for the development of the Turquoise Coast are also included in Schedule 8 of Local Planning Scheme (LPS) No. 7, which includes environmental sustainability, biological diversity, protection of natural systems and prevention of pollution.

The vision for environmental and sustainable development of Area 1 has also led to the creation of the Beachridge Building Design Guidelines for Area 1, which are implemented through a restrictive covenant on new lots and local planning policy.

There is a memorandum of understanding (MOU) in place between Ardross and the Shire of Dandaragan, which includes a range of objectives and performance standards relating to employment, variety of lot sizes and housing choice, public open space, protection of wetlands and conservation areas, ocean foreshore reserves, provision of services, population growth and employment growth. The Development Plans and new subdivision applications are and will be aligned, where possible, with the MOU. It is acknowledged that employment growth is a challenging target, which Ardross is aware of and trying to address through ongoing consultation with the community and the Shire.

3. government priorities, any applicable planning strategy and policy framework, and whether significant changes to these have occurred since the plan was approved;

Whilst the planning framework has changed since the approval of the Development Plans, future subdivisions can still adapt and progress in an orderly manner. Areas 1, 2A and 3 are zoned Special Development in LPS No. 7 and included in Schedule 8 outlining special conditions relating to the Development Plans.

The Development Plans are also reflected in the Shire's Local Planning Strategy 2020 as it recognises the Turquoise Coast Development Structure Plan area with a Special Development zoning and an expected yield of 8,000 residential lots. The Strategy anticipates that development will progress in stages dictated by market demand and infrastructure capacity.

It is recognised that subdivisions in the 3 areas would need to comply with the current planning framework. In line with WAPC's letter, bushfire management and coastal planning are 2 key issues. Changes have been made to the key policies for coastal and bushfire hazards, and expert advice was provided by MP Rogers and Associates regarding coastal hazards and Emerge Associates regarding bushfire hazard as part of the renewal submission for the Turquoise Coast Development Structure Plan.

Where required, all new subdivision applications in Areas 1 and 2A and amended Development Plan for Area 3 would include a bushfire management plan that is consistent with the latest version of SPP 3.7 Planning in Bushfire Prone Areas and associated guidelines. It is noted that only a small portion of Area 3 is bushfire prone – along the northern side of Bashford Street and the eastern corner. Also, a possible redesign of the layout around the wetland in Area 1 may be required to avoid clearing of the wetland buffer to address bushfire requirements. This review would be undertaken as part of the subdivision application that adjoins the wetland.

Emerge Associates in their 2023 Bushfire Hazard Level report addressed acceptable solutions for the different criteria in the bushfire guidelines – location, siting and design, vehicular access and water. The report demonstrated that the urban land uses proposed in Areas 1, 2A and 3 can achieve a "moderate" or "low" bushfire hazard rating and compliance with the bushfire protection criteria.

In terms of coastal planning, MP Rogers & Associates have undertaken coastal work for the Turquoise Coast Development Structure Plan over the last 2 decades. It is understood that the SPP 2.6 is being reviewed and updated based on new information regarding data used in the estimation of erosion hazards. The review may lead to changes to the policy and as such further work by MP Rogers is on hold until the policy revision is completed. However, the majority of future coastal work relates to Areas 4, 7, 11 and 16, which will be the subject of future development plans that will determine (among other matters) the appropriate width for foreshore reserves. However, in terms of Area 1, existing Reserve 49751 extends for the full length of the Area 1 residential area and was subject to a foreshore management plan, prepared and implemented as a condition of subdivision approval. In addition, it is proposed to extend the Council CHRMAP, which partly covers Area 1 to demonstrate compliance with the coastal setback. Areas 2A and 3 are located away from the coast and are therefore not affected by SPP 2.6.

In addition, certain portions of Areas 1, 2A and 3 may be affected by noise under SPP 5.4 – Road and Rail Noise and any subsequent subdivision applications for Areas 1 and 2A and amended Area 3 Development Plan may need to address SPP 5.4 requirements when the applications are prepared.

- 4. if consultation with the community and key stakeholders should be undertaken to confirm and adjust the direction and next stages of the plan; and*

Brief consultation was undertaken with the Shire to confirm whether they had applied to extend the approval periods for the Development Plans. It was confirmed that no such application was lodged, hence this submission and lodgement of Form 5D.

No consultation has been undertaken with the community as part of the extension process as Ardross is the only landowner. However, it is anticipated that when the Area 3 Development Plan is amended that it will involve consultation with the Shire, DPLH and any other relevant government agencies (service providers). Also, it would involve public advertising if the changes are determined as more than minor.

- 5. whether important infrastructure has or will become available, and whether adjustments will need to be made to the plan as a result.*

No important infrastructure is anticipated that would impact the design and delivery of Areas 1, 2A and 3 Development Plans. The subdivision of Area 1 will continue in an orderly manner that involves continued extension of all required urban services. Ardross is continuing to liaise with various service providers, such as Western Power, thus enabling the construction of the next subdivision stage.

CONCLUSION

On the basis of the above submission, it is requested that the approval periods for Areas 1, 2A and 3 Development Plans be extended for the requested timeframes.

Please do not hesitate to contact the undersigned if you have any queries. Thank you for your attention to this matter.

Yours faithfully



Lorraine Elliott
Principal Planner

Lorraine Elliott Planning Services



Planning
Institute
Australia

TURQUOISE COAST DEVELOPMENT

JURIEN BAY

Draft Development Plan 1

Draft Coastal Foreshore & Beach Ridge
Management Plan

Draft Wetland Management Plan

Draft Detailed Site Plan

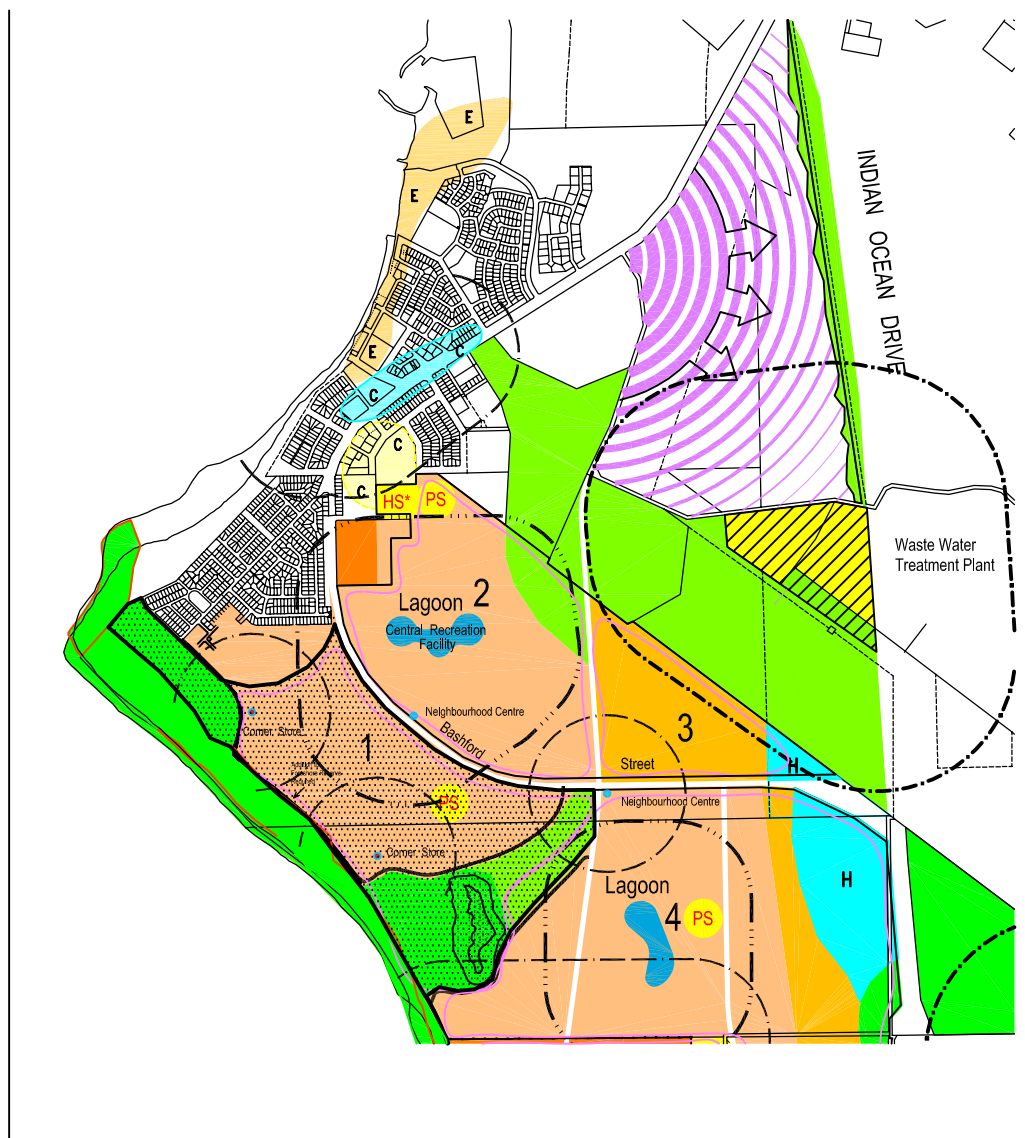
for ARDROSS ESTATES PTY LTD
OCTOBER 2004

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DRAFT DEVELOPMENT PLAN 1

TURQUOISE COAST DEVELOPMENT - JURIEN BAY

for ARDROSS ESTATES PTY LTD

OCTOBER 2004

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1. INTRODUCTION

This Development Plan and Detailed Site Plan apply to land adjacent to the south-western shore of Island Point at Jurien Bay. The locality is identified as Development Area 1 of the recently approved Turquoise Coast Development, Jurien Bay Structure Plan dated November 2003. **Figure 1** is a copy of the Structure Plan locating the Development Plan area.

The Development Plan and Detailed Site Plan have been prepared in accordance with Appendix 7 of the Shire of Dandaragan Town Planning Scheme No. 6. To this extent, the land is zoned “Special Development” under the Scheme and the Development Plan overlays a more detailed local zoning and density pattern, on the base zoning, providing the context and rationale for the land use proposals. Flexibility is inherent in the Development Plan in accordance with paragraph 5 (17) of Appendix 7.

The Detailed Site Plan is proposed to guide the built form on individual lots created within the Development Plan area. Guidelines contained within the Detailed Site Plan supplement the Residential Design Codes and establish Special Policies in relation to landscaping and sustainability principles, particularly with respect to water use and management.

2. BACKGROUND



























Part 5 of Appendix 7 of the Shire’s Town Planning Scheme No 6 establishes the statutory background for the preparation and implementation of the Development Plan. In particular, the Development Plan is to deal with the following:

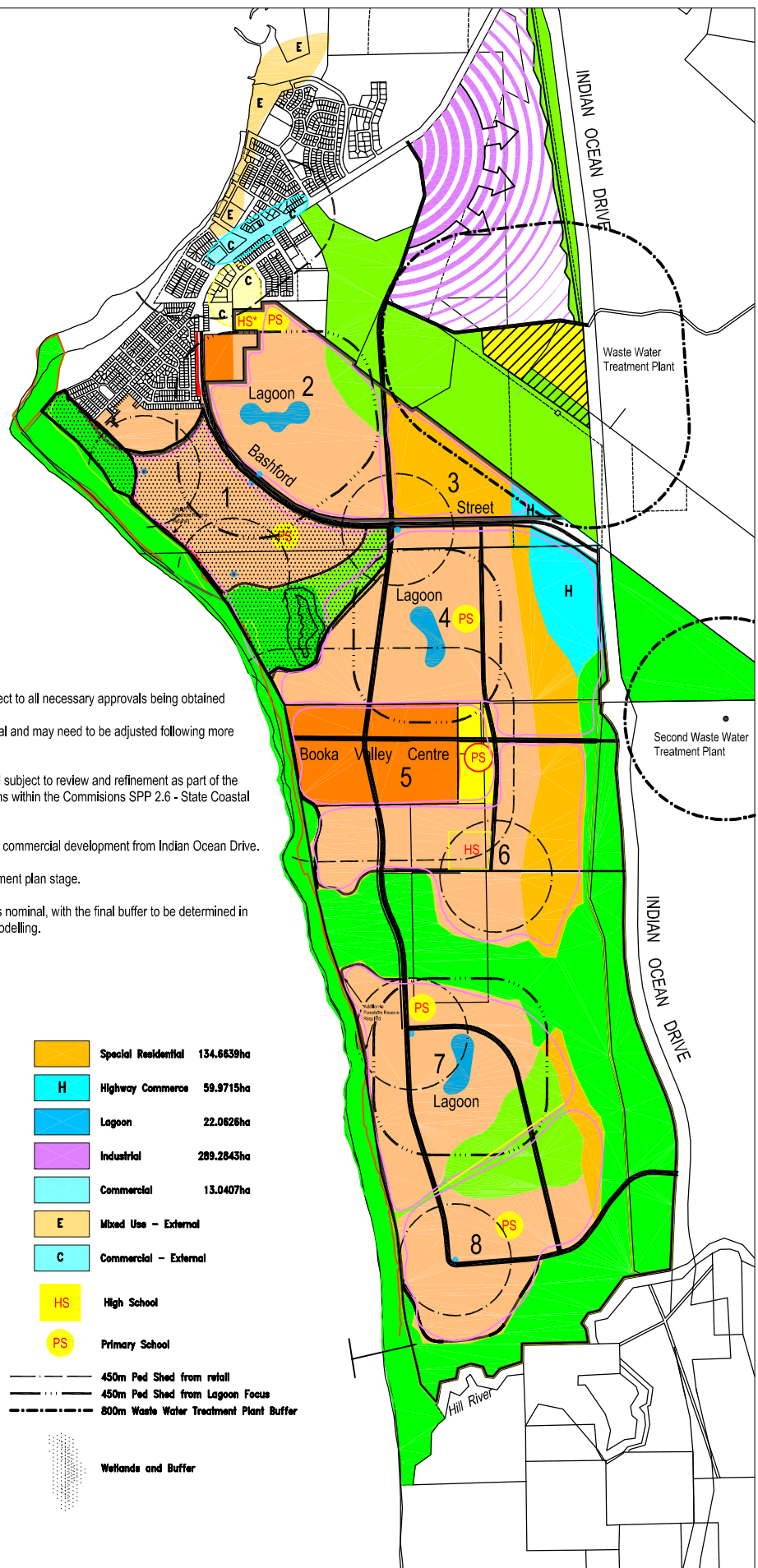
- (a) the definition of zones in accordance with the range of zones set out in the Scheme;
- (b) proposed residential densities within zones where residential use is permissible;
- (c) proposed transportation systems; road layout and vehicular traffic, cycle, and pedestrian networks; underpass locations; and public transport routes;

NOTES

- 1/ Lagoons shown are indicative only and subject to all necessary approvals being obtained
- 2/ Conservation reserve boundaries are nominal and may need to be adjusted following more detailed site planning and assessment.
- 3/ Coastal reserve boundaries are nominal and subject to review and refinement as part of the development plan stage to address provisions within the Commissions SPP 2.6 - State Coastal Planning Policy.
- 4/ Access restrictions will apply to the Highway commercial development from Indian Ocean Drive.
- 5/ Tourist sites will be identified at the development plan stage.
- 6/ 800m Waste Water Treatment Plant buffer is nominal, with the final buffer to be determined in consultation with the EPA following odour modelling.

LEGEND

	Residential	1042.0717ha		Special Residential	134.6639ha
	Medium Density Residential	0.0000ha		Highway Commerce	59.9715ha
	Open Space	129.8920ha (on site)		Lagoon	22.0626ha
	Conservation	521.4141ha (on site)		Industrial	289.2843ha
	Mixed Use	107.3377ha		Commercial	13.0407ha
	Institutional	21.5684ha		Mixed Use - External	
	Civic - External			Commercial - External	
	Approximate Development Plan Areas			High School	
	Neighbourhood Centre			Primary School	
	Corner Store			450m Ped Shed from retail	
	Tourist Route			450m Ped Shed from Lagoon Focus	
	District Distributor			800m Waste Water Treatment Plant Buffer	
	Development Area 1			Wetlands and Buffer	



25mm at scale

NOTES:

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All dimensions and areas subject to survey

FIGURE 1

STRUCTURE PLAN SHOWING
DEVELOPMENT PLAN AREA

- (d) provision for major land uses including residential, shopping, resorts, commercial, office, educational, civic, employment centre, open space, recreational, waterways and community facilities:
- (e) indicative lot pattern and general location of any major building, and
- (f) the integration of land use and development.

In addition to the scheme provisions, the landowners, Ardross Estates Pty Ltd have entered a Memorandum of Understanding (MOU) with the Council and the Western Australian Planning Commission (WAPC). The MOU is more particularly relevant to the Structure Plan but also has general application to the Development Plan. One aspect of the MOU which does directly affect the proposals of the Development Plan is the requirement for a variety of lot sizes and housing choice.

The Turquoise Coast site at Jurien Bay was referred to the Environmental Protection Authority (EPA) for advice under Section 16(j) of the Environmental Protection Act leading to the publication of a report for public comment. Various supplementary studies were completed resulting in the EPA releasing Bulletin 1031 in October 2001 detailing advice in respect of the project. This advice was summarised and staged in accordance with the planning process to form a Sustainability Chart within the Turquoise Coast, Jurien Bay Structure Plan. That chart is included here as Table 1 with the elements relevant to the Development Plan highlighted.

With particular respect to the Jurien Bay Marine Park, the Water Corporation's Water Management Plan outlines proposals for the disposal of effluent and stormwater, modelling anticipated impacts and setting monitoring programmes.

Table 1 SUSTAINABILITY CHART

Issue	Structure Plan	Development Plan	Subdivision
General Biodiversity & Natural Environment	Identify biodiversity reserves	<p>Establish reserve boundaries with higher degree of accuracy after carrying out detailed investigations.</p> <p>Develop management plans for adjacent reserves.</p> <p>Ascertain multi purpose POS which may retain some bushland to serve some biodiversity protection functions.</p> <p>Carry out visual impact studies.</p>	<p>Survey and vest reserves in Crown ownership at appropriate subdivision stage.</p> <p>Implement proposals of management plans.</p> <p>Protect the nearby wetlands during construction and in perpetuity – dust, weeds, fencing, etc</p>
Energy Efficiency & wise use of Natural Resources	<p>Identify routes of efficient distributor road system.</p> <p>Identify trunk cycleway system.</p> <p>Identify public transport routes.</p> <p>Locate district scale destinations to maximise efficiency.</p> <p>Locate neighbourhood centres to take advantage of the “movement economy” and to be within efficient pedestrian/cycle catchments.</p>	<p>Establish efficient, interconnecting local street systems.</p> <p>Plan for pedestrian/cycle systems at the local level including access to public transport routes.</p> <p>Detail neighbourhood centres and establish design guidelines.</p> <p>Design residential lots so that a high proportion have solar efficiency.</p>	<p>Construct infrastructure including roads, cycleways and footpaths, with a view to minimising the number and lengths of vehicle trips.</p> <p>Create neighbourhood centre sites.</p> <p>Create residential lots with regard to solar orientation.</p> <p>Implement any sustainability strategies that may have been developed (having regard for government initiatives on sustainability).</p>

Water Use Efficiency and Reuse	Integrate with preparation of Water Management Plan	<p>Development to comply with the Water Management Plan in provision of infrastructure and total water cycle principles to conserve water.</p> <p>Plan to minimise domestic and public water use.</p> <p>Plan to recycle waste water.</p> <p>Infiltrate stormwater as close to source as possible.</p> <p>Continue to develop Water Management Plan and integrate development with Water Management Plan.</p>	<p>Integrate water efficient landscaping packages.</p> <p>Implement water efficient landscaping packages.</p> <p>Design public spaces to take advantage of wastewater recycling opportunities.</p> <p>Implement drainage strategies minimising piped systems.</p> <p>Lot size, layout and dwelling designs will maximise water efficiency. Extent of vegetation types (eg lawn) should become part of the building approval process. Integrate and implement (as part of sales promotion) residential paving packages, rainwater tank systems, and rebate schemes for installation of water efficient internal domestic appliances such as dual flush toilets, water efficient showerheads, etc. Other water saving innovations are to be adopted as they are developed, guided by the State Water Strategy.</p>
Waste Management	Acknowledge Shire of Dandaragan Waste Management review.	<p>Design lots and landscaping to limit green waste.</p> <p>Consider education programmes to limit waste and improve recycling.</p>	<p>Implement landscaping proposals and any waste minimisation programmes agreed on.</p>

Relationship to Marine Park	Development planning to be consistent with proposed Marine Park Zonings. Total Water Management Plan to duly regard water quality issues.	Design for all facilities including parking facilities at regional/district beaches to be sympathetic to the Marine Park. Design drainage systems to attenuate nutrient inputs and other potential pollutants.	Implement Development Plan proposals for parking and facilities. Implement drainage strategies.
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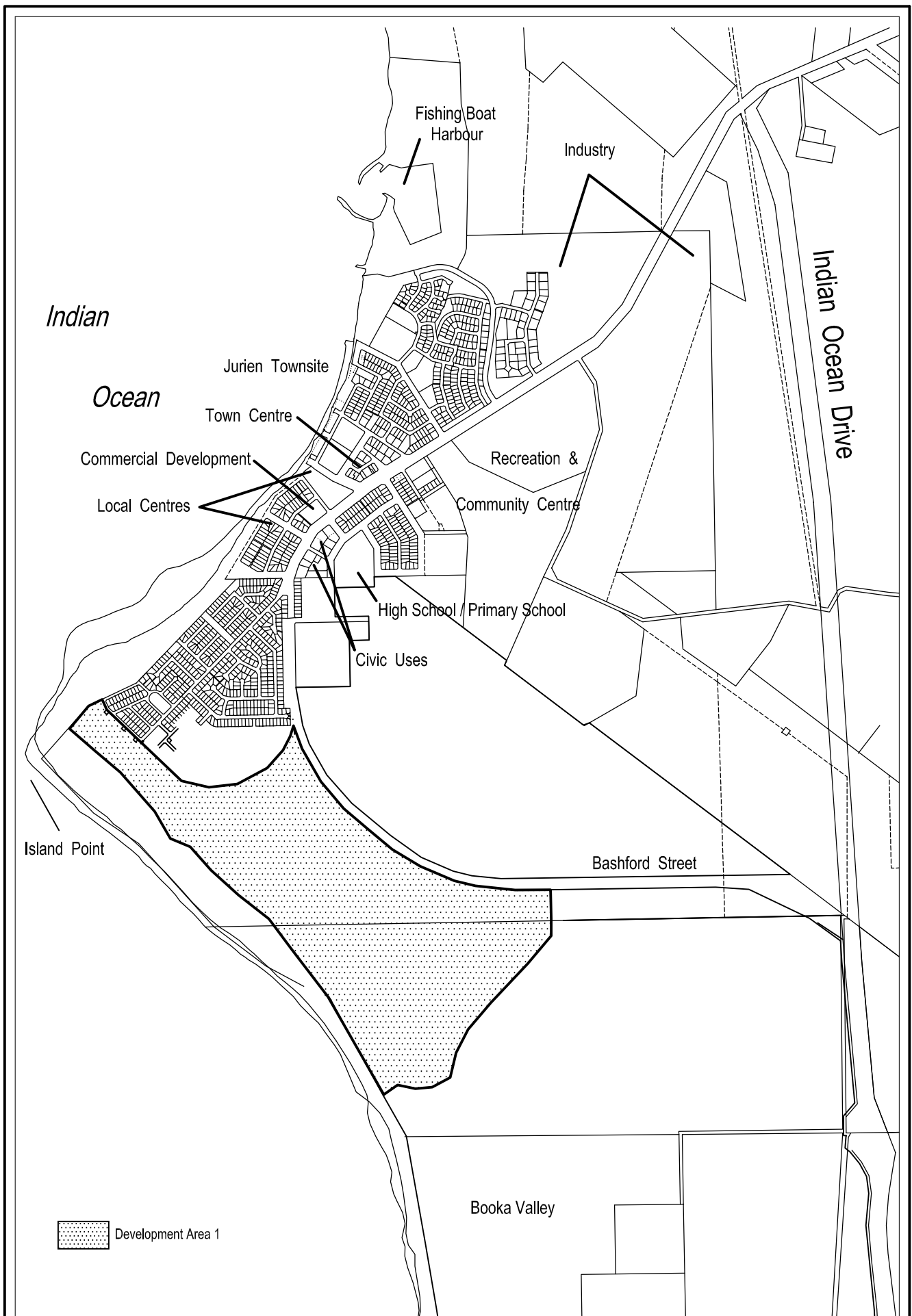
3. CONTEXT ANALYSIS:

Figure 2 maps the location of the various features of the existing town of Jurien Bay and relates them to the Development Plan area.

As can be seen, the Development Plan area sits to the south-west of the existing township, on the southern shore of Island Point. Bashford Street is Jurien Bay's main street and it also provides the principal frontage to this Development Plan area. Bashford Street forms part of the Indian Ocean Drive link, a tourist route along the coast from Dongara to Cervantes which is ultimately proposed to extend to Lancelin and the Metropolitan area. Access to the Development Plan area is also available from housing areas directly to the north via residential streets extending from Lesueur Drive.

Jurien Bay's town centre is focused on Bashford Street, principally between Roberts and Murray Streets where retailing is concentrated. Shopping however, is now extending further west along Bashford Street on the opposite side of the Town's caravan park on to land adjacent to the hotel/motel.

Community uses are primarily located on the opposite (southern) side of Bashford Street and include the Shire of Dandaragan offices. Council chamber and library at the Bayliss Street corner, the town's police and fire stations, a new medical centre and the high and primary schools on a combined site south of Hamersley Street.



<p>25mm at scale</p> <p>NOTES:</p>	<p>MGA TOWN PLANNERS</p> <p>Ph: (08) 9321 3011 Fx: (08) 9324 1961 email: mga@global.net.au</p>	<p>0 Metres 750</p> <p>Scale 1:30,000</p> <p>Date: 27 Jan 04 Ref. 1919/04/21NovStruct/F2</p> <p>All dimensions and areas subject to survey</p>	<p>FIGURE 2</p> <p>FEATURES OF JURIEN BAY</p>
<p>A4</p>			

Local centres include a corner store at Grigson/Cook Streets and a shop associated with the caravan park Heaton/Roberts streets.

In addition to the commercial/community locations described above, other employment centres include a fish processing plant at Roberts and Heaton Streets and the fishing boat harbour to the north of town. Industrial areas exist to the north of Bashford Street off Carmella Street and to the north of Bashford Street, east of the town's main recreation area.

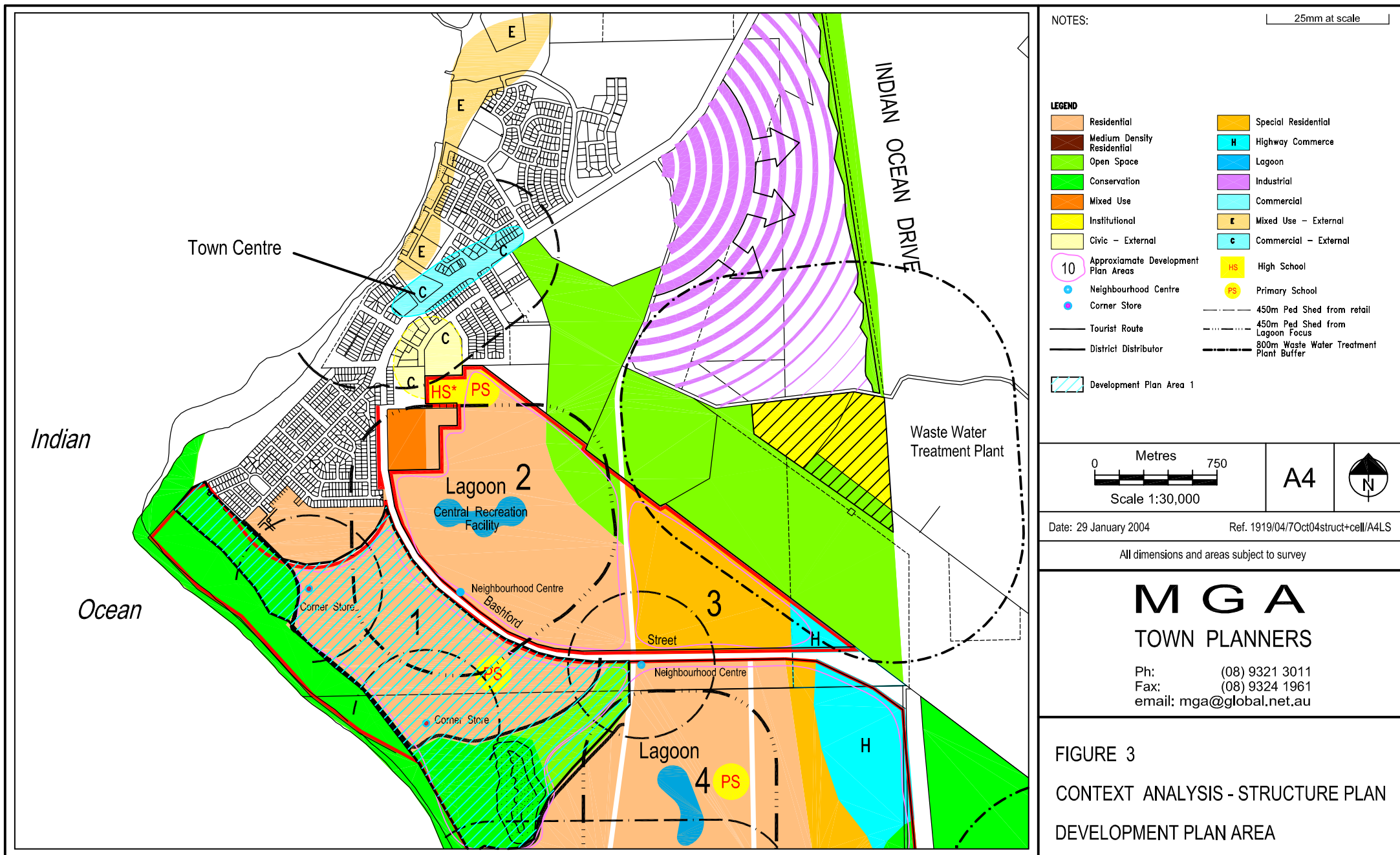
Recreation activity is centred on an area of reserved land on the eastern side of town, south of Bashford Street. Facilities include a golf course, bowling club, tennis courts, an oval and a community centre with indoor meeting areas and basket ball court.

The Turquoise Coast Development, Jurien Bay Structure Plan establishes development principles for the expansion of Jurien Bay. **Figure 3** puts the Development Plan area into context with the approved Structure Plan. Key elements of the Structure Plan include Bashford Streets identification as a District Distributor road and the extension of a Tourist Route along the coast and adjacent to other reserves.

The Jurien Bay Town Centre is shown to consolidate as the main commercial hub in conjunction with the civic area south of Bashford Street. The industrial area east of the Town is also intended to consolidate.

A section of stable coast at Booka Valley towards the centre of the Structure Plan area is identified as a Mixed Use area to accommodate a combination of residential, commercial and tourism uses but only to an extent and intensity secondary to the Town Centre.

Neighbourhood/Local Centres are identified centrally on the Development Plan area's frontage to Bashford Street as well as towards the north-western and south-western parts of the area, linked with future visitation to recreation areas. A Neighbourhood Centre is also shown at the corner of Bashford Street and the main north/south District Distributor road, outside and to the east of the Development Plan area.



A central recreation facility in the form of a proposed lagoon is shown in the neighbouring Development Plan area to the east.

A Primary School site is identified in the southern half of the Development Plan area. The existing combined high school/primary school is shown to be split and accommodated on expanded school sites to the north of the adjacent Development Plan area.

4. SITE ANALYSIS

Figure 4 is a portion of aerial photographic coverage of the Jurien Bay area with contours added. The Development Plan area is outlined on the Figure.

A patch of cleared and pastured land can be identified in the centre of the Development Plan area. The balance of the area is generally naturally vegetated with coastal heath. This heath covers the dunes behind the beach as well as land further inland.

A feature apparent from the aerial photography is the narrow strip of sandy beach indicating a receding coastline on the southern shore of Island Point. The beach strip increases in width towards the southern end of the Development Plan area indicating a transition to a more stable coastline. These impressions are confirmed in previous work on coastal processes which led to the identification of minimum setbacks. Minimum setbacks are shown on **Figure 5** however, it should be noted that this depicts an “engineering” line and does not necessarily take into account issues of land form and land requirements associated with the likely future use of the ocean foreshore.

An Indicative Management Plan prepared by the Marine Parks & Reserves Authority/CALM identified proposed use zones for the Jurien Bay Marine Park. These included a Sanctuary Zone off Island Point with a 100m wide Special Purpose (Shore Based Activities) Zone along the southern shore of Island Point as far south as Booka Valley. The zoning pattern is shown on **Figure 6** and **Table 2** details the activities which may occur within each of the zones. It will be noted that activities such as beach fishing are permitted



NOTES:

— Development Area 1

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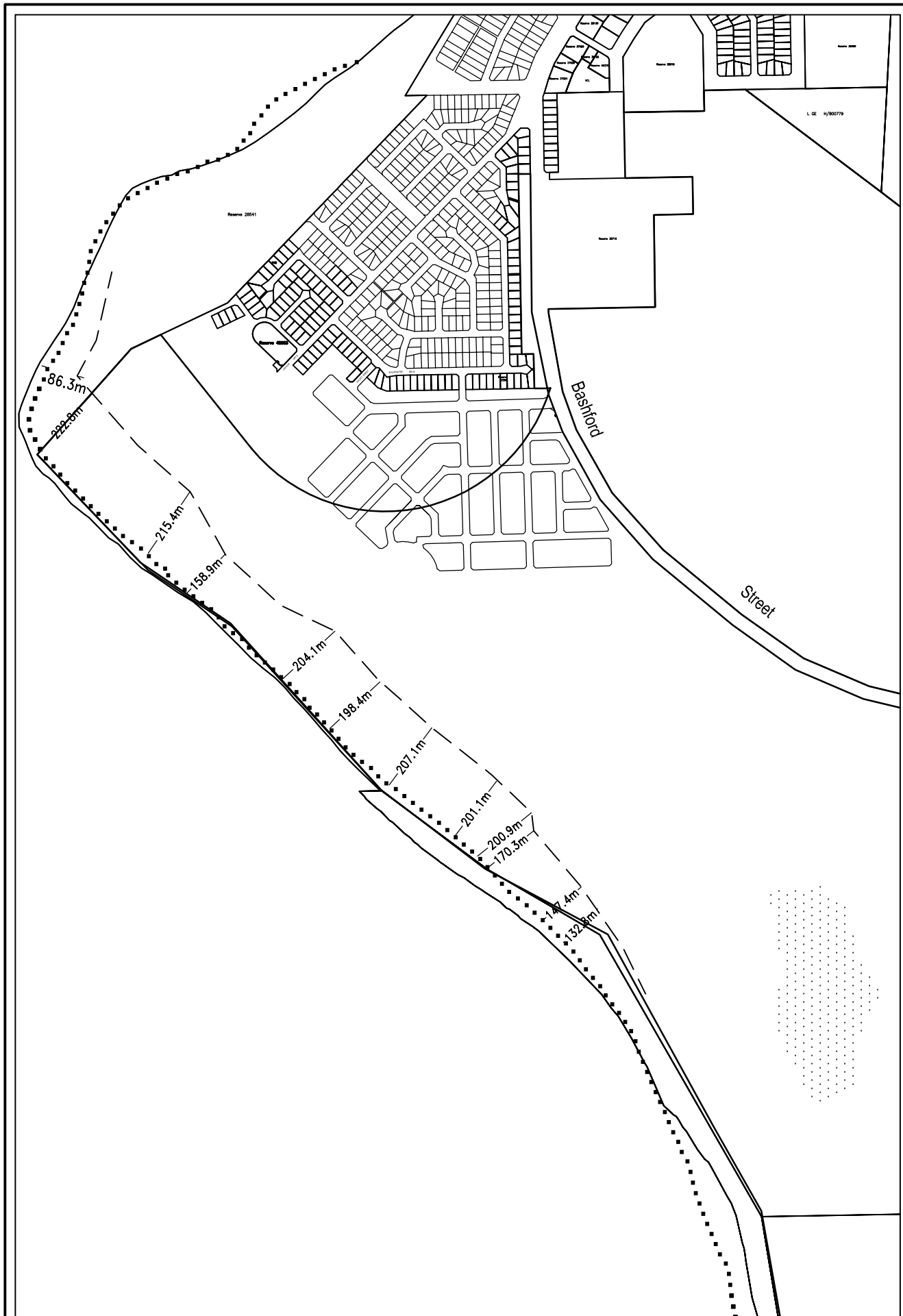
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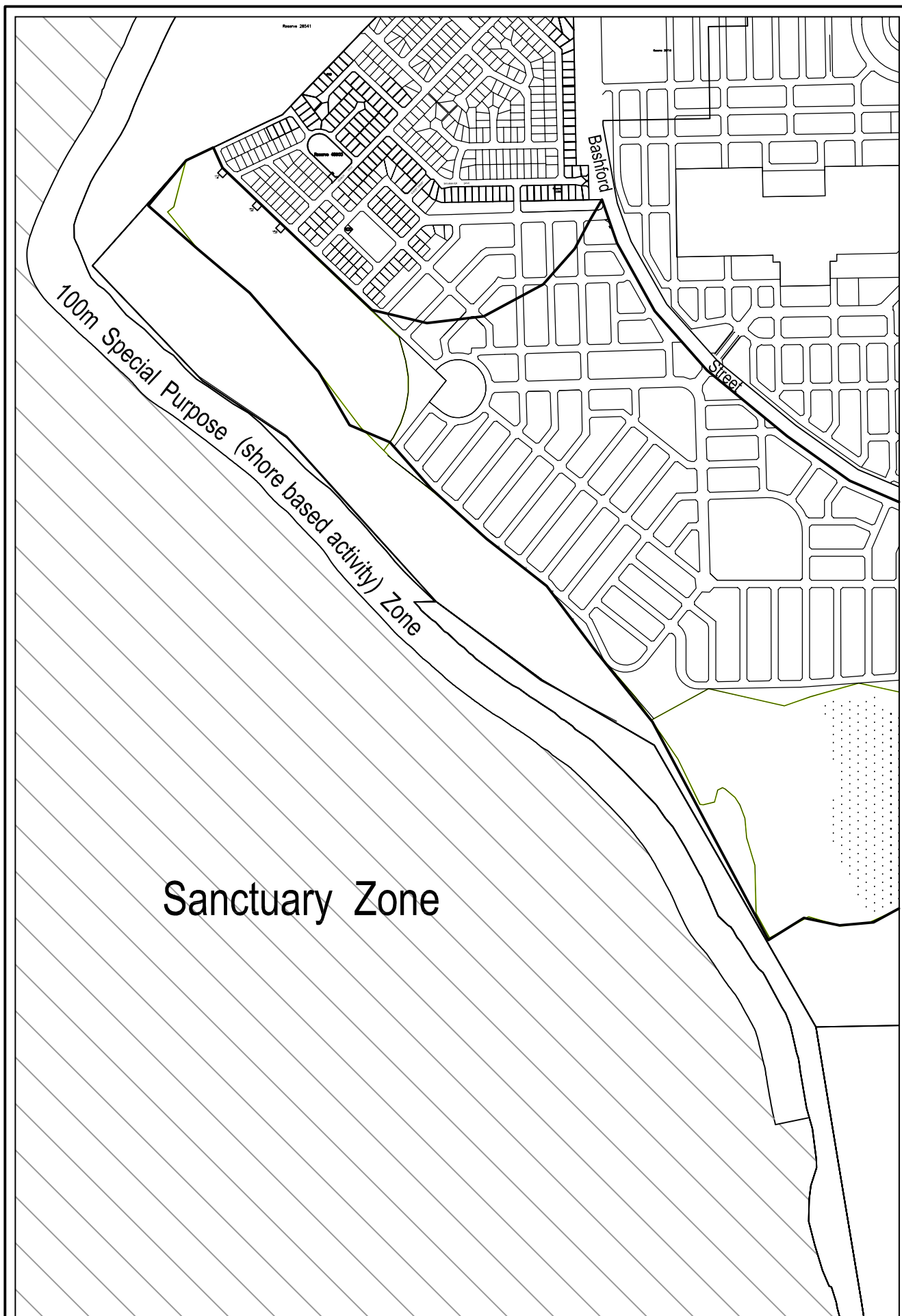
All dimensions and areas subject to survey

Figure 4

AERIAL PHOTOGRAPHY and CONTOURS
WITH DEVELOPMENT PLAN AREA 1



<p>25mm at scale</p> <p>NOTES:</p> <p>..... 1998 Vegetation Line</p> <p>--- New Foreshore Reserve</p>	<p>M G A</p> <p>TOWN PLANNERS</p> <p>Ph: (08) 9321 3011</p> <p>Fx: (08) 9324 1961</p> <p>email: mga@global.net.au</p> <p>A4</p>	<p>0 Metres 375</p> <p>Scale 1:15,000</p> <p>Date: 29/04/04 Ref:1919/04/.stages/St1-Fig5</p> <p>All dimensions and areas subject to survey</p>	<p>FIGURE 5</p> <p>FORESHORE SETBACKS</p> <p>DEVELOPMENT AREA PLAN 1</p>
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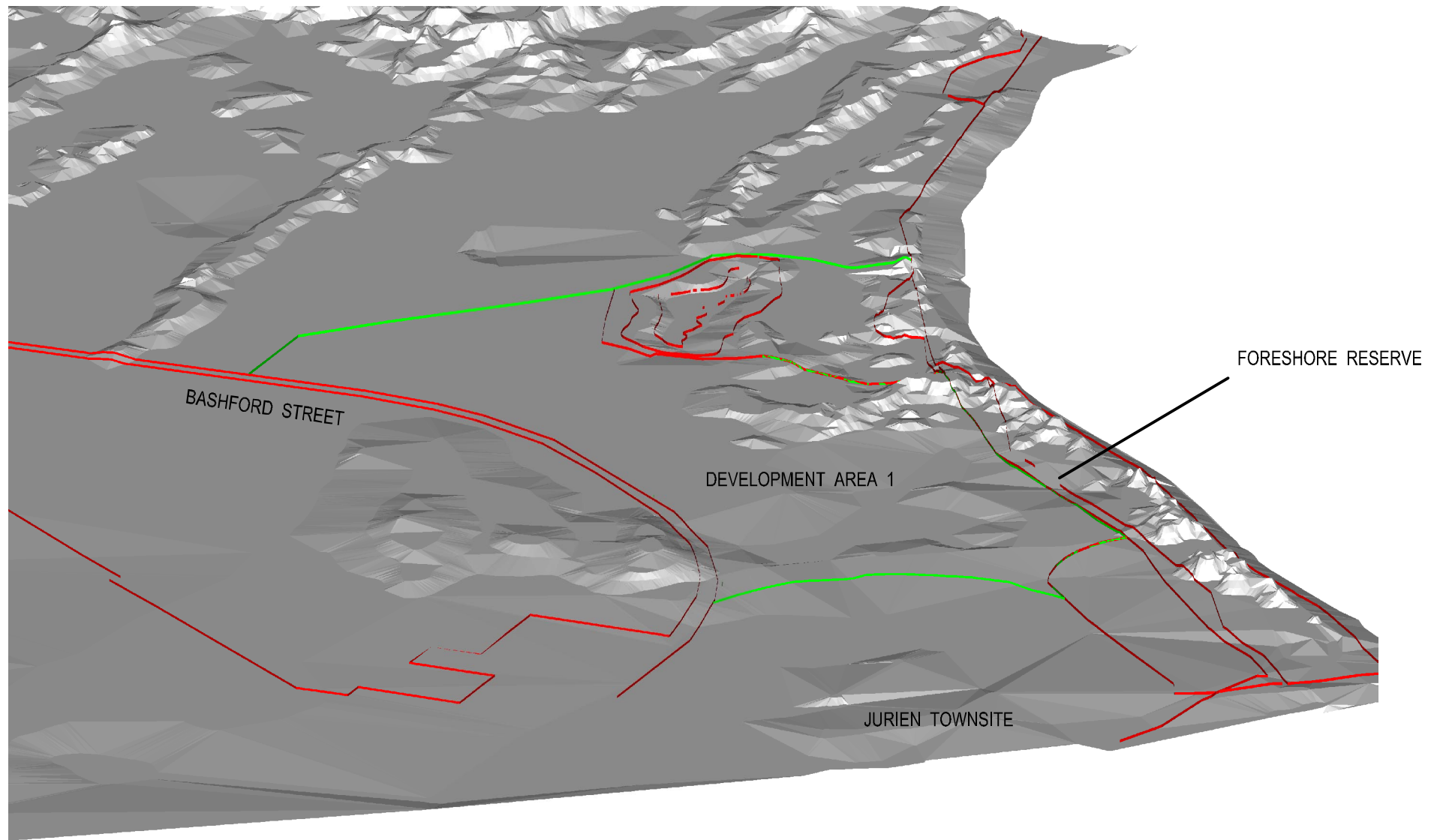
<p>25mm at scale</p> <p>NOTES:</p>	<p>M G A TOWN PLANNERS Ph: (08) 9321 3011 Fx: (08) 9324 1961 email: mga@global.net.au</p>	<p>0 Metres 375</p> <p>Scale 1:15,000</p> <p>Date: 29/04/04 Ref.1919/04/25Mr04stages/fig6z</p> <p>All dimensions and areas subject to survey</p>	<p>FIGURE 6</p> <p>MARINE PARK</p>
	<p>A4</p> <p></p>		

along the southern shore of Island Point within the Special Purpose (Shore Based Activities) Zone but not further to the south at Booka Valley. This pattern is consistent with the Structure Plan proposals which identify Booka Valley as a major public bathing beach. Clearly, this stable area of coast is appropriate for this use and beach fishing would conflict with people swimming. Except at the far southern end of the coast in front of this Development Plan area, the narrow beach and pattern of erosion make it unsuitable as a major bathing beach and activities such as beach fishing, dog exercising mixed with "local bathing" are appropriate uses.

These activities are not very intensive and accordingly, parking demand etc. are not high limiting the need for additional land beyond the "engineering" line. Indeed, the degree of erosion resulting in the frontal dune faces being "cut away" creating steep slopes suggests that public access should simply be catered for but not greatly encouraged by the provision of parking etc.

Figure 7 is a Digital Terrain Model providing a 3-D representation of the Development Plan Area and its landform. The Figure also depicts the foreshore reserve boundary defining the minimum setback necessary for the accommodation of coastal processes. It will be noted that this boundary is generally to the east of the coastal dune systems and therefore, landscape issues associated with boundaries across dunes etc. do not arise. As the beach is unsuited to intensive use, there is little reason to set the foreshore reserve boundary beach further in this locality.

The only possible exception arises in the far southern portion of the Development Plan areas frontage to the coast where a modest dune extends further inland. This landform provides one of very few opportunities for a development such as a tourism facility to obtain an ocean view and it is therefore proposed to resolve any conflicts between development and the dunal landform by appropriate development controls in the Detailed Site Plan. This treatment is considered appropriate since the dunes are not high and are relatively gently graded.



NOTES:

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Not to Scale

Date: 15 Oct 04 Ref: 1919/04/29Mar04stages/dtm

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Figure 7
DIGITAL TERRAIN MODEL
3X VERTICAL EXAGGERATION

Apart from the features discussed above, the site is generally flat comprising an old beach ridge plan. It offers few constraints to development. A representative portion of the beach ridge plan is to be retained in a reserve at Island Point to the north of the Development Plan area in accordance with a Conservation and Bio-diversity Strategy agreed with the EPA.

Similarly, the southern boundary of the Development Plan area is defined by another conservation area identified to protect a wetland area and linkage to the ocean foreshore. The Structure Plan extended this reservation eastwards to include an area of public open space.

Table 2 : Uses permitted in zones of the Jurien Bay Marine Park

Activity	Special Purpose (shore-based activities)	Sanctuary Zone
COMMERCIAL		
Commercial rock lobster fishing	Yes	No
Commercial abalone fishing	Yes	No
Commercial gill netting	Yes	No
Commercial wetlining	No	No
Commercial aquarium collecting	No	No
Commercial specimen collecting	No	No
Aquaculture	Assess	No
Mineral & petroleum exploration (seismic)	Assess	Assess
Petroleum drilling and mineral development	Assess	Assess
Charter vessels - fishing	No	No
Charter vessels – other	Yes	Yes
RECREATIONAL		
Boating (motor & non-motorised)	Yes	Yes
Surface water sports	Yes	Yes
Recreational Abalone	Yes	No
Recreational rock lobster fishing	Yes	No
Recreational line fishing	Beach-Yes Boat - No	No
Recreational netting	Yes	No
Spear fishing	No	No
Recreational crabbing	No	No
Recreational specimen collecting	No	No
Diving	Yes	Yes
Wildlife interaction	Yes	Yes
OTHER ACTIVITIES		
Groynes, Jetties, Mooring, structures	Assess	Assess
Research	Yes	Yes

5. DESIGN PROPOSALS

Figure 8 shows the proposed structure of the Development Plan area. Features of the proposal include :

- walkable neighbourhood catchments of 450 m radius
- proposed commercial uses
- proposed natural features to be retained
- proposed street block layout
- proposed transportation corridors, public transport and cycle/pedestrian networks (see **Figure 11**)
- proposed schools and community facilities
- proposed land uses including distribution of residential densities (see **Figure 13**)
- public open space (see **Figure 12**)

6. COMMUNITY DESIGN

The dominant influence on the Development Plan area is its position in relation to the coastline. The southern shoreline of Island Point is on a south-east to north-west trend. The coast and its associated recreation values are expected to be a primary focus of residents within the Development Plan area. For this reason, the Development Plan layout seeks to maximise accessibility between residential areas and the coast. This objective results in roads leading to the coast being normal to the shoreline. Farther from the coast, the street system adopts a north-south/east-west alignment with a consequent impact on proposed lot orientation.

The form of the Development Plan is also influenced by Bashford Street, a district distributor, generally parallels the alignment of the coast. This factor together with the alignment of the coast result in the Development Plan area generally being on a north-west to south-east alignment. These alignments are influential in defining the form of the Development Plan. In particular, the Structure Plan identifies a neighbourhood centre approximately midway along Bashford Street frontage to the Development Plan area. In addition, commercial sites are shown proposed towards north-west and south-west of the plan area. Strong linkages are therefore proposed between these elements which in turn provide direct connection to major recreation areas including the reserve containing representative portions of the local beach



LEGEND

- Residential
- Tourist
- Community
- Recreation
- 450m Ped-shed
- Beach Access - Off Road Pedestrian / Cycle Routes
- Wetlands and Wetlands Buffer

NOTES:

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Metres
Scale 1:10000

Date: 7 October 2004

Ref: 1919/04/16Aug04stages/Fig8z

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FIGURE 8
DEVELOPMENT PLAN

ridge system and beyond to Island Point towards the north and in the south, a direct connection towards the future regional beach envisaged at Booka Valley.

In accordance with earlier discussion, the ocean foreshore reserve is shown located on the alignment determined through the application of policy on coastal processes. The anticipated low intensity use of the beach in this locality results in no additional provision being made to accommodate recreational activities and carparking.

Proposed commercial uses are small in scale and will not compete with the town centre of Jurien Bay. In fact, the development will support the town centre functions. Reliance on dispensation of services from the town centre will include access to the existing high school and at least in the early stages of development, access to the primary school as well. In the longer term, the plan envisages a new primary school within the Development Plan area.

Overall, it is anticipated that the Development Plan will provide for approximately 1,300 residential lots and at an average of around 3 persons per household, this yield represents a total population capacity of approximately 3,900 persons. Development is expected to occur in stages of approximately 100 to 150 lots per year from the north.

7. MOVEMENT NETWORK

As indicated, Bashford Street provides a district distributor link and the principal connection between the Development Plan area and the Jurien Bay Town Centre. In addition, Bashford Street forms part of the Indian Ocean Drive connection extending to Cervantes in the south and ultimately beyond to the Metropolitan area.

Neighbourhood connectors provide the next tier in the hierarchy of roads serving the Development Plan area. A requirement of the approved Structure Plan is to provide a tourist link along the coast and around the major conservation reserves. Since the adjacent beach and associated foreshore reserves are anticipated to be areas of low intensity use, there is little need foreseen in creating a foreshore tourist link at a level higher than that

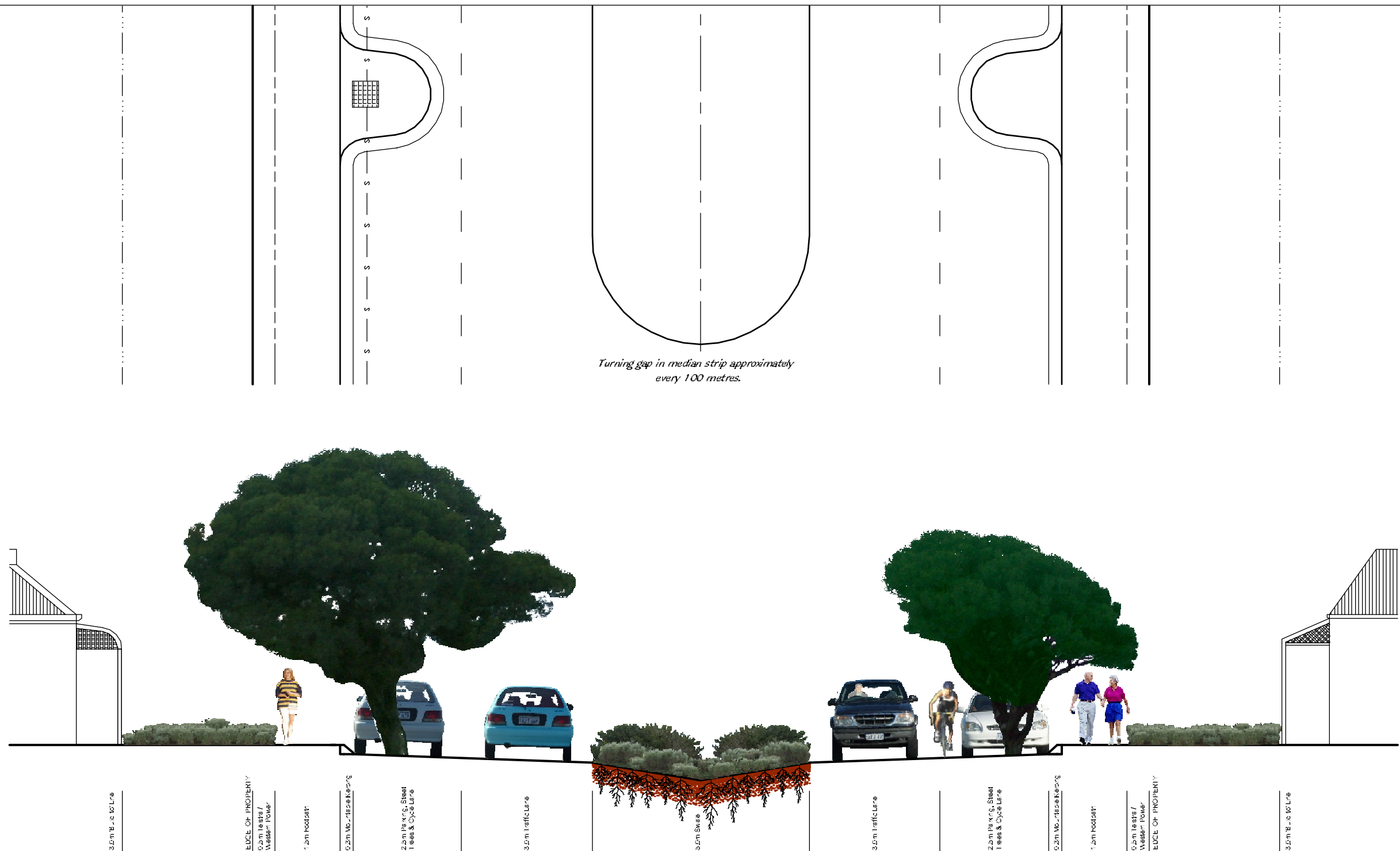
provided by a neighbourhood connector. Two walkable catchment foci are identified on the route of the foreshore tourist road. These are connected via neighbourhood connectors to a more significant neighbourhood centre identified midway along the Bashford Street frontage. None of the neighbourhood connectors within the Development Plan area is expected to carry traffic volumes exceeding 3,000 VPD.

All other streets within the Development Plan are anticipated to be access streets.

In common with subdivision occurring south of Lesueur Drive to the north, the street system proposed within the Development Plan area incorporates a system of dual carriageway roads utilising the median strip as a drainage swale. **Figure 9** shows a standard road profile indicating the dimensions and functions of elements within the proposed street system. The proposed medians obviously impact on access to frontage development. Sketches at **Figure 10** have been produced by Sinclair Knight Merz to illustrate the treatment of intersections and their use to provide access to properties on both sides of the proposed streets. In addition to the use of intersection for this purpose, provision is to be made for median openings around every 100 metres on street lengths between intersections. Another feature of the proposal is to use the intersection treatments to prioritise particular roads. In particular, neighbourhood connectors will have priority over local streets.

One feature of the dual carriageway road systems employed in the Development Plan is the alignment of footpaths on both sides of each road. This results in a high degree of provision for pedestrian movement. The streets also make provision for on street cycling. This provision increases in width according to the status of roads. Provision for cyclist is illustrated on the diagrams at **Figure 10**.

In addition to the on street facilitation of pedestrians and cyclists, systems are proposed in neighbouring reserves including the ocean foreshore reserve. This provision is generally illustrated on **Figure 11** Traffic Management. The figure identifies the road hierarchy, provision for intersection



A 3 metre 'build to line' rather than a minimum set back area ensures that front garden width is minimised, reducing incentive to plant lawns and other 'thirsty' vegetation requiring fertiliser application.

Native heath vegetation required in front set back area. This vegetation is water wise and does not need fertiliser (nutrient) inputs. Maintenance is also minimised which is particularly important in the case of holiday homes.

All pavements are graded down towards the median so that stormwater run-off is directed to the swale rather than to gully traps and piped drainage system. Sewer main aligned within the parking lane and manholes designed into street tree ribs.

Median swale comfortably holds 1 in 10 year stormwater event. Infiltration of stormwater commences within about 10 metres of the point at which it falls. Infiltration is therefore spread over the estate rather than at particular points with the result that the natural groundwater regime retained as much as possible. Planting within the swale uses low maintenance, low water use native coastal heath species. Root systems and associated micro-fauna aerate soil maintaining it in a porous condition, enhancing infiltration capacity for efficient drainage. Water main aligned within the median strip.

Paved areas are greater than in a conventional street system but costs are offset by not having to install piped drainage systems. The absence of verges or nature strips means there are no thirsty lawns and no fertiliser applications resulting in low nutrient run-off to swale drainage system.

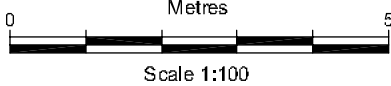
The use of low maintenance, native heath in the front garden reduces fertiliser inputs into the natural environment. This is particularly important in an area adjacent to a proposed Marine Park because groundwater eventually flows to the ocean.

NOTES:

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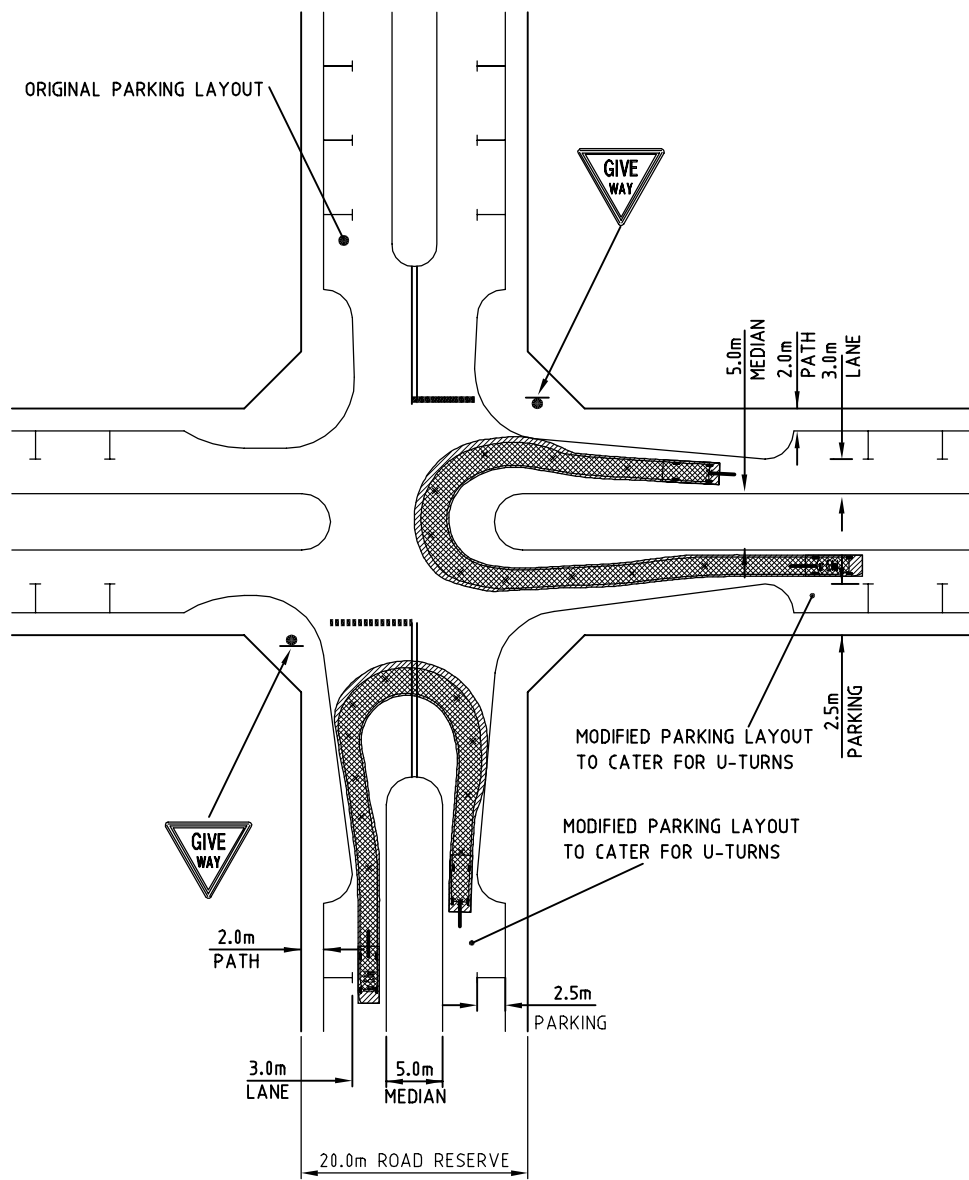
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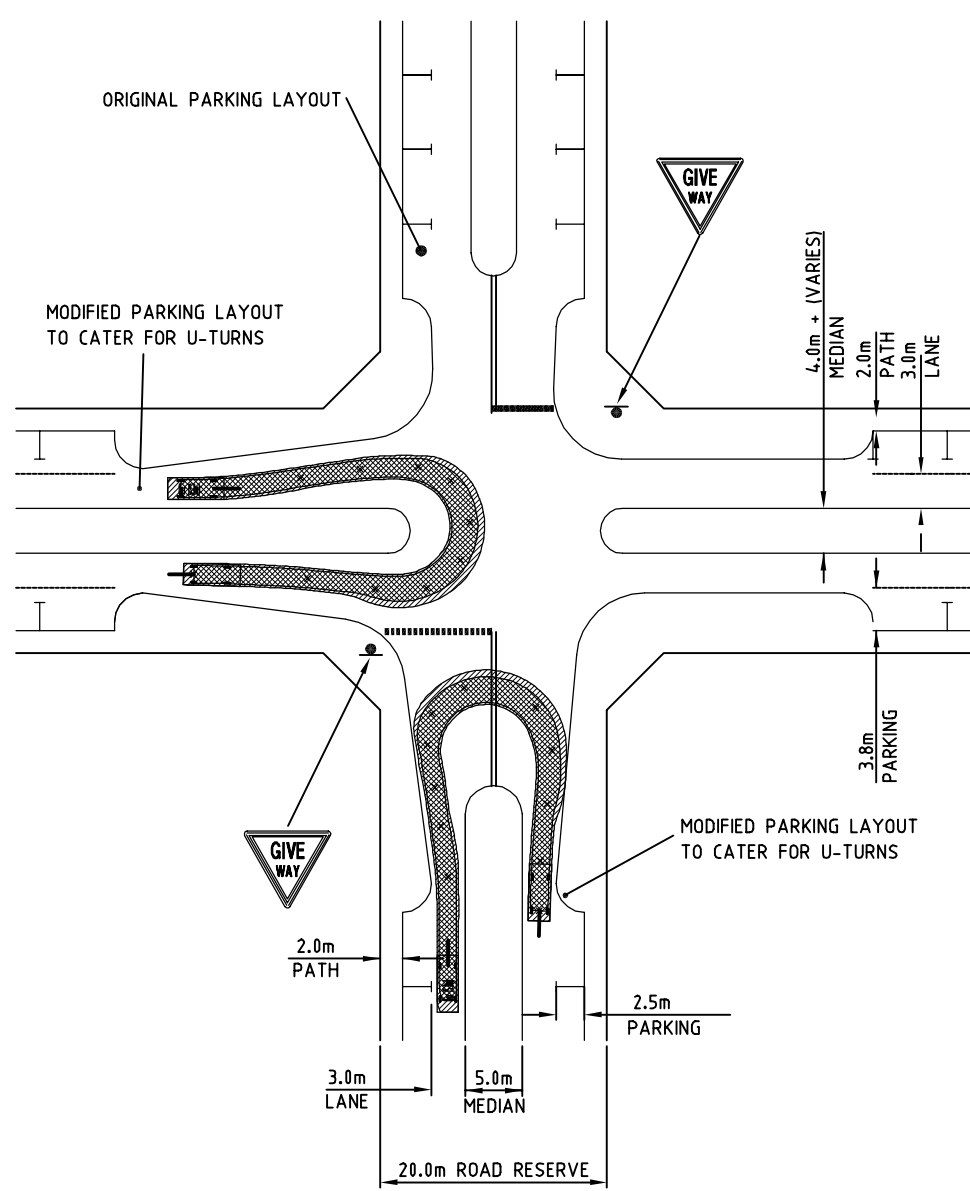
Date: 31 July 2003 Ref. 1919/Streetscape/Photoprofile/A3LB

All dimensions and areas subject to survey

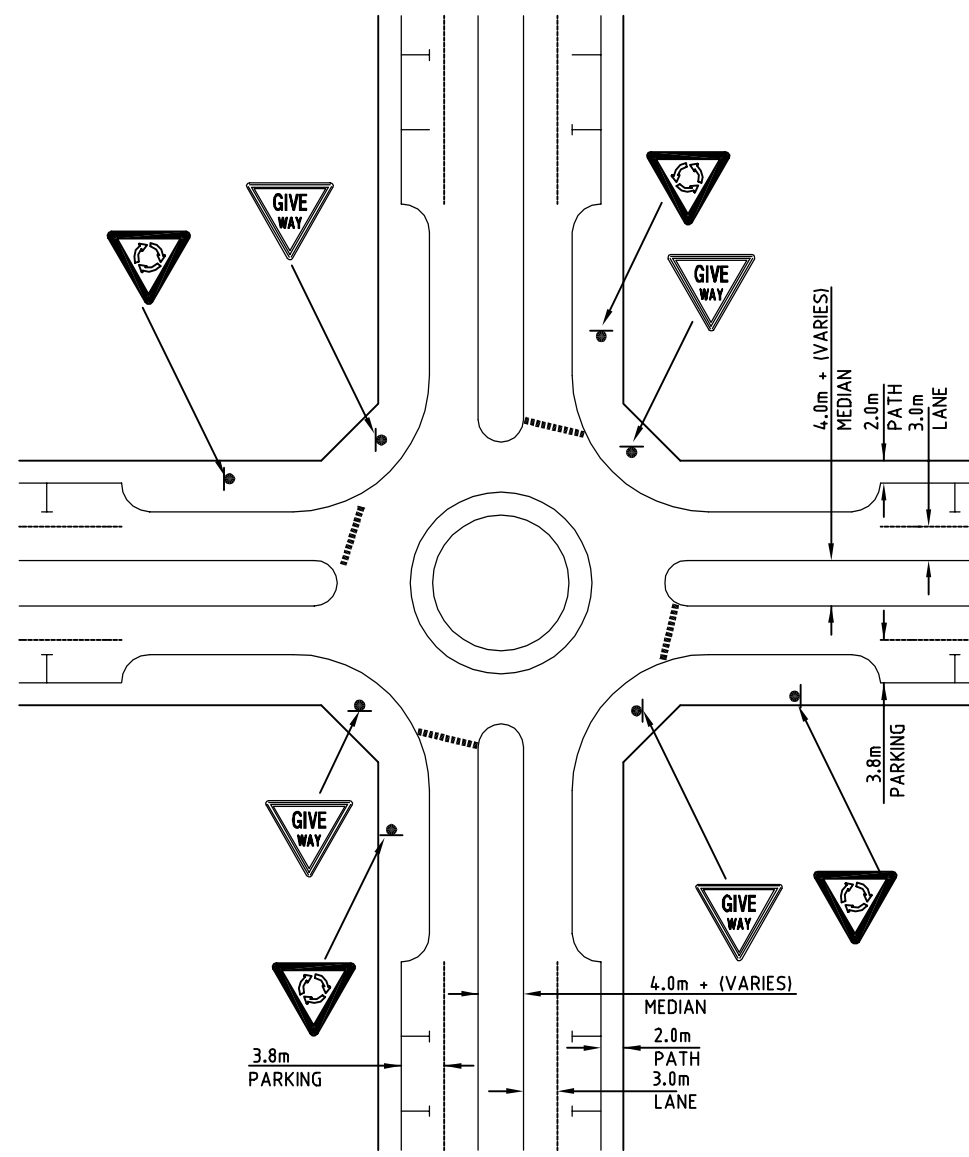
STREET PROFILE
JURIEN BAY
APPROVAL PURPOSES



INTERSECTION TYPE 1
INTERSECTION OF MINOR ACCESS STREETS
LESS THAN 3,000 VPD



INTERSECTION TYPE 2
INTERSECTION OF NEIGHBOURHOOD
CONNECTOR WITH ACCESS STREET

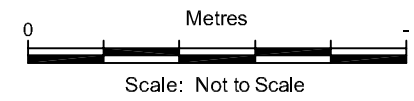


INTERSECTION TYPE 3
INTERSECTION OF NEIGHBOURHOOD CONNECTORS
LESS THAN 3,000 VPD

NOTES: 25mm on original

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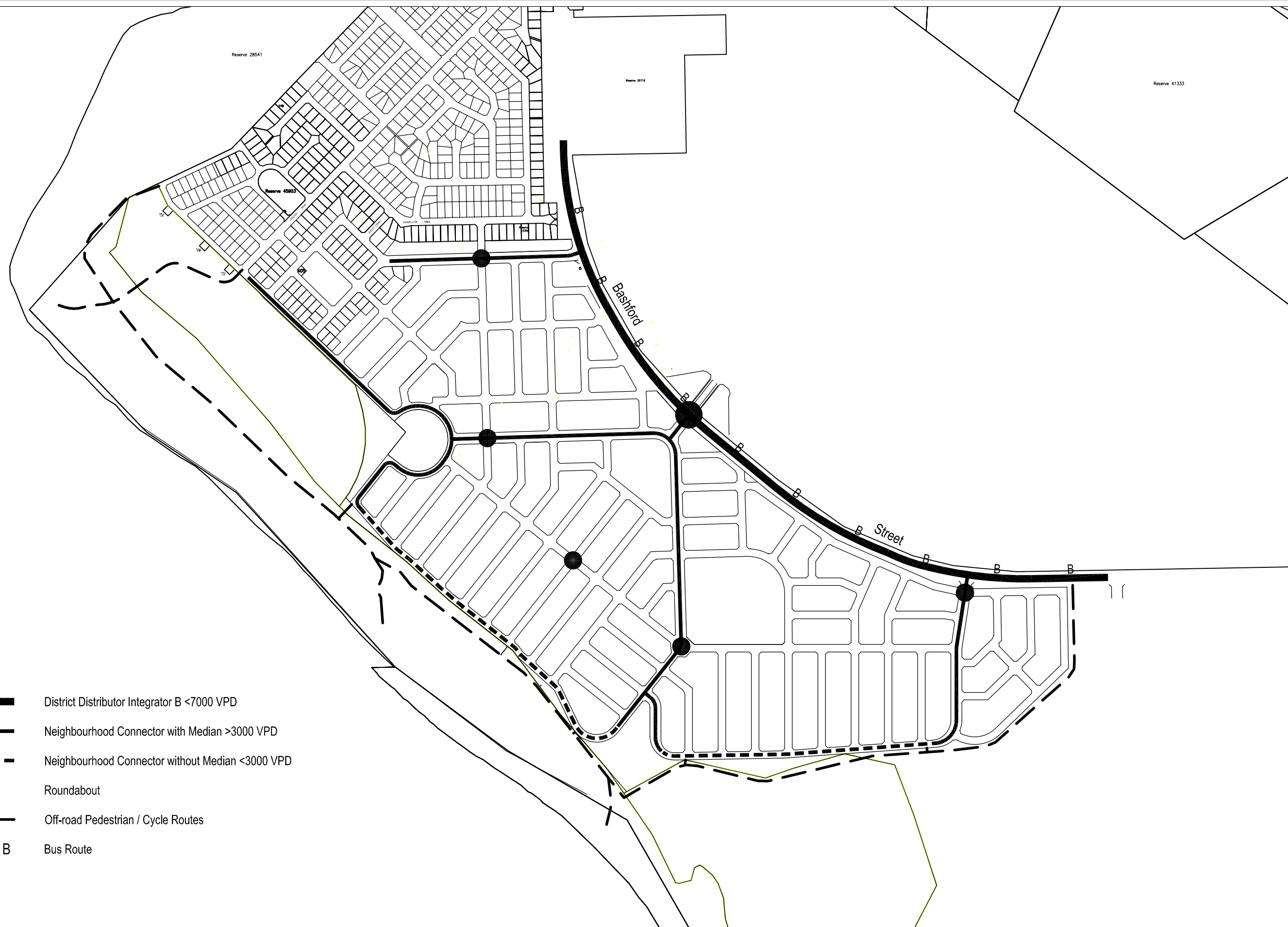
A3



Date: 29 October 2004 Ref. 1919/04/intersections

All dimensions and areas subject to survey

FIGURE 10
ROAD TREATMENTS



LEGEND

- District Distributor Integrator B <7000 VPD
- Neighbourhood Connector with Median >3000 VPD
- Neighbourhood Connector without Median <3000 VPD
- Roundabout
- Off-road Pedestrian / Cycle Routes
- Bus Route

NOTES: 25mm on original
Connections between off-road cycle routes and adjacent local road system via kerb ramps and short path connectors as appropriate.

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A3



0 Metres 500

Scale 1:10000

Date: 6 October 2004

Ref: 1919/04/16Aug04stages/Fig11Z

All dimensions and areas subject to survey

FIGURE 11
TRAFFIC MANAGEMENT

controls/treatments and the location of major pedestrian/cycle way linkages. Kerb ramps etc will be required to link off-road and on-road routes.

Also illustrated is the proposed use of Bashford Street as a bus route and the area within a walkable catchment of that bus route.

8. LOT LAYOUT

The influences of the coast and Bashford Street resulting in a north-west to south-east trend in the shape of the Development Plan area also have some impact on the orientation of local street systems and proposed housing lots. Notwithstanding this situation, approximately 50% of lots within the Development Plan area enjoy north-south or east-west orientation. Significantly, this Development Plan area is the only locality within the whole Structure Plan where the general grain departs from a north-south/east-west trend.

The more dense development and smaller lot sizes are generally associated with areas close to amenities including commercial functions and open spaces. Localities not enjoying these benefits are shown to be available for larger lot sizes.

9. PUBLIC PARKLAND

Figure 12 identifies the nature of public parklands within and adjacent to the Development Plan area. These parklands include areas primarily set aside for conservation purposes as well as areas identified as areas for the recreational requirements of the resident population. Public use of the conservation areas will primarily be restricted to passive use as well as walking and cycling. Active recreation and kick-around space will be accommodated within the general public open spaces. **Figure 12** shows that approximately 75% of lots within the Development Plan area are within 200 metres of parkland reserves.

The major area of active recreational use is expected to be that reserve adjacent to the proposed primary school site. It is anticipated that there will be joint school/public use of this area and that the recreation function will extend onto the school site. Other open spaces are primarily kick-around



areas although, in the south-east, a large area of reserve extending a conservation area surrounding an inter-dunal wetland has potential for active recreational pursuits.

The proposed open spaces are generally divorced of any drainage function except that, in extreme events, the reserves could be utilised for flood mitigation.

It is anticipated that open space reserves beyond the conservation areas will be landscaped by way of grassing as well as enhancement with coastal heath species. Groundwater availability for reticulation of large areas of grass is a concern pointing to a need to balance the use of grass with other plantings. In addition, the use of below ground sensors will be implemented to optimise the efficiency of the lawn irrigation system, the planting of the most suitable lawn species for the soil conditions, the area's climate and expected rainfall.

10. URBAN WATER MANAGEMENT

The Water Corporation has prepared a Water Management Plan which includes principles designed to reduce the rate of infiltration of nutrients into groundwater system and beyond to environmental bodies including the ocean and wetlands as well as maintaining the groundwater regime in a state as consistent as possible with the natural state. This objective involves disposing of stormwater as close as possible to source, in accordance with Water Sensitive Urban Design Principles which involves:

- Protecting and enhancing all natural water systems
- Reducing peak flows by use of local detention measures
- Protecting the quality of water drainage from urban developments
- Incorporating multiple use corridors that maximise the visual and recreational amenity of the development

In achieving these objectives, the Development Plan adopts the system of swale drains within road medians and utilising landscaping which does not require fertiliser inputs nor excessive use of irrigation. The techniques proposed within this Development Plan are being put into effect on land to the north currently zoned for residential development, towards Lesueur Drive.

The principles of the local road system were previously illustrated in **Figure 8**. The system provides for stormwater runoff to be infiltrated as close as possible to source through the median swale drains and calculations have been undertaken to confirm the adequacy of storage and infiltration capacities in the swales. These calculations increased run off coefficients to take account of the expanded area of pavement proposed in the road profile.

A standard 20.6 metre wide road profile is made of 0.5 m of unpaved surface adjacent to the property boundary for telecommunications and power utilities, 1.5 m of footpaths, a parking lane of 2.5 m and a traffic lane of 3 m width. This profile is repeated on the other side of the road leaving a median of 5 m. At 600 m³ of stormwater storage per hectare of impervious surface, previous work has demonstrated that the provision made for stormwater storage and infiltration within the swale drainage system is adequate to cater for the one in ten years storm event. Flows from more major events would be directed towards open spaces.

11. UTILITIES

The Water Corporation has produced a draft Water Management Plan for the Jurien Bay area as a whole which consequently includes the Turquoise Coast development. This Plan has been prepared in response to the Central Coast Regional Strategy's adoption of Jurien Bay as the dominant centre of the region.

The Water Management Plan proposes strategies for the expansion of water and sewerage services at Jurien Bay to cater for longer term development as well as the drainage strategy discussed at 10. It also sets reduced water consumption targets which are adopted into this Development Plan and Detailed Site Plan by way of proposals to avoid lawned verges, expansive front gardens and by utilising appropriate vegetation minimising reticulation requirements.

Proposals to reduce water consumption and to achieve drainage objectives result in a residential road profile departing from accepted standards. This amended profile has been discussed previously. It impacts on utility provision in that revised water and sewer alignments are proposed and rather than

being beneath a verge, reticulation sewer mains will be below paved areas. These adjustments have been agreed by the Water Corporation with respect to an existing subdivision approval and it is accordingly foreshadowed that the principle will continue into this Development Plan area.

Existing water supply infrastructure includes three shallow production bores 4 km north east of Jurien Bay supplying water to a summit storage tank from where a trunk main gravity supplies the Jurien Bay reticulation system. Both the borefield and the storage tank require upgrading. Ultimately, the Water Management Plan recommends a northern and southern borefield with associated source protection areas. The proposed distribution network compresses gravity reticulation from a central storage to the east of the Turquoise Coast development area.

The Water Corporation has also undertaken a water balance recognising the need for water efficiency and promoting the strategies to reduce consumption adopted in this Plan.

Only 10% of the existing Jurien Bay town site is connected to deep sewerage. Hence, the Waste Water Treatment Plant (WWTP), which is located 2 km east of town receives only small flows via a conventional sewerage system. Treatment is through facultative ponds with disposal via an infiltration pond into the groundwater system since flows are too low to justify reuse. Environmental monitoring indicates that the WWTP is having minimal impact on the surrounding environment. In the short term, the existing system will be expanded to accept flows from new development leading to medium term upgradings including activated sludge treatment. Treated waste water management will include indirect reuse at ovals, schools, golf course, woodlot etc. In the long term, a second WWTP will be established further to the south-east, again comprising activated sludge treatment and reuse of waste water. The major risks associated with the proposal are to be addressed by a monitoring regime with contingency measures identified for implementation should monitoring support potentially adverse impacts.

Stormwater disposal is to be via infiltration with this occurring virtually at source as demonstrated at **Figure 9**.

Planting policies limit the addition of nutrients to the system and hence conveyance to groundwater (see **Detailed Site Plan**).

The Dandaragan Shire Council currently provides a rubbish collection service disposing of waste in a landfill site off Canover Road. The site has capacity to accept waste for a further 10 years.

Green waste is generally minimised by the use of landscaping with low nutrient requirements and less water, limiting seasonal growth and therefore waste. Lawn areas are limited to rear yards with no front or street lawns. Household waste reduction and recycling will need to be encouraged through broad based community programmes.

Council has received a Waste Management Review which recommends that in the longer term there should be a regional landfill facility near Badgingarra along the Brand Highway corridor. This would potentially also serve the Shires of Gingin and Moora.

12. ZONING AND RESIDENTIAL DENSITY

The Shire of Dandaragan Town Planning Scheme requires that the Development Plan define zones and residential densities for the Development Plan area. **Figure 13** is therefore a zoning map for the area with R Code densities overlaid.

The range of zones include:

- Residential
- Tourist
- Community
- Recreation

Residential density codings are proposed over the Residential Zone.

12.1 Residential

Land to the north of the Development Plan area is currently zoned Residential and coded R12.5 providing for an average lot size of 800m² and a front set back of 7.5 metres. It is proposed that this density be generally increased to R15 however, it is anticipated that in light of the present zone boundaries,



some lots will straddle the boundary of the Development Plan and consequently be subject to two residential density codings (R12.5 and R15). To overcome this concern, a split coding of R12.5/R15 is proposed along the boundary of the Development Plan with the existing Residential zoning. Lots that are actually divided by this common boundary can therefore be considered solely in terms of the R12.5 code while lots wholly within the boundary can be considered in terms of the R15 code.

The R15 code is considered an appropriate replacement of the R12.5 because of reduced front setbacks. Traditionally, people at Jurien Bay have required space for boats, caravans and sheds. Consequently the area offered by an R12.5 lot has been appropriate for the locality. A standard R12.5 lot of 800m² would likely have a frontage of 20 metres and a depth of 40 metres. After deducting the front set back area of 7.5 m x 20 m = 150 m², the usable lot space is reduced to 650 m².

In respect of this Development Plan, it is proposed to reduce front set backs to 3 metres resulting in the front set back area of a 20 metre wide lot being reduced from 150 m² to 60 m². Lots created under the R15 code must have an average area of at least 666 m² and therefore a 20 metre wide lot requires a depth of 33.3 metres. The usable space after deducting the front set back area therefore becomes 606 m², just 44 m² less than available in the standard R12.5 lot.

It is probable that rather than R15 lots having a depth of 33.3 metres, this will be rounded to 35 metres in which case the usable lot area becomes 640 m². The proposed density increase therefore retains the lifestyle opportunities traditionally associated with Jurien Bay.

In accordance with previous discussion, the MOU entered with Council and the WAPC requires variety in housing opportunities. To achieve this variety, a central area is proposed to be coded R20 allowing lot sizes ranging upwards from 450 m² with an average of a minimum 500 m².

Sites close to neighbourhood/local centres are shown to be R40 because of the level of service available to them and their ability to support the centre.

12.2 Tourist

Two tourist sites are shown on the Zoning and Density Map at **Figure 13**. One is adjacent to the reserve containing the representative sample of the back ridge plain at Island Point. The second occupies an elevated portion of land to the south overlooking Booka Valley.

The first site is seen to be an opportunity for a low key facility accommodating school camps, corporate and community groups. Its position adjacent to the beach ridge plain reserve and proximity to Island Point and the Jurien Bay Marine Park offers educational opportunities. General public open space is also available to the site allowing kick around activity and more formal events.

The second site overlooks Booka Valley from a more elevated area towards the south. Outlook and proximity to a stable bathing beach create opportunities for more traditional holiday accommodation.

A shop and/or café/restaurant are uses permitted if incidental to the predominant use of land within the Tourist zone. Consequently, these two tourist sites double as neighbourhood centres.

12.3 Community

The Community zone applies to the primary school site which is shown to occupy an area which is well accessed by the local street system and in a central part of the Development Plan area identified for this purpose in the Structure Plan. Road frontage is provided to three sides of the school site and open space abuts on the fourth boundary.

The school site is shown at 3.5ha in anticipation that joint development and use can occur with the adjacent open space. In view of general fresh groundwater resources being limited, joint development and use are encouraged however, should this not be possible, the flexibility inherent in the Development Plan would permit the boundary between the open space and school site to be adjusted to increase the school site to 4ha.

12.4 Recreation

The Recreation Zone is applied to all open spaces irrespective of whether they are intended primarily for conservation purposes and generally passive use or for active pursuits.

In addition, to assist in meeting the Western Australian State Government's objective of achieving at least 20% reuse of treated wastewater on a state wide basis, a commitment is made to increasing the reuse of treated wastewater from the current (and the proposed) wastewater treatment plant. Thus maximum use of treated wastewater is planned through the process of recharging the local superficial aquifer with this water and extracting the required amounts for irrigating all reserves and school lawn areas.

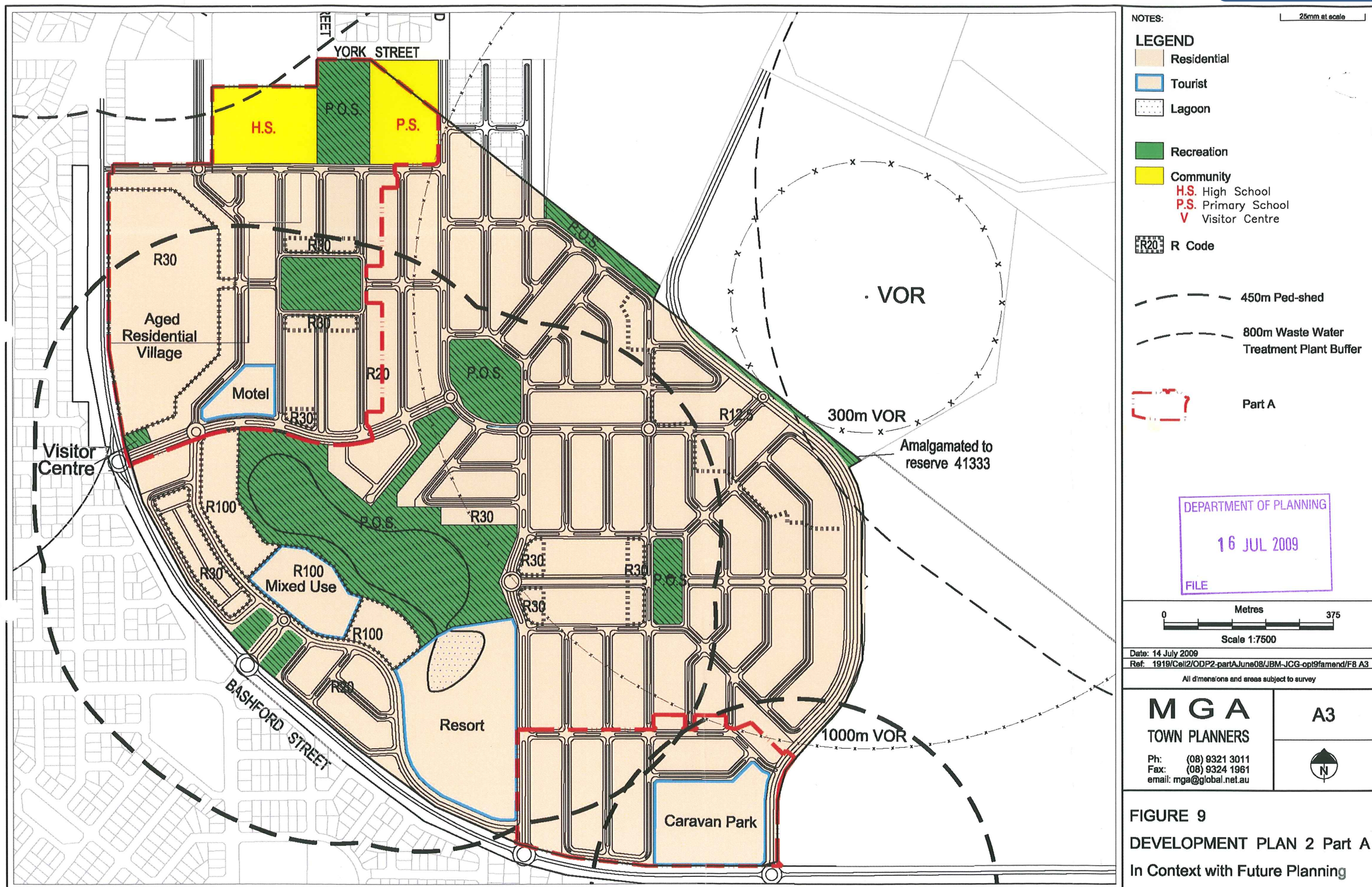


Figure 9 (Repeated for convenience)

Certified that agreed Development Plan No. 2A

Was adopted by

Resolution of the Western Australian Planning Commission on 11 NOV 2009

Signed for on behalf of the Western Australian Planning Commission

[Signature]

An officer of the Commission duly authorised by the Commission pursuant to section 24 of
The Planning and Development Act 2005 for that purpose.

And by

Resolution of the Council of the Shire of Dandaragan on 22 January 2009

And the seal of the Municipality was pursuant to the Council's resolution hereunto affixed in

The presence of:

[Signature]

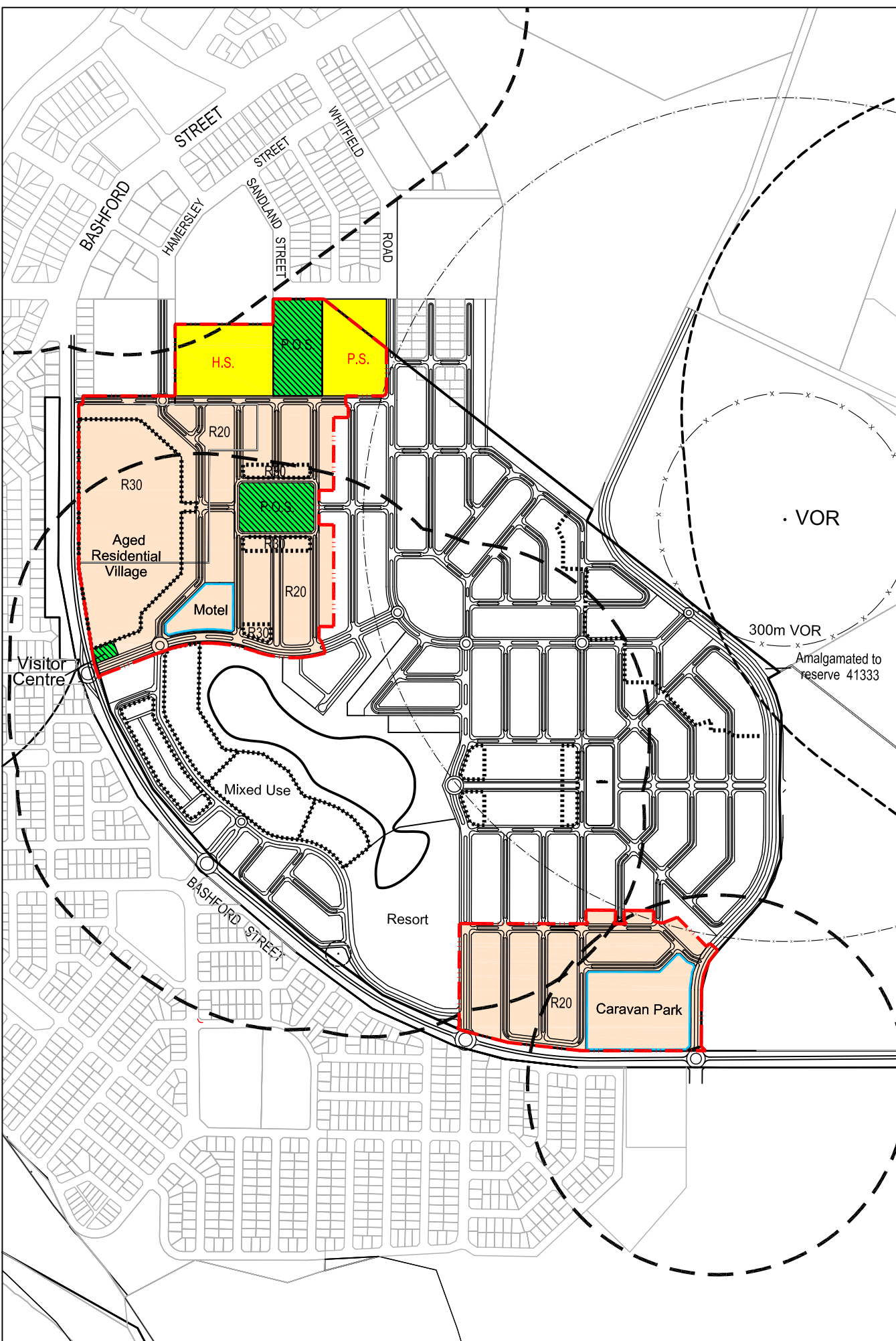
President, Shire of Dandaragan

Date: 22.10.2009

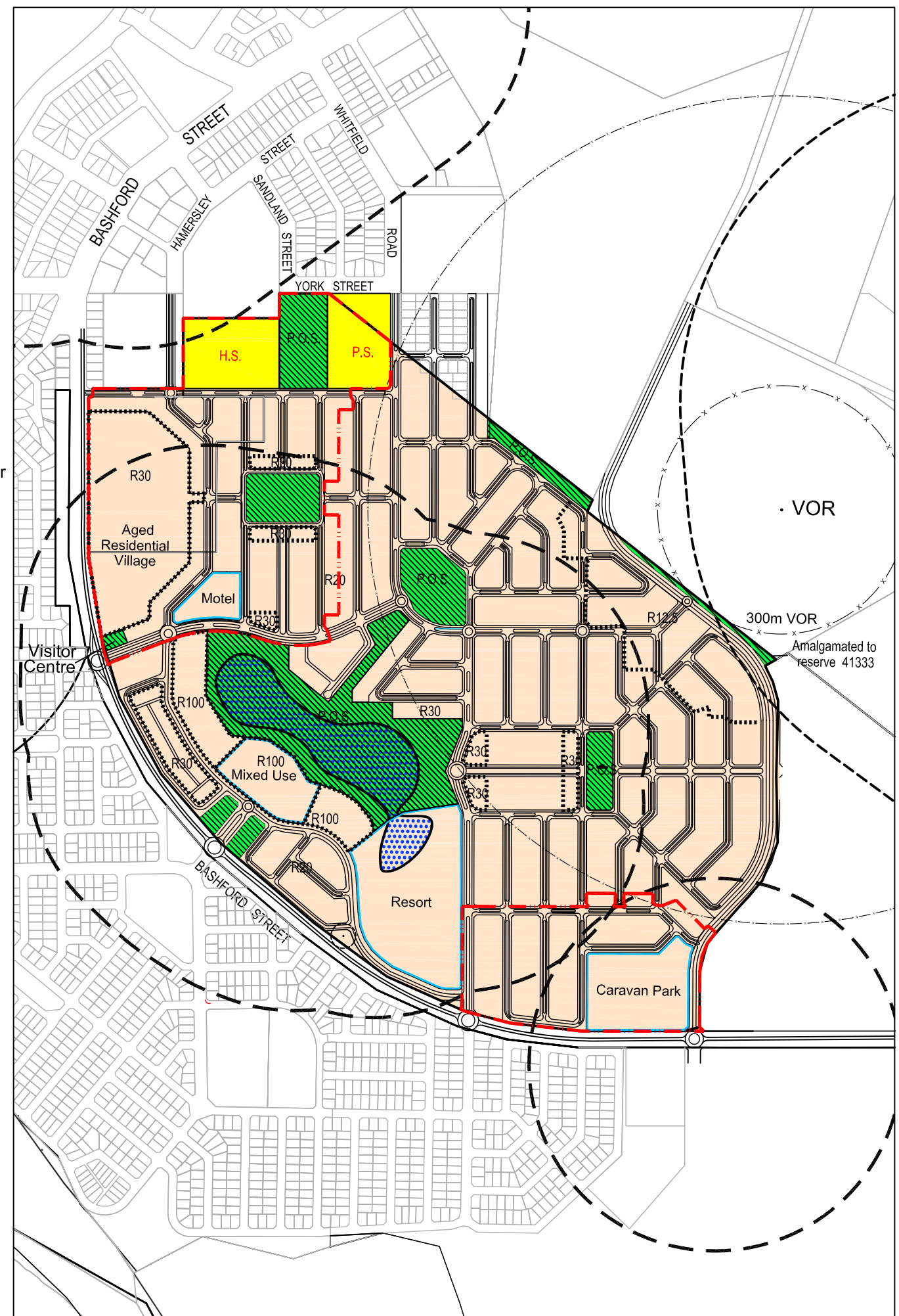
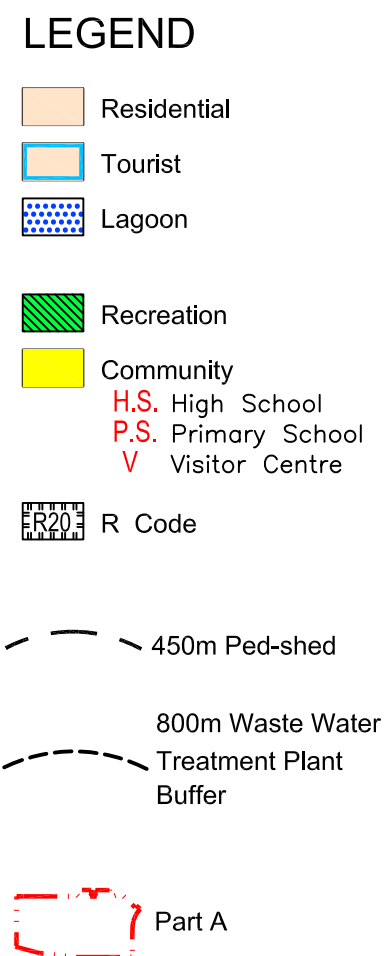
Chief Executive Office, Shire of Dandaragan

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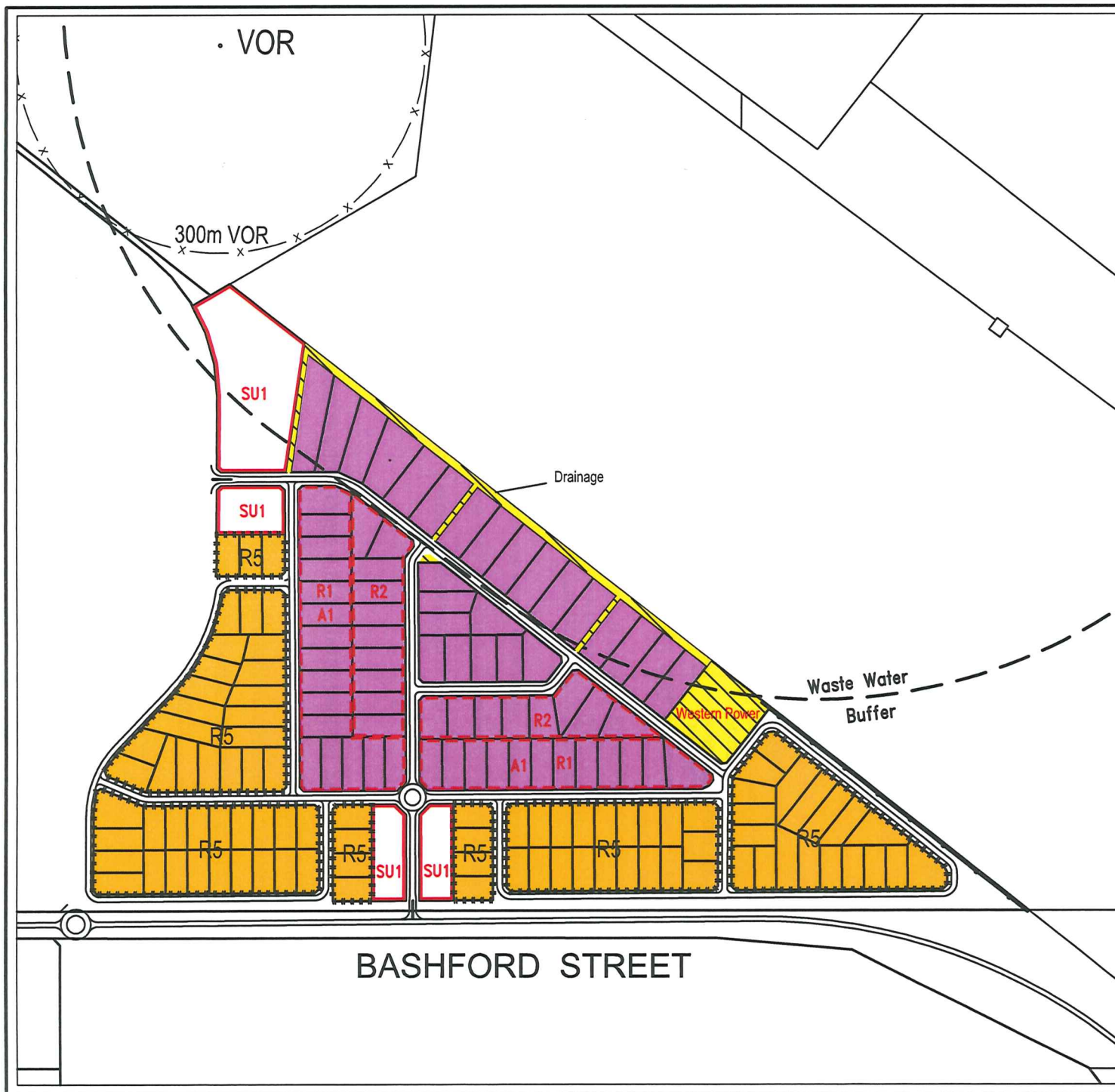




DEVELOPMENT PLAN - PART A



OVERALL DEVELOPMENT PLAN



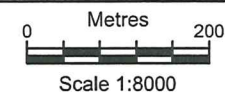
NOTES:

25mm at scale

LEGEND

- Residential
- Industrial
- Public Purposes
- SU1
- R1
- A1
- R5

- 800m Waste Water Treatment Plant Buffer
- VOR Boundaries



A4



Date: 15 April 2008

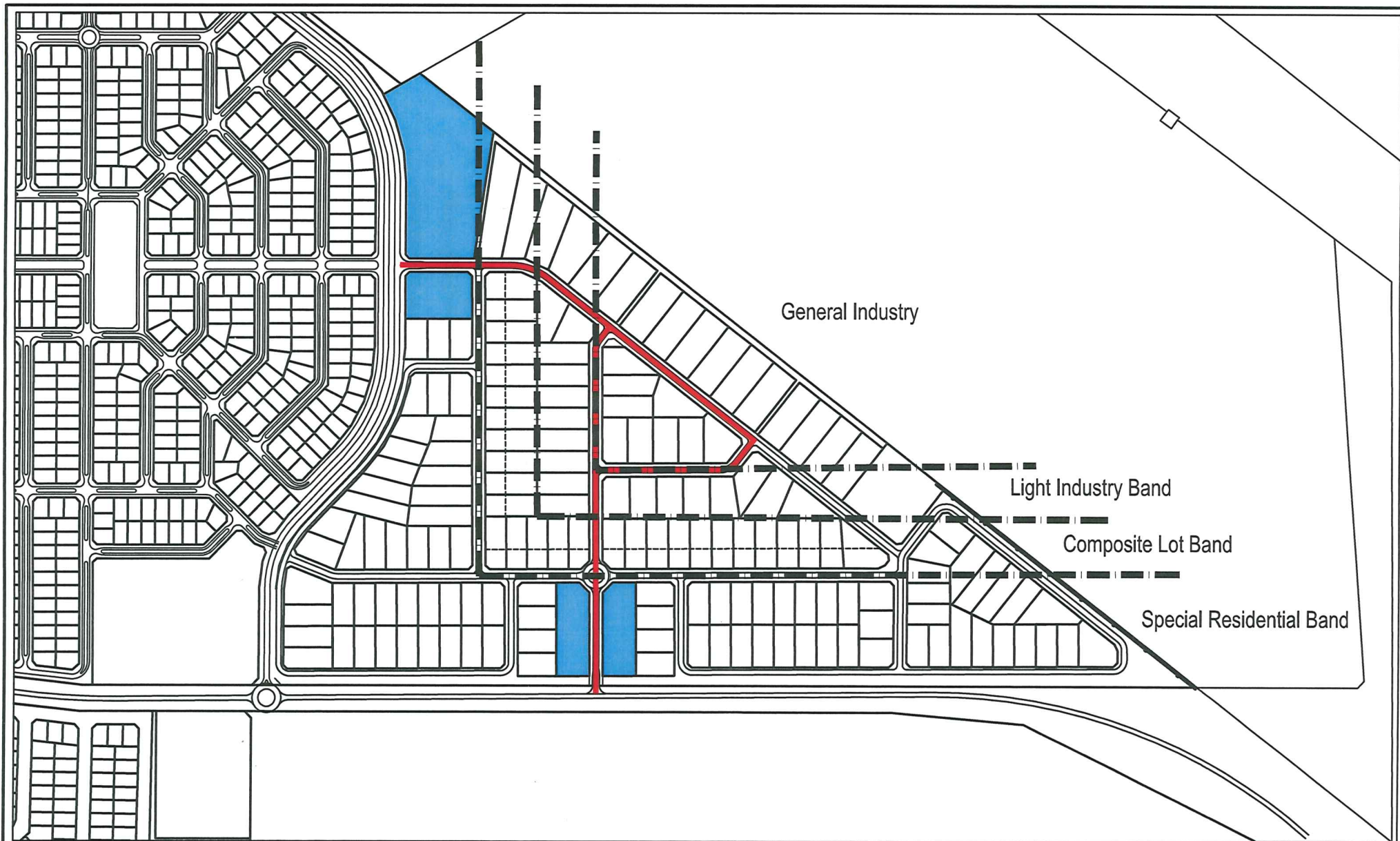
Ref: 1919/cell3rezone/JBM-JCG-opt14/fig9

All dimensions and areas subject to survey

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Figure 9
DEVELOPMENT PLAN



NOTES:

- 25mm at scale
- Showroom / Office / Commercial
- Primary Route for Industrial / Commercial Traffic

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A4



0 Metres 150
Scale 1:6000

Date: 2 May 2008
Ref: 1919/Cell3/JBM-JCG-opt14/bands

All dimensions and areas subject to survey

Figure 6
CONCEPT PLAN

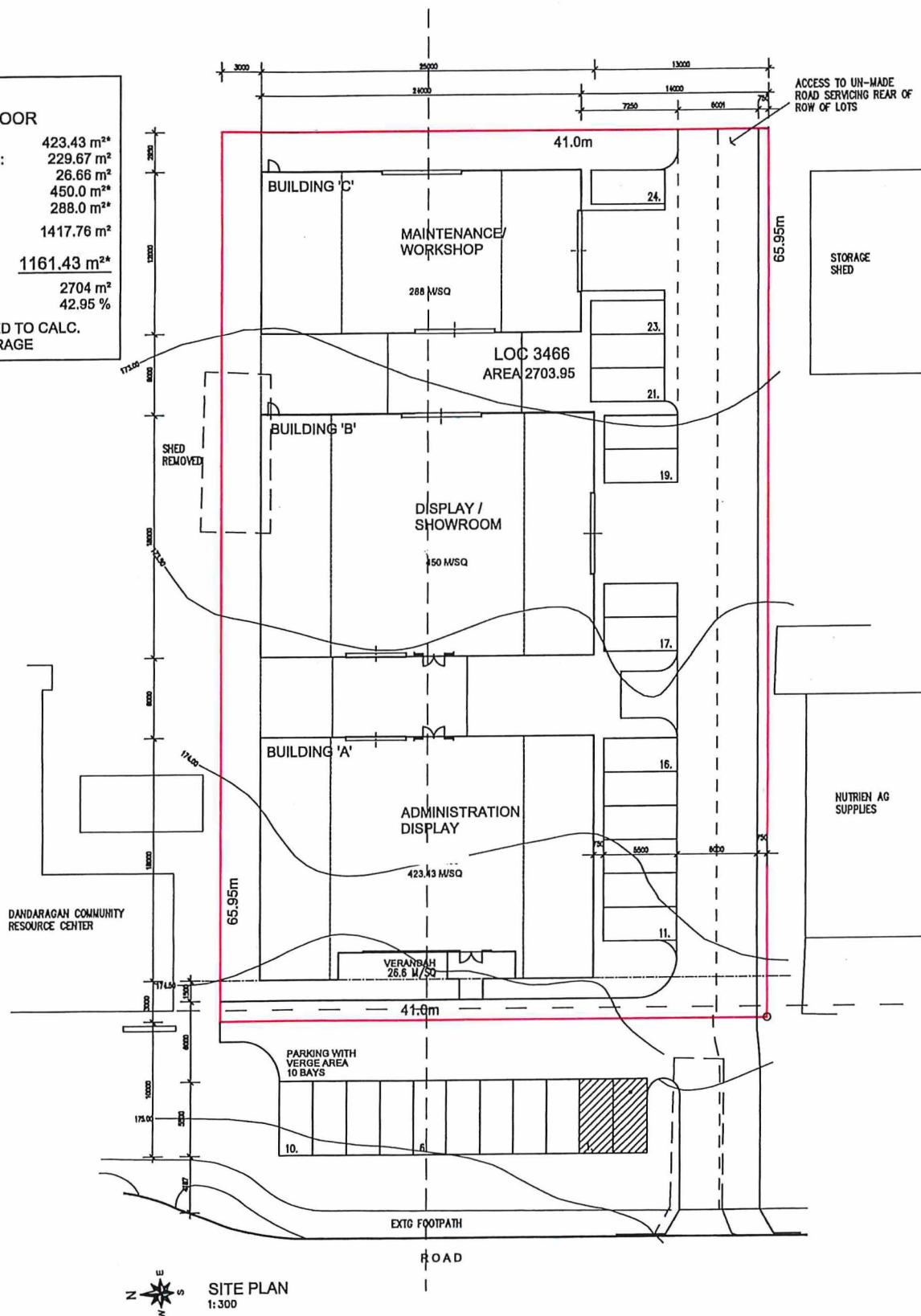
AREAS**GROUND FLOOR**

BUILDING 'A':	423.43 m ² *
UPPER FLOOR:	229.67 m ²
VERANDAH:	26.66 m ²
BUILDING 'B':	450.0 m ² *
BUILDING 'C':	288.0 m ² *
TOTAL:	1417.76 m²

TOTAL: 1161.43 m²*

LOT:	2704 m ²
SITE COVER:	42.95 %

* AREAS USED TO CALC.
SITE COVERAGE



SITE PLAN
1:300

INHOUSE



BUILDING
DESIGN

SKETCH PLAN

SK 5

1 of 4 sheets
JOB No. 6821

PROJECT: DANDARAGAN HERITAGE & CULTURAL CENTRE CLIENT: SHIRE OF DANDARAGAN

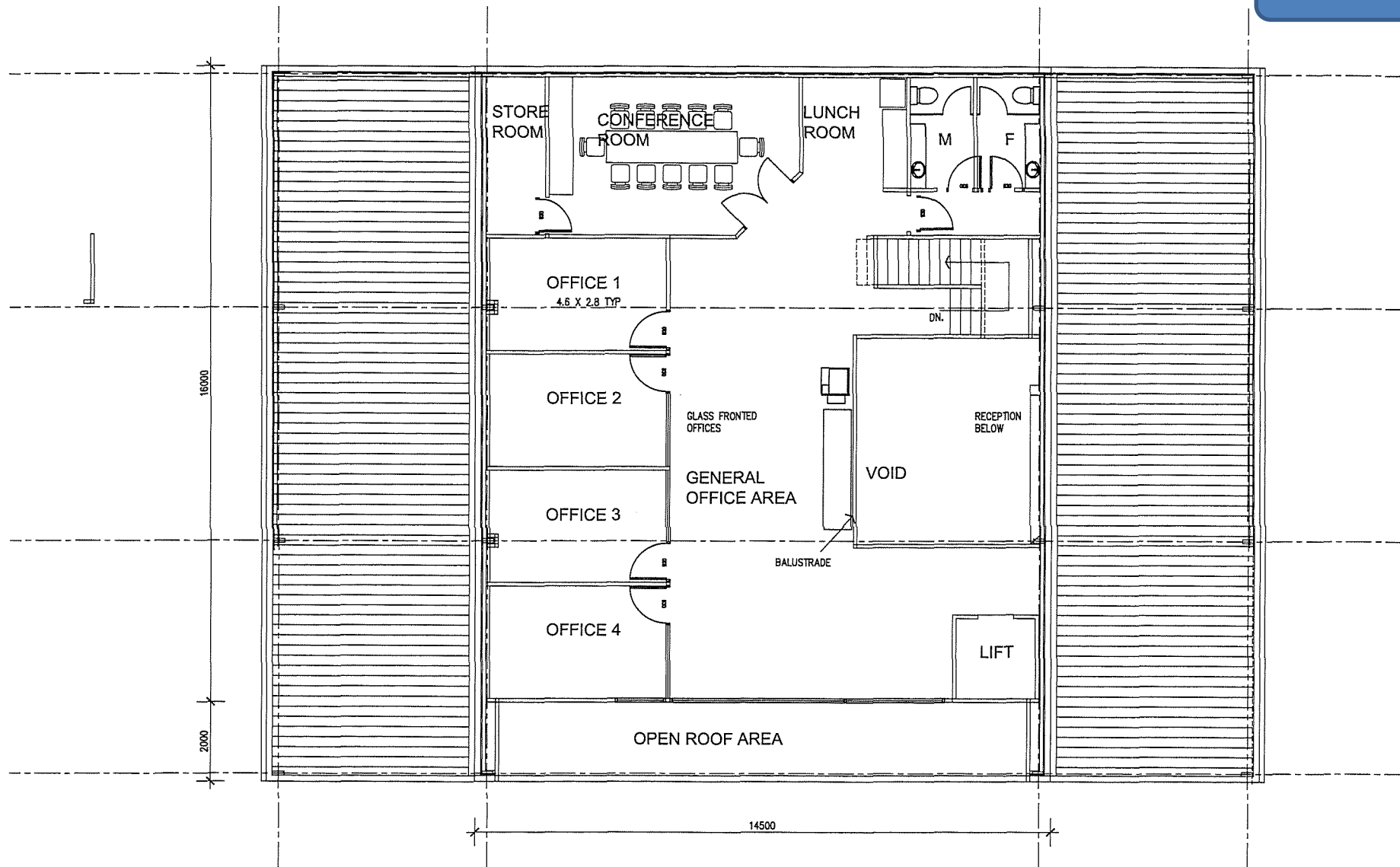
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DANDARAGAN

DRAWN: P.B.

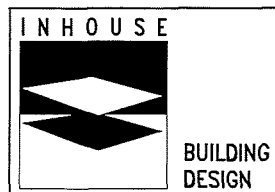
SCALE: 1:300

DATE OF ISSUE: 19/08/25

DESIGNED: P.B.



FIRST FLOOR PLAN
1:100



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SKETCH PLAN

PROJECT: DANDARAGAN HERITAGE & CULTURAL CENTRE

ADDRESS: LOC 3466 DANDARAGAN ROAD
DANDARAGAN

CLIENT: SHIRE OF DANDARAGAN

DRAWN: P.B. SCAL: 1:100

DESIGNED: P.B.

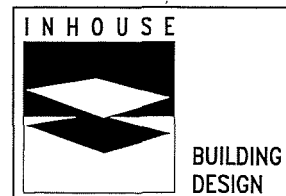
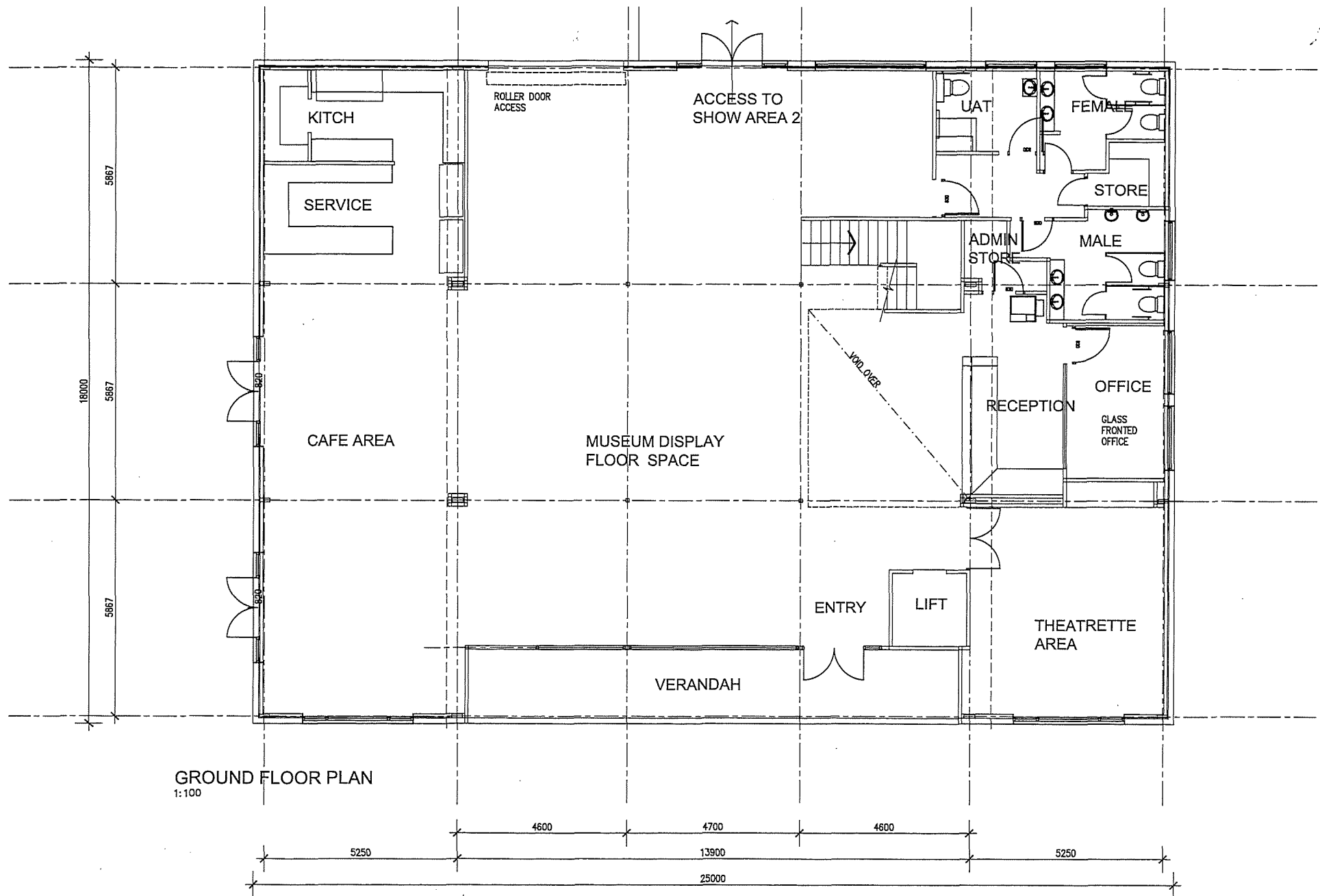
SK 5

3 of 4 sheets

JOB No. 6821

DATE OF ISSUE: 19/08/25

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SKETCH PLAN

SK 5

2 of 4 sheets
JOB No. 6821

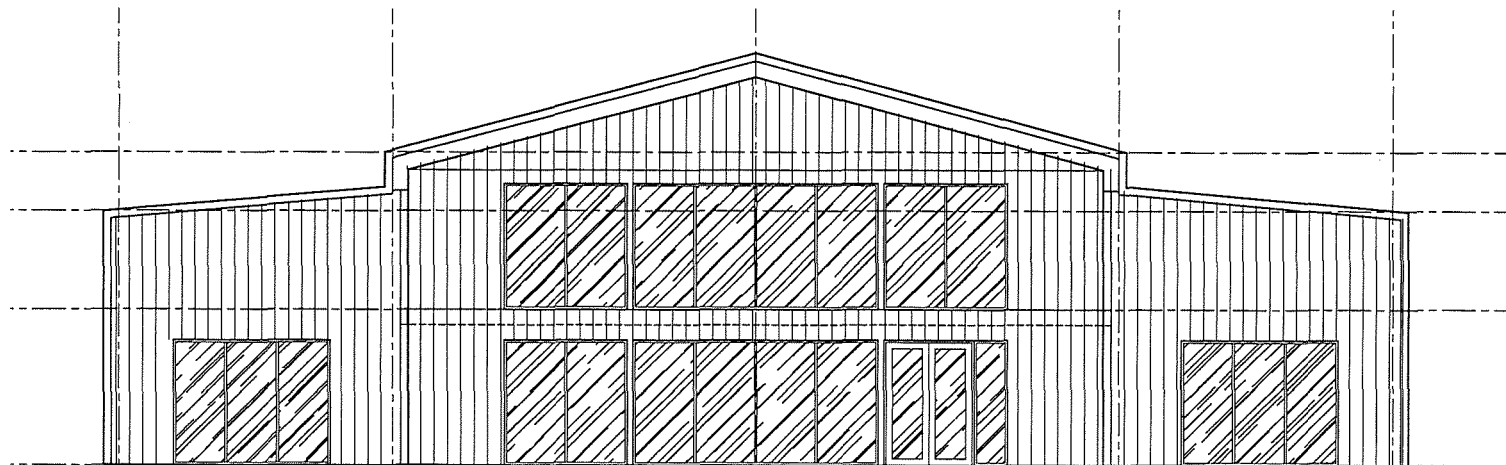
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DANDARAGAN

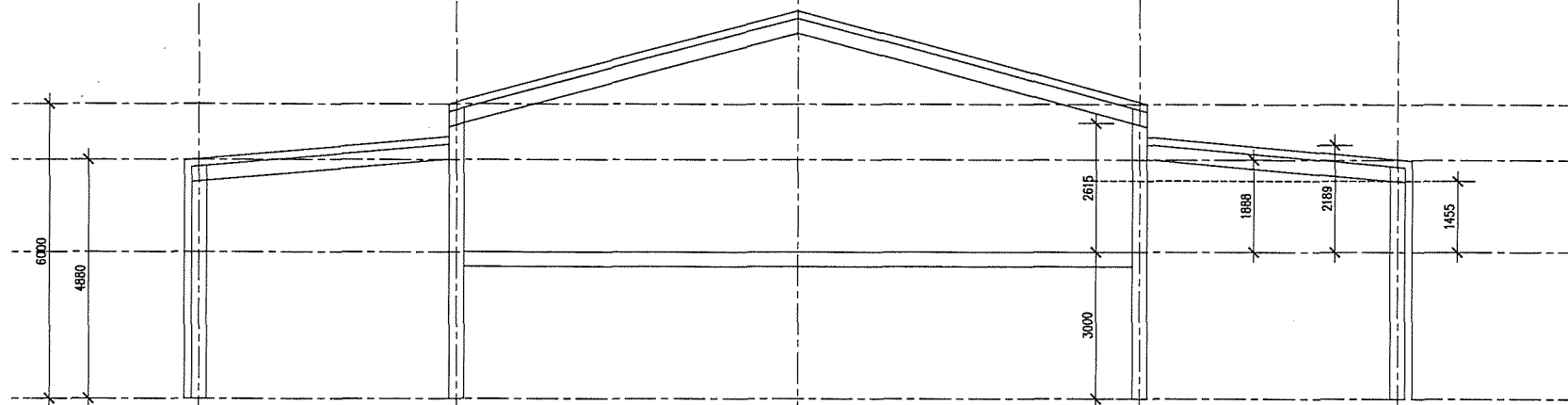
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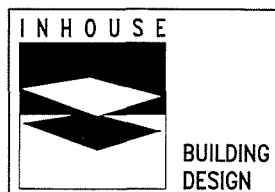
DATE OF ISSUE: 19/08/25



ELEVATION 1
1:100



SECTION A
1:100



SKETCH PLAN

SK 5

PROJECT: DANDARAGAN HERITAGE & CULTURAL CENTRE

CLIENT: SHIRE OF DANDARAGAN

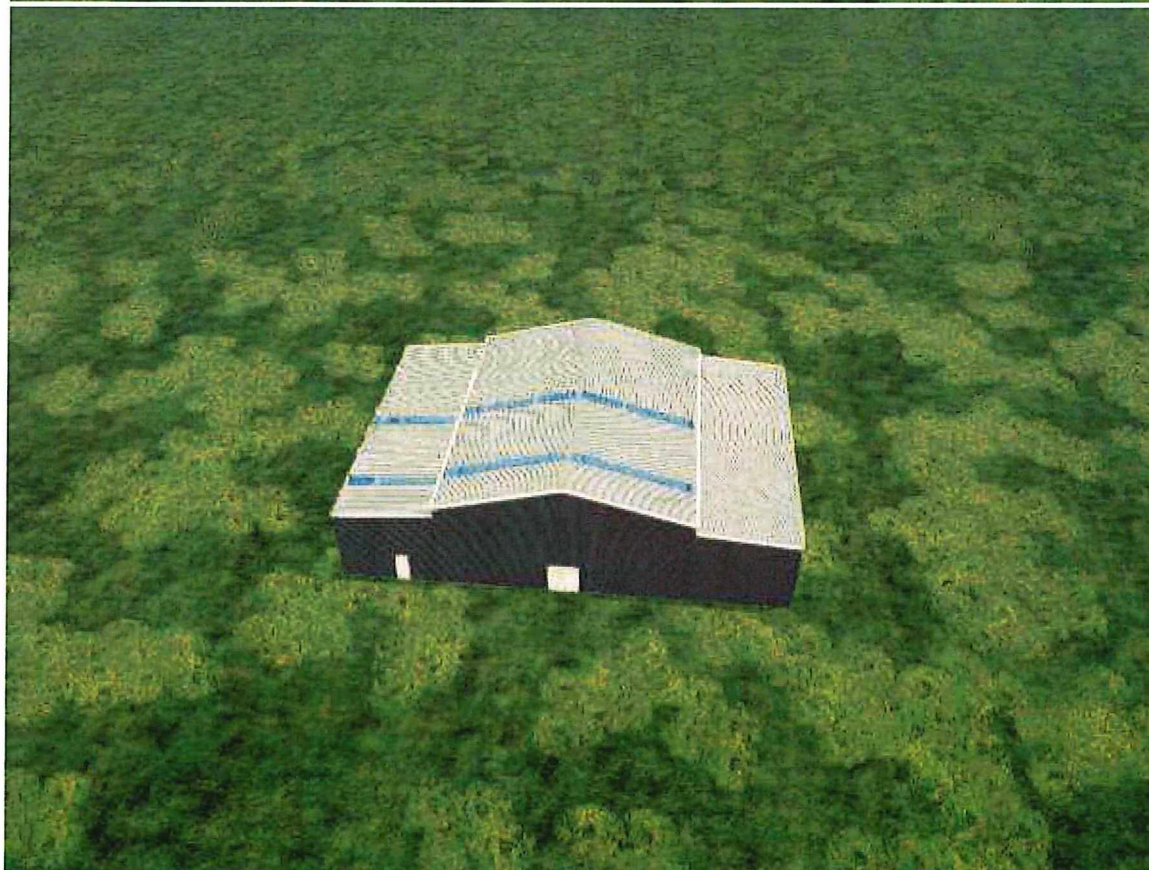
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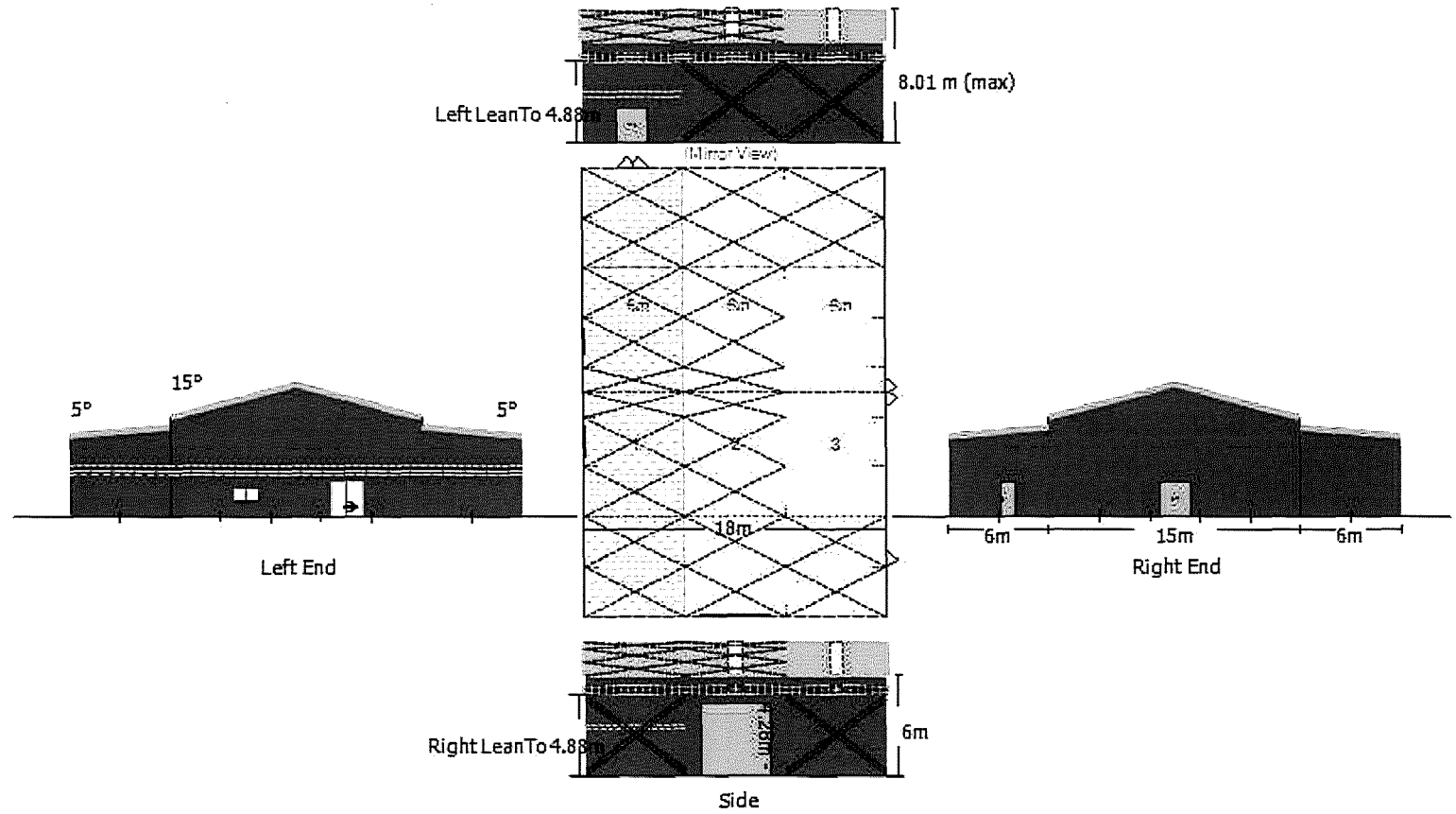
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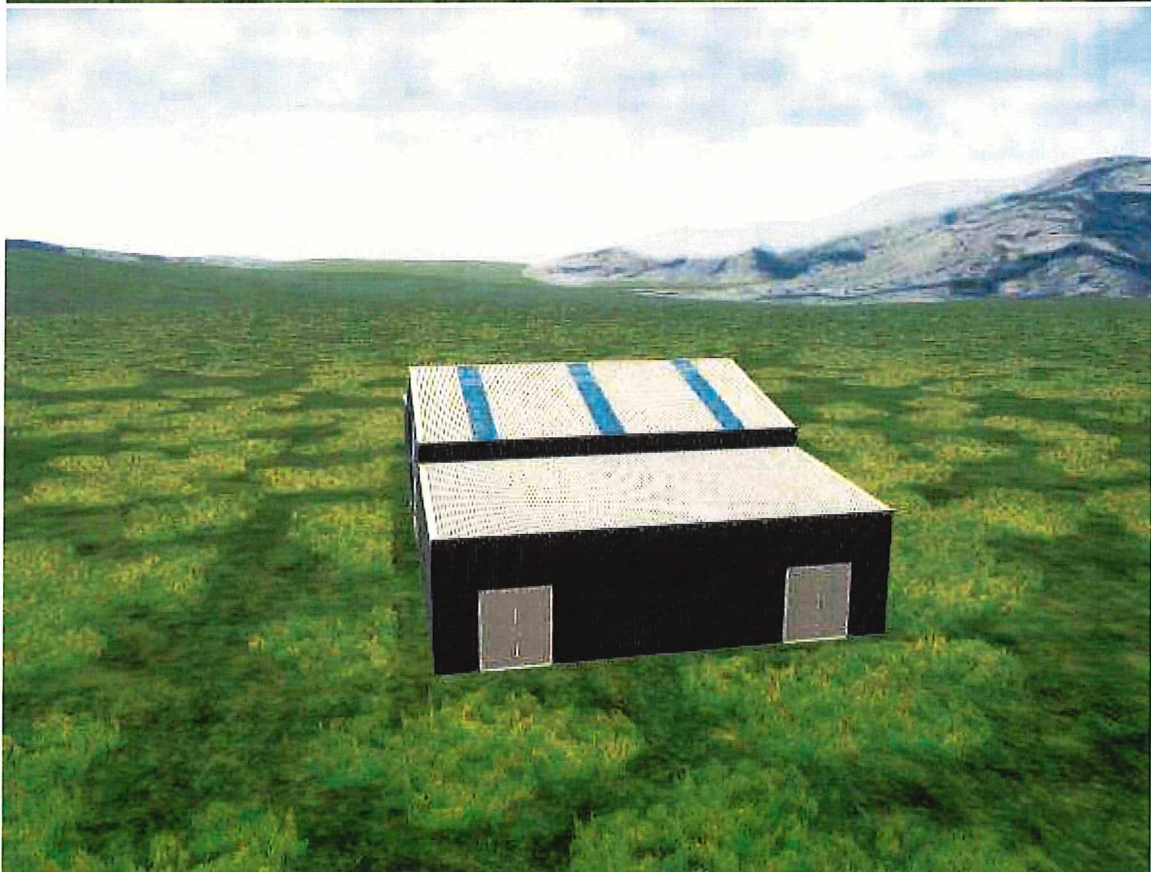
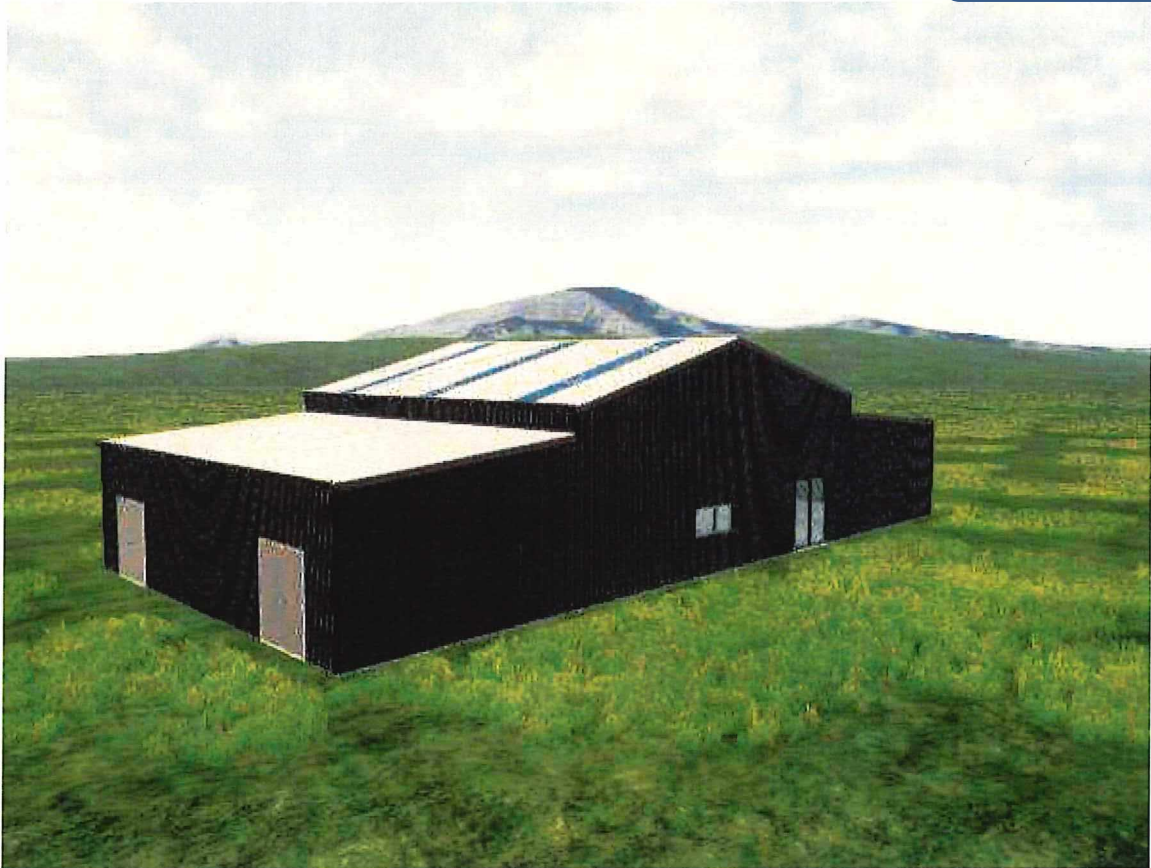
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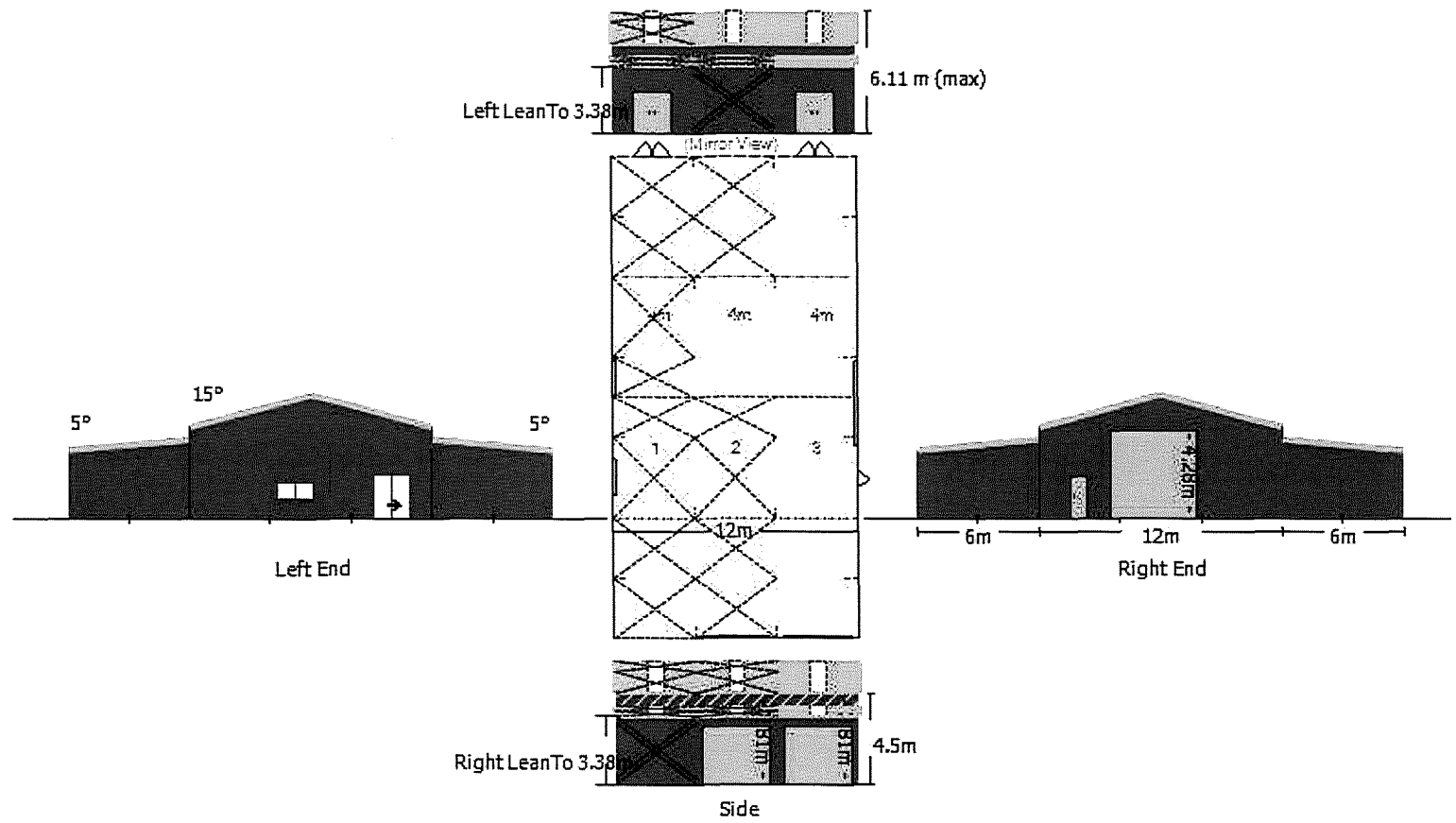
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DESIGNED: P.B.





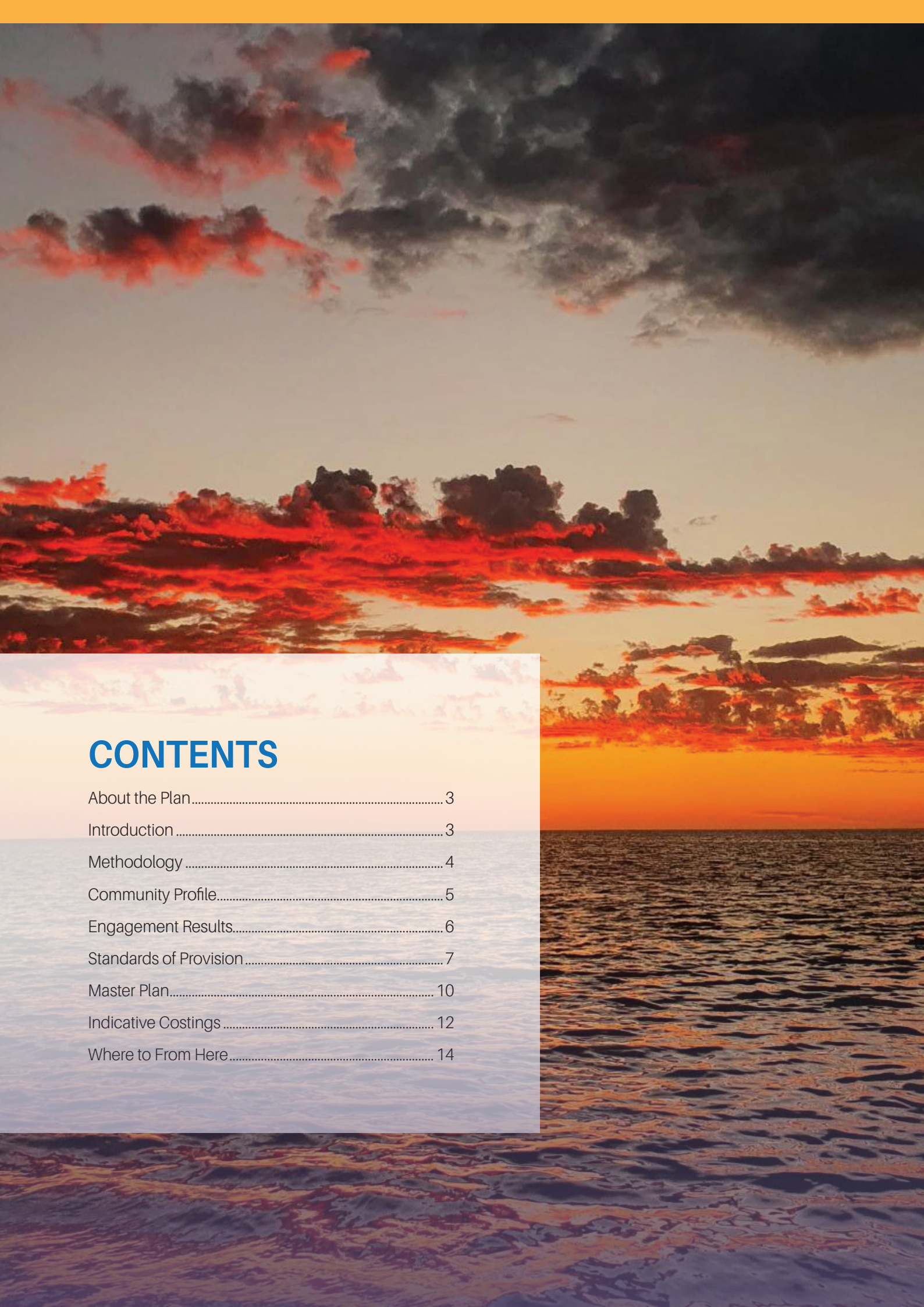






SHIRE OF DANDARAGAN DANDARAGAN RECREATION PRECINCT PLAN

Attachment: 9.4.1



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About the Plan.....3

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Community Profile.....5

Engagement Results.....6

Standards of Provision7

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Indicative Costings 12

Where to From Here..... 14

Yued Country

On behalf of the Shire of Dandaragan community, we acknowledge the traditional owners of this land, the Yued people, and their continuing connection to country.



About the Plan

Introduction

The Dandaragan Recreation Precinct is situated on Dandaragan Road in the northern part of the Dandaragan townsite and offers a range of sporting facilities for use by local clubs and community groups. The facility currently caters for a wide range of sporting activities, social amenities, theatre, and overnight camping in the Transit Park. The precinct includes the Dandaragan Community Hall, the Community Recreation Club, bowls green, tennis courts, outside multi-court, oval, hockey field and a playground.

Participating in sport and recreation provides significant benefits including fostering social inclusion, providing a sense of belonging, improving our physical health and developing young people, preparing them for their future and as part of community. Facilities that enable sport and recreation support opportunities to build relationships as participants share time and experiences together.

The Shire's 2022 Sport and Recreation Plan (and its Implementation Plan) identified the need to prepare a new masterplan for this precinct as a high priority for guiding future investment. This report presents the official Dandaragan Recreation Precinct Master Plan, which provides a long-term vision for how the site should look and function and explores opportunities for co-location and renewal of ageing facilities.

The Project deliverables for this scope of work included:

- a) Master Plan drawings visually depicting proposed facilities (Master Plan);
- b) High level costing of proposed facilities (Master Plan Costings); and
- c) An accompanying document outlining the development of the project, how needs were considered and how the Master Plan was developed (Needs Analysis Report).

Methodology

The master plan was developed through a structured, multi-stage process. It began with the development of a discussion paper to highlight the site's key issues, supported by a project Working Group of local club and community representatives who considered the future needs of the precinct. The discussion paper and "needs assessment" process documented the community profile, audited existing facilities and established baseline directions to support architectural planning activities.

In parallel, the Shire reviewed relevant standards from its 2022 Sport and Recreation Plan to identify minimum "level of service". Key principles and directions were defined to guide concept development. MCG Architects were engaged to prepare draft master plan concepts based on this cumulative input. These concepts were then refined through further consultation and review, ensuring they respond to the community's values and meet the Shire's facility standards.



Community Profile

Dandaragan is one of the five townsites within the Shire of Dandaragan, located in the heart of a region known for its natural beauty and agricultural history. The town is surrounded by farmlands and offers a peaceful rural lifestyle, making it a perfect base for both residents and visitors.

Dandaragan is a hub for agriculture, with a strong focus on grain production, livestock production and horticulture. In addition to its agricultural roots, the region is seeing growth in renewable energy and mining enterprises, contributing to economic diversification. The town is also a welcoming community and hosts a number of tranquil lifestyle blocks popular with families and retirees.

According to the 2021 census, Dandaragan had a recorded population of 292 individuals and 134 dwellings.

The town's population is expected to remain relatively stable, with potential growth being limited due to the lack of available land for further housing development. The estimated population cap for future planning in Dandaragan (including surrounding areas utilising the facility) is around 1,000 people.



MEDIAN AGE



ANCESTRY



Australian: 47.9%
English: 42.1%
Irish: 11%
Scottish: 9.9%

TYPES OF EMPLOYMENT



Engagement Results

Stakeholder and community consultations (via the Working Group) identified several consistent priorities for improvement at the Dandaragan Community Centre. Key concerns included the lack of women's changeroom facilities and the need for improved, covered viewing areas. The space constraints within the hall area reduce the functionality of the space, preventing use for formal basketball and netball games due to safety issues associated with inadequate run-off areas. Additionally, there was a strong desire to formalise a bar area that could service winter sports fixtures as well as internal functions within the hall.

Regular feedback opportunities throughout the drafting process supported the four Working Group meetings.

INDIVIDUAL NOMINEE	REPRESENTING INTEREST GROUP
Bronwyn Fox	Dandaragan P&C, Iluka Resources, Dandaragan Repertory Club, Dandaragan Tennis Club, Dandaragan Sporting Club, Dandaragan CRC, DCRC, West Midlands Group
Graham Lethlean	Councillor
Jane Roberts	Dandaragan Repertory Club
Kim Holland	Dandaragan Football and Associated Clubs
Kirra Ryan	Advance Dandaragan
Lachlan Roberts	Dandaragan Football Club
Marc Andrews	Iluka Resources Cataby
Mark Browne	Dandaragan Community Recreation Centre
Rose Glasfurd	Councillor
Tom Gooch	Dandaragan Football Club
Zoe Coole	Dandaragan Community Recreation Club





Standards of Provision

The Shire's baseline commitment for infrastructure across the four towns within the Shire, developed as part of Dandaragan's Sport and Recreation Plan 2021-2031, include provisions for Dandaragan including:

- An indoor space with meeting rooms, kitchen and function capability;
- One main oval configured for senior football (plus at least one auxillary rectangular field);
- Inclusive (gender diverse) change amenities;
- External covered viewing areas;
- Umpire facilities; and
- Outdoor multi-functional court space for the provision of tennis, netball and basketball.

The Dandaragan Precinct Master Plan responds directly to the Shire's standards by including all necessary baseline facilities while allowing scope to stage or add optional elements as funding becomes available.



LEVEL OF SERVICE

Minimum Level of Service provided by the Shire to the four population centres

GENDER DIVERSITY

4 sets of gender diverse changing rooms with toilets and showers.



C D J



INDOOR SPACE

Indoor space with meeting rooms, kitchen, and function capability.

B C D J



EXTERNAL COVERED VIEWING AREAS*

B C D J



UMPIRE ROOM

C D J



BASKETBALL **J**

Indoor, full-size basketball court with multiple court markings.



INTERNAL STORAGE

B C D J

YOUTH**

Play area / skate facilities for the youth / young children, drinking fountain and seating.



B C D J

OUTDOOR MULTI-FUNCTIONAL COURT SPACE

x2 for the provision of tennis, netball and basketball (floodlit to evening training use).



B C D J



SPORTS OVAL + PITCH

One senior oval space which can accommodate the seasonal sports of Australian Rules Football as a minimum, but with the capability to accommodate rectangular sports (2 rectangular senior pitches).

B C D J

FACILITIES

Examples of facilities to be subject to community or external grant funding with an appropriate business case (i.e. not part of the minimum level of service provided by the Shire):



EXTERNAL STORAGE



OVAL TRAINING FLOODLIGHTS



SYNTHETIC BOWLS GREEN

B BADGINGARRA

D DANDARAGAN

C CERVANTES

J JURIE BAY

* Badgingarra viewing area is facing bowling green and oval

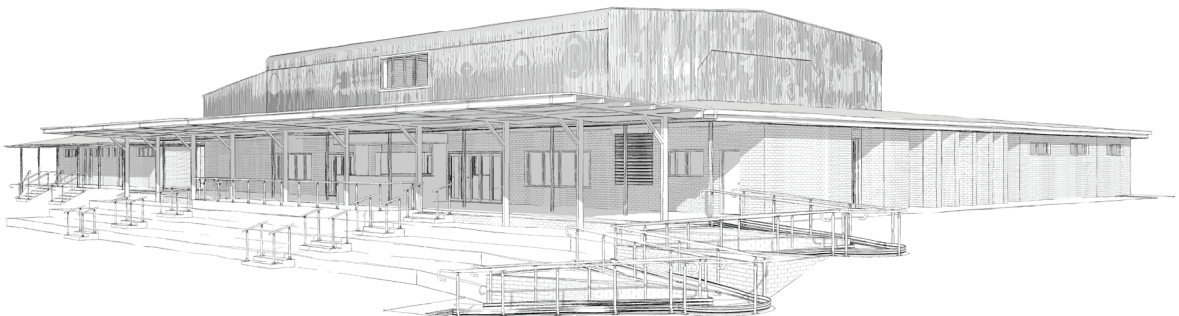
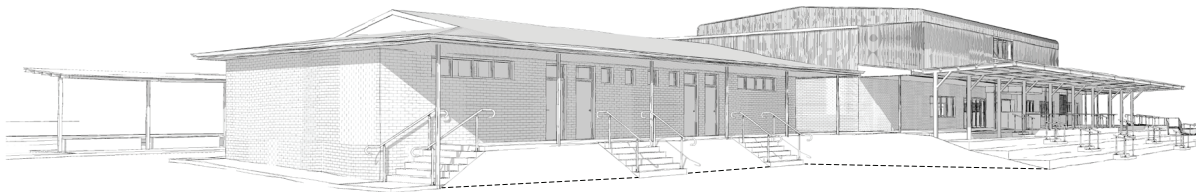
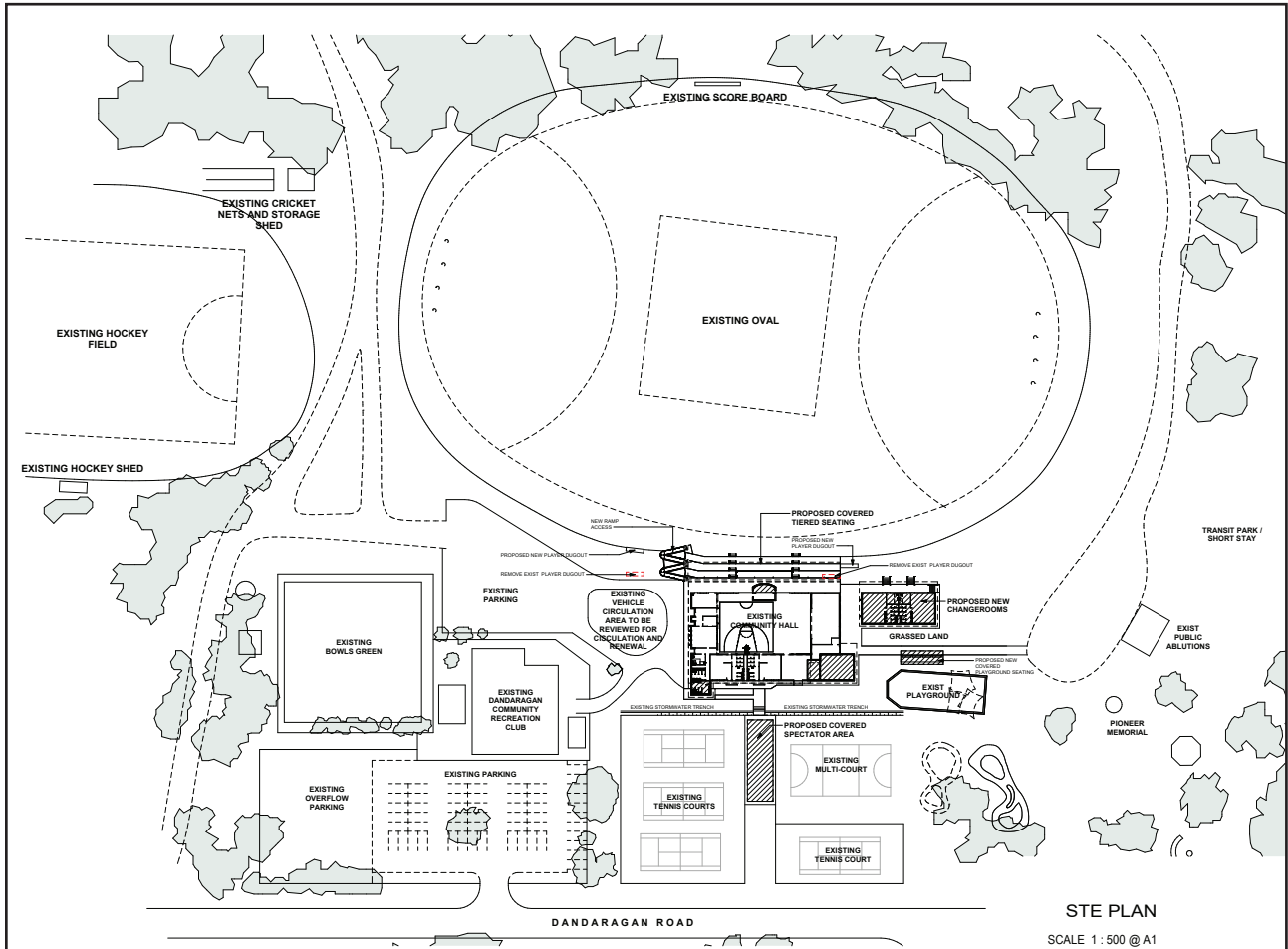
** The 'District' skate facility is in Jurie Bay. Other towns have 'Local' level skate facilities

Master Plan

The endorsed Dandaragan Recreation Precinct Master Plan (prepared by MCG Architects) reconfigures the site into a cohesive, co-located sports hub. Key features of the plan, in priority order, are:

- **New changerooms and additional general use ablutions;**
- **Sheltered viewing areas / seating for football and multi-court;**
- **New Bar Served;**
- **Resurface outdoor netball court;**
- **Additional multi-purpose or storage room; and**
- **Stage area security and access control.**





COMMUNITY HALL 3D VIEWS

Indicative Costings

The following indicative cost projection is provided as a general indication of project costs. This will be refined through project development and detailed design.

This projection does not take into consideration the responsible delivery body e.g. Community Group, Sporting Club or Shire.

Item	Description	Total
1	Demolition and utilities	\$150,000
2	New Stage Door	\$20,000
3	New Bar	\$45,000
4	Refinish main hall floor, and relocate hoop	\$88,000
5	Upgrade to existing ablutions	\$76,500
6	New male ablution extension	\$38,000
7	New multipurpose room and store extension	\$170,000
8	Playground corridor upgrade	\$20,250
9	New roof over tiered seating	\$120,000
10	New tiered seating and accessible ramps	\$66,000
11	New changeroom block and stairs	\$380,000
12	New netball covered viewing area	\$104,580
13	New covered playground seating	\$25,000
14	New connecting walkways, landscaping, reticulation upgrades and carpark allowance	\$198,100
	<i>Estimated sub-total of Construction Costs (ex GST)</i>	\$1,501,430
	<i>Contingency (10%)</i>	\$150,430
	<i>Regional loading (15%)</i>	\$225,215
	<i>Sub Total</i>	\$1,876,788
	<i>Professional Fees (10%)</i>	\$187,679
TOTAL	Estimated total (excluding GST)	\$2,064,466

Note: These high-level cost items are indicative placeholders; detailed cost estimates will be prepared in the next project phase.



Image Credit: Images by Kel

Where to from here?

Adopted Council Recommendations

Based on the masterplan findings and stakeholder input, it is recommended that Council adopt the following resolutions:

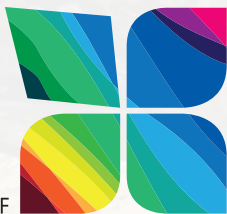
- **Plan Adoption:** Endorse the Dandaragan Recreation Precinct Master Plan (as presented in this report) as the strategic blueprint for the precinct's future development.
- **Project Priorities:** Accept the project staging and priority sequence identified by the Working Group as follows:

New changerooms and additional general use ablutions	Stage 1 – Urgent Priority
Sheltered viewing areas / seating for football and multi-court	Stage 2 – High Priority
New Bar Servery	Stage 2 – High Priority
Resurface outdoor court with multi-court markings and goals	Stage 2 – High Priority
Additional multi-purpose or storage room	Stage 3 – Medium Priority
Additional Men's Ablutions	Stage 3 – Medium Priority
Stage area security and access control	Stage 3 – Medium Priority

- **Detailed Design and Funding:** Authorise staff to develop supporting documentation (e.g. Needs Analysis and Project Business Cases), commission detailed designs and cost estimates for Stage 1 and 2 projects so that grant applications can be prepared. Seek grant and partnership funding (State/Federal, industry and club contributions) for major elements, and allocate Shire budget to any necessary design or site works in 2025/26.
- **Stakeholder Collaboration:** Instruct officers to continue working with local clubs (Football, Netball, Bowls, Hockey, Recreation Centre Management Committee etc.) to finalise their requirements and co-funding arrangements for shared facilities and to agree on an operational management model for the centre going forward.

These adopted recommendations will guide the next steps in delivering the Dandaragan Recreation Precinct enhancements, consistent with the Shire's strategic recreation objectives.





SHIRE OF
DANDARAGAN



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